

27 July 2012

ULDA Ref No: DEV2012/301

Stephen Buhmann
Metro Property Development
C/- Brannock and Associates
GPO BOX 552
BRISBANE QLD 4001

URBAN DEVELOPMENT AREA (UDA) DECISION NOTICE

Dear Mr Buhmann

RE: UDA DEVELOPMENT APPROVAL FOR A DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (2 INTO 2) AND ACCESS EASEMENT AT 332-342 WATER ST & 62-68 BRUNSWICK ST FORTITUDE VALLEY DESCRIBED AS LOT 1 ON RP42507, PART LOT 13 ON RP81335 & LOT 1 ON RP81335.

I am pleased to inform you that your application was approved pursuant to s59 of the *Urban Land Development Authority Act 2007* on the 27 July 2012. The conditions of your development are set out in the attached UDA Development Approval Package.

This application and its decision can also be viewed in the Urban Land Development Authority (ULDA) Development Approvals Register via our website www.ulda.qld.gov.au.

If you have any further questions with regard to the matter, please contact Anna Havill on 07 3024 4150.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER DEVELOPMENT ASSESSMENT

ULDA Decision Notice

Site Address	332-342 Water St & 62-68 Brunswick St, Fortitude Valley
Real property description	Lot 1 RP42507, Part Lot 13 RP81335 & Lot 1 RP81335
Type of approval	Development Permit
Aspects of development	Reconfiguring a Lot
Description of proposal	2 into 2 lots and access easement
ULDA reference number	DEV2012/301
Decision date	27-07-12
Currency period	2 years from Decision date
Applicant	Metro Property Development C/ Brannock & Associates

Drawing or Document	Number	Plan or Document Date
Draft Survey Plan	SP143465	Received 17-07-12
Road Boundary & Easements Corner of Water Street and Baxter Lane (subject to advice changes)	107919-10	Dated 17-07-12
Road planning Configuration (subject to advice changes)	27703-SK17	Dated 25-06-12

PROJECT TEAM

Anna Havill Consultant Development Assessment Urban Land Development Authority	Patrick Chin Consultant Engineer Development Assessment Urban Land Development Authority
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CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing.	Prior to survey plan endorsement
2	Easements – Public Access Easement A is to be provided for public access purposes in accordance with the approved Plan of Lots 101 & 102 Cancelling Lot 1 on RP42507 & Lot 1 on RP81335 & Easement A in Lot 13 on RP81335.	Prior to survey plan endorsement
3	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use.

ADVICE – Access, Road Widening & Dedication Matters

ULDA would typically seek to resolve road widening/dedications at the time of Reconfiguring a Lot, however to the extent that this Reconfiguring a Lot application is made effectively to enable a contract of sale and to facilitate future staged development, the dedication of land is deferred to the Material Change of Use (Development Approval) stage. To remove any doubt, the requirements will be as follows (see conditions of approval DEV2012/289 and DEV2012/290) -

Site Management Agreement

Submit to the ULDA for approval a Site Management Agreement for all areas within the site available to the public including the pathway adjacent Baxter Lane. The Site Management Agreement shall adequately address the following, but not limited to:-

- a) The provision of route/s for pedestrians and cyclists where appropriate
- b) The maintenance of all areas, including the collection of refuse, repair of all infrastructure, reinstatement of damaged infrastructure etc.
- c) Evidence of adequate public liability insurance
- d) Access for service authorities to enter the site to undertake all necessary work

Public Thoroughfare Easement

The public thoroughfare as identified on RPS Plan No 107919-10 dated 17th July shall be contained within an easement for access and services. The easement document is to be submitted to the ULDA prior to its registration.

Future Road Widening Requirements – Baxter Street and Water Street

Baxter Street is to be extended and Water Street is to be widened generally in accordance with the following requirements:-

- a) Baxter Street shall constructed generally in accordance with TTM Drawing 27703-SK17 with the following exceptions:-
 - The footpath along the frontage of the site shall be a minimum of 5.0m
 - The 1.5m footpath area adjacent Bells Square be extended to the existing driveway servicing Bells Square. The pavement width in this area shall be maintained at 6.5m
 - Provide details of all signage and lighting at the intersection of Water street and Baxter Lane
 - At the north western corner of the Baxter Street extension and Water Street intersection, the widening is to be a 6m by 3 chord truncation
- b) Water Street to not less than 3.75m to back of kerb along the frontage of the development to increase the width of the footpath.
- c) Upgrade the intersection of Water Street/Anderson Street/Misterton Street (to be priority control) and making Water Street two way flow between Baxter Street and Anderson Street.

Future Road Widening – Stages 3 & 4

Future road widening will be required at the time of development of Stages 3 & 4 (proposed Lot 102) to ensure the Water Street/Diggles Close connection is delivered in accordance with the Development Scheme.

Future Road Widening – Brunswick Street

Future road widening (and possible services relocation) may be applicable to Brunswick Street and are to be resolved at the time of the next related approval affecting land fronting Brunswick Street.

Future Road Dedication

Dedicate as public road, free of charge the following:-

- a) The road widening along Water Street frontage to provide a minimum 3.75m footpath reserve as measured from the kerb line.

- b) Baxter Street road reserve generally in accordance with RPS Plan 107919-10.

No Vehicular Access

No direct vehicular access is permitted to the site from Brunswick Street or Water Street. All practical vehicle access is to be via the 'desired road connection' being the Baxter Street connection.

Access Restriction Strips & adjoining Lot 2 RP881617

It is recommended that you further negotiate with Brisbane City Council in relation to Lot 901 RP881617, Lot 900 RP881617 and Lot 2 RP881617 such that the ultimate 'desired road connection' between Water Street and Diggles Close can be achieved. The ARSs should be extinguished and Lot 2 dedicated as road reserve.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****