

## Proposal Fast Facts.

- Located 11km from Brisbane's CBD
- An active Granite Quarry that is inaccessible to the community without development.
- Expected to operate as a quarry until approximately 2019.
- It is proposed the 48.6 hectare site be transformed into over 28 hectares of green space and conservation areas, in addition to a mix of houses, terrace homes and low-rise apartment buildings which would blend into the cliff side.
- The proposed housing form responds to an extreme undersupply of low-maintenance housing in the Keperra local area.
- Approximately 65 per cent of the site is proposed as open space.
- Within the proposed open space, the following are proposed:
  - Two significant entries
  - Three pocket parks
  - Three artificial wetlands
  - Approximately 17 hectares proposed as conservation areas.
  - Approximately 9.5 hectares proposed as sports and recreation.
- A neighbourhood centre is proposed on Samford Road, with up to 3,000m<sup>2</sup> of retail space.
- The proposed neighbourhood centre retail uses will centre around convenience retail, and add to those existing at the adjacent shopping centre.
- Two new intersections and widening works are proposed for Settlement and Samford Roads.
- The rate of stormwater leaving the completed project would be lower than pre-development.
- The sewer capacity of existing infrastructure is less than the requirement of the proposal.
- Development is earmarked to commence in 2018. Development would likely take place over 10 years, if approved.
- Construction of the development is not expected to have major impacts on the operation of the wider community.
- Construction traffic is expected to be largely similar to current quarry traffic.

## About Brookfield Residential Properties.

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