

## Mirvac's Greenbank development Infrastructure fact sheet

- Everleigh is located in the Greater Flagstone Priority Development Area (PDA), which was declared by the State Government in 2010 after a State led community consultation process. The State Government anticipates the 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.
- Everleigh forms a relatively small parcel within the PDA. 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 (about seven per cent of the anticipated population of the PDA).
- Development in the PDA is governed by the PDA Development Scheme, prepared by the State Government. This includes a suite of land use plans and nominates items such as schools, major parks, police/ambulance/fire stations, health centres and shopping centres across the PDA. It is supported by a comprehensive suite of infrastructure plans, which will ensure infrastructure such as roads, water and sewer are sufficient to service the PDA, including Everleigh.
- Everleigh will include regional sports and recreation parks, a State primary school site, a neighbourhood retail centre and State community health centre, in addition to open space in the form of conservation parkland and neighbourhood, local and linear parks. Other items such as State high schools, libraries, art centres, ambulance and police stations are nominated for other parcels of land in the PDA.
- Under the Greater Flagstone PDA, the State Government has planned a number of primary and secondary schools to cater for the forecast growth in population, including a State primary school with capacity for 800 to 1,000 students proposed in Mirvac's masterplan and the planned State high school located approximately 4km to the south-west of Everleigh. Please refer to the *Schools Fact Sheet* for further detail regarding existing and future school infrastructure in the area.
- Mirvac will 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.
- A State Community Health Centre has been nominated in Everleigh. It is likely Mirvac will provide a serviced site and the State Government 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.
- Developers in the PDA, including Mirvac, are required to contribute approximately \$40,000 per residential lot by delivering infrastructure, and/or by paying Infrastructure Charges (which are used by the State Government / Council to deliver infrastructure projects).

- Under the Greater Flagstone PDA, the State Government has planned a District Centre, which will be located approximately 6km from Everleigh, and is required to include the following community infrastructure:
  - Local Government Facilities
    - District Community Centre (0.3 ha)
    - Performing Arts Centre (0.2 ha)
    - Art Gallery (0.2 ha)
    - Indoor Sports Centre (0.8 ha)
    - Swimming Pool (1 ha)
  - State Government Facilities
    - Large Urban Fire and Rescue Station
  
- A Major Centre is also planned approximately 12km from Everleigh, and is earmarked to include the following community infrastructure:
  - Local Government Facilities
    - Metro swimming pool (2.5ha)
    - Metro indoor sports centre (1.5ha)
    - Metro performing arts centre (0.4ha)
    - Metro art gallery (0.4ha)
    - Metro library (0.65ha)
    - District community centre (0.3ha)
    - Civic centre (1.5ha)
  - State Government Facilities
    - Health Precinct (4ha)
    - District Police Station (0.6ha)
  
- The State Government has prepared traffic models that consider future growth and upgrade requirements for the wider PDA, with Everleigh's road plans to complement the State Government model, ensuring a holistic approach.
  
- The transport network for Everleigh has been determined using these models and is 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, minimising traffic flows to minor roads adjacent to the development.
  
- Three primary access points will be provided for Everleigh - from the Teviot Road and Pub Lane intersection, the Teviot Road and Leanne Court intersection, and a new intersection at Greenbank Road.
  
- The Teviot Road and Pub Lane intersection will be upgraded, with the first stage of works underway and significant planning undertaken. The intersection layout required to service traffic, in accordance with the State Government's 2051 forecast traffic model, was determined first to ensure upgrades are performed cognisant of the long-term design. The first upgrade will establish the 'centre' of the 2051 intersection, meaning future upgrades will be largely limited to shoulder widening, minimising disruption to the community.
  
- A local bus route will also be subsidised by Mirvac to enhance public transport connections for future Everleigh residents and the existing community.

Mirvac encourages residents to contact its dedicated Greenbank community information line on 1300 659 694 or email [community.information@mirvac.com](mailto:community.information@mirvac.com) with any questions. Residents can also subscribe to Greenbank project updates by visiting [www.greenbank.mirvac.com](http://www.greenbank.mirvac.com).