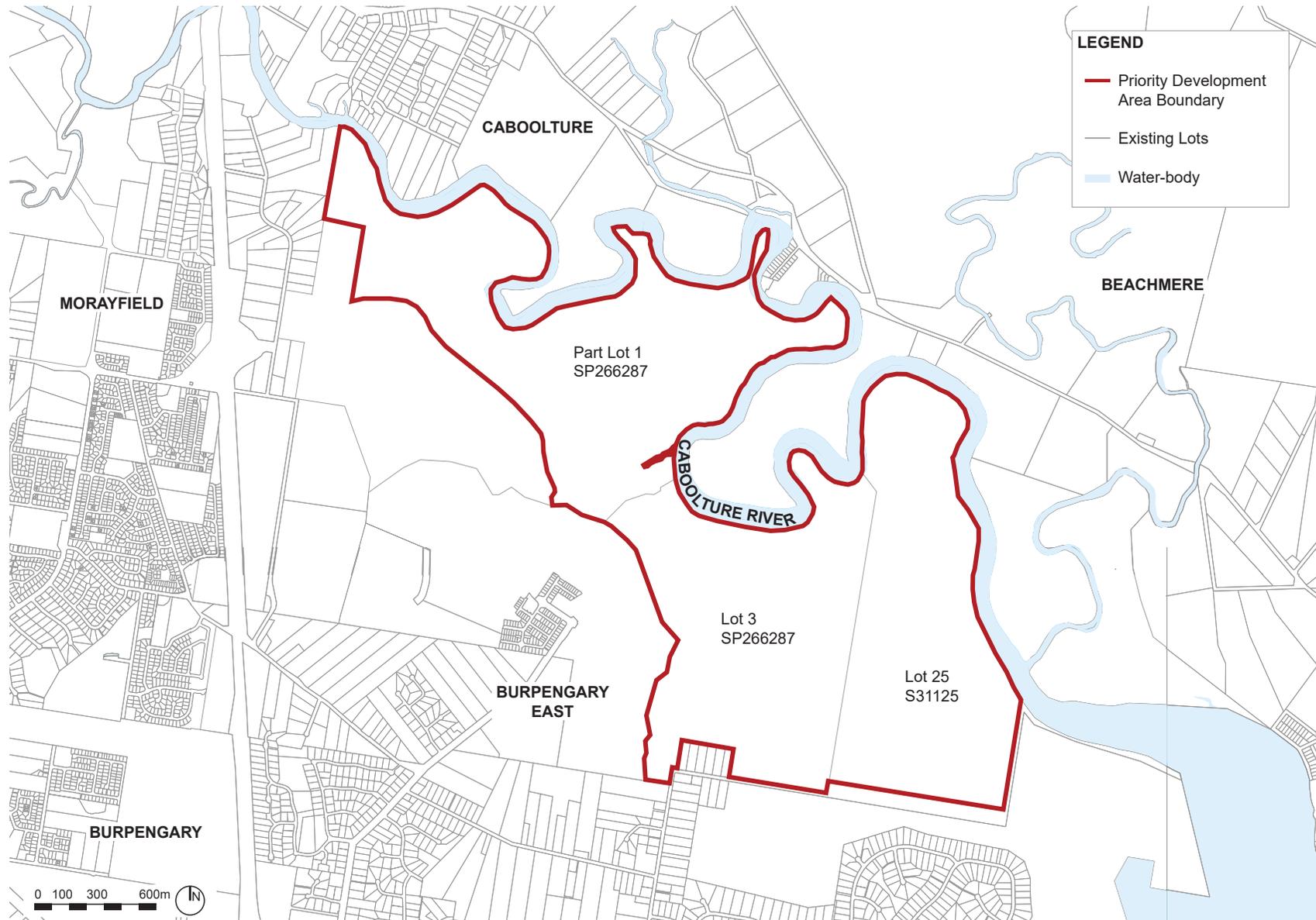


ITEM 4.2 NORTH HARBOUR MARINA PRIORITY DEVELOPMENT AREA (PDA) REQUEST - A20359756 (Cont.)

#A Proposed PDA Boundary



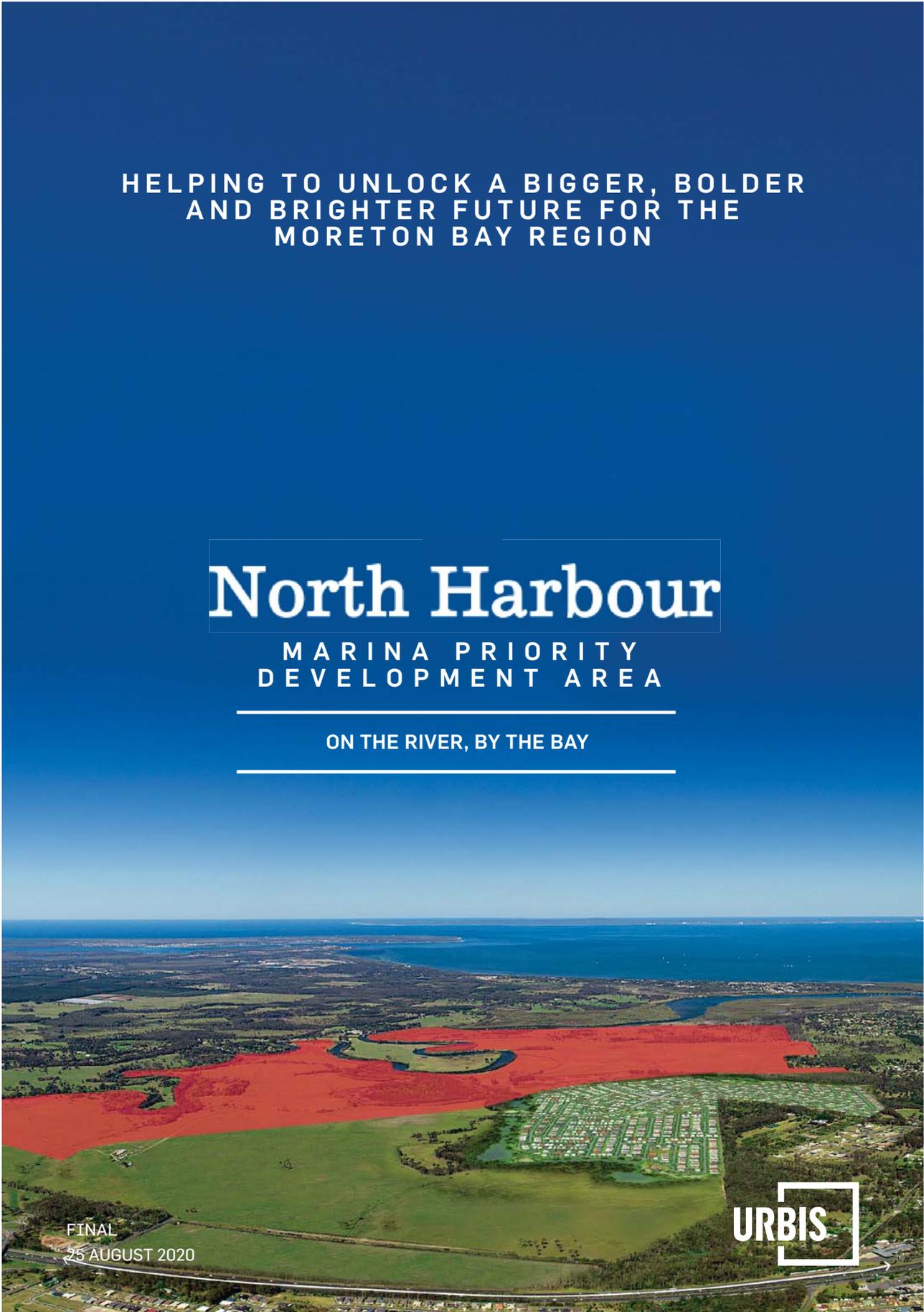
#D Landowner Brochure

HELPING TO UNLOCK A BIGGER, BOLDER
AND BRIGHTER FUTURE FOR THE
MORETON BAY REGION

North Harbour

MARINA PRIORITY
DEVELOPMENT AREA

ON THE RIVER, BY THE BAY



FINAL
25 AUGUST 2020





BY 2030, NORTH HARBOUR WILL BE TRANSFORMED INTO A PRE-EMINENT DESTINATION FOR TOURISM, SENSITIVELY INTEGRATED WITH REGIONAL OPEN SPACE, JOBS, BUSINESS AND MARINE INDUSTRY AS WELL AS COMMUNITY LIVING AND AFFORDABLE, INNOVATIVE HOUSING.

YOUR INTRODUCTION TO NORTH HARBOUR

This document presents a summary of the key drivers behind the establishment of the new North Harbour Marina Priority Development Area (PDA). Tangible opportunities for the delivery of regionally significant open space, marine industry employment and \$882 million in ongoing GVA per annum for Queensland will be realised if North Harbour is declared as a PDA.

North Harbour Marina PDA is the culmination of a long-held vision for the delivery of a vibrant community in both the Moreton Bay Regional Council area and South East Queensland (SEQ) region. The declaration of a PDA for North Harbour Marina will ensure that the site is transformed into a pre-eminent destination for tourism, delivering Regional Open Space with river front access, a marina area with specialised marine employment as well as community living and affordable, innovative housing.

The declaration of North Harbour Marina as a PDA will catalyse a series of regional benefits including **increased employment and training opportunities and the creation of regionally significant open space**. The North Harbour Marina PDA is also unique as it has its foundations **steeped in years of collaboration**, with North Harbour having a long standing relationship with Trask Land, Moreton Bay Regional Council and Unity Water. This long standing relationship has allowed for both Unity Water and North Harbour to realise their mutual vision for the riverine area of North Harbour.

The North Harbour Marina PDA will become a **new destination for SEQ**, embracing its historic links to Brisbane, harnessing the tourism opportunities through the marina and **reconnecting the Caboolture River to the wider Moreton Bay**. This is a truly unique proposition for South East Queensland and captures the very essence of what the Moreton Bay region can offer to Queensland.

This document outlines the opportunity available from the North Harbour Marina PDA and the benefits of unlocking this opportunity through the declaration of a Priority Development Area (PDA). Through this vision, the key aspirations will be realised to create a tourism destination and community for the future.



THE PROPOSED PDA CONTAINS 579HA, OF WHICH 319HA OF LAND WILL BE PUBLICLY ACCESSIBLE



NORTH HARBOUR'S REGIONAL OPEN SPACE WILL BE THE LARGEST PUBLICLY ACCESSIBLE RIVER FRONT PARKLAND IN SEQ



THE ECONOMIC IMPACT, INCLUDING NEW JOBS WILL EXCEED \$2.74 BILLION BY 2040



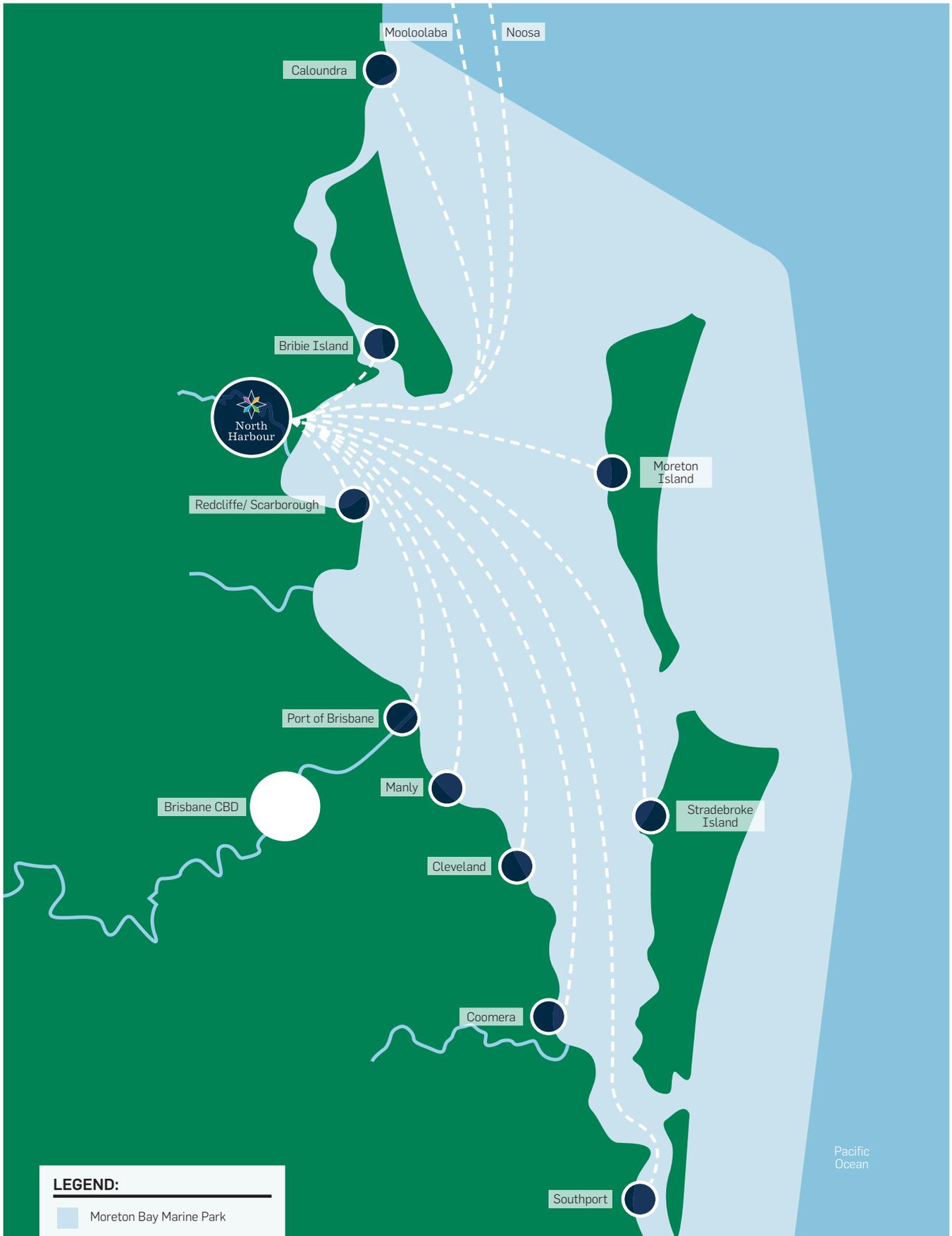
LINKING THE CABOOLTURE RIVER TO MORETON BAY, NORTH HARBOUR WILL REINFORCE MARINE INDUSTRY IN QLD



NORTH HARBOUR MARINA IS SHOVEL READY AND CAPABLE OF PROVIDING IMMEDIATE AND LONG TERM EMPLOYMENT FOR THE MORETON BAY REGION

Moreton Bay Regional Council

ITEM 4.2 NORTH HARBOUR MARINA PRIORITY DEVELOPMENT AREA (PDA) REQUEST - A20359756 (Cont.)



SETTING THE SCENE

North Harbour Marina PDA is poised to become an integrated and holistic landmark development, changing the face and advancing the identity, ecological health and prosperity of Moreton Bay and the SEQ regions. By 2030, North Harbour will be recognised as a world-class marine destination in Australia, closely integrated with residential amenity and environmental assets. The areas across the site will include varied residential opportunities delivering innovative and affordable products, interspersed with open space and ecological areas. This will sit alongside nearby business and industry hubs with advanced manufacturing and emerging industries in the MBRC region. The North Harbour Marina PDA is the key to unlocking this vision.

Marina

- The varied opportunities for work and play including the marina, which has been long awaited in the local community, will ensure that it becomes a popular destination for people of all walks of life. A diversity of experiences will be offered, from farmers markets to restaurants and cafes. Key aspects include:
- Outstanding environmental outcomes.
- A space where natural aspects of the water and land intersect.
- A modern marina village providing an active and vibrant meeting place to Moreton Bay and SEQ.
- A broad resident population, which will ensure ongoing activity and surveillance.
- **Unsurpassed maritime facilities.**

The maritime facilities comprises the co-location of a marina, shipyard and marine industries, are to be combined with an education and training centre, that positions North Harbour as a **world marine industry hub within Queensland, so that:**

- A technology TAFE for marine based apprentices is able to be established to service the northern section of the SEQ region.
- International exports enterprises can establish and make important contributions to the State and national economies.
- New employment and skills development opportunities are introduced into the region.
- This open space opportunity is unlike any other, with the ability to provide extensive outdoor event spaces, biking and canoe trails, educational entertainment, and other outdoor attractions.

Open Space

In addition to the North Harbour Marina and maritime facilities the future PDA is able to supply significant amounts of green and open space. Specifically, North Harbour will provide:

- A substantive, regionally significant open space destination.
- The **largest, publicly accessible riverfront parkland** in South East Queensland.

Living

The North Harbour Marina PDA offers an opportunity to provide further residents the chance to live in a self-sufficient, new community. North Harbour will provide residents with:

- **Diverse lifestyle options**, that continue to be **implemented as part of North Harbour** with a complete range of housing opportunities being offered.
- Housing **diversity, ranging from townhouses, to small lots** houses or waterfront dwellings.
- A **new community** that is well serviced by hard and soft infrastructure.

Linkages to Wider MBRC Region

The North Harbour Marina PDA will connect with the wider North Harbour development and Moreton Bay Region. Particularly, it will connect with nearby business and industry nodes. This will provide new opportunity for entrepreneurial investment and growth in sectors not well represented in the Moreton Bay Region, strengthening and diversifying local employment for the region. The high amenity residential and recreational opportunities will provide a new lifestyle attractor for the region, facilitating attraction and retention of highly skilled people in the region.



THE CO-LOCATION OF A MARINA, SHIPYARD AND MARINE INDUSTRIES, COMBINED WITH AN EDUCATION AND TRAINING CENTRE, POSITIONS NORTH HARBOUR AS A WORLD CLASS MARINE INDUSTRY HUB WITHIN QUEENSLAND.

A FUTURE ECONOMIC POWERHOUSE

A YEAR INTO THE
\$761 MILLION
RISING TO A TOTAL STATE CONTRIBUTION OF MORE THAN
\$882 MILLION
MORETON BAY REGION

NORTH HARBOUR WAS DECLARED A PROJECT OF STATE SIGNIFICANCE AND RECOMMENDED FOR FULL APPROVAL BY THE CO-ORDINATOR GENERAL'S DEPARTMENT IN 2009

6,547 ONGOING JOBS
MOSTLY WITHIN THE MORETON BAY REGION

RESPONSIBLE FOR **8.9%** OF THE DISTRICT'S PROJECTED JOBS GROWTH TARGET TO 2041

86% OF THE TOTAL VALUE TO DIRECTLY BENEFIT MORETON BAY

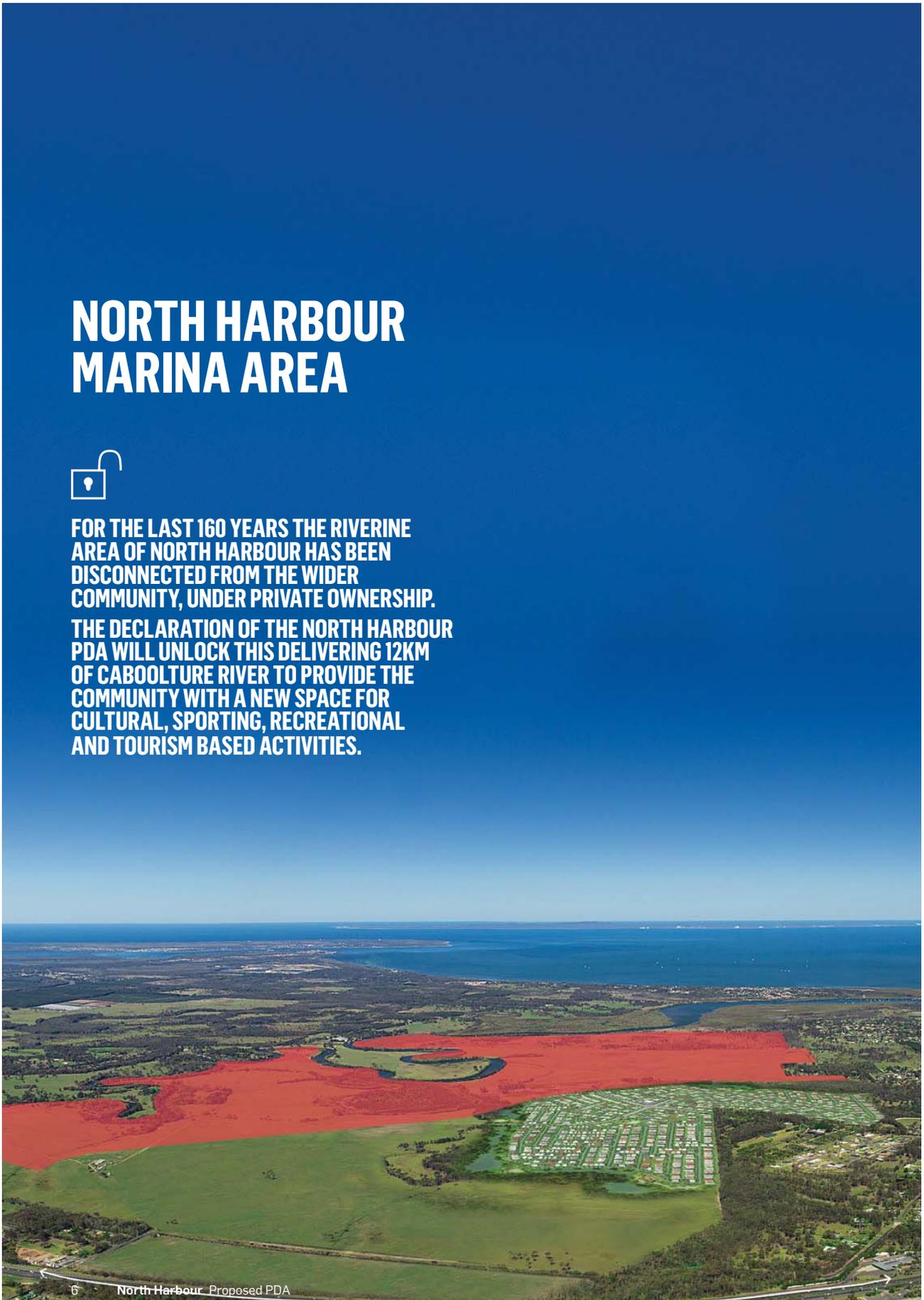
EMERGING TOURISM & EVENTS DESTINATION FOR MORETON BAY MARINA & VILLAGE WITH ACCESS TO THE BAY **319HA OF OPEN SPACE ON THE RIVER** PROVIDING MORETON BAY WITH MUCH NEEDED EVENT SPACE

NORTH HARBOUR MARINA AREA



**FOR THE LAST 160 YEARS THE RIVERINE
AREA OF NORTH HARBOUR HAS BEEN
DISCONNECTED FROM THE WIDER
COMMUNITY, UNDER PRIVATE OWNERSHIP.**

**THE DECLARATION OF THE NORTH HARBOUR
PDA WILL UNLOCK THIS DELIVERING 12KM
OF CABOOLTURE RIVER TO PROVIDE THE
COMMUNITY WITH A NEW SPACE FOR
CULTURAL, SPORTING, RECREATIONAL
AND TOURISM BASED ACTIVITIES.**



6 North Harbour Proposed PDA

SPECIFICALLY THE PDA WILL DELIVER:



PUBLIC ACCESS TO THE CABOOLTURE RIVER:

North Harbour will provide public access to 12km of river front land, which has been in private ownership for 160 years.



REGIONAL INVESTMENT CONFIDENCE:

The long-awaited marina has been highly anticipated by the local community since the Coordinator-General recommended full approval (with conditions) in 2009. Approval will **significantly increase investor confidence** in the surrounding area, attracting development and new businesses that will benefit the Caboolture-Morayfield Principal Activity Centre and other nearby industry and business hubs.



REGIONAL INFRASTRUCTURE BENEFIT:

Delivery of river improvements through the **North Harbour project will provide opportunity for Unitywater to delay an upcoming \$300M** infrastructure spend, benefiting regional ratepayers.



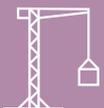
REGIONALLY SIGNIFICANT PARKLAND:

The project offers transformation of **319ha of private land into an unrivalled publicly accessible riverside parkland** and public event space for community benefit.



MARINE INDUSTRY BOOM:

North Harbour will stimulate **skilled marine industry jobs and training opportunities that do not currently exist** in the Moreton Bay Region. The project will provide a technology TAFE for marine based apprentices, which are currently under represented north of Brisbane, with the opportunity to provide further facilities north of Brisbane.



CONSTRUCTION INDUSTRY BOOST:

Project delivery will be led by a \$2.74 billion boost to the construction industry, generating more than **693 construction jobs annually** over 12 - 18 years.



JOB AND GROWTH STIMULUS:

North Harbour will deliver over **6,400 ongoing jobs (and satisfy 8.9% of the target for the Moreton Bay Region to 2041)**, with an \$882M GVA ongoing contribution to the State economy.



Moreton Bay Regional Council

GENERAL MEETING - 515
2 September 2020

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Supporting Information

ITEM 4.2 NORTH HARBOUR MARINA PRIORITY DEVELOPMENT AREA (PDA) REQUEST - A20359756 (Cont.)



BRINGING THE RIVER TO THE BAY

The Marina Area is an integral component of the the future North Harbour PDA. The Marina Area will accommodate marina berths and shipyard dry storage which will be open to the public to utilise, as well as the North Harbour community. The Marina Area will act as the mixed use heart of North Harbour, a new destination, activated with vibrant public spaces, cafes, restaurants, public promenades and waterfront housing.

This area will epitomise the term 'mix use' development, providing more than just a lifestyle destination. At its core, this area will drive the future of the Marine industry in Queensland. The area will provide marine based teaching opportunities, as well as stimulate marine based employment north of Brisbane. Furthermore, the Marina Area is strategically located within proximity to the nearby business and industry hubs, as well as the Bruce Highway allowing industrial connections to occur between the two facilities.

The recreational facilities are anticipated to offer a new tourism opportunity for the Moreton Bay region. **Specifically, the Marina Area will provide a water based connection to Moreton Bay for both residents and tourists to utilise.** The tourism sector in this area will be supported by the addition of conference and hotel facilities.



THE PROPOSED PDA CONTAINS 579HA,
OF WHICH 319HA OF LAND WILL BE
PUBLICLY ACCESSIBLE





THE MARINA AREA IS MORETON BAY'S CHANCE TO PROVIDE A SCENIC, RIVER-BASED CONNECTION TO THE BAY. IT IS THE MISSING PIECE OF MORETON BAY THAT IS NOW ABLE TO BE UNLOCKED BRINGING COMMUNITY AND ECONOMIC BENEFITS.

The Marina Area Mix

MARINA AREA	BREAKDOWN
Marina Berths	400 Approximately
Private Pontoons	562 Approximately
Dry Boat Stacker & Shipyard/ Hardstand	500 Boats, 5ha Approximately
Marina Village Retail Centre	1.3ha Approximately
Restaurants and Cafes	0.3ha Approximately
Tavern	0.5ha Approximately
Short Term Accommodation	90 rooms, 0.4ha Approximately
Office and Commercial	0.4ha site area
Mixed Residential Dwellings (Townhouses, Terrace homes, Units, Waterfront and Dryland Residential Lots)	2,000 Approximately



REGIONAL OPEN SPACE

In addition to the economic and employment benefits, the North Harbour Marina PDA declaration will facilitate significant community benefits through the delivery of the Regional Open Space. The Regional Open Space is a major component of the PDA that will secure long lasting benefits to the community.

North Harbour Marina Area **will deliver 319 hectares of locally and regionally significant Regional Open Space.**

The Regional Open Space will provide public connections to the Caboolture River, while allowing for conservation of environmental values, as well as social and recreation opportunities to be achieved. The open space area includes:

- Sports fields and clubhouse
- Environment centre
- Heritage Park and playground
- Riverside park
- Promenades and gardens
- Riverbank park
- Walking and cycling tracks
- Canoe trails and fishing platforms; and
- Will involve riparian rehabilitation and wetland conservation.

Where possible, improvements to future open space have already commenced, including the heritage area, mountain bike trails, parkrun course and vegetation rehabilitation. These existing improvements situated on a small piece of the greater open space area highlight the **incredible legacy opportunity presented by the proposed PDA.**





REALISING THE OPPORTUNITY - A PRIORITY DEVELOPMENT AREA

A vision for the future – delivering the North Harbour Marina.

As a vibrant, state-of-the-art marine industry hub, North Harbour is set to attract a significant slice of **Australia's \$68 billion marine industry to Moreton Bay.**

The Marina Area will deliver a high amenity marina village that will capitalise on tourism and recreational opportunities on and off the water, including yacht hire, bareboat, fishing and diving charter. This site represents the only new significant marina opportunity between Brisbane and the Sunshine Coast, it will be a first-class destination for residents, visitors and boating enthusiasts, delivering:

- 400 berths
- 500 dry storage docks
- 562 private pontoons
- Fuel facilities.

The Marina Area is a key feature of the broader North Harbour project, accommodating marina berths and shipyard activities,

complemented by highly desirable lifestyle uses which broaden the function and community role of the development.

The co-location of a marina in proximity to North Harbour Business Park enable numerous mutually beneficial economic relationships to develop. In addition, the marina provides tourist opportunities both with the village and on the water with fishing charters, dive cruisers and 'bareboat charters'.

The Marina Area is intended to **operate as the social heart of North Harbour**, offering relaxing waterfront board-walks and vibrant mix of uses. The inclusion of apartments and villas will ensure the positive benefits of a resident population. Conference and hotel facilities will provide an additional asset and destination within the Marina Area.

The North Harbour site is considered to be by **far the most environmentally responsible and appropriate location** for a marina and marine cluster in the northern corridor of Brisbane. The facilities at North Harbour are the only significant new marina opportunity between Brisbane and the Sunshine Coast. This is a unique proposition for Queensland.

KEY BENEFITS



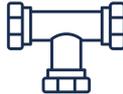
\$2.74 BILLION BOOST
TO THE CONSTRUCTION INDUSTRY



REGIONALLY SIGNIFICANT
OPPORTUNITY FOR 319HA
REGIONAL OPEN SPACE



8.9% OF NEW
ONGOING JOBS
NEEDED IN MBRC BY 2041



ENABLES DELAY OF
\$300M UNITY WATER
INFRASTRUCTURE
SPEND, BENEFITING REGIONAL
RATEPAYERS



MARINE INDUSTRY
DEVELOPMENT AND MARINE
TECHNOLOGY TAPE
TO THE NORTH OF BRISBANE



\$882 MILLION GVA
ON-GOING CONTRIBUTION
TO THE STATE ECONOMY

CONSIDERATIONS FOR THE PDA DECLARATION

The successful delivery of the North Harbour Marina requires the site to be declared a PDA by the Minister for Economic Development Queensland.

The North Harbour Marina provides the opportunity for the project to deliver the following economic and community benefits:

- North Harbour delivers the opportunity to provide **marine training and job opportunities**, which currently do not exist in the Moreton Bay region;
- The total value of the North Harbour Marina PDA when including its anticipated catalytic effects will boost the construction industry in Moreton Bay by an estimated **\$2.74 billion, generating 805 jobs** during the construction period;
- Including its catalytic effects, the North Harbour Marina Area will continue to contribute an ongoing **\$882 million GVA (and 6,547 jobs)** to the Queensland economy annually;
- Providing a community that has access **unparalleled levels of Regional Open Space** (319ha), while having the luxury of being located along a 12km stretch of the Caboolture River, providing an opportunity for an ongoing legacy as an event space, leisure and recreation destination and outdoor tourism;
- The development of the North Harbour Marina PDA will allow for existing Unitywater infrastructure to increase throughput capacity, **resolving servicing issues for other development fronts in the Moreton Bay region**;
- By achieving the above outcome, the North Harbour Marina PDA assists Unitywater to potentially defer a \$300 million infrastructure cost to the benefit of ratepayers;
- Increases **housing supply and diversity** within the Moreton Bay Region on a site that is strategically located to Brisbane, the Brisbane Airport and the Bruce Highway, in an area where diverse housing opportunities are limited.

NORTH HARBOUR...



A GENUINELY UNIQUE PROPOSITION FOR QUEENSLAND



TECHNICAL STUDIES COMPLETED



AN UNPARALLELED AND IRREPLICABLE PDA

DELIVERING ECONOMIC DEVELOPMENT AND DEVELOPMENT FOR COMMUNITY PURPOSES

The declaration of the site as a PDA would allow for the project to deliver streamlined community and economic benefits. The three key opportunities in which the Marina Area of North Harbour can deliver on the purposes of the ED Act are:

- The project is a genuinely unique proposition to deliver economic and community benefits for Queensland;
- The project foundation and proposed PDA masterplan is supported by relevant technical studies; and
- The truly unique nature of the project and the site means that the declaration of the site as a PDA cannot be replicated elsewhere in Queensland.

01 A Genuinely Unique Proposition

The North Harbour Marina has been identified as an opportunity of State significance. The site seeks to activate an underutilised section of the Caboolture River, opening the region to a range of industries and benefits. The declaration of the site as a PDA will allow for the delivery of marina front residential dwellings within the Moreton Bay region, bridging the gap between bayside and riverside lifestyle options within the region.

The declaration of the North Harbour Marina as a PDA will combine all of the best aspects of the Moreton Bay region, delivering a place to live, recreate, work, historical rediscovery, reconnect with nature while supporting the future vision for the Moreton Bay Region and South East Queensland.

North Harbour can be destinational placemaking at its finest and a truly unique proposition delivering a new heart to Moreton Bay region.

02 Technical Matters

The Marina Area and broader project is supported by a significant history of technical reports to manage specific impacts and opportunities. The design of the Marina Area is deeply responsive to the natural environment and ecological considerations. The technical matters relevant to the design and assessment of the Marina Area have been considered in detail in a range of previous studies as part of the Coordinator General's approved Environmental Impact Statement (EIS). Flood modelling has determined the acceptability of the proposed development, along with the upstream and downstream impacts.

The Marina is unique in that it is serviceable by substantial, existing infrastructure. Particularly, sewerage infrastructure capable of servicing the proposal.

Future PDA documents, specifically the Development Scheme, can incorporate the above technical investigations and relevant requirements, ensuring certainty of outcomes.

03 Irreplicable

North Harbour is a unique proposition. The geographical, environmental and economic nature of this project means that it cannot be replicated. The Marina provides an ecological, green and water based community, delivering the next generation of marina industry and tourism opportunities.

These opportunities culminate in the ability for North Harbour to act as the strategic lynch pin in bringing together the strategy for the on-going growth of the Moreton Bay region and the MBRC Corporate Plan 2017-2022.

North Harbour is truly a 'one of a kind' proposition for Queensland.

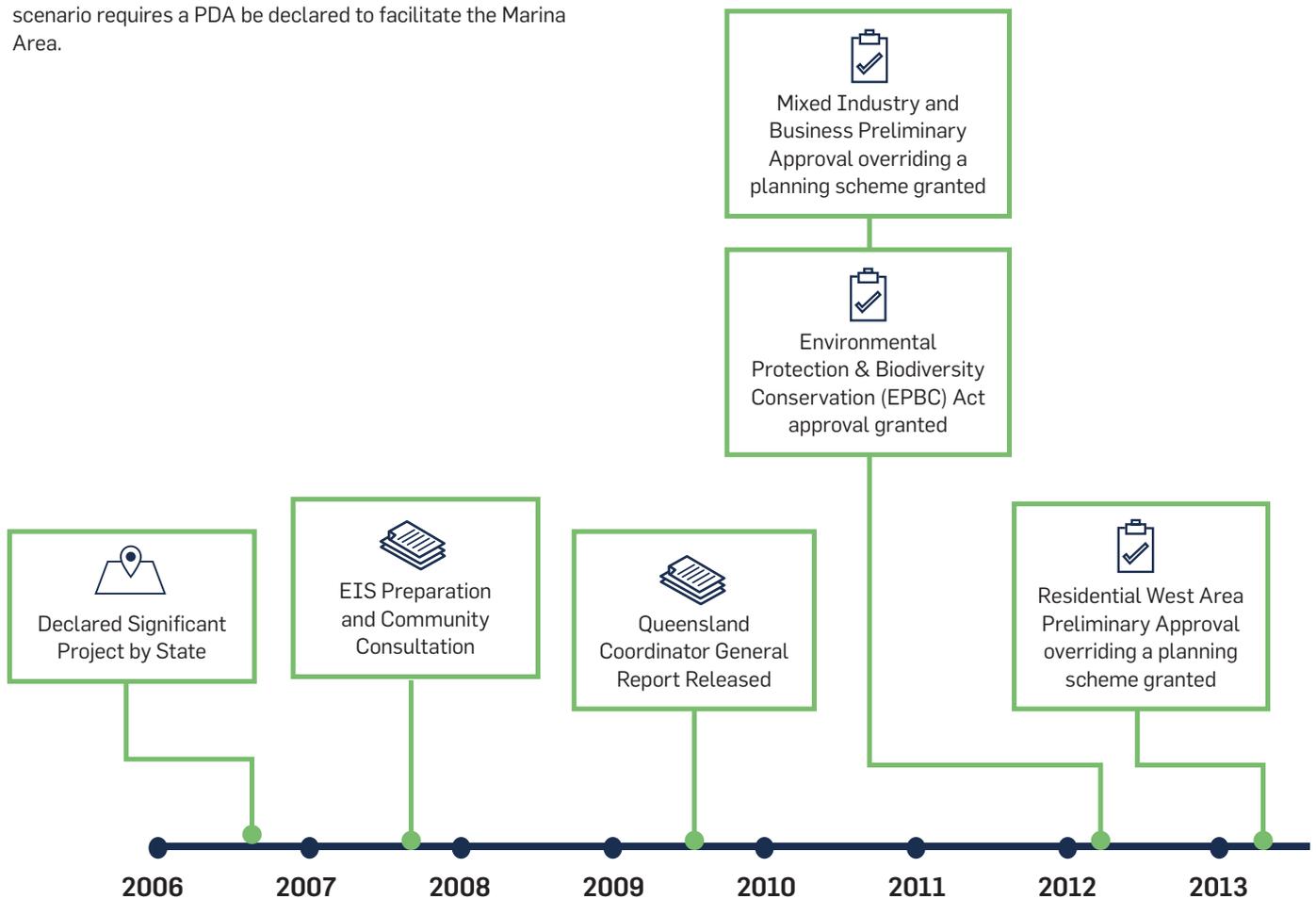


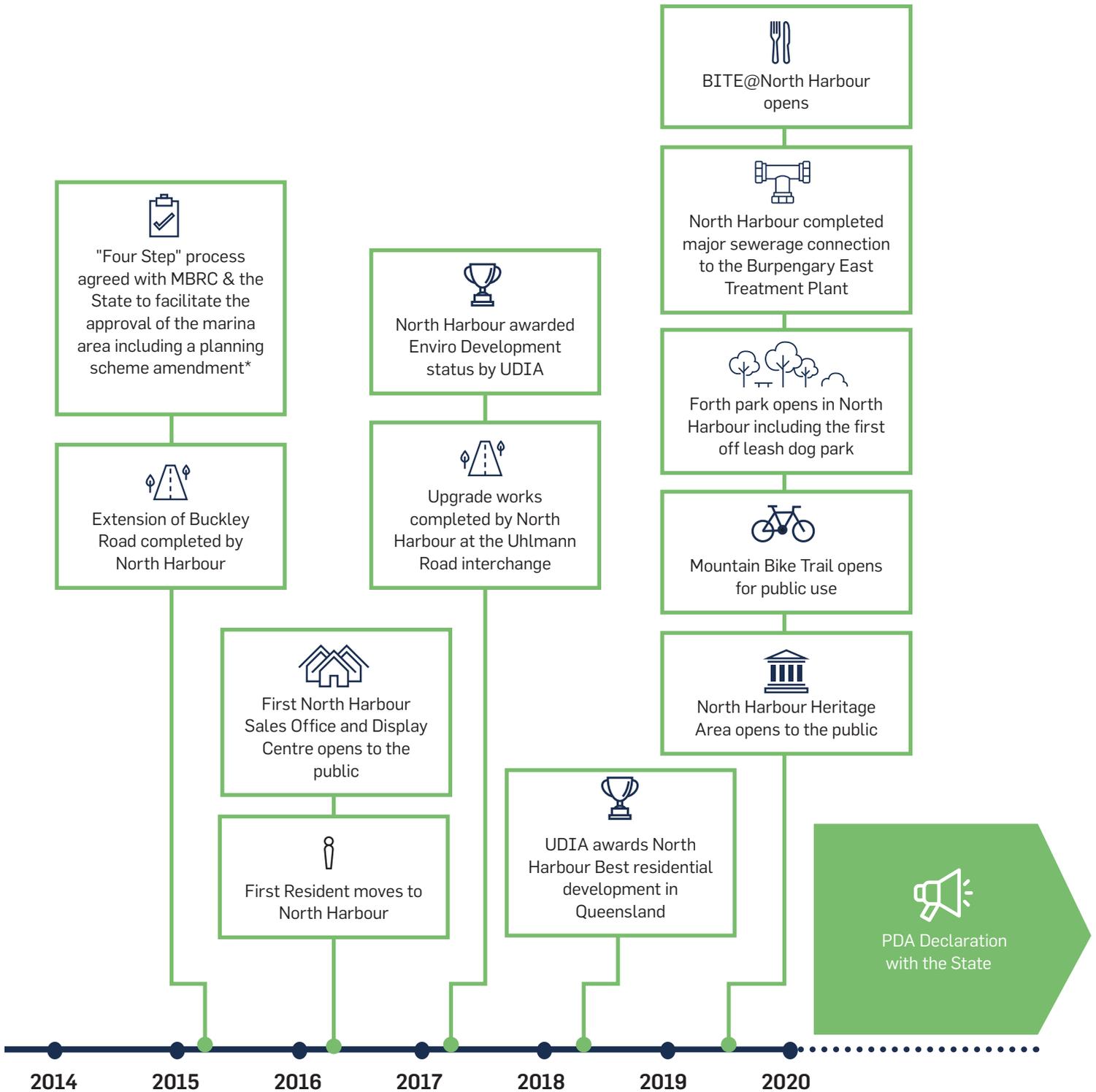
PATHWAY

North Harbour has a significant and long planning and assessment history. Original planning applications and processes pertaining to the site began in 2002, with the lodgement of the original business park application.

In 2006, the project was declared State significant, initiating preparation of an Environmental Impact Statement (EIS), with the final EIS submitted to the State Government in 2008. The Coordinator General recommended the project be approved in full (with conditions) in 2009.

Parts of the project have been subsequently approved and delivered since this time, however the current planning scenario requires a PDA be declared to facilitate the Marina Area.





*The "Four Step" process included the marine park and fish habitat area changes, implementation of a finance and governance model, urban footprint considerations and a flood study and consideration of a planning scheme amendment.

Council approved in principle:

- Hydrology modelling for complete development.
- Finance and governance model for on going maintenance costs.
- River bank restoration works plan. (in conjunction with Unity Water).
- State support for fish habit boundary amendment (subject to land use).

