

Mirvac's Greenbank development Dam management fact sheet

Why is the dam being decommissioned?

- Mirvac has undertaken extensive ecological and engineering investigations and assessments, and determined keeping the dam in its existing location is not the right long-term outcome for local fauna or the community due to a number of reasons:
 - The dam is not a natural water body. Aerial photography confirms it was constructed around 1965.
 - The design assumptions, construction method, and long term structural integrity are unknown.
 - The dam is adjacent to Teviot Road, in a location removed from the 85 hectare conservation zone, which will be preserved as part of Mirvac's new community. It is considered sensible to encourage fauna movement in preserved corridors and discourage fauna movement in the vicinity of major roads such as Teviot Road.
 - The dam was constructed for agricultural purposes in a rural setting. Waterbodies in urbanised catchments require careful engineering design to function correctly. Even if the dam were to be kept in place, engineers have determined that it would need to be decommissioned and reconstructed in order to meet urban infrastructure requirements, meaning fauna would still need to be relocated.

How will Mirvac ensure the safety of fauna during dam decommissioning?

- Mirvac's planning approval requires a dam dewatering fauna management plan, which has been completed by independent consultants Saunders Havill Group. Mirvac has taken the additional step of voluntarily preparing a dam decommissioning management plan through Engeny Water Management, which outlines a strategy as follows to minimise impact on local fauna and the community:
 - Mirvac will utilise a portion of the dam water for earthworks and landscaping, which will minimise decommissioning flows to local waterways traversing neighbouring properties, reduce truck movements, avoid inefficient use of potable water, reduce construction costs and allow for better fauna management as water levels will be drawn down slowly (compared to pumping out the dam as quickly as possible).
 - During the dam decommissioning process specialist consultants will be monitoring a number of factors, including water quality, vegetation, dam ecology and dam stability.
 - Specialist consultants have determined parameters to confirm when water should cease being drawn for construction purposes, and when fauna relocation should commence.
 - Fauna relocation to appropriate local release sites, including Oxley Creek and Logan River, will be undertaken by a fauna spotter and catcher who is accredited by the Department of Environment & Heritage Protection.

When will dam dewatering take place?

- Dam dewatering will occur in-line with the first stage of works commencing in April/May. The duration of the dewatering will depend on water use requirements and management controls, but are anticipated to take about 12 weeks to complete.
- The dam dewatering will take place in stages as described above, under the guidance of specialist consultants and with on site management from a licensed fauna spotter and catcher.

What are Mirvac's plans to reinstate habitat for fauna in the local area?

- Mirvac will create a new two hectare wetland, integrated within the planned regional parkland, which will provide additional habitat for native wildlife, educational opportunities and aesthetic amenity while also performing a stormwater management function. Mirvac has created a similar wetland precinct at its Gainsborough Greens community on the Gold Coast.
- More than 25 per cent of the 481-hectare site will be dedicated to open space, including an 85 hectare conservation parkland, regional sports and recreation parks, and a series of neighbourhood and linear parks.

How can I find out more information?

- Mirvac encourages residents to contact its dedicated Greenbank community information line on 1300 659 694 or email community.information@mirvac.com with any questions. Residents can also subscribe to Greenbank project updates by visiting www.greenbank.mirvac.com.

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.