

## Mirvac Greenbank Development – Fact Sheet

- Mirvac's new Greenbank community will be developed on 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 homesites at Greenbank which will be delivered in stages over a period of about 17 years. Taking a long term view, Mirvac is looking forward to grow with and become part of the local community in coming years.
- The masterplan for the new Greenbank project 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 State 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.
- The masterplan has been designed to preserve areas of significant ecological value, which have been identified and confirmed through extensive ecological surveys. More than 25% 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.
- 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 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 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 / 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.

- A dedicated Community Facilitator will develop and implement a community program that brings residents together to enjoy a range of events, social groups and neighbourhood gatherings throughout the year.
- Development is expected to start in 2017 and will be completed in stages over an anticipated 17 year period. Mirvac intends to deliver community infrastructure such as the school, neighbourhood centre, community health centre and regional parks early in the delivery program, although the timing for delivery of some of these items will require further discussions with the relevant stakeholders.
- The Greenbank development will generate a significant number of jobs during the construction phase which is anticipated to span a period of 17 years. The project will provide direct ongoing employment opportunities in the neighbourhood centre, community health centre and primary school, and indirect ongoing employment opportunities for businesses such as retailers, trades and services.
- The development will require clearing of some regrowth and lower order remnant vegetation, and Mirvac will provide offsets for such clearing in accordance with legislative requirements. '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.
- 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 the new Greenbank project 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 arterial roads, Teviot Road and Greenbank Road.
- The proposed development has been prepared in accordance with development controls that were established by the State Government in 2011 after a State Government-led community consultation process.
- 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).

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### **About Mirvac**

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.