
Keperra

Frequently Asked Questions

Version 1 - December 2020

Q. Who are Frasers Property Australia?

Frasers Property Australia is one of Australia's leading property developers. We have been creating homes for Australians for nearly 100 years. Our development activities across Australia cover the development of residential land, housing and apartments, commercial and retail properties, investment property ownership and management, and property management. To find out more, visit <https://frasersproperty.com.au/>.

Q. Where is the Keperra development located?

The Keperra development is located at 469 Settlement Road, Keperra QLD 4054, nine kilometres from Brisbane CBD (as the crow flies) and connecting through to Samford Road in the north. The site will transform the existing Keperra quarry to become residential homes, parkland and private community amenity.

Q. What is the current status of the Keperra project?

The project team are working through a number of design, approval and engineering processes that will see the quarry transformed into a new residential community. The design team is focusing on layouts, landscaping and resident amenity outcomes. A range of town planning and infrastructure approvals are underway – these are outlined in detail below. In addition, engineering works to stabilise the quarry are occurring and preparation of the roads and house pads are progressing through the site.

Q. What is the Authority Approval status of the project?

The site has an existing Preliminary Approval in place which allows for up to 700 new residential dwellings and up to five (5) levels in height. Since acquiring the site, Frasers Property have lodged a minor amendment to this approval for

the internal roads to remain the responsibility of the development's future community (i.e. private roads). A further minor amendment has been lodged to reduce the development's yield to 550 dwellings and three (3) levels, including a resident recreation facility, and to adjust the land use plan to better align with these uses and the features of the site. Frasers Property intend to lodge further applications in the future as detailed design progresses towards delivering on the vision for the site. In addition to these Brisbane City Council town planning approvals, others have been lodged with the Department of Main Roads (Samford Road intersection), Urban Utilities (water and sewer) and Energex (electricity).

Q. What are the major components of the new community?

- New masterplanned community comprising approximately 550 dwellings, including a mixture of terrace homes and land lots
- Over 45% of the site is dedicated to open space with a focus on regenerating the landscape and celebrating the natural attributes of the site
- Resident pool, recreation centre and other community amenities including private bushland access

Q. How many people will the community be home to?

The new community is expected to be home to between approximately 1,100 and 1,300 people on completion.

Q. When will construction commence and finish?

Civil construction for the residential development is currently forecast to commence in the northern portion of the site in early 2021 with completion of all works expected in 2026.

Q. Will the Keperra quarry remain active during construction?

The Keperra quarry will continue to operate during the construction of the Keperra development and progressively reduce in footprint towards south of the site as development commences from the north until the quarry works ultimately cease in future. Quarrying activities are governed by existing environmental permits and the development works will be subject to Council approved Quarry Management Plans which set out how the quarry can safely and practically coexist with residential development until cessation. This will include the management of noise, dust and vibration. While both quarrying and construction activities can be disruptive we will be working with our contractors to ensure that management plans are in place to control any impacts.

Q. What preliminary works have been done?

Whilst preliminary construction has not yet commenced, the quarry operations are continuing on site and will help establish the levels required for the residential development. These works will continue for approximately four (4) years.

Q. How will you manage noise during construction?

All work will be carried out during the hours permitted in accordance with authority approvals. The hours we are permitted to undertake work on site are generally between 6:30am and 6:30pm Monday to Saturday (excluding public holidays). Some night works may be required for external roadworks to ensure interim traffic impacts are minimised.

Q. What is the traffic management plan during construction?

Prior to construction works commencing, Traffic Management Plans will be completed and approved by the authorities to ensure that the interim impact on the surrounding road network is minimised as much as practical.

Q. How many residential dwellings will make up the development?

There is currently a preliminary approval in place for the Keperra development for up to 700 dwellings and up to five (5) levels in height. Under the Frasers Property masterplan, this reduces to approximately 550 dwellings and a maximum of three (3) levels in height, including a mixture of land lots and terrace homes.

Q. What are the parameters of the existing Development Approval?

The proposal which was submitted by Brookfield Residential Properties has an existing preliminary approval for 700 dwellings across the site. This approval also allows for land, townhouses and apartments to a maximum height of five (5) storeys.

Q. Has the community been informed about the project?

In 2016, Brookfield Residential Properties, the previous owner of the Keperra development, conducted significant community consultation activities which included a community newsletter to 5,500 homes, a community information website, social media, and four (4) community drop-in sessions to discuss the proposed development.

Frasers Property began a community engagement process in December 2020. We have distributed a community newsletter to more than 7,500 residences neighbouring the site and developed an information website which contains detailed responses to frequently asked questions and the ability to provide feedback to the Frasers Property team about the development. Visit: www.keperraliving.com.au.

Q. Is the development in keeping with the surrounding neighbourhood?

The housing types in the development will be in keeping with the existing neighbourhood, which is largely characterised by detached homes and established townhouses.

Q. What are the community benefits of this development?

- Transformation of a quarry site to align with the surrounding residential community
- Regeneration of the quarry landscape to a greener, more natural environment
- Reduction of heavy vehicle movements due to the change of use from a quarry to a residential community
- A considered internalised private road network
- A refinement of the existing proposal which will create less density (approximately 150 less dwellings) and, as a consequence, fewer traffic movements

Q. What is the plan for improving the infrastructure in the area?

Frasers Property will contribute approximately \$13 million to Brisbane City Council and Queensland Urban Utilities to improve local infrastructure including roads, parks and stormwater management. The exact form of works are at the discretion of Brisbane City Council and Urban Utilities.

Q. How will people access the new community?

The site has two street frontages, with the primary point of access being Samford Road. A secondary access will also be available from Settlement Road. A new signalised intersection will be constructed at Samford Road, and a new unsignalised intersection will be constructed at Settlement Road.

Q. Is the Keperra development staged?

Yes, the development will be delivered across multiple stages. The first stage will include the community recreational facilities, entry road, and approximately 28 land lots. Further stage releases will be staggered while the project is progressively developed over 4-5 years.

Q. How much open green space and regenerated landscape will be delivered?

The development will provide a mixture of conserved vegetation, regenerated landscape and private recreation spaces, resulting in approximately 45% of the site becoming dedicated open space and green areas as follows:

- Approximately 14.7ha of conservation land will be dedicated to Brisbane City Council
- Approximately 7.4ha of quarry rehabilitation land will become private bushland for residents of the future community to enjoy
- Approximately 1.3ha of new green areas, including residential recreation spaces for resident use and enjoyment

Q. What flora and fauna exists on the site and how will it be protected?

A large area of the site has been disturbed by quarrying activities, however there is an undisturbed area of approximately 14.7ha at the southern end of the site which will be a conservation area. This section of the site is part of a significant regional bushland area called the Keperra Saddle which connects the Gallipoli Barracks in the east to the D'Aguilar Range in the west. This area will be protected from future quarrying and development activities and dedicated to Brisbane City Council as conservation land.

Q. What is the approach to sustainability in the new community?

At Keperra, we are targeting a 6 Star Green Star Communities rating from the Green Building Council of Australia. This will recognise its holistic set of social, environmental, economic and innovative attributes. It will be an additional representation of Frasers Property's wider commitment to sustainability, while also encompassing significant lifestyle and community benefits for residents.

Q. How is parking being managed for the proposed development?

All dwellings will have off-street car parking in accordance with Brisbane City Council requirements. There is also significant on-street visitor parking currently proposed within the masterplan.

Q. What impact will the new community have on traffic in the local area?

The development vision will see 150 less total dwellings developed on site vs the existing Development Approval. As a result of this, there will be less demand on the external road network than what is currently approved.

The new signalised intersection on Samford Road will be designed to co-ordinate with other existing signals in the area to ensure it is achieving the most efficient movement of traffic along Samford Road and as approved by the Department of Main Roads.

Q. What are the opportunities for rock climbing and mountain biking?

Our priority is to safely excavate and stabilise the rock surfaces through the quarry to ensure an acceptable long-term

outcome for the residential community. Rock climbing and mountain biking opportunities can only be considered once this has been achieved and with consideration for safety, suitability, and alignment with the residential uses on the site.

Q. How is the new development catering for pedestrian movements?

The design team have developed a site-specific pedestrian plan which takes into account different street types, opportunities for walking paths and connections through the site. Streets have also been designed to slow vehicle movements and promote a pedestrian friendly environment.

On the Samford Road frontage and leading into the site the footpaths will be widened to 1.8m creating a generous pedestrian environment. The future Samford Road intersection also contemplates pedestrian movements from east to west and makes future provision for a potential connection to the north.