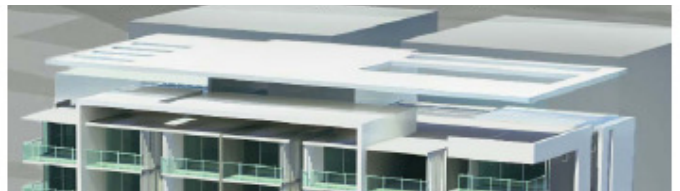


Exceptional Brisbane Inner-City Development Site Opportunity

REID AND HUBERT STREETS, WOOLLOONGABBA
BRISBANE, QLD 4102

*6,766 sqm Site with Development Approval
for 467 units over 3 towers, plus ground
level retail / food outlets*



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1.0 INTRODUCTION

Ray White Transact has pleasure in offering for sale a prime, DA approved development site situated in the heart of Woolloongabba, Brisbane, Queensland. This offering presents an excellent opportunity to secure a significant development site in an area currently experiencing strong growth and undergoing extensive urban renewal.

The main features of the property include:

- Current Development Approval for three towers (12, 18 and 20 storeys), comprising 467 one and two bedroom apartments/villas, plus ground level retail/food outlets;
- 6,766 sqm (approx.) site in an area undergoing significant urban renewal through planning and infrastructure upgrades;
- Potential for the development to be staged;
- Located in the heart of Woolloongabba, which is identified as a Major Activity Node of Brisbane in the South East Queensland Regional Plan;
- Close proximity to the Brisbane CBD, public transport (including the proposed cross river rail route) and key employment generators such as the Mater Hospital, Southbank, Universities, Princess Alexandra Hospital and the Gabba sports stadium;
- Potential Brisbane CBD views from the level 3 of the development;

Sale Details

The property is offered for sale by Private Treaty at an asking price of \$28,000,000.

For more information on the property, please contact:

Rick Bird
Director
Ray White Transact

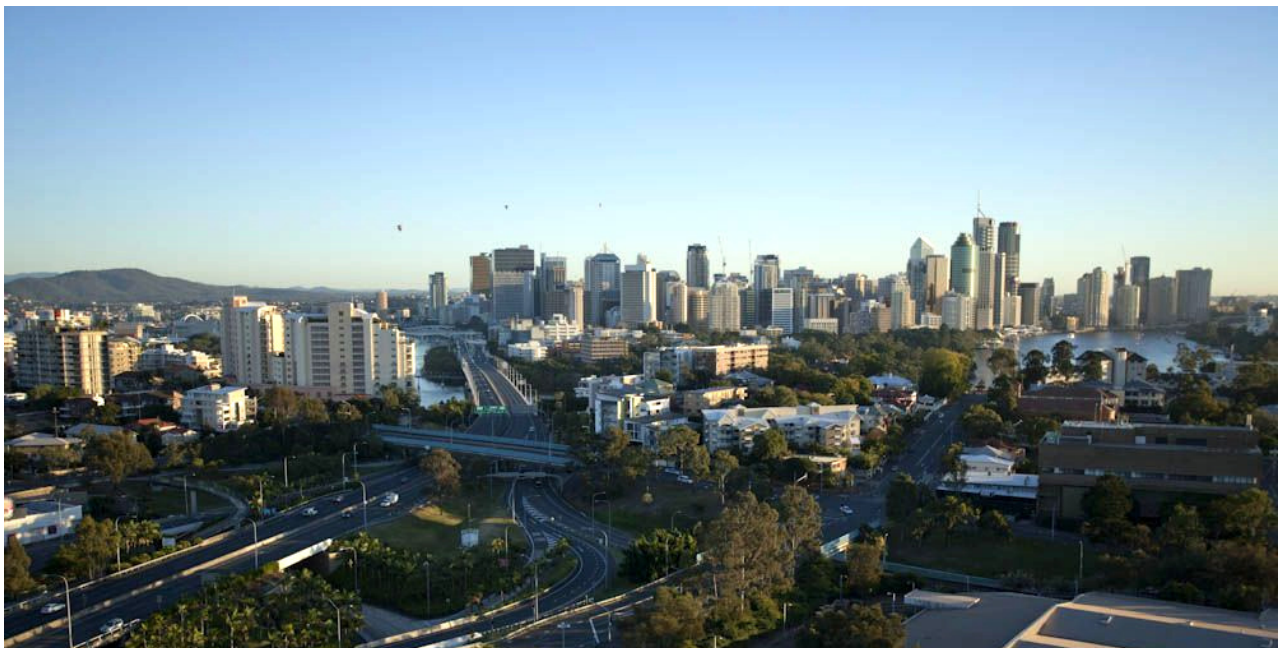
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Important:

The vendor reserves the right at any time to withdraw the property from sale or sell at any time. Buyers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.



2.0 PROPERTY DETAILS

PROPERTY ADDRESS:	2-20 Reid Street, Woolloongabba QLD 4102 9 Hubert Street, Woolloongabba QLD 4102
REAL PROPERTY DESCRIPTION:	Lots 18, 22, 26, 30, 34, 38, 42, 46, 50 and 54 on RP11205 and Lot 3 on RP838591
PROPERTY DESCRIPTION:	An outstanding DA-approved inner city development site located within an area currently experiencing high growth and significant urban renewal. The subject property comprises a 6,766 sqm irregular shaped site bounded by Reid and Hubert Streets. The site is occupied by a single storey commercial building, and nine single detached houses located towards the southern end of the frontage to Reid Street.
SITE AREA:	6,766 sqm (approx.)
LOCAL PLAN:	Woolloongabba Centre Neighbourhood Plan



3.0 LOCATION

The site sits within the heart of Woolloongabba, an inner city suburb of Brisbane identified in the South East Queensland Regional Plan as a Major Activity Node. Woolloongabba supports a rapidly growing residential and business community with densities expected to significantly increase in the next 10 to 15 years.

Woolloongabba is central to key activity centres of Brisbane, including the CBD, Fortitude Valley and South Brisbane. It has excellent proximity to major transport opportunities of public transport, regional road, rail and bus links; and links to pedestrian and cycle networks. It also lies in close proximity to key employment generators and education and sporting facilities, including the Mater Hospital, Southbank, the Urban Development Area, Boggo Road Precinct, and the Gabba sports stadium.

The area has enormous potential for growth and development due to its close physical relationship to services and facilities, and its excellent accessibility to major transport nodes. This is clearly acknowledged through State and Local Government planning for the area. As such, there is significant demand to offer a large, affordable, residential product to the market.

The site is 6,766 sqm and is bounded by Hubert and Reid Streets. It is occupied by a single storey commercial building located at 9 Hubert Street and nine single detached houses located toward the southern end of the frontage to Reid Street.



4.0 DEVELOPMENT SCHEME

4.1 PLANNING OVERVIEW

The Woolloongabba Urban Development Area (UDA), combined with the Woolloongabba Centre Neighbourhood Plan, recognizes the need for a substantial density increase in Woolloongabba.

4.2 DEVELOPMENT APPROVAL

The proposed Chalk redevelopment responds to the aforementioned requirement for a substantial increase in density. The total GFA is 29,836sqm comprising 467 apartments and up to 833sqm retail/commercial food outlets. A full copy of the Development Approval can be provided upon request. The development scheme comprises three buildings of 20, 18 and 12 levels, totalling 467 apartments/villas, composed as follows:

Tower 1 (20 levels)

- 216 apartments/villas across Tower 1, totalling 12,958.5 sqm
- 28 one bedroom villas, 125 small one bedroom apartments, 34 large one bedroom apartments and 29 two bedroom apartments
- 527 sqm retail/commercial food area

Tower 2 (18 levels)

- 141 apartments/villas across Tower 2, totalling 8,319 sqm
- 9 one bedroom villas, 66 small one bedroom apartments, 64 large one bedroom apartments and 2 two bedroom apartments
- 233 sqm retail/commercial food area

Tower 3 (12 levels)

- 110 apartments/villas across Tower 3, totalling 6,936 sqm
- 32 one bedroom villas, 32 small one bedroom apartments, 30 large one bedroom apartments and 16 two bedroom apartments
- 73 sqm retail/commercial food area

Car Parks

- Tower 1 – 241 car parks
- Tower 2 – 158 car parks
- Tower 3 – 122 car parks
- **Total car parks - 521 car parks**

4.3 APARTMENT MATRIX - REV N

TOWER 1

APARTMENT TYPE	NUMBER	INTERNAL AREA	EXTERNAL AREA	GROSS AREA	TOTAL APARTMENT AREA
1 BED VILLA	28	52	10	62	1736
1 BED SMALL	125	43	10	53	6625
1 BED LARGE	34	54	10	64	2176
2 BED	29	72	11.5	83.5	2421.5
	216				12958.5

TOWER 2

APARTMENT TYPE	NUMBER	INTERNAL AREA	EXTERNAL AREA	GROSS AREA	TOTAL APARTMENT AREA
1 BED VILLA	9	52	10	62	558
1 BED SMALL	66	43	10	53	3498
1 BED LARGE	64	54	10	64	4096
2 BED	2	72	11.5	83.5	167
	141				8319

TOWER 3

APARTMENT TYPE	NUMBER	INTERNAL AREA	EXTERNAL AREA	GROSS AREA	TOTAL APARTMENT AREA
1 BED VILLA	32	52	10	62	1984
1 BED SMALL	32	43	10	53	1696
1 BED LARGE	30	54	10	64	1920
2 BED	16	72	11.5	83.5	1336
	110				6936

1 Bed Unit - Small – 43m ²	Balc 10m ²
1 Bed Unit - Large – 54m ²	Balc 10m ²
2 Bed Unit 72m ²	Balc 11.5m ²
1 Bed Villas 52m	Balc 10m ²

5.0 CONCLUSION

The Chalk redevelopment site presents an excellent opportunity to secure a prominent DA approved development site within the thriving inner-city suburb of Woolloongabba.

The DA allows a developer to commence the project immediately or work within the framework of the approval to create a project of their desired mix.

The property is offered for sale by Private Treaty at \$28,000,000.

For more information on the property, please contact:

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- intending purchasers should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary;
- no person in the employment of Ray White and their associated businesses has any authority to make or give any representation or warranty whatever in relation to properties advertised.

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ANNEXURE A – SITE PLAN



LEGEND

Tower 1		Tower 3	
[Blue Box]	Tower 1	[Purple Box]	Tower 3
[Light Blue Box]	Tower 1 (1 Bed Villa)	[Pink Box]	Tower 3 (1 Bed Villa)
[Medium Blue Box]	Tower 1 (1 Bed Small)	[Light Purple Box]	Tower 3 (1 Bed Small)
[Dark Blue Box]	Tower 1 (1 Bed Large)	[Red Box]	Tower 3 (1 Bed Large)
[Cyan Box]	Tower 1 (2 Bed Unit)	[Magenta Box]	Tower 3 (2 Bed Unit)
[Dashed Blue Line]	Tower 1 Precinct Line	[Dashed Purple Line]	Tower 3 Precinct Line
Tower 2		[Yellow Box]	Existing Hotel
[Light Yellow Box]	Tower 2	[Orange Box]	Proposed Hotel Extension
[Yellow Box]	Tower 2 (1 Bed Villa)	[Green/Yellow Striped Box]	Proposed Hotel Retail
[Light Orange Box]	Tower 2 (1 Bed Small)	[Blue/Yellow Striped Box]	Overlapping Precincts
[Orange Box]	Tower 2 (1 Bed Large)	[Dashed Blue Line]	Proposed Lot Line
[Yellow Box]	Tower 2 (2 Bed Unit)	[Dashed Green Line]	Wall mounted bike rack 1 per car bay where shown
[Dashed Yellow Line]	Tower 2 Precinct Line	[Green Box]	Proposed Plaza
[Light Green Box]	Proposed Plaza	[Light Green Box]	Proposed Retail
[Light Green Box]	Proposed Retail	[Green Box]	Pedestrian Access
[Green Box]	Pedestrian Access		

Tower 2

1 Bed Villa	1 Bed Unit Large	1 Bed Unit Small	2 Bed Unit	Total
4	0	0	0	4

TOWER 2 STAGING
CARS PROVIDED: NI

TOTAL CARS = 43

TOWER 1 STAGING
CARS PROVIDED: 7 (3 Retail, 4 Res Vis) + Van, MRV
BIKES - Floor Mounted Bike - 20

TOWER 3 STAGING
CARS PROVIDED: 36
BIKES - Floor Mounted Bikes - 16 (Res.)

Tower 1

1 Bed Villa	1 Bed Unit Small	1 Bed Unit Large	2 Bed Unit	Total
2	0	0	0	2

GROUND - PLAZA LEVEL