

## Mirvac's Greenbank development Fauna and vegetation management fact sheet

Mirvac is developing a new residential community in Greenbank. Construction of this community will require the clearing of some vegetation, which will be completed in accordance with all relevant approvals and with a number of management plans in place.

This fact sheet provides detailed information on the planning, environmental, vegetation and fauna management processes that have been - and will continue to be - implemented during this process.

### ***Why is this new community being developed at Greenbank?***

- The site falls within the Greater Flagstone Priority Development Area (PDA), which was declared by the State Government in 2010 and is planned to provide for 50,000 new dwellings over an approximate 50 year timeframe.
- The Mirvac site is anticipated to provide approximately 3,300 new dwellings, or about 6.6 per cent of the total PDA. The whole Mirvac site is zoned 'Urban Living', meaning it is required to achieve a minimum density of 15 dwellings per hectare as per State Government requirements, under the PDA.
- Planning approval for the community was issued by the State Government, and the State Government has developed controls for the clearing of vegetation required to implement the PDA.

### ***How was Mirvac's community masterplan developed?***

- Mirvac commissioned comprehensive ecological investigations and reporting for both fauna and flora across the whole site, before developing the masterplan.
- State Government vegetation, or regional ecosystem, mapping has been updated to align with the outcomes from this detailed ecological survey. These changes were assessed and approved by the State Government in consultation with its specialist consultants and teams.
- Areas of the highest environmental significance on Mirvac's site have been identified and will be retained. The masterplan includes a new 85 hectare conservation parkland immediately adjacent to Council's existing Wearing Park conservation land.
- A Natural Environment Site Strategy (NESS) was prepared to guide development of the project.

### ***What is required under planning approvals?***

- Ecological reports for the community were assessed and the masterplan and Natural Environment Site Strategy (NESS) revised and, ultimately, approved by the State Government.

- Development in accordance with the approved master plan and subdivision approval requires the clearing of some vegetation. Under the NESS, a Vegetation Management Plan (VMP) and Fauna Management Plan (FMP) were required prior to vegetation clearing.
- Mirvac will provide offsets for any koala habitat cleared. These offsets allow for vegetation to be cleared on a site designated for development, subject to improvements to areas designated for conservation. Offset principles are based on the premise 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 that surrounding the Mirvac site.

### ***What will happen during vegetation clearing?***

- The Natural Environment Site Strategy (NESS) and Fauna Management Plan (FMP) require a State Government accredited fauna spotter and catcher to be involved before and throughout vegetation clearing. The fauna spotter and catcher has a number of roles, including:
  - Pre-clearing survey;
  - Identifying habitat trees;
  - Locating fauna, including the use of thermal imagery;
  - Proposing the sequence of clearing to best encourage fauna movement to retained vegetation;
  - Catching and releasing any remaining fauna to retained vegetation areas;
  - Undertaking special processes for koalas, if they are encountered;
  - Post clearing reporting

### ***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](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).

---

### **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.