

live learn work play

Development Opportunities



The Kelvin Grove Urban Village is a master-planned community that endeavours to achieve best practice in sustainable, mixed-use urban development.

Developed by the Department of Housing and Queensland University of Technology in conjunction with a number of private sector partners, the site has connected with the existing neighbourhood to provide a new centre for the wider area.

With over 70% of the Village completed, under construction or in the planning stage, it has become a diverse city fringe community that links learning with enterprise and creative industry with community to offer unique living, working and recreational opportunities.

kelvin grove
urban village
'be part of a clever community'





Land to be disposed of by the Department of Housing

Street address	Lot #	Developer	Area sqm	Plot ratio	Floors	Allowable GFA	Status
17 Tank Street	2*		1,619	1.0	4	1,619	For future residential development (Previously Lot 37)
19-25 Musk Avenue	6	Brisbane Housing Company	1,289	2.9	6	3,738	Completed - 57 units
31 Musk Avenue	7	Under offer	1,767	2.9	7	5,124	For future mixed-use development - including short-term accommodation
31 Ramsgate Street	8	Jamil Group Pty Ltd	1,494	2.5	6	3,735	Under construction - 49 residential units. Due for completion in 2009
41 Ramsgate Street	9	Under offer	2,967	2.5	9	7,418	For future seniors residential development
42 Ramsgate Street	10	Brisbane Housing Company	1,705	1.0	4	1,705	Completed - 32 units
8 Maidstone Street	11	Badcock Wright Joint Venture	1,026	0.8	3	821	Completed - 7 townhouses
34 Ramsgate Street	12	Kenlynn Properties	1,738	2.96	7	5,144**	Due to start construction in 2008 - 69 units
57 Musk Avenue	14	Indigo	7,066	2.9	7	20,494	Completed - 213 residential units, Woolworths supermarket, retail, commercial and car parking
52 Victoria Park Road	17*	Under offer	8,031	4.4	6 and up to 12	Up to 35,000	Future residential - city and golf course views (Previously Lots 15 and 16). DA lodged to amend Local Plan
61 Musk Avenue	17	Department of Education, and the Arts	2,577	4.2	7	10,823	Completed - Queensland Academy for Creative Industries
1 Hartopp Lane	18	Brisbane Housing Company	717	2.7	4	1,936	Completed - 42 units
62 Blamey Street, Cnr Victoria Park Road	22 23	Campus Living Villages (Kelvin Grove)	4,111	2.9	6	11,922	Completed - 456 bed managed student accommodation
60 Blamey Street	24		959	2.9	6	2,781	For future mixed-use development
27 School Street	27	Vintage Property Group	1,895	1.2	4	2,274	Completed - 32 units
31 School Street	28	Brisbane Housing Company	1,724	1.2	4	2,069	Completed - 27 units
23 Robinson Place	29	Vintage Property Group	1,921	2.46	5	4,727	For future construction - 43 units and 3 townhouses. DA lodged to amend Local Plan to increase number of units to 62
88 Musk Avenue	30 31	Citimark	2,032 1,846	4	6	15,670**	Under construction - commercial office development
100 Musk Avenue	32		2,202	2.5	6	5,505	For future mixed-use development
148-158 Victoria Park Road	35 36	GEO Property Group	5,416	1.7	5	9,268	For future construction - 118 residential units with city and bay views. DA lodged to amend local plan

Land to be managed by QUT

Location	Lot #	Developer	Area sqm	Plot ratio	Floors	Allowable GFA	Comment
Creative Industries Precinct	1	QUT	8,898	2.5	6	-	Completed in 2004 - creative industries - education and commercial, includes heritage buildings
Creative Industries Precinct Phase 2	2		3,508	4.2	6	14,700	
Creative Industries Precinct Phase 2	3	QUT/CRI Australia	7,024	2.5	6	-	In design stage - creative industries and commercial office development, includes heritage buildings. DA lodged to amend Local Plan
Creative Industries Precinct Phase 2	5		6,584	2.9	6	19,000	
Centre for Health and Physical Activity 44 Musk Avenue	13	ING Real Estate Healthcare Fund/Baulderstone Hornbrook	6,897	2.9	6	20,000	Completed - sports court, pool, gymnasium, public health clinics, Australian Red Cross Blood Services and commercial office and retail space
95 Musk Avenue	19	QUT	3,010	2.5	6	-	For future development - heritage constraints
Musk Avenue	20	QUT	1,315	2.5	6	-	For future development - heritage constraints
Musk Avenue	21	QUT	1,036	3.5	6	3,600	For future development
Institute for Health and Biomedical Innovation 60 Musk Avenue	25	QUT	3,647	2.9	7	-	Research facility - completed in 2006
17 School Street	26	QUT	2,634	2.5	6	-	In use as QUT Child Care Centre
Corner Musk Ave and Victoria Park Road	33	QUT	1,861	3.5	6	6,500	For future development
130 Victoria Park Road	34	QUT	4,051	3.5	6	-	For future development

The plot ratios, floors and allowable GFA are based on the code-assessable requirements within the Kelvin Grove Urban Village Local Plan, April 2005, except where noted that the lot is subject to a Development Application (DA) that is materially different to the Local Plan.

* Recently reconfigured lots resulting in two lots numbered 2 and 17 on site. ** GFA increased in approved DA.

To find out more about the remaining space available for residential or mixed use development contact:

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Photographs shown: **front cover:** aerial view of Kelvin Grove Urban Village. **back cover:** left to right, the Village Centre units surround a landscaped podium, residential units in the Village Centre, Institute of Health and Biomedical Innovation, Alfresco dining in the Village, unit complexes on Musk Avenue, entry to Carraway Street off Kelvin Grove Road, Creative Industries Precinct.

This fact sheet is for information only and shall not be relied upon as the basis of any action or lack of action by a third party.