

22 September 2009

ULDA Ref No: DEV-000017_09

Rod Fidler
Code Bowen Hills Pty Ltd
PO Box 155
GRANGE QLD 4051

Dear Rod

Re: Decision Notice - Development Approval for Material Change of Use for Multiple Residential (132 Units) at 6-8 Jeays St and 3-5 Hurworth St, Bowen Hills described as Lot 1 & 2 on RP10082, Lot 4 on RP 10083, Lot 1 & 2 on RP52642 and Lot 653 on Common Property SL8481.

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

draft Infrastructure Charges and Value Uplift 2009
Bowen Hills / North Shore

Unit Size - small(S), medium (M), large (L)	S	M	L
Infrastructure Charges	\$10,628	\$14,782	\$24,458
Value Uplift per Dwelling 100% (av)	\$10,200	\$15,300	\$27,200
Value Uplift per Dwelling 50% (av)	\$5,100	\$7,650	13,600
TOTAL (including 50% UVU)	\$15,728	\$22,432	\$38,058

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:-

122 units @ 43sqm – 75sqm (internal area)	\$10,628 / unit	\$1,296,616.00
10 units @ 89sqm (internal area)	\$14,782 / unit	\$147,820.00
TOTAL		\$1,444,436.00

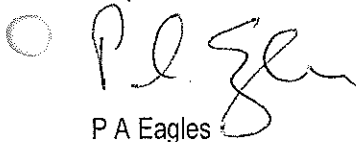
Please note that the rate charged per unit will be indexed each year by the 5 year averaged Construction Price Index (CPI).

No value uplift would apply to the development as approval had already been granted by BCC for a development with a plot ratio of 4.2.

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 Matt Toon on 3024 4166.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P A Eagles', written over a circular stamp.

P A Eagles
CHIEF EXECUTIVE OFFICER