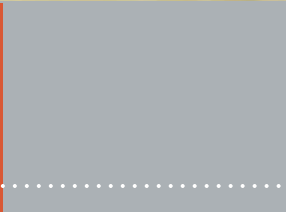


kelvin grove urban village.



**Queensland
Government**
Department of Housing



**Queensland University
of Technology**

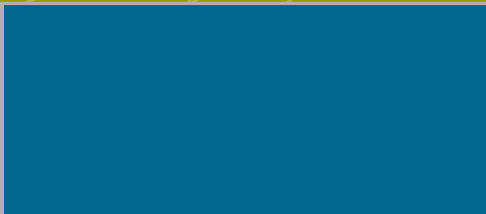
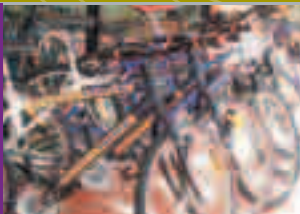
The Kelvin Grove Urban Village is an exciting first for Queensland.

An innovative mixed-use development on 16 hectares of land at Kelvin Grove, just two kilometres from Brisbane's central business district, is coming to life.

A partnership between the Department of Housing and the Queensland University of Technology, the Kelvin Grove Urban Village is showing the way for future urban development by encouraging respect for the environment, the inclusion of public transport and a focus on mixed-use development. It will combine residential, commercial, education, recreation and community facilities.

At the Kelvin Grove Urban Village, people will be able to easily walk from home to the shopping centre, have a coffee at the local deli, walk or ride to the city or the university for an afternoon or evening lecture. It will be a place where people of all ages and stages in life can shop, dine, go to the theatre or gym, and where young entrepreneurs can work next door to leading researchers. The diverse facilities and award-winning urban design are already creating a vibrant, safe, convenient and attractive neighbourhood.

The vision: A diverse city fringe community – linking learning with enterprise, creative industry with community... creating a new part of Brisbane that offers unique living solutions.



A master-planned development

The Kelvin Grove Urban Village is based on a traditional village design, with a vibrant town centre and a rich mix of shops, cafes, restaurants and businesses along Musk Avenue, the main street. It also connects with the existing neighbourhood, providing a new centre for the suburb of Kelvin Grove.

The Village aims to:

- engender a strong sense of community and a safe environment;
- be a visually interesting and attractive place, with its own distinct character, different from other inner-urban suburbs;
- integrate a range of uses together into one exciting environment, rather than separate them out into different land-use precincts;
- blend with the existing and evolving Kelvin Grove neighbourhood, and allow growth and change over time;
- redefine relationships between the university and the community, including businesses; and
- demonstrate greater physical, social and economic sustainability.

A new Brisbane destination

The Kelvin Grove Urban Village will be home to a diverse range of living, learning, leisure, health, cultural, business and recreational facilities, all within walking distance.

These include:

- more than 1,000 residential units;
- a full-line supermarket and other specialty shops and services;
- cafes, bars and restaurants;
- cultural facilities including the Roundhouse Theatre, home of La Boite;
- educational facilities including QUT's Creative Industries Precinct and Institute of Health and Biomedical Innovation;
- QUT's Centre for Physical Activity, Clinical Education and Health, which will house the University's public health clinics as well as a pool, gym and sports courts also accessible to the public;
- parks, paths and bikeways; and
- commercial space for small, medium and some large-size businesses.

The integration of the University into the Village community will inject enormous social and economic life, with the 12,000 students and staff interacting every day with the 2,000 new residents and with researchers, office staff, shoppers, diners, theatre patrons, clinic patients, and other visitors to the Village.

As it evolves, the Kelvin Grove Urban Village will develop a distinct identity and a strong sense of community. A four-year community development program is now underway and focuses on educating, empowering, sharing skills, knowledge and experiences, and responding to the specific needs of the Village community.

LEGEND: INDICATIVE BUILDINGS ONLY

- EDUCATIONAL
- EDUCATIONAL/LIFESTYLE
- EDUCATIONAL/COMMERCIAL
- RESIDENTIAL
- RESIDENTIAL/COMMERCIAL
- RESIDENTIAL/RETAIL
- COMMERCIAL
- COMMERCIAL/LIFESTYLE



Focus on sustainability

The Kelvin Grove Urban Village has been master planned to demonstrate best practice in sustainability, creating a model for future developments at less cost to the environment.

The neighbourhood design of the Village promotes walking, cycling and public transport and reduces the reliance on cars. The landscaping allows rainwater to percolate through parking areas to replenish the underground water table, and prevents erosion from stormwater. New trees planted along streets and in the parks keep the area green and complement the stands of existing native trees.

All buildings in the Village are subject to strong ecologically sustainable development demands for climatically-appropriate, energy-efficient, water-conscious design. Measures to achieve this include cross-ventilation to reduce reliance on air conditioning, energy-efficient appliances, solar water heating, and other methods to conserve water, manage waste and encourage recycling.

A mix of housing options

Residential options in the Village will range from high-end townhouses and apartments with city and park views through to more affordable rental units, student accommodation and seniors' accommodation.

The residential accommodation will cater to a mix of ownership patterns, price levels and building types suited to different lifestyles, incomes and age groups. The objective is to build a socially and economically diverse yet cohesive neighbourhood, taking advantage of the proximity to the city.

Private developers will deliver most of the residential developments. The Brisbane Housing Company will also develop 155 units in four complexes spread across the Village, providing more affordable rental accommodation to lower-income singles, couples and small families.

Implementing the vision

The Kelvin Grove Urban Village is well on its way to becoming reality, with most of the development expected to be complete by 2008.

The infrastructure, including roads, parks and landscaping, is complete and most development lots have been created. A number of buildings are already completed or under construction, including the Creative Industries Precinct, The Village Centre, the Institute for Health and Biomedical Innovation, and several residential developments.

PROJECT PARTNERS

Department of Housing

The Department of Housing provides direct and indirect housing assistance to around 240,000 households each year, and plays an important role in influencing the overall housing system in Queensland to improve people's lives through housing.

With the Kelvin Grove Urban Village, the Department has taken a leadership role in addressing the need for more affordable inner-city housing and demonstrating to developers the successful inclusion of affordable housing in a mixed-use development. In addition, the funds generated from the sale of the Department's land at the Village are being reinvested into social housing in high-need areas of the State.

Queensland University of Technology

QUT is a leading Australian university of technology with a global outlook. High-quality degree courses prepare graduates for professional success with real-world lecturers and outstanding facilities. Researchers collaborate across traditional boundaries to solve important problems in partnership with industry and the community. QUT is home to a growing number of national research centres and university research institutes that attract significant government and philanthropic support.

QUT has campuses at Gardens Point in the city, Kelvin Grove, Carseldine and Caboolture, and plays an important role in the civic life of Brisbane and south-east Queensland. It is a culturally diverse university with staff and students from around the globe and a growing number of Indigenous Australian students. More than 10 percent of students come to QUT from overseas and many Australian students study at QUT's partner institutions around the world.



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Kelvin Grove Urban Village

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