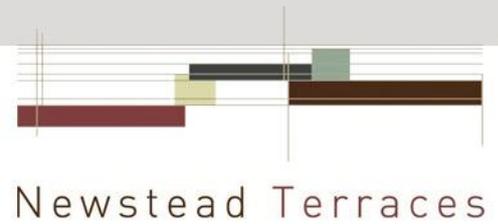


Newstead Terraces News

May 2019



IN TWO SHORT YEARS



March 2017



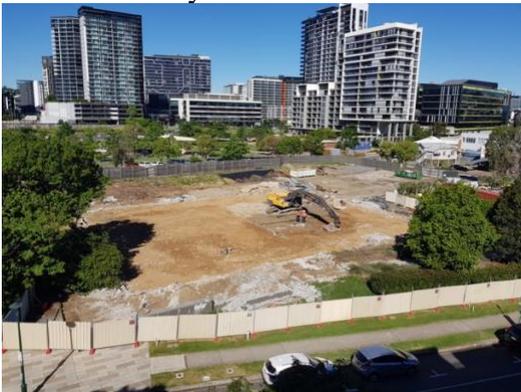
April 2019



The Western Front.



And now Evelyn Street



This stage includes clearing of buildings and contaminated soil. This process is anticipated to take up to 6 weeks. The soil is contaminated with petroleum products not asbestos.

Construction when it starts will be with a top tier builder, but that builder has not yet been selected. Start dates are not yet available, but anticipated this time next year.

A REMINDER ABOUT DELIVERIES IN THE COMPLEX

Just a reminder that if you are having groceries, Uber eats, parcels or furniture deliveries in the complex you need to go and meet your delivery person at the front door. It is ok to escort your delivery into the complex but please then escort your delivery personnel out.

The reasons for this close supervision are many, but include most importantly security. It is not desirable to have unknown individuals roaming the complex looking for your apartment but also scoping the place out for future unwanted visits. Furniture deliveries need to be supervised by yourself so that the damage that has occurred to the lift floor in the few weeks can be attributed to a particular delivery company and they can pay for the repairs. I know that sometimes you are in your pj's and just can't be bothered, but it is important, so please do the right thing.

EXTERNAL SECURITY DOORS

On the topic of being aware, may you please check that the external security doors to the complex close behind you. Some are being left ajar. You are exposing yourself to security risks.

[An update on OZCARE construction in Evelyn Street](#)

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1.1 Existing Site Condition

The site of the works is Lot 1 on SP151192 and Lot 72 on SP238975, also known as 43 Evelyn Street and 15 Gordon Street, Newstead as shown in Figure 1 and Figure 2 below.



Figure 1, Locality Plan – Lot Description



We heard on the grapevine that Mirvac sold the site on Evelyn Street because of the objections they received from the residents at Park and Pier Waterfront. I have heard an alternative reasoning from the developers of the site. Due to the depressed residential sales market and the slow moving stock that Mirvac already had on hand, they decided to sell to a non-competitive market. Ozcare is a not for profit aged care facility. They paid approximately \$20 million to Mirvac for the site.

Mirvac had an approved Development Approval, but it had some strong criticism from neighbours. OZCARE has a code compliant Development Approval which means they do not have an objection phase, the plans are approved.

Newstead Terraces

Queensland have some new waste disposal laws coming into effect on 1st July 2019 which makes the costs of removing building waste significantly more expensive. The Developers of the OZCARE site decided to clear the site before the new laws come into effect. Once cleared they intend to plant with hydro seed and will maintain a grassy patch until it needs to be dug up again.

Construction is at least 12 months away from commencing. Some more minor approvals need to be finalized, design and development tweaked a little more and the tender process for a top tier builder to run. It is anticipated that construction will start around this time next year, mid 2020. The build is expected to take 24-28 months and will be in two stages. The tower on Evelyn Street to be built first and then the secondary tower on the corner of Gordon and Waterloo will follow at a later date.

Entry to the complex will be via Gordon Street. There will be one level of basement carparking and on the Evelyn St. side of the building a street level café and retail, with two levels of carparking behind a solid wall before reaching a podium level. Residential is stepped back a little from the road side and starts on Level 4. The building is at the western end of the site. A park/meeting area will be on the Eastern end of the site. So apartments 3 and possibly 4 and those above will continue to have an uninterrupted view through to sky ring terrace. Apartments 5 to 7 and above will look towards the retail and coffee shop opposite Unit 7, and above that a solid wall hiding carparking. Level 4 unit 60 will have a view to the residents in the new complex. On levels 4 & 7 there are gardens and a pool on level 7.

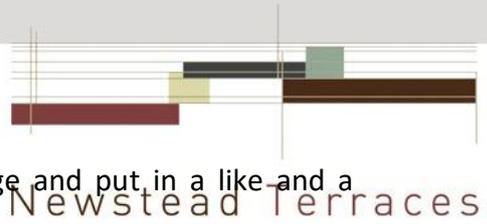
No shadow from the OZCARE building will fall on our building. The Evelyn Street Tower will be 15 stories. The Waterloo/Gordon Street tower in stage two of the development will be 22 stories.

The Hording around the site will remain for the next 12 months.

NEW WEBSITE

The Newstead Terraces Website was recently hacked/stolen and removed from cyber space. Morningstar Digital worked with me to recreate and improve on the original site. In just two weeks they created this:-

[fanhttps://drive.google.com/drive/folders/1O1LdyFVX2xDA1EQKZCV3hqOQokO9Pope?usp=sharing](https://drive.google.com/drive/folders/1O1LdyFVX2xDA1EQKZCV3hqOQokO9Pope?usp=sharing) or have a look at the new site. www.newsteadterraces.com.au



DOOGLES COMPETITION

Thanks so much everyone that went to the REIQ facebook page and put in a like and a comment in support of Doogle's brush with internet fame.

In round 3 of the voting he was beaten by 8 likes. In round 1 there were some very popular pets who received a lot of likes. I think that Doogle might have come in around 5th.

He says to say thanks to everyone. It was a fun experience, and his head is just a little bit swollen from the lovely comments he got.

BUILDERS BY THE DOZEN

It must be a sign of the times or our age, but there is a lot of construction going on both at Newstead Terrace and across the road at Mariners Reach. The journey to the end result can be a little trying at times, with the noise, rubbish and traffic congestion. Thanks everyone for being so patient and tolerant. The end result will justify all this disturbance.

Even I am groaning at the thought of another two years of construction right on our door step, but I think we should look at it this way. At least the construction on our borders will be finished in 3 years time. There is nowhere else left to build. We shall have a peaceful time of it come 2024! We have weathered one very large and very close construction project and survived. It can't be any worse than what we have already been through. Let's enjoy the quiet next 12 months as the calm before the next storm.

Stay warm and smiling...

Georgina Bishop
Licenced Real Estate Agent # 3428825, JP (Qual), Member REIQ, ARAMA, B.Bus (QIT)