



8 January 2010

ULDA Ref No: DEV000024_09

Patrick Atkinson
Brisbane Housing Company
C/- Tract Consultants
L/4262 Adelaide St
BRISBANE QLD 4000

Dear Patrick

Re: Decision Notice - UDA development application for a material change of use for multiple residential (107 units) at 4-12 Hurworth St, Bowen Hills described as Lot 3 on SP213464.

I am pleased to inform you that your application has been approved in accordance with the attached UDA Development Approval Package.

In relation to Condition 26, the ULDA's Infrastructure Charging Policy has yet to be finalised and approved by the Minister for Infrastructure and Planning. The condition has been drafted in this way to enable you to take advantage of the ULDA's future Infrastructure Charging Policy.

At this point is time, the ULDA is proposing to set an upfront charge for infrastructure in the order of:

draft Infrastructure Charges 2009 - Bowen Hills

Unit Size - small (S), medium (M), large (L)	S	M	L
Infrastructure Charges	\$10,628	\$14,782	\$24,458

Attached S=<75sqm, M=76-100, L=>101sqm

Based on the above draft charges, the proposed contributions that would currently apply to your proposal have been estimated as:

81 units @ <60sqm	\$10,628.00 / unit	\$860,868.00
19 units @ 60-100sqm	\$14,782.00 / unit	\$280,858.00
7 units @ >100sqm	\$24,458.00 / unit	\$171,206.00
TOTAL		\$1,312,932.00

Please note that the rate charged per unit will be indexed each year by the 5 year averaged Construction Price Index (CPI).

This application and its decision can also be viewed in the ULDA Development Application Register via our website www.ulda.qld.gov.au.

If you have any further questions with regard to the matter, please contact me on 3024 4166.

Yours sincerely

Matt Toon
PRINCIPAL PLANNER

ulda

Level 4, 229 Elizabeth Street, Qld 4002 Australia | PO Box 3643, South Brisbane BC Qld 4101 Australia
T +61 7 3024 4150 | F +61 7 3024 4199 | E ulda@ulda.qld.gov.au | W www.ulda.qld.gov.au