

16 December 2008

Dear Resident

LOT 17, KELVIN GROVE URBAN VILLAGE

You may be aware that earlier this year the Department of Housing applied to Brisbane City Council for amendments to the Planning Scheme for Lot 17 Kelvin Grove Urban Village (formerly lots 15 and 16, bordered by Victoria Park Road, Blamey Street, Ramsgate Street and Carraway Street).

As joint partners in Kelvin Grove Urban Village with Queensland University of Technology, we are keen to achieve the best outcomes for the village and for existing residents. The original amendment application was designed to increase housing density on Lot 17 to:

- help achieve the village's overall residential density targets, taking into account that some sites in the village have been developed for uses other than residential, as originally planned, or developed to a lower density than their allowed maximum
- keep the village population at a level that contributes to the vitality of local businesses and community safety
- respond to the call for increased density in urban areas as outlined in the Queensland Government's South East Queensland Regional Plan (released after the original Kelvin Grove Local Plan), and
- attract quality developers to invest in the site.

There are no requirements for public or affordable housing.

As a result of community feedback that the proposed amendments could result in diminished views and reduced visual appeal, we have developed a new approach to the site in collaboration with urban planning consultants and with Pradella, the preferred developer for the site.

Revised application for amendment to the Planning Scheme

We recently lodged a revised application for amendment to the Planning Scheme with Brisbane City Council. Our revised application allows for a more attractive arrangement of building height distribution, more open space between buildings and more open vistas and view corridors for surrounding properties.

The new plan defines individual plot boundaries that allow heights ranging from four to 15 storeys, with a six-storey height limit in the southern section to enhance CBD views from the neighbouring Village Centre. The plots for higher buildings are concentrated at the northern end of the site and have a narrow 'footprint' that has been angled to improve visual perspectives.

The increase in maximum height in small designated sections of Lot 17 was necessary to achieve a decrease in density through other parts of the block and to open up an additional area of green space on Ramsgate Street opposite the Village Centre. It does not mean that the whole site can be developed to 15 storeys.

We believe the result will offer a more varied and attractive profile, provide more useable open space areas on the site and prevent the potential for large buildings of a single height that can appear as a 'block-like' barrier.

In the meantime, the preferred developer, Pradella, has created an example of how it could viably develop the site under the amended plan. While this is only a concept and is not for formal detailed assessment and approval by the Council, it does help give a visual representation of what could be achieved under the new amendment.

Where to find out more

More details on the revised application will be available in January through a community newsletter. There will also be a display at Kelvin Grove Urban Village – we will let you know the location and dates in the newsletter.

In the meantime, preliminary information is available from www.kgurbanvillage.com.au or by calling 1800 636 790, or emailing enquiries@kgurbanvillage.com.au.

How to be involved

Please take the time to consider the new plan and the building design concepts when they are available in January. We believe they strike a balance between achieving much-needed additional housing and defining a landscape that complements the inner-city village atmosphere of Kelvin Grove Urban Village.

The opportunity to make a formal submission on the revised application will be available following the public notification period in early 2009. You are also able to give feedback at any time by calling or emailing the project team on the contact details above.

We look forward to further communication with you in the New Year, as we work to create a vibrant and attractive environment for the benefit of all residents and visitors to Kelvin Grove Urban Village.

Yours sincerely

Damian Lavercombe
General Manager
Property Portfolio Management