

Kelvin Grove Urban Village

Be part of a clever community



The Kelvin Grove Urban Village is a 16 hectare master-planned community that demonstrates best practice in sustainable, mixed-use urban development.

By linking learning with enterprise and creative industry with community, the Village is evolving as a diverse city fringe neighbourhood.

Situated 2km from the CBD, it is based on a traditional village design, with a town centre and shops on the main streets. The seamless integration of the Queensland University of Technology into the Village has created a vibrant and active environment. As you move away from the main street, the Village becomes progressively more residential with a range of housing to suit all needs.

Since 2000, the Queensland Government, through the Department of Housing and the Queensland University of Technology as well as a number of partners and private developers, have transformed the Kelvin Grove Urban Village into an award winning development. The \$1 billion already committed to the site has delivered a number of infrastructure, retail, commercial, educational and recreational facilities.

kelvin grove
urban village
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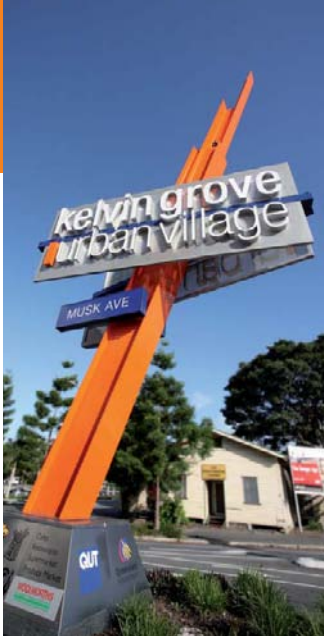
Snapshot

The Kelvin Grove Urban Village is a new part of Brisbane that offers unique living solutions. Planning for the Village started in 2000 and construction started in 2002. Many facilities are now open with new developments underway and more construction planned.

- 2000**
 - The Queensland Government finalises the purchase of the Gona Barracks land at Kelvin Grove.
 - Together, the Queensland Government and Queensland University of Technology (QUT) start planning the development of the site as an exemplary, sustainable urban village.
- 2001**
 - State Cabinet and QUT Council endorse the master plan for the Village.
 - The Queensland Government and QUT agreed to coordinate the development of the Village in a cooperative and coordinated manner.
- 2002**
 - The Kelvin Grove Urban Village wins the Royal Australian Planning Institute (now Planning Institute of Australia) National Award for its master plan.
 - Creation of partnerships with private investors to develop the master planned precinct.
 - The site is sub-divided and construction of roads and services commences.
 - QUT's Creative Industries Precinct including the La Boite Roundhouse Theatre commences construction.
- 2003**
 - The Kelvin Grove Urban Village wins the 2003 Planning Institute of Australia (Queensland Division) Award for Excellence in Environmental Planning.
 - First residential sites up for sale.
 - Infrastructure including roads, footpaths, parks and public spaces completed.
- 2004**
 - The Kelvin Grove Urban Village wins the 2004 Planning Institute of Australia National Award for Excellence in Environmental Planning.
 - The Village wins two awards in the Sustainability and Environment categories at the Engineering Australia (Queensland Division) 2004 State Awards.
 - The Village is also awarded the 2004 Australian Engineering Excellence Award in the Environmental Engineering category.
 - QUT's Creative Industries Precinct opens.
 - Construction of QUT's \$70 million Institute of Health and Biomedical Innovation begins.
 - Indigo begins construction of the \$150 million Village Centre.

- 2005**
 - 50% of the Village now under construction, under contract or fully developed.
 - Brisbane Housing Company commences construction of two affordable housing projects.
 - The Village wins a commendation at the Australian Institute of Landscape Architects 2005 Queensland Awards for its landscape design.
- 2006**
 - First residents move into the Village.
 - First Brisbane Housing Company complex opens.
 - The Village Centre opens with a supermarket, retail outlets, speciality stores, cafes, 213 apartments and office space.
 - QUT's Institute of Health and Biomedical Innovation opens.
 - Community Hub opens.
 - Campus Living commences construction on its \$31 million 456-bed managed student accommodation development.
 - Construction of the \$70 million QUT Centre for Health and Physical Activity, which includes an indoor pool, multipurpose sports courts and gymnasium, and Australian Red Cross Blood Service complex begins.
- 2007**
 - The Department of Education, Training and the Arts commences construction of the Queensland Academy for Creative Industries which will cater for 450 students plus staff.
 - Vintage Property Group commences development of a 32-unit residential complex.
 - Two more Brisbane Housing Company developments are completed to bring the total affordable housing in the Village to 155 units of accommodation spread over four complexes.
 - Citimark commences construction on a 16,000m² commercial building with 290 car parks.
 - Indigo wins the Urban Development Institute of Australia (UDIA) Queensland State President's award and the Multi-Level Development Award for the Village Centre development.
 - Brisbane Housing Company wins the UDIA Affordable Housing award for the Hartopp Lane development.
 - Woolworths supermarket opens in the Village Centre.
- 2008**
 - Queensland Academy for Creative Industries opens.
 - The QUT Centre for Health and Physical Activity and Australian Red Cross Blood Service complex opens.
 - Vintage Property Group's Oxford Park development opens.
 - Brisbane Housing Company's four properties win the Urban Planning Achievement Award.
 - Jamil Group Pty Ltd commences construction of its KGB development which will provide 49 residential units.
 - Kenlynn Properties commences construction of its Theodore Apartments residential development adjacent to Kulgun Park.
 - Citimark's Synergy five star Green Star - Office Design v2 certified rating development opens.
 - Development Application for lots 2, 3 & 5 lodged by CRI Australia for education facilities and over 40,000m² of commercial office space on QUT land.
 - 70% of the Village now under construction, under contract or fully developed.





USEFUL STATISTICS, FACTS AND FIGURES ON THE SUBURB OF KELVIN GROVE

POPULATION 4,384

- 45% are aged 25-54
- 34% are aged 5-24
- 16% are aged 55+
- 5% are aged 0-4

INCOME

The median weekly individual income for people aged 15 years and over is \$569.
The median weekly household income is \$1,136.

OCCUPIED PRIVATE DWELLINGS 1,941

- 54% are separate houses
- 36% are flats, units or apartments
- 9% are semi-detached, row or terrace houses, or townhouses
- 1% are other dwellings

[Source: Australian Bureau of Statistics 2006 Census Quick Stats – Kelvin Grove postal area]

TOP FIVE OCCUPATION CATEGORIES – OF WORKING POPULATION (93%)

- 35% professionals
- 15% clerical and administrative workers
- 11% community and personal service workers
- 11% sales workers
- 10% managers

HOUSE PRICES

The median house price at June 2008 was \$548,000 down from \$555,000 in December 2007 (long term trend is for 12.9% median price increase).
The median unit price at June 2008 was \$387,000 down from \$390,000 in December 2007 (long term trend is for 10.4% median price increase).
[Source: Australian Property Monitors www.homepriceguide.com.au – Kelvin Grove post code]

THE KELVIN GROVE URBAN VILLAGE

- When completed, there will be over 8,000m² (GFA) of retail space located throughout the Village.
- Once completed, there will be in excess of 82,000m² (GFA) of commercial space included in various complexes.
- In 2008, there are already 30 businesses operating within the Village.
- When completed, more than 4,800 people will be employed within the Village and there will be more than 2,900 residents.
- The Village includes 515 residential units for now (including seven townhouses and 109 student apartments containing 456 beds and 155 affordable housing units). This is anticipated to exceed 1,000 two-bedroom equivalent units once the Village is complete (including student and senior accommodation).
- There are 10,600 students and 1,100 staff based at the Kelvin Grove campus of QUT.
- There are 325 research scientists employed at the Institute of Health and Biomedical Innovation.
- Kelvin Grove State College has a total of 1,660 students and approximately 150 staff.
- There are 28 different bus services which operate along Kelvin Grove Road and the Inner Northern Busway providing ample public transport. Two dedicated bus services for QUT staff and students also operate between QUT Kelvin Grove and QUT Gardens Point campuses.
- There are 380 regulated street car parks and 158 regulated undercover car parks at the Village Centre plus additional parking for residents and visitors. Paid car parking is also available for QUT staff and students including 256 staff car parks and 802 shared staff and student car parks.
- At La Boite this year, there will be 222 performances presented to over 43,000 patrons, plus other events and productions.
- In 2007, 26,000 people attended exhibitions and performances at QUT's Creative Industries Precinct which also displays Australia's largest billboard featuring works by selected artists.
- A variety of performance and exhibition spaces are available for rent.
- There are six parks with a range of recreational facilities.
- There is a triple play fibre network throughout the Village that provides telephone, television and data services. Future wireless hotspots will allow users to access the internet in parks, cafes and other locations around the Village.



PLACES OF INTEREST NEAR THE VILLAGE

With its ideal inner-city location, the following attractions and facilities are all within 2km of the Kelvin Grove Urban Village. There are excellent bus services from the Inner Northern busway, QUT bus stops and Kelvin Grove Road which run frequently to the city, and Roma Street station for train access. There are also numerous car parks within the Village and well connected walking and cycle paths to get you to and from the city and surrounding suburbs.

Roma Street Parkland

This parkland is the world's largest urban subtropical garden with picnic and barbecue facilities, children's play stations, unique artworks and fabulous city views.

Royal Brisbane and Women's Hospital

The Royal Brisbane and Women's Hospital is a 986-bed general tertiary referral teaching hospital with a wide range of specialities. These include medicine, surgery, orthopaedics, psychiatry, oncology and trauma services. Womens and Newborn Services provide comprehensive care of obstetric, gynaecological and neonatal intensive care patients/clients on an inpatient and outpatient basis.

It is the largest tertiary referral hospital in Queensland and provides services to patients throughout the State, Northern New South Wales, the Northern Territory and from neighbouring countries in the South West Pacific. The hospital fulfils a significant teaching and research role with links to Queensland's major tertiary institutions.

RNA Exhibition Grounds

Situated on 22 hectares, the RNA Exhibition Grounds host Queensland's largest annual event, the 'Ekka' for 10 days every August. For the remainder of the year, it provides 22 versatile venues for hire for various events including expos on a wide variety of topics from bridal and boating to retirement and travel.

South Bank and cultural precinct

South Bank is one of the best locations in the city featuring cultural, entertainment, recreational and educational facilities. With a range of attractions, ongoing and varied events, a wide variety of dining options and shopping to suit many tastes, South Bank attracts more than 11 million people annually and has earned the reputation of being Brisbane's number one tourist destination.

Suncorp Stadium

Suncorp Stadium is a 52,500 seat, world class state-of-the-art venue with a capacity for a range of uses including local and international rugby league, rugby union, soccer, American football and outdoor concerts. The cauldron like design and the proximity to the field ensures patrons a great view and atmosphere.

Victoria Park Golf Course

A prestigious 18-hole championship length golf course on the edge of the Village. With an onsite function centre, café, driving range, golf learning centre and 18-hole putt putt course there is something to suit everyone.

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