



# BANYAN HILL

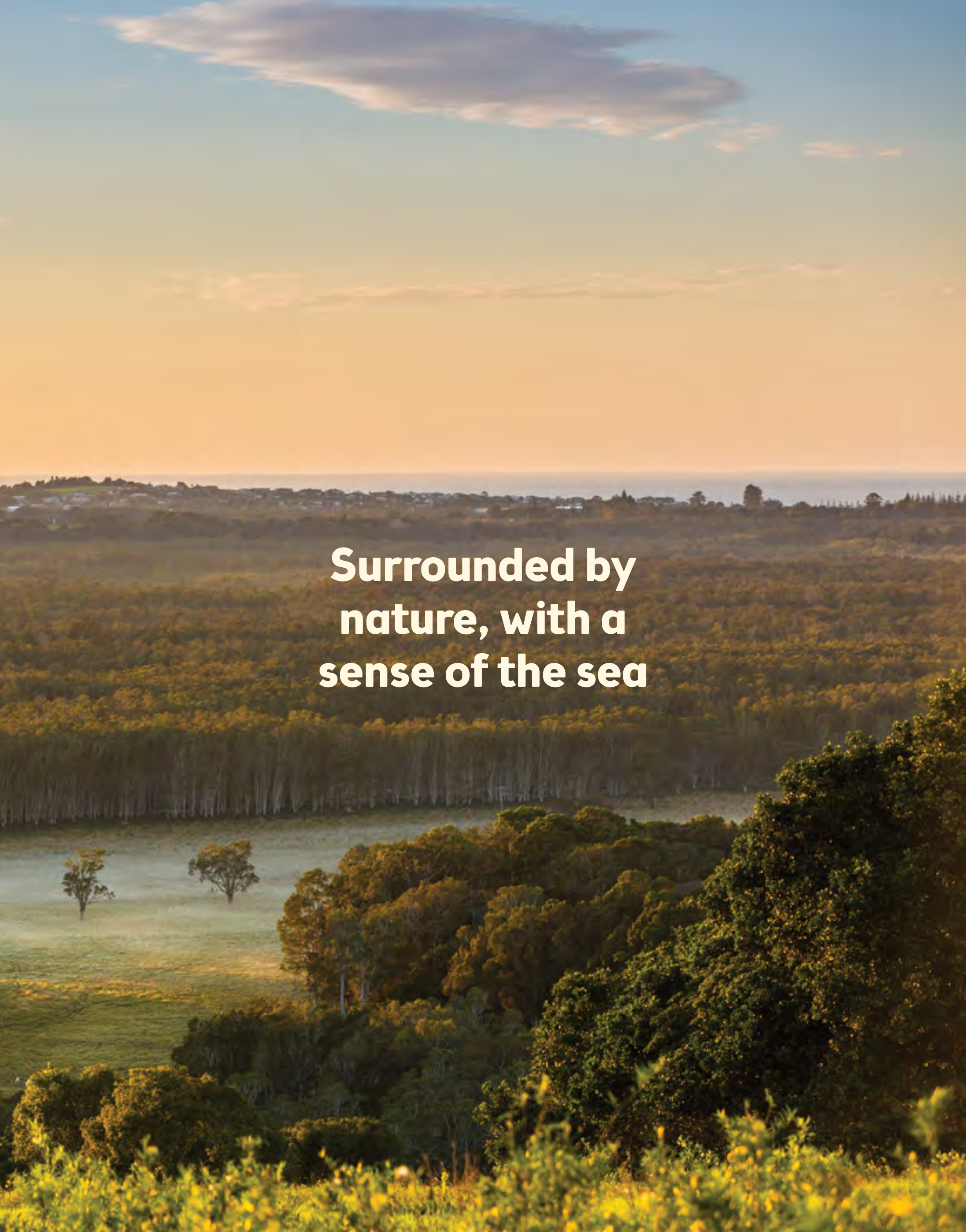


BALLINA, NSW









**Surrounded by  
nature, with a  
sense of the sea**





# BANYAN HILL

BALLINA

**Ballina**  
**Town Centre**  
10mins / 8.2km

**Ballina Airport**  
10mins / 7.7km

**Byron Bay**  
25mins / 31km

**Lennox Head**  
15mins / 15.7km





# Close but far enough away...

Banyan Hill is a promise. Elevated views, a breathtaking landscape of rolling hills and natural waterways, a spacious estate and a prime opportunity. Less than 10 minutes from the beach, Ballina airport, a short commute to Coolangatta, 15 minutes to Lennox Head, and under half an hour from Byron Bay...

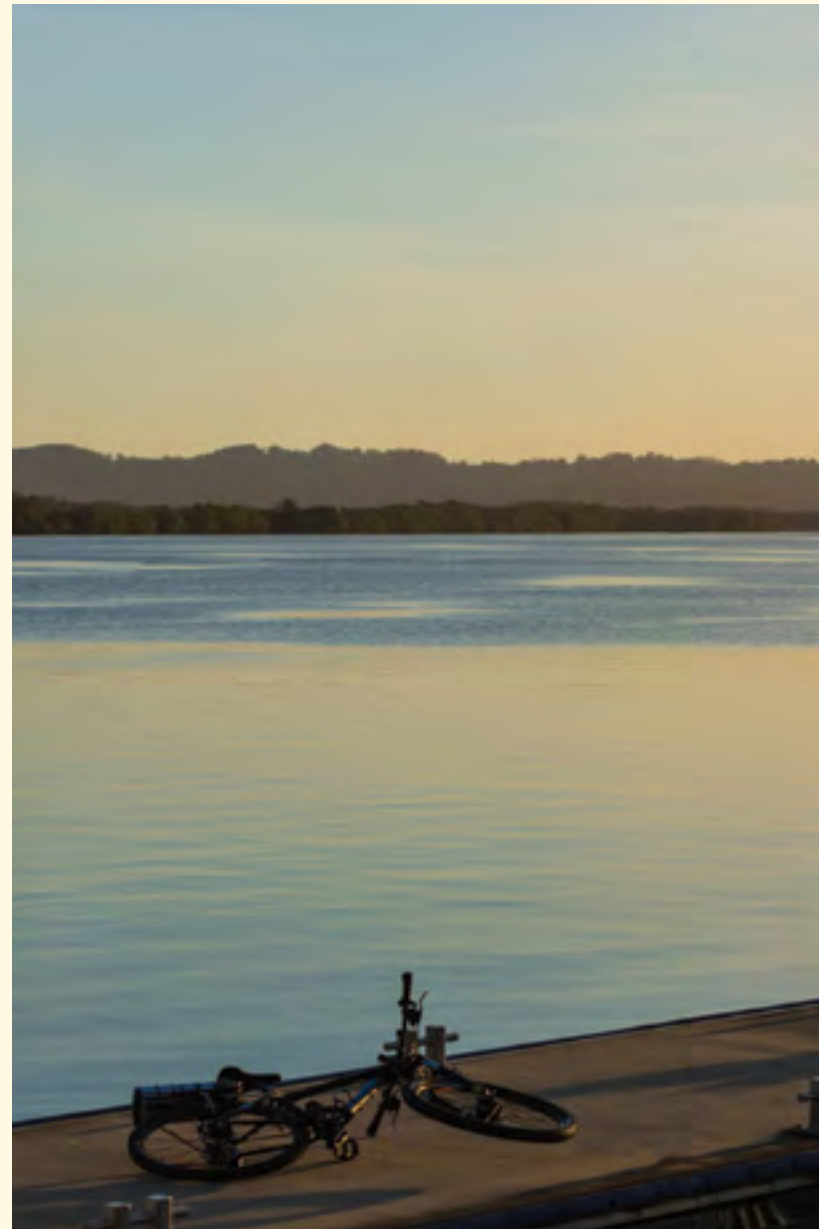
*everything just minutes away.*



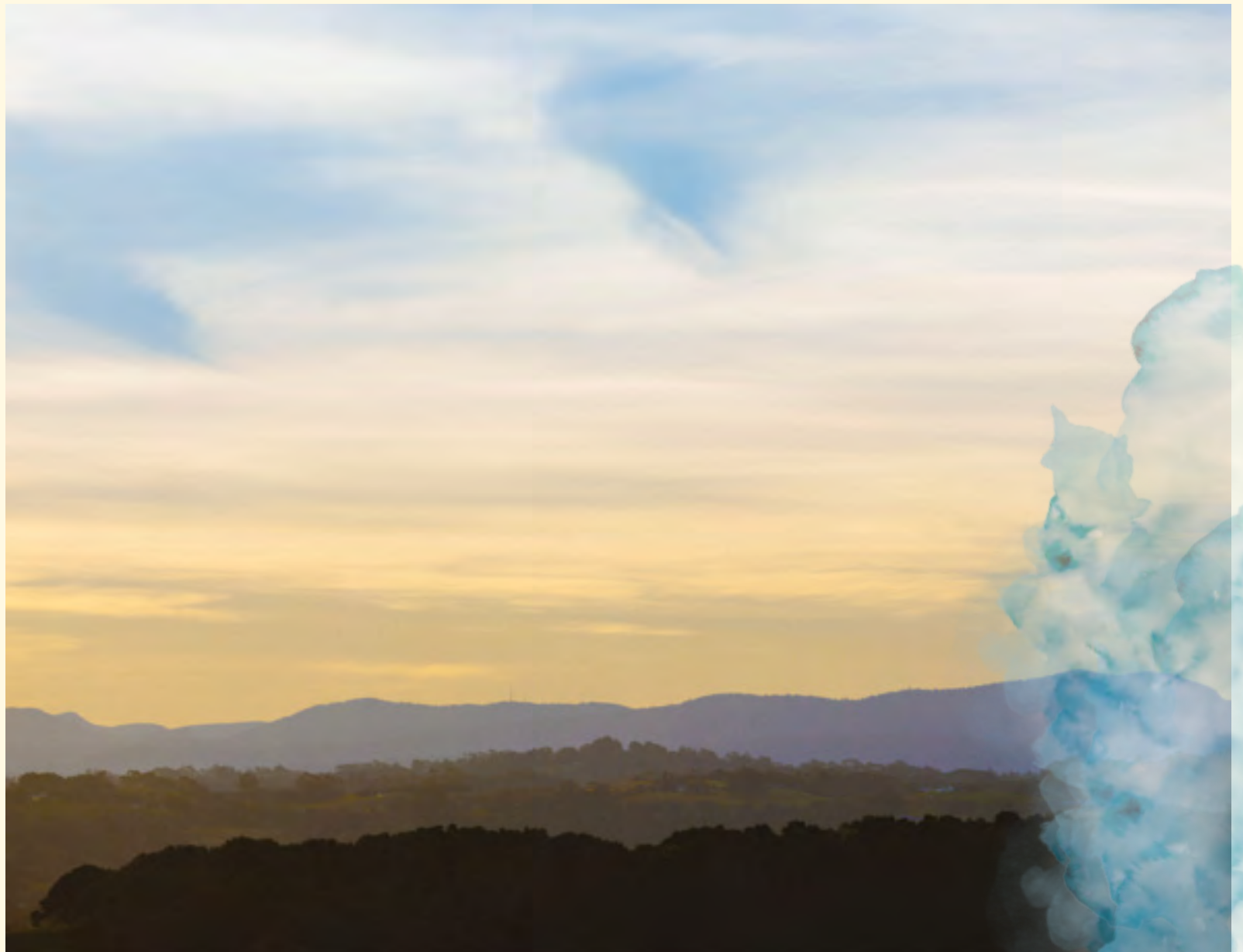
# ...a sense of yesterday, a view to tomorrow.

Ballina is fond family memories of lazy summers spent in nature, with fresh air and greenery all around. Ballina is marvelous vistas, undulating hills, a panorama of ocean views and the stillness of a lifestyle away from the big city hustle and bustle.

*Ballina is a promise, too.*









# Amenity, design positioning, space... and all the room to play and grow.

Design Guidelines and masterplanning are central in establishing a set of principles geared to protecting your lifestyle and investment.

These principles promote contemporary architecture with articulated facades, generous balconies and front porches, maximising views to the ocean and providing a variety of house types.

The Design Guidelines for Banyan Hill have been developed by a team of award winning architects, urban designers, landscape architects, and engineers. Building neighbourhood and community... *so that your home remains your best investment.*







ARTIST IMPRESSION









## A sense of lifestyle, a sense of neighbourhood...

The celebration of healthy living within a natural setting extends also to the sense of neighbourhood.

Banyan Hill will offer a host of opportunities to meet and gather through shared outside spaces. Amongst an array of amenities, features will include a community centre, community gardens, playgrounds and BBQ facilities. All of these will be woven together by a network of interconnecting walking and cycling paths with stunning views to the ocean and the rolling green surrounds.







Shelly Beach

Richmond River



**BANYAN HILL**  
BALLINA

Community  
Sporting Grounds

Village Green

ARTIST IMPRESSION. SUBJECT TO COUNCIL APPROVAL





**Pacific Highway**

## A sense of design...

Where 'coast and country meet'. Banyan Hill capitalises on the site's unique topography, elevations and natural landform. A spectacular panorama of coastal and hinterland views, spanning nearby headlands and the Pacific Ocean create a visual connection to the region's diverse natural beauty.

A setting and design that celebrate nature, the great outdoors, and the lifestyle opportunities they offer.

Creating a truly communal and environmental focus, Banyan Hill will deliver a walkable neighbourhood with a mix of dwelling types and lot sizes, quality open space and a celebrated civic building overlooking the Village Green and the magnificent, Moreton Bay Fig Tree.





**BANYAN HILL**  
BALLINA

TINTENBAR

TEVEN

CUMBALUM

LENNOX H

BALLINA

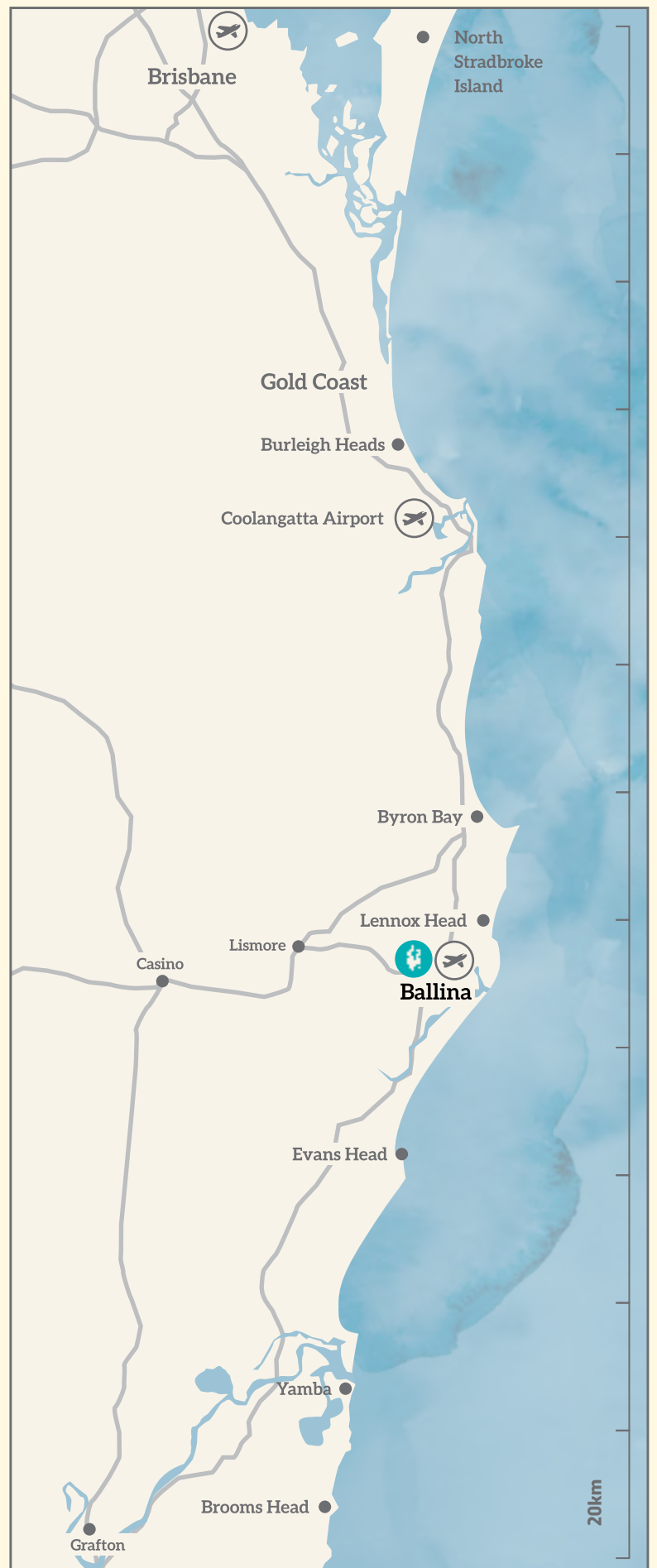
WEST BALLINA





- NORTH**
- Newrybar 14mins / 14.9km
  - Bangalow 16mins / 20km
  - Byron Bay 25mins / 30.6km
  - Coolangatta Airport 52mins / 88.2km
  - Brisbane International Airport 1hr 56mins / 194.3km
- SOUTH**
- Yamba 1hr 20mins / 98.7km
  - Coffs Harbour 2hrs 40mins / 216.5km
  - Port Macquarie 4hrs 30mins / 371.5km

**Greater Coast**







## Education

A range of primary, secondary and tertiary schools and children's services.

- 01 Southern Cross University Lismore
- 02 Teven-Tintenbar Public School
- 03 Fernleigh Public School
- 04 Emmanuel Anglican College
- 05 Richmond Christian College
- 06 Ballina TAFE
- 07 Ballina Public School
- 08 St. Francis Xavier Primary School
- 09 Ballina High School
- 10 Southern Cross K-12 School
- 11 Xavier Catholic College
- 12 Holy Family Catholic Primary School
- 13 Goodstart Early Learning Centre
- 14 Lennox Head Public School
- 15 S.A.E Byron Bay



## Cafes & Restaurants

A thriving café and restaurant scene, for everything from the day-to-day, to intimate and special occasions.

- 16 Che Bon Restaurant Tintenbar
- 17 Fleurs Restaurant
- 18 Ballina RSL
- 19 The Point Ballina
- 20 The Belle General Cafe
- 21 Quattro Restaurant
- 22 Beef and Beach - The Lennox Hotel
- 23 WilliamsBurg
- 24 The Harvest, Newrybar
- 25 The Farm, Byron Bay



## Shopping

An assortment of fashion outlets, thrift and antique stores, along with all the usual retail conveniences.

- 26 Keywest Shopping Centre
- 27 Ballina West Shopping Centre
- 28 Ballina Fair Shopping Centre
- 29 Ballina Bayside Shopping Centre
- 30 Ballina Central Shopping Centre
- 31 Lennox Head Surf Shop



## Health & Medical

A selection of modern and fully serviced healthcare and medical facilities.

- 32 Tintenbar Medical Centre
- 33 Ballina District Hospital
- 34 Ballina Veterinary Hospital



## Recreation

A wide array of indoor and outdoor sport and recreational facilities and active lifestyle opportunities.

- 35 Teven Golf Club
- 36 Matt's Golf Centre & Driving Range
- 37 Ballina Boat Hire
- 38 Ballina Racecourse
- 39 Ballina Pool & Waterslides
- 40 Richmond River Sailing & Rowing Club
- 41 Ballina Skatepark
- 42 Ballina Golf & Sports Club
- 43 Lennox Aquatic Centre - Swim & Gym
- 44 Lennox Head Surf Life Saving Club



## Parks & Lakes

A variety of lakes, waterways, parks and reserves areas for recreational activity and gathering.

- 45 Killen Falls
- 46 Ballina Nature Reserve
- 47 Ballina Botanical Gardens
- 48 Missingham Park
- 49 Pop Dennison Park
- 50 Lake Chickiba
- 51 Pat Morton Lookout
- 52 Lake Ainsworth



## Beaches

An endless string of stunning beaches for swimming, sport, fishing and other marine activities.

- 53 South Beach
- 54 Lighthouse Beach
- 55 Shelly Beach
- 56 Angels Beach
- 57 Sharpes Beach
- 58 Boulders Beach
- 59 Lennox National Surfing Reserve
- 60 Seven Mile Beach
- 61 Byron Bay

## Local amenity







THE BELLE GENERAL



BALLINA GOLF AND SPORTS CLUB



GALLERY CAFE



THE BIG PRAWN - BUNNINGS



RICHMOND RIVER





# Setting the standard in sustainable and energy efficient living...

EnviroDevelopment is an accreditation system designed to guide purchasers in identifying environmentally sustainable homes and lifestyles. Banyan Hill is exceptionally proud of the 6 Leaf EnviroDevelopment Certification awarded to the estate. Among the elements that Banyan Hill draws on to achieve these credentials, there are:

## **Ecosystems**

Around 63ha of land will be reserved for environmental management, conservation and re-vegetation of local forest and wetland communities.

## **Waste**

A waste management plan has been prepared to monitor and reduce the waste generated during construction.

## **Energy**

The Design Guidelines maximise solar access and promote optimum energy efficiencies.

## **Materials**

Roads and infrastructure will be constructed using local, environmentally sustainable and partly recycled materials.

## **Water**

Every home will be provided with recycled water for private lawns and gardens. Drought resistant plants and grasses will ensure beautiful green parks and open spaces all year round.

## **Community**

Banyan Hill includes a 4ha contribution to a regional sporting facility, consisting of playing fields, multi-purpose courts, amenity buildings, carparking and landscaping. A 1.1ha park featuring a community building, community garden and children's playground will be built around the existing central fig tree.

Several smaller parks will be included in the estate, providing ocean views whilst promoting pedestrian connectivity.

[envirodevelopment.com.au](http://envirodevelopment.com.au)

**enviro**  
DEVELOPMENT™



ECOSYSTEMS



WASTE



ENERGY



MATERIALS



WATER



COMMUNITY





EXISTING MORETON BAY FIG TREE WILL BE A FOCAL POINT OF THE VILLAGE GREEN.









## A sense of community...

Ballina owes its thriving, dynamic and vibrant sense of community to an incredible array of amenities.

Among these: a growing café and restaurant scene; cinemas and theatres, entertainment and event venues; galleries and art studios; libraries; education and children's services (including childcare centres, primary and high schools); and a TAFE campus.





# A sense of recreation, a sense of play...

Surrounded by nature and with the great outdoors all around, Ballina's subtropical setting offers an endless choice of lifestyle and sporting activities, in both built and natural environments... the essence of active, healthy living.

Meanwhile, a range of facilities, programs, cultural festivals and activities fulfill the needs of the community's lifestyle and tourism sectors.















# Settling need not be settling at all.

Ballina is a key point along a network of towns, centres, villages and coastal communities in the Far North Coast Region of New South Wales - surrounded by lakes, wetlands, estuaries, rainforests, and the setting for 15 World Heritage Areas.

For family, for community, for connection, for opportunity  
- the perfect surrounds for today, and into the future.



# Intrapac Property. A history of quality.

A 30 year legacy

An award winning record

A solid reputation

An ongoing vision.

Since our inception in 1984, as an Australian owned, family business, Intrapac Property has set its focus on fulfilling an ongoing vision: creating inspiring environments – places where people want to live.

Our solid foundation and direction have been underpinned by a constant, ongoing commitment to quality, innovation, and responsible, intelligent development.

We understand the importance of taking a long-term view. Over 30 years experience has honed our exceptional skills in selecting optimum sites with access to all the local amenities you need, including schools, transport links, shopping and community facilities.

Our reputation has also seen us partner with Australia's finest urban planning and landscape design specialists to ensure clever design and seamless integration that protects investments and delivers strong growth for residents.

In developing new residential communities across the country, we continuously strive to bring innovation to the way people live. Our record has seen us winning some of Australia's most prestigious awards for excellence and design.

For more information, visit [intrapac.com.au](http://intrapac.com.au)



[udia.com.au](http://udia.com.au)



#### Six time UDIA award winner

2016 Somerfield - Residential Development  
2016 Somerfield - Environmental Excellence  
2008 The Quay - Residential Development  
2002 Lorikeet Ridge - Residential Development  
1997 Oaktree Rise - Residential Development  
1996 Churchill Park - Residential Development



THE QUAY  
TORQUAY, VIC



SOMERFIELD  
KEYSBOROUGH, VIC







A large, dark silhouette of a tree with many branches and leaves dominates the right side of the frame. The background is a clear sky transitioning from a pale blue at the top to a warm orange and yellow near the horizon, indicating a sunset or sunrise. In the foreground, there is a field of green grass and a line of smaller trees in the distance.

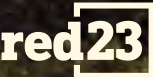
**Environment,  
lifestyle,  
opportunity...**





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Proudly sold by





**Banyan Hill Sales Centre**

Ballina Heights Drive  
Ballina, NSW

1300 326 197  
info@banyanhill.com.au

**banyanhill.com.au**