

QUESTIONS AND ANSWERS

KELVIN GROVE URBAN VILLAGE LOT 17 COMMUNITY INFORMATION

Q. Is this an affordable housing site?

A. No. In keeping with the Kelvin Grove Urban Village Master plan, four sites were designated for affordable housing. These lots have already been developed by the Brisbane Housing Company. There are no more lots designated for affordable housing at Kelvin Grove Urban Village.

Q. What does an application for ‘preliminary approval for change of use’ mean?

A. This is a town planning process for anyone who wants to develop something that is different from what is in the local plan for their area (in this case, the Kelvin Grove Urban Village Local Plan). It is done *before* a detailed building approval application is submitted to Council so the principles of the changes can be approved. During the process, the public can submit comments on the development. In this case, the department is only asking for a ‘preliminary approval’ for an amendment to the Planning Scheme. The eventual purchaser and developer of the site will still have to seek Council approval for their detailed proposal.

Q. Why did the department request an amendment to the Kelvin Grove Urban Village Local Plan earlier this year?

A. The department applied for changes to the Planning Scheme for Lot 17 primarily to increase the housing density on the site. The increased density is considered vital to:

- help achieve the village’s overall residential density targets, as some sites in the village which were originally planned for residential use were developed for non-residential uses, and others were 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
- attract quality developers to invest in the site and build residential apartments for home owners and investors.

Q. Why is the department revising its original application for a change to the Planning Scheme?

- A. The original application was prepared without the benefit of any potential developer's input. In addition, community feedback on the original application included comments that it had the potential to reduce certain views, it promoted overlooking and diminished the visual appeal of the area.

The original application has been revised to reflect the new design concept proposed by Pradella (the preferred developer) and address many aspects of the community feedback. More detail on the revised application will feature in the community newsletter in January 2009.

Q. What has changed in this revised application?

- A. The key changes in the revised application allow for a more attractive arrangement of building height distribution, more open space between buildings, more open vistas and improved view corridors for surrounding properties.

The revised application has 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 site's north-eastern edge and have a slender 'footprint' that has been angled to improve visual perspectives.

The increase in maximum height in small designated sections of Lot 17 is necessary to allow 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* the whole site can be developed to 15 storeys.

A community newsletter, to be made available in January 2009, will feature detailed illustrations and explanations. The plans on the Page 3 (next page) show the changes between the department's original application for amendments to the Planning Scheme (left), and the revised application submitted in December 2008 (right).

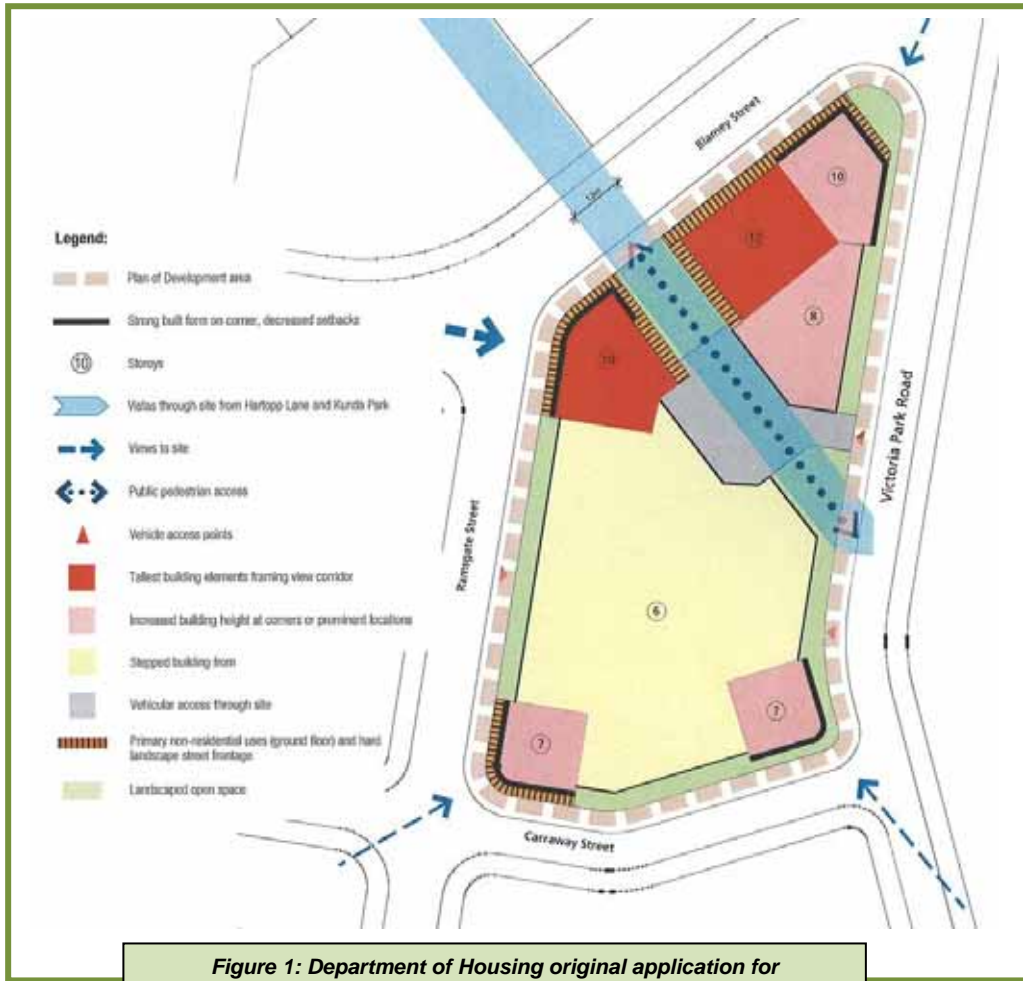


Figure 1: Department of Housing original application for amendments to Lot 17 planning scheme

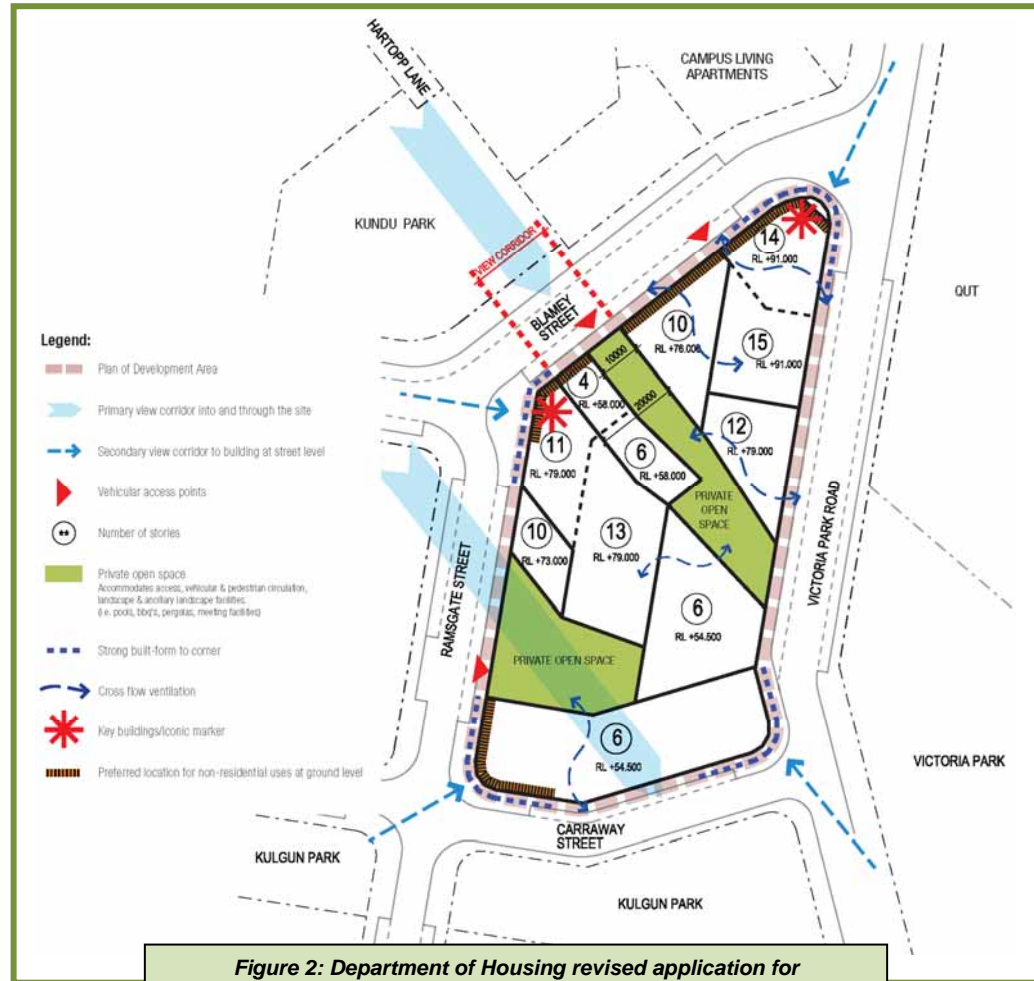


Figure 2: Department of Housing revised application for amendments to Lot 17 planning scheme

Q. Is the developer's concept guaranteed to be built on the site?

A. No. The example concept created by Pradella gives a visual representation of what could be achieved on the site under the amended Planning Scheme. This 'notional concept' is not yet part of a formal development application, and is not necessarily the final design that Pradella would submit as part of that process. However, it does demonstrate how good design can help address many aspects of residents' feedback, such as privacy and light penetration, and shows how the taller buildings can be integrated into the landscape as iconic landmarks.

In the event that Pradella does not progress with its plans for the site, the proposed amendments to the Planning Scheme for Lot 17 will help ensure high quality design outcomes and the preservation of critical view corridors.

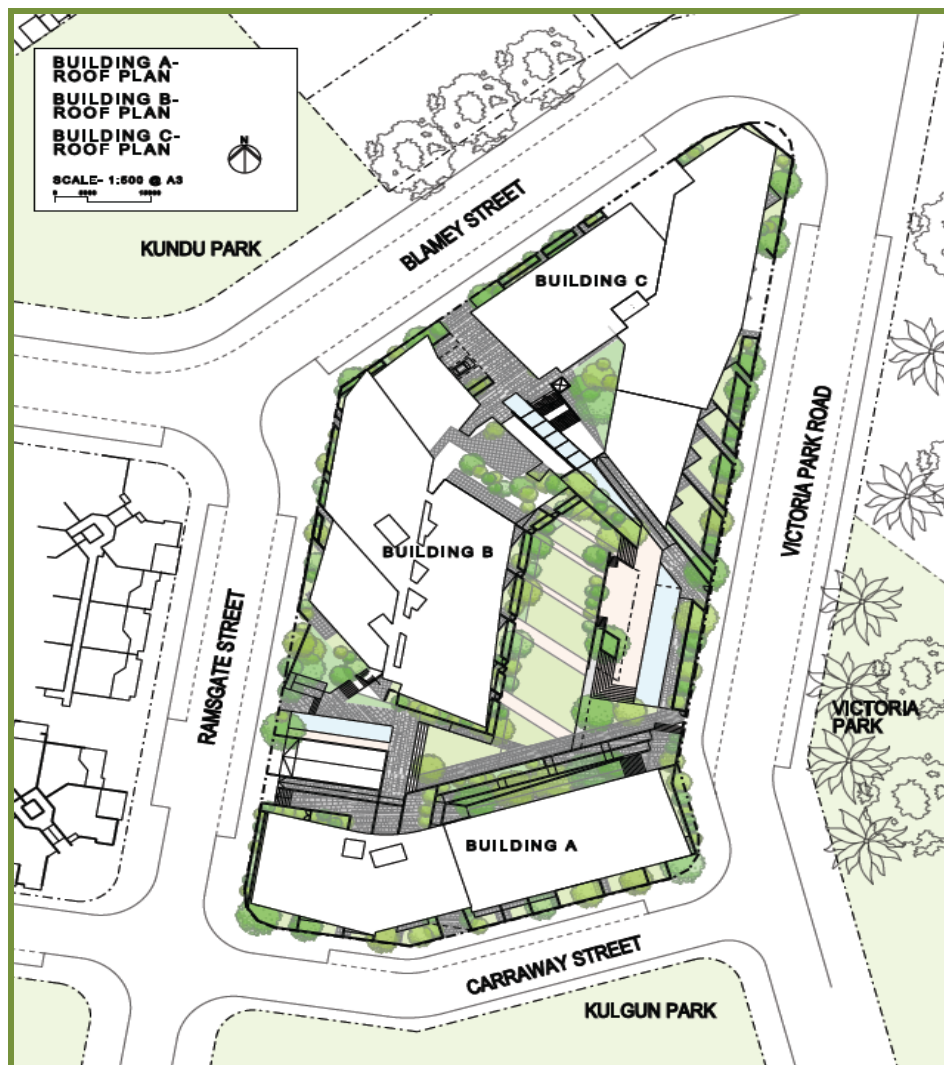


Figure 3: Pradella's 'notional concept' for Lot 17, Kelvin Grove Urban Village

Q. How can I give my feedback?

- A.** Please take the time to consider the new plan and the building design concepts. More detailed information will be available in early 2009 through a community newsletter and information display. The opportunity to make a formal submission on the revised application will be available following the Council's public notification period in 2009. You are also able to give feedback to the project team at any time by calling **1800 636 790** or emailing enquiries@kgurbanvillage.com.au.

Q. Does Pradella own Lot 17 already?

- A.** No. Sale of the site to Pradella is dependent on town planning approvals. If Brisbane City Council approves the amendment to the Planning Scheme for Lot 17, Pradella will need to submit a formal development application, which will include detailed designs, for Council approval before construction can commence.