

Everleigh

Frequently Asked Questions



Question: What is Mirvac's new Everleigh development and what will it include?

Answer: Mirvac's new Everleigh community is a 481-hectare site located within the Greater Flagstone Priority Development Area (PDA). The site is located 30km south-west of the Brisbane CBD to the north east of the Teviot Road/Greenbank Road intersection in Greenbank.

Mirvac plans to develop about 3,300 home sites at Everleigh which will be delivered in stages over the coming years. The new development will also comprise a range of community facilities including recreation and conservation parklands, sporting grounds, a primary school, a neighbourhood centre and community health centre.

Question: Why is Mirvac proposing a development here? Is the development appropriate?

Answer: The Mirvac site is located within the Greater Flagstone Priority Development Area (PDA) which was declared by the State Government in 2010 after a community consultation process. The State Government anticipates that the Greater Flagstone PDA will provide approximately 50,000 dwellings to house a population of up to 120,000 people when fully developed (over an estimated 50 year timeframe). Refer to Attachment 1 for a plan depicting the Greater Flagstone PDA.

Mirvac's project land forms a relatively small parcel within the Greater Flagstone PDA, but development of the site is required to align with the State's strategic intent and is proposed to provide approximately 3,300 dwellings to house a population of approximately 9,000 people (approx. 7% of the anticipated population of the Greater Flagstone PDA).

The State Government established a development scheme for the Greater Flagstone PDA in 2011. This development scheme sets out the controls and requirements for development within the Greater Flagstone PDA. The Mirvac development has been prepared in accordance with the requirements of the development scheme.

Of note, Mirvac has not sought a re-zoning or relaxation of existing development controls. Mirvac's masterplan has been prepared in accordance with the established development scheme.

Question: When is the community expected to be complete?

Answer: Development commenced in mid-2018 and will be completed in stages over an anticipated 15-year period.

Question: What mix of housing will Mirvac's new Everleigh development include? Will it differ to existing residential development in the area?

Answer: The masterplan for Everleigh has been designed with the neighbouring community in mind. This means larger home sites (approximately 4,000sqm - 2ha) will be situated along the site boundaries to provide a suitable transition from existing properties surrounding the site to the smaller residential lots within the estate.

Within the development, Mirvac is required to achieve a minimum density of 15 dwellings per hectare as per Government requirements. A density of 15dw/ha equates to an average lot size of about 430-450sqm.

The mix of housing will help deliver more affordable and low maintenance properties to the region, providing new options for first home buyers, young families, retirees and empty nesters.

Question: Will Mirvac be constructing the houses?

Answer: Mirvac is intending to deliver land lots and will work closely with purchasers and builder partners to facilitate the construction of dwellings within the estate as it has successfully achieved in past developments including Gainsborough Greens on the Gold Coast.

Question: Will the project include any new community infrastructure to assist with the population increase?

Answer: Various new community assets will be developed that will benefit the broader community.

More than 37% of the 481-hectare site will be in the form of green open space, including conservation parkland, regional sports and recreation parks and a series of neighbourhood and linear parks.

The approximately 85-hectare conservation parkland has been located to ensure that the highest value ecological features on the site are retained and protected. It is intended that the conservation parkland will be transferred to Logan City Council to expand Council's existing Wearing Park conservation area and that existing walking trails in the Council land will be extended into the site to promote community access to, and enjoyment of, the natural assets.

Mirvac will also deliver at least 25ha of regional sport and recreation parks, located centrally within the project and linked to the broader community via a network of pathways, cycle ways and roads. The regional parks will be complemented by a new wetland area, which will provide additional habitat for native wildlife, aesthetic amenity, passive recreation and educational opportunities while also serving a stormwater management function.

A State primary school with capacity for about 800-1,000 students is proposed for the site. This school will be co-located with the regional sports and recreation parks, providing potential for the school to make use of the surrounding parklands. The centralised location of the school also provides a high level of accessibility with much of the proposed development being within a comfortable walking or cycling distance.

Additional community facilities proposed for the site include a neighbourhood retail centre with a gross floor area of approximately 6,800sqm and a community health centre.

Question: When will the regional parks, school, neighbourhood centre and community health centre be operational?

Answer: Mirvac recognises that community infrastructure is essential in the growth of its Greenbank community

and the broader locality. Such community infrastructure is intended to be provided through a variety of delivery structures as follows:

- Regional Parks - constructed by Mirvac and intended to be staged in line with population growth / demand. Mirvac has delivered part of the regional recreation park in the first stage which includes a 3,600sqm community event space and a junior playground.
- State Primary School - serviced site provided by Mirvac and the built form provided by the State Government. The development approval requires the serviced site to be provided prior to Mirvac's 560th residential lot or earlier if requested by the State. Mirvac is continuing to work with the State to facilitate the opening of the school as early as possible and will ensure we share further news on this as it becomes available. Of note, Mirvac has obtained a development approval for the subdivision of the serviced site to facilitate the handover to the State when required.
- Neighbourhood Centre - Mirvac may develop the neighbourhood centre or provide a serviced site with the built form being delivered by a third-party developer. The roll out of the neighbourhood centre is likely to be staged in line with demand.
- Community Health Centre - It is likely that Mirvac will provide a serviced site and the State will deliver the built form component, although other delivery structures may be implemented. The development approval requires the serviced site to be provided prior to Mirvac's 2,500th residential lot or earlier if requested by the State. Mirvac will continue working with the State to confirm the function and facilitate the opening of the community health centre early in the delivery program if possible.

Question: Why does the masterplan only show a detailed layout over part of the site?

Answer: Mirvac has obtained development approval for a whole of site context plan which sets out broad land uses across the site, and a more detailed reconfiguration (subdivision) approval for approximately 500 of the anticipated 3,300 residential lots. This 500 lot area is shown in more detail on the masterplan as such detail is available, while the balance of the site has been shown as land uses as these areas will be subject to further reconfiguration approvals.

Note that although the masterplan shows the regional park concept in its entirety, this park space will be staged in line with population growth and is not intended to be fully completed with delivery of the first 500 lots.

The extent of park space delivered in the first stage of the development is shown on Attachment 2.

Question: What park space will be available in the first development area and when will it be delivered?

Answer: Mirvac recognises the need for functional park spaces to provide recreational amenity for new and existing residents. For the first development area of about 500 lots, the development approval requires parks to be delivered in stages in accordance with Attachment 3. We note that Attachment 3 specifies triggers for delivery of the park spaces based on the number of new lots created, however, Mirvac may elect to deliver park spaces earlier than required.

As part of the first stage of development, Mirvac has delivered approximately 2.3ha of open space comprised of:

- 7,800sqm linear park which runs along Everleigh Drive
- Junior playground
- 3,600sqm community events lawn

Question: What steps is Mirvac taking to minimise disruption to neighbourhood properties during construction?

Answer: Mirvac will ensure all neighbouring residents are notified prior to any major development or construction activity taking place. Mirvac will consider access routes to the site with a view to minimising disruption to neighbouring residents, and will ensure working hours are in accordance with Council requirements.

Mirvac will adhere to a dust management plan and will regularly review the plan to ensure it remains effective.

Should any issues arise during construction, Mirvac encourages residents to contact its dedicated Everleigh community information line on 1300 659 694 or email community.information@mirvac.com

Residents can also subscribe to Everleigh project updates by visiting www.everleigh.mirvac.com

Question: What steps is Mirvac taking to minimise the environmental impact of its new development?

Answer: The masterplan has been designed to preserve areas of significant ecological value, which have been identified and confirmed through extensive ecological surveys. More than 37% of the 481-hectare site will be dedicated open space, including conservation parkland, regional sports and recreation parks and a series of neighbourhood and linear parks.

Of note, much of the western two thirds of the site was cleared of vegetation around 1965 as evidenced in aerial photography. As such, the areas of higher ecological value are located in the eastern third of the site.

The approximately 85-hectare conservation parkland has been located to ensure that significant biodiversity values listed for protection by the State Government are retained and protected. It is intended that the conservation parkland will be transferred to Logan City Council to expand Council's existing Wearing Park conservation area and that existing walking trails in the Council land will be extended into the site to promote community access to, and enjoyment of, the natural assets. Substantial additional biodiversity values and vegetation are intended to be retained in the conservation parkland.

The Natural Environment Site Strategy approved by the State Government will be implemented to ensure that suitable management plans and strategies are put in place to avoid, minimise, mitigate and offset impacts on ecological values.

Mirvac will also deliver at least 25 hectares of regional sport and recreation parks, located centrally within the project and linked to the broader community via a network of pathways, cycle ways and roads. The regional parks will be complemented by a new wetland area, which will provide additional habitat for native wildlife aesthetic amenity, passive recreation and educational opportunities while also serving a stormwater management function.

The first stage of approximately 500 home sites will be developed on the pastoral land which is predominantly clear of vegetation.

The development will require clearing of 230 hectares of regrowth and lower order remnant vegetation to facilitate future stages. Importantly, Mirvac will provide a 628 hectare 'offset' site (three times the size of the parcel to be cleared) which will be managed by not-for-profit organisation Queensland Trust for Nature. The offset site is located approximately 60 kilometres west of Greenbank in Mount Mort and is adjacent to the World Heritage Gondwana Rainforest.

'Offsets' allow for vegetation to be cleared on a site that is designated for development, subject to improvements to areas that are designated for conservation. Offset principles are generally based on the premise that it is a better long term outcome to create and/or improve designated, robust and consolidated conservation areas in suitable locations, rather than retain fragmented patches of vegetation in a developed landscape such as the landscape surrounding the Mirvac site.

Question: Will existing local roads and infrastructure be able to cater for the increased population as a result of this new development?

Answer: The State Government has prepared a comprehensive suite of infrastructure plans which will ensure that infrastructure is sufficient to service the Greater Flagstone Priority Development Area (including the Mirvac site).

With regard to roads, the State Government has prepared traffic models that consider future growth and upgrade requirements. The transport network for Everleigh has been determined using these models and designed with the neighbouring community in mind, with the majority of traffic generated by the development gaining access from the arterial roads Teviot Road and Greenbank Road. Approximately 13 homes are planned to gain access via Brightwell Street and Campbell Road to the north of the site. Brightwell Street and Campbell Road have been assessed as being able to cater for the minimal increase in traffic with little to no upgrades.

The community will also have a high walkability rating. All homes will be located within 400 metres of a park and connected to pathways and cycle ways which will extend into existing neighbouring areas, encouraging people to walk or cycle.

With regards to the public transport network, we understand the State Government is progressing plans for a local public bus service and will ensure we share further news on this as it becomes available, via our website and Everleigh Facebook page.

In addition to the above, there are also plans for a future commuter train station in Greenbank, which has been earmarked by the State Government for a site about 500 metres west of Everleigh. The delivery of this infrastructure may be several decades away and is outside of our control, but we do acknowledge the plans and will ensure we continue working with the relevant authorities towards delivery of this service for the benefit of the community.

Question: Will Mirvac be undertaking controlled back burns on site?

Answer: All landholders have a duty of care to minimise bushfire risk to adjoining properties. Mirvac has engaged a bushfire management consultant to provide advice on a range of bushfire management matters including controlled burns, a number of which are planned for the coming years to suitably manage fuel loads and promote ecological function. Any proposed burns will be discussed and planned with the Rural Fire Brigade and all relevant permits will be obtained and legislative requirements met before a planned burn is conducted.

The welfare of wildlife will always be considered and Mirvac will engage a fauna spotter catcher for all planned burns (although there is no legislative requirement to do so). Burn plans will ensure the availability of undisturbed habitat for refuge and safe escape routes for wildlife.

Question: Where can I find more information on the planning application?

Answer: Mirvac's submitted application material is available on the State Government's website - <http://dilgp.qld.gov.au/infrastructure-and-planning/priority-development-area-development-applications.html>

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Mirvac is a leading Australian property group, listed on the Australian Securities Exchange ("ASX"). Mirvac's investment portfolio has interests in office, retail and industrial assets, while its development business has exposure to both residential and commercial projects. With over 40 years of experience, Mirvac has an unmatched reputation for delivering quality products and services across all of the sectors in which it operates. Mirvac is responsible for some of Australia's leading residential projects in Queensland, including the Waterfront precinct, Newstead, near the Brisbane CBD, Mossvale on Manly and Cutter's Landing.

**Community Information Line
1300 659 694
Sales Centre Open Daily 10am - 5pm
Visit us at 146 Teviot Road, Greenbank**

**Visit Everleigh.mirvac.com
to find out more.**