



kelvin grove urban village.

www.kgurbanvillage.com.au



Queensland
Government
Department of Housing



Queensland
University
of Technology

kelvin grove urban village.



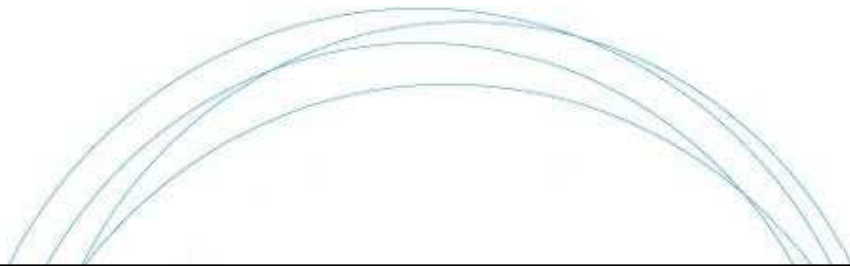
Queensland
Government
Department of Housing



Queensland University
of Technology

kelvin grove urban village.

“a unique mixed-use urban village displaying best practice in many ways.....”



Queensland
Government
Department of Housing



Queensland University
of Technology

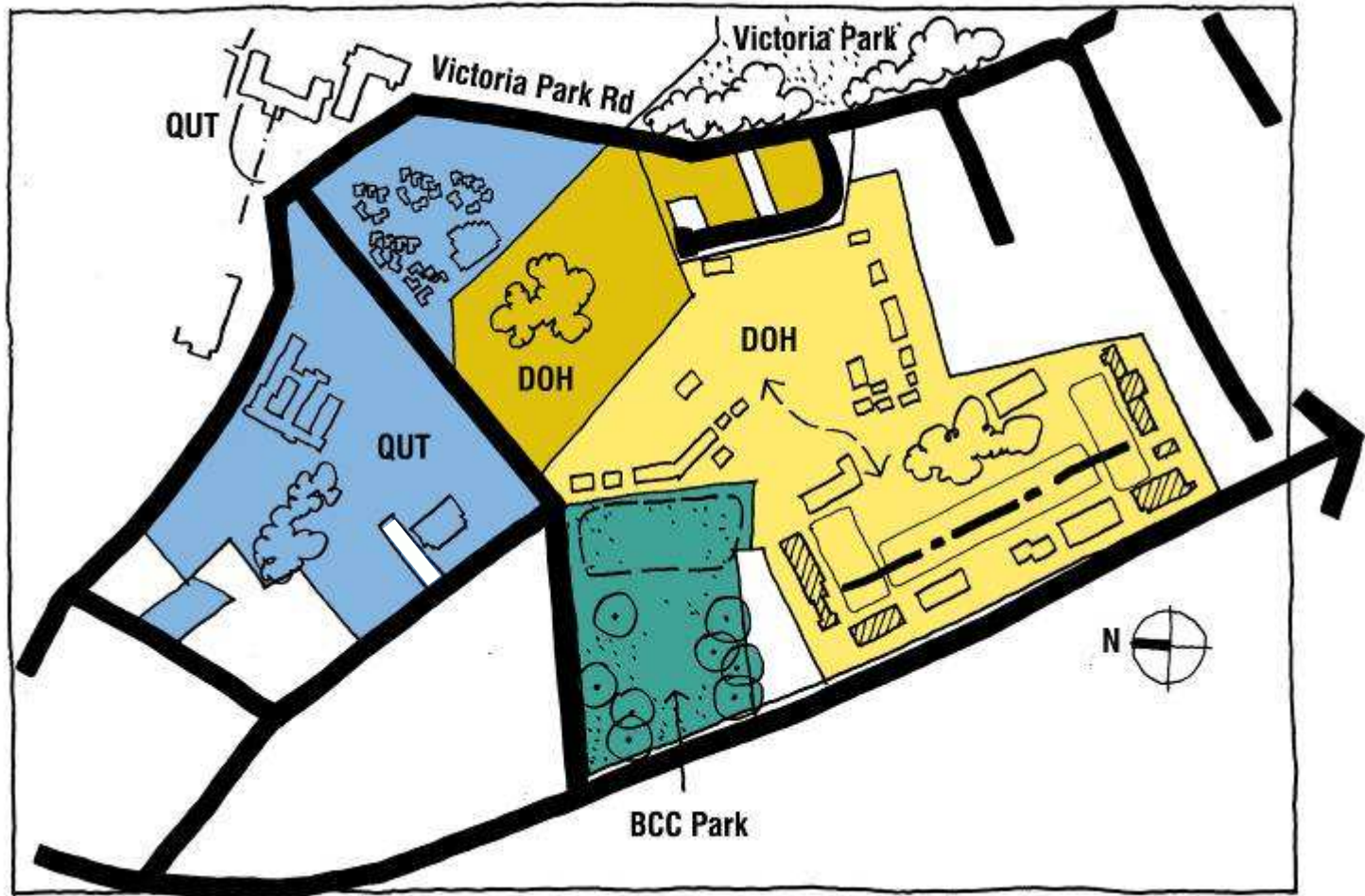
kelvin grove urban village.

A partnership by:

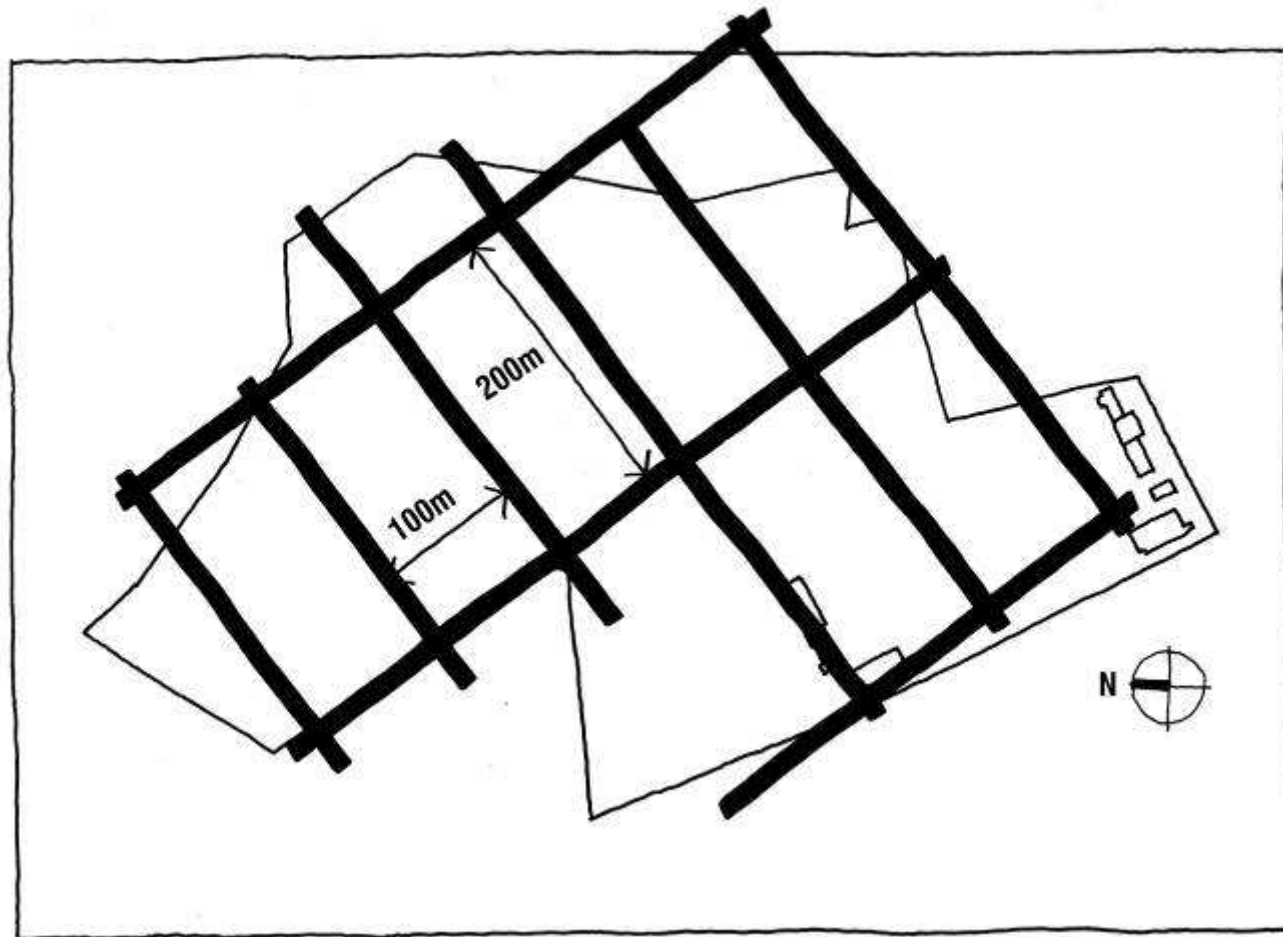
- the Queensland Department of Housing
 - the State Government housing authority; and
- the Queensland University of Technology
 - the largest university in Queensland

kelvin grove urban village.

Land ownership

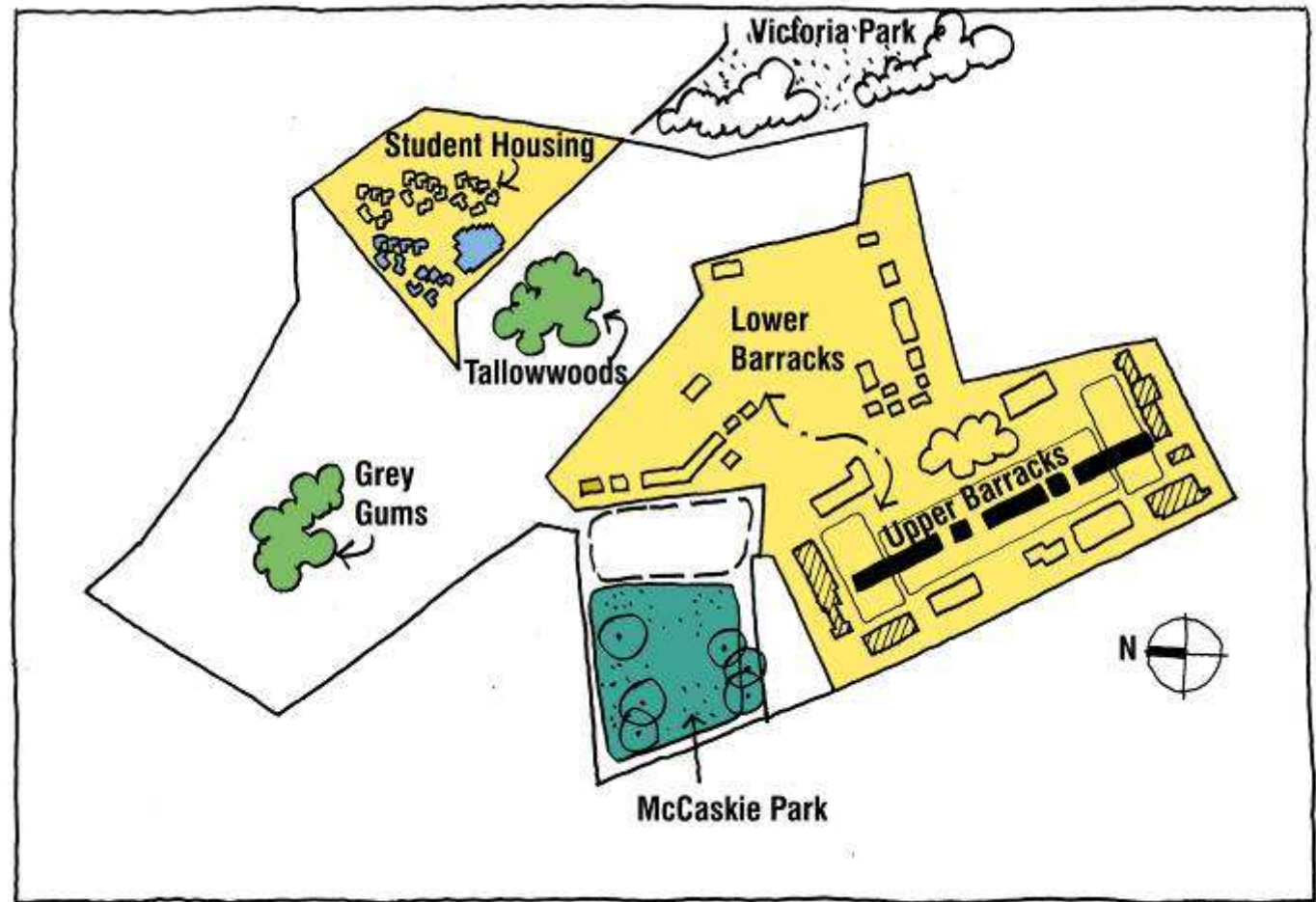


kelvin grove urban village.



kelvin grove urban village.

Natural and cultural heritage



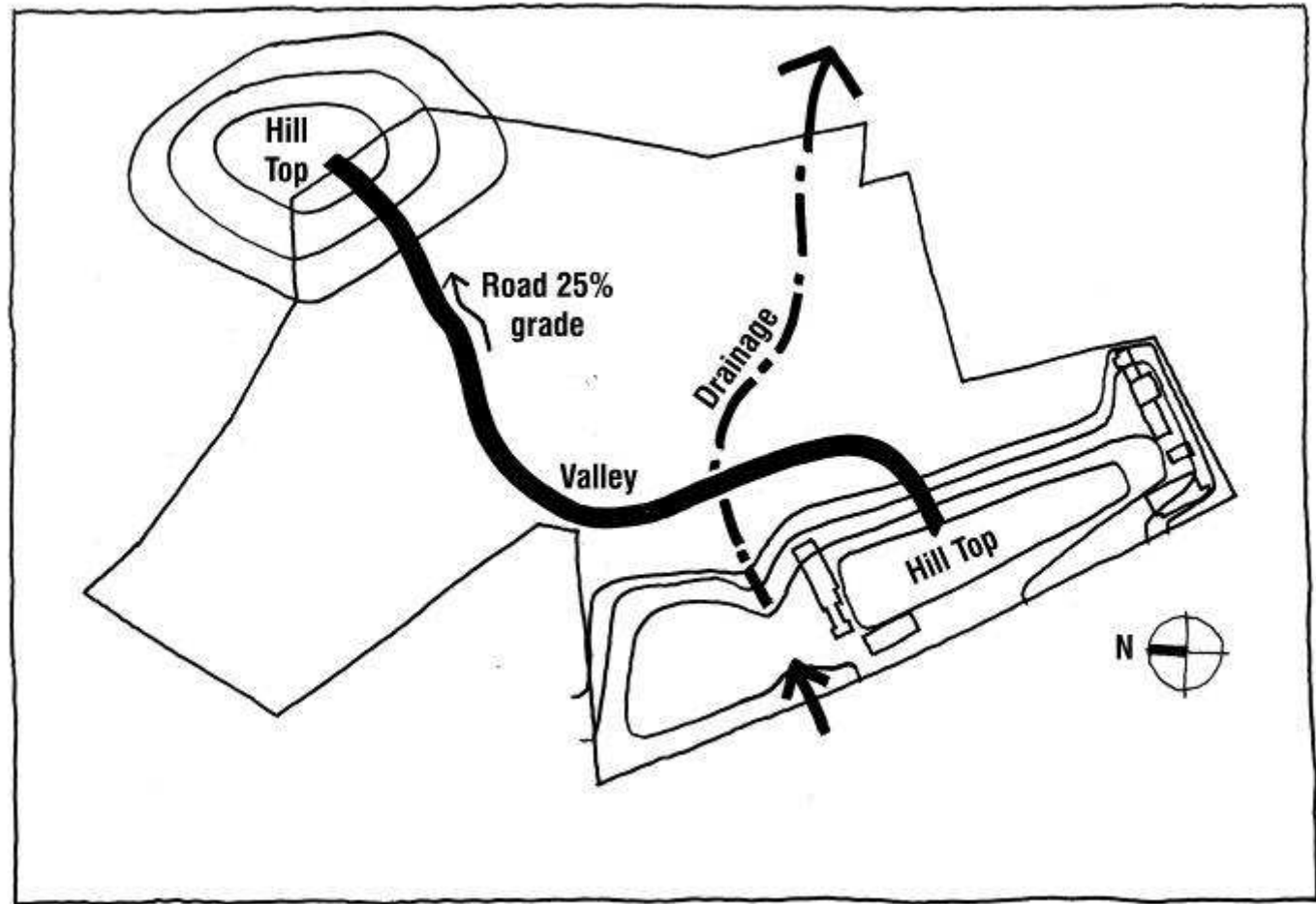
Queensland
Government
Department of Housing



Queensland University
of Technology

kelvin grove urban village.

Landform was a challenge!



kelvin grove urban village.



kelvin grove urban village.



1999 – original site

kelvin grove urban village.

March 2005



**Queensland
Government**
Department of Housing



**Queensland University
of Technology**

kelvin grove urban village.



**Queensland
Government**
Department of **Housing**



**Queensland University
of Technology**

kelvin grove urban village.



- Enterprise Centre
- Theatre
- Visual Arts
- Fashion Design
- Exhibition Spaces
- Film & TV
- Multi-media
- Journalism

Creative Industries Precinct



**Queensland
Government**
Department of Housing



Queensland University
of Technology



kelvin grove urban village.



Queensland
Government
Department of Housing



Queensland University
of Technology

kelvin grove urban village.



Queensland
Government
Department of Housing



Queensland University
of Technology

kelvin grove urban village.



**Queensland
Government**
Department of Housing



**Queensland University
of Technology**

kelvin grove urban village.



Queensland
Government
Department of Housing



Queensland University
of Technology



kelvin grove urban village.



**Queensland
Government**
Department of Housing



Queensland University
of Technology





kelvin grove urban village.



Queensland
Government
Department of Housing



Queensland University
of Technology



kelvin grove urban village.



**Queensland
Government**
Department of Housing



QUT Queensland University
of Technology



kelvin grove urban village.



East elevation



West elevation



Queensland
Government
Department of Housing



Queensland University
of Technology

kelvin grove urban village.



**Queensland
Government**
Department of Housing



QUT Queensland University
of Technology

kelvin grove urban village.



PIA Planning Institute Australia

RAPI Queensland Institute

Award for Excellence in Planning

SINCLAIR KNIGHT MERZ ENVIRONMENTAL PLANNING OR CONSERVATION AWARD
Urban Planning Achievement 2003

Presented to
Kelvin Grove Urban Village
University of Technology
HASSALL Group and the
Department of Public Works
by
Department of Housing (Qld)
Queensland University of Technology
Hassell
Conell Wagner
Project Services (Qld)



RAPI
AILA
PIA
UDIA / EPA
Premier of Queensland
Engineers Australia
AI of PM
YBE 2004

why ?

kelvin grove urban village.

- high quality urban design
- sustainable architecture and planning
- safe walkable transport-served neighbourhood design
- university integration in the community
- social mix through a wide range of housing types, tenures and prices
- public-private partnerships; and
- value adding to subsidise low income housing



where does it come from?

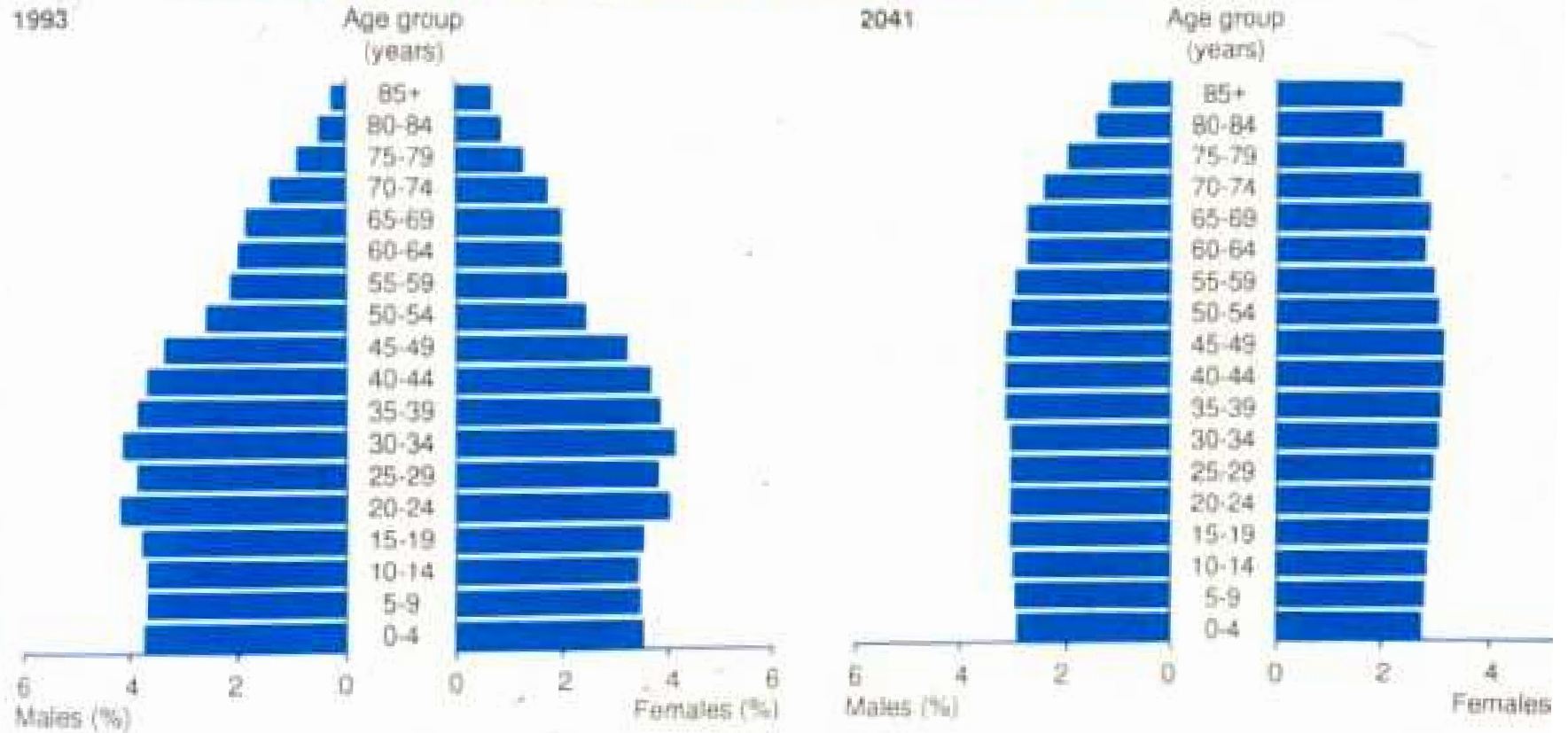


**“Origins, Options and Sustainability:
reflections on the Kelvin Grove Urban Village”**

in *Australian Planner*, December 2004

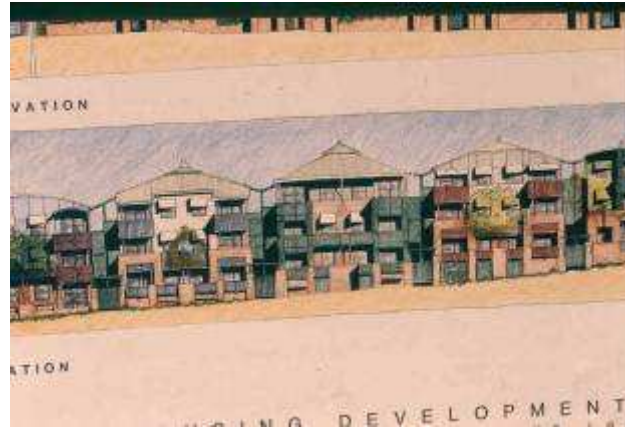


Population structure, 1993 and projected population structure, 2041



Source: Population Projections, 1990-2041 Series A, Estimated Resident Population

Public Housing



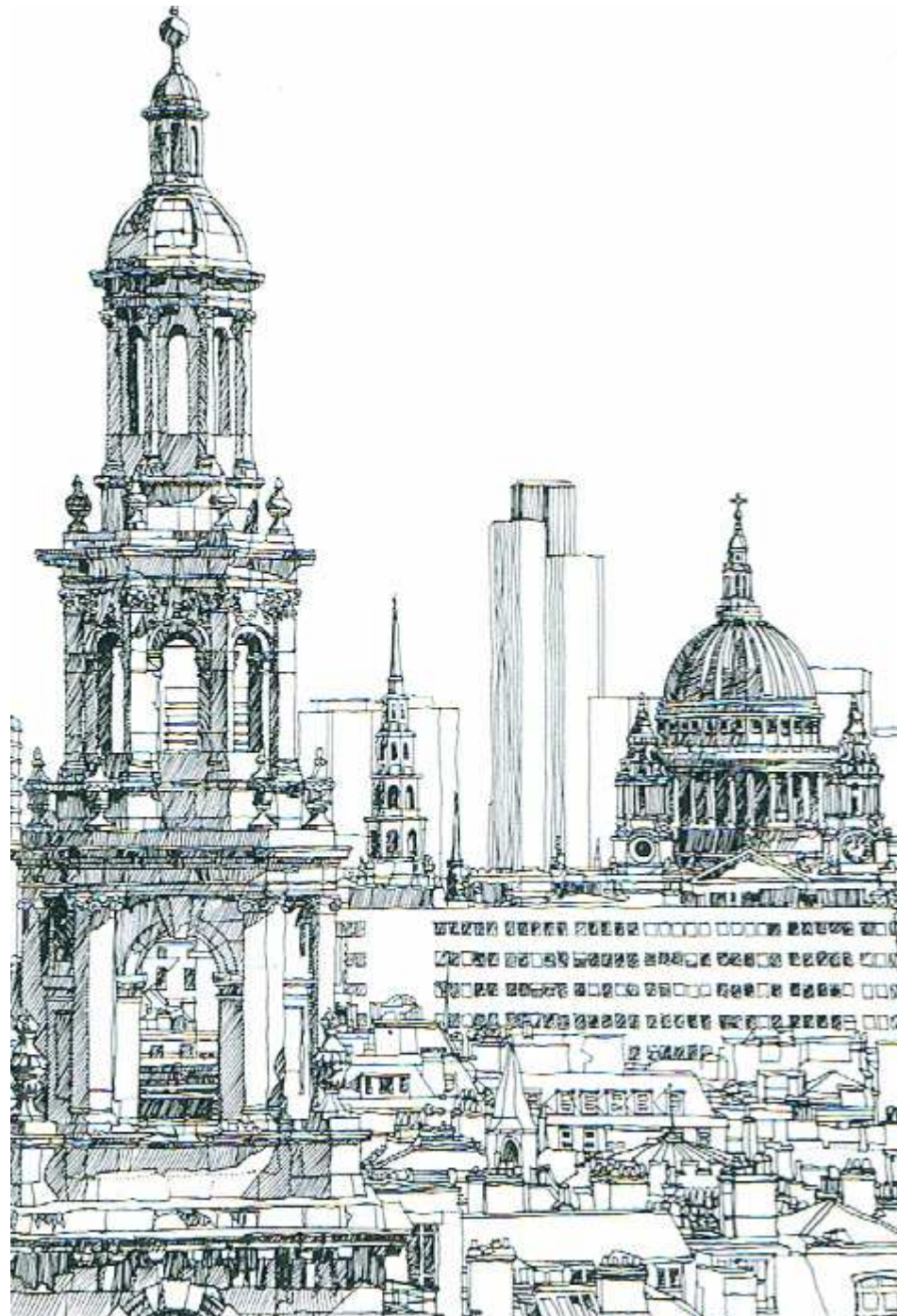
The design of the building is based on the concept of a 'public house' which is a building that is owned and managed by the state or a local authority. The design is based on the concept of a 'public house' which is a building that is owned and managed by the state or a local authority. The design is based on the concept of a 'public house' which is a building that is owned and managed by the state or a local authority.



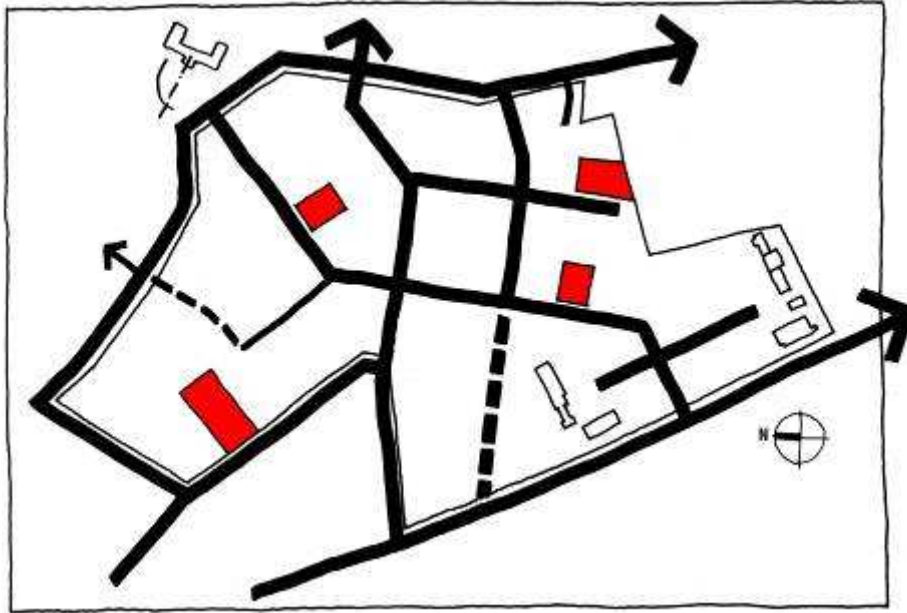
Sustainable Communities
through a

**MIX OF HOUSING
AND PEOPLE**

- age of residents
- household size
- wealth
- owned or rented
- housing size, housing form and lifestyle



kelvin grove urban village.

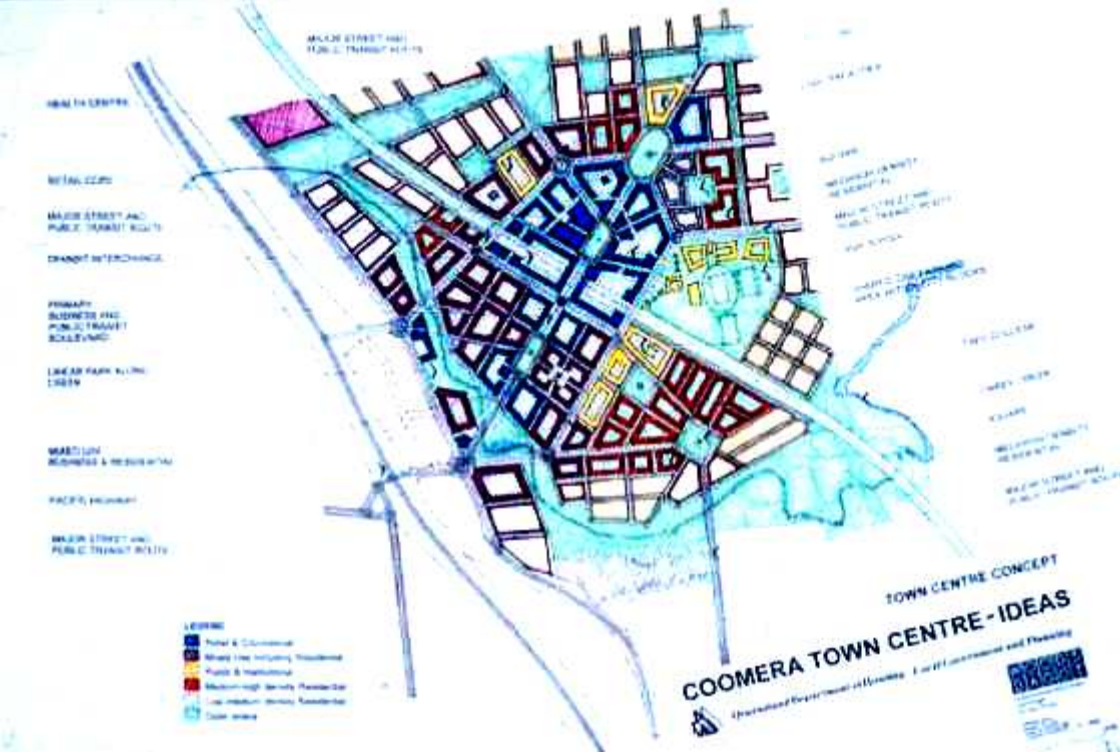


The integration of affordable housing

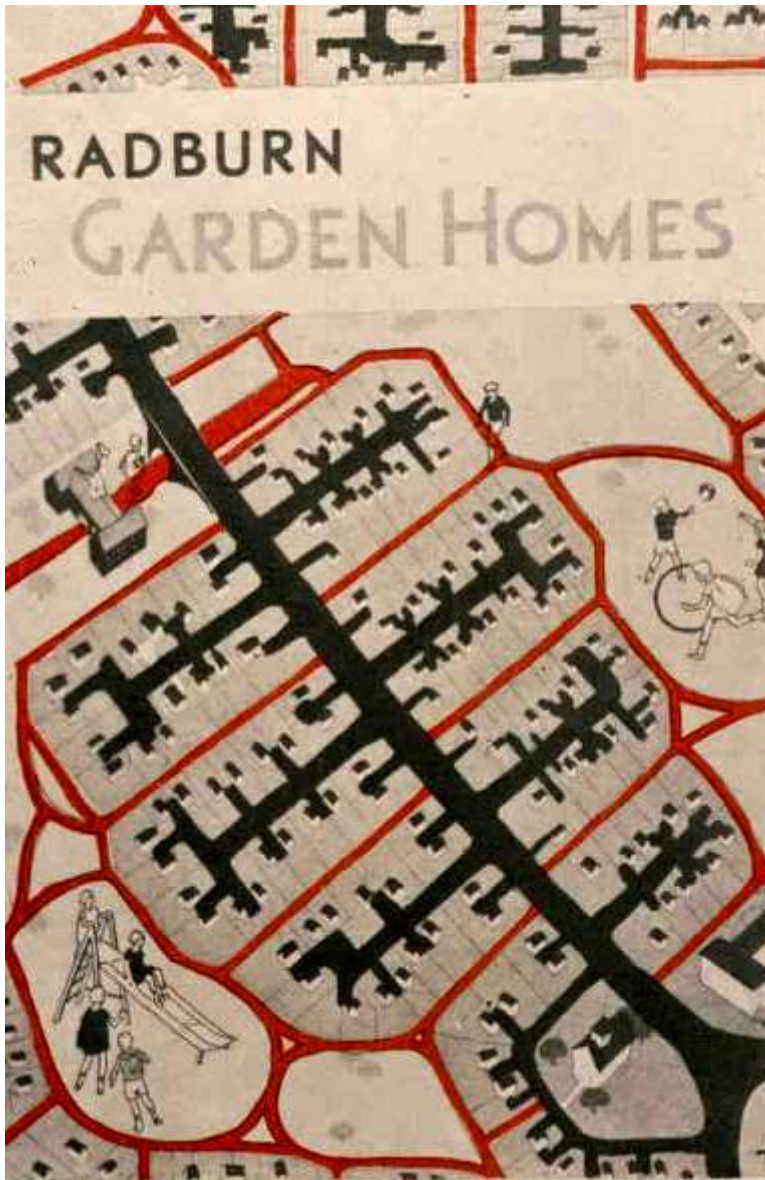
Sustainable Neighbourhoods and
Cities through a

MIX OF USES

Urbanism



Neighbourhood design



Conventional planning in "cells" locates neighbourhoods between arterial roads in large single land-use components. Neighbourhood centres comprising shops, open space and a school are located within the cell. Access is via a curvilinear hierarchical street structure with a segregated pedestrian network. The Community Code seeks to integrate land uses within a network of interconnected streets designed for all users. Neighbourhood centres are located at the intersection of major streets to provide for retail exposure. Large parks and standard sized schools are located between neighbourhoods so that walking access to the centre is not compromised.

Figure 1: Comparison between conventional and Community Code approach to neighbourhood design.

W.A. Community Code Draft 2/17

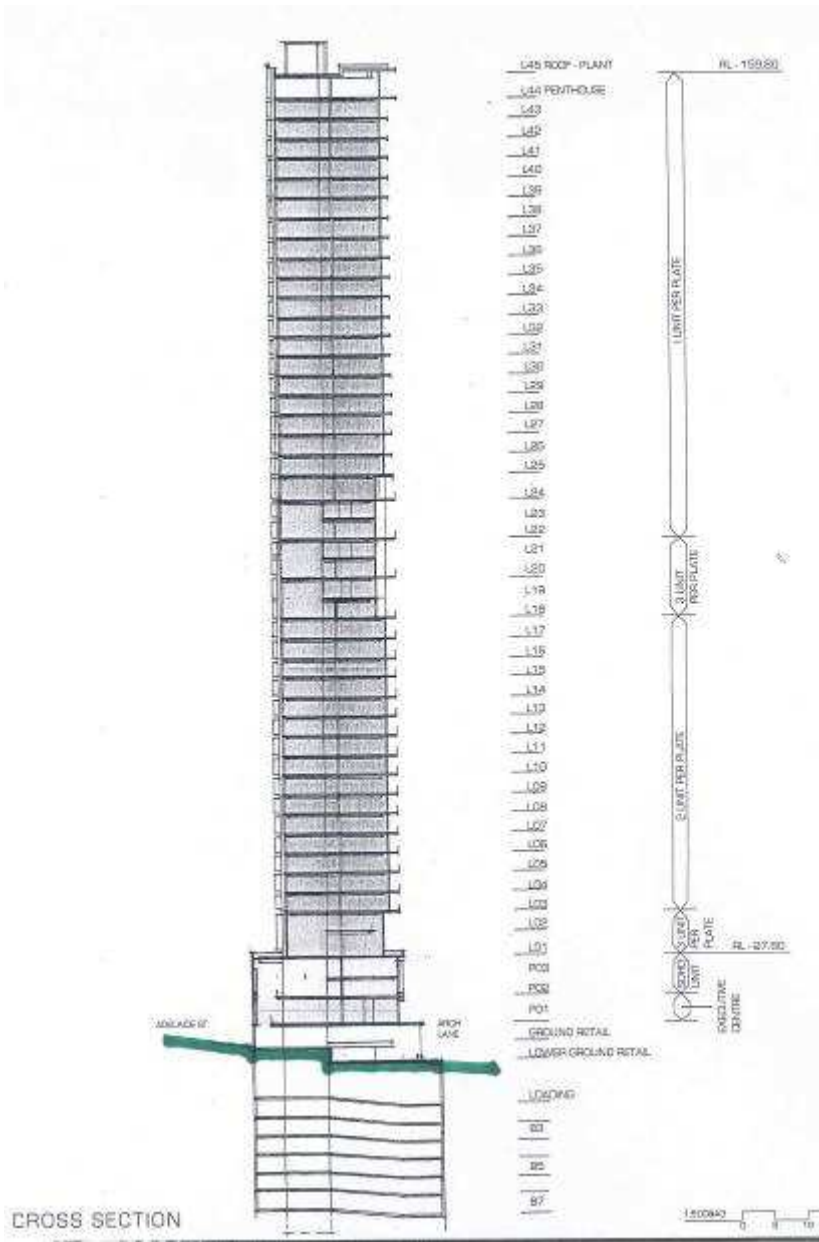
Shopping



CPTED and the public realm



car parking:
above ground
or
below ground?



kelvin grove urban village.



Active life at street level



**Queensland
Government**
Department of **Housing**



**Queensland University
of Technology**

kelvin grove urban village.



Main Street



**Queensland
Government**
Department of **Housing**



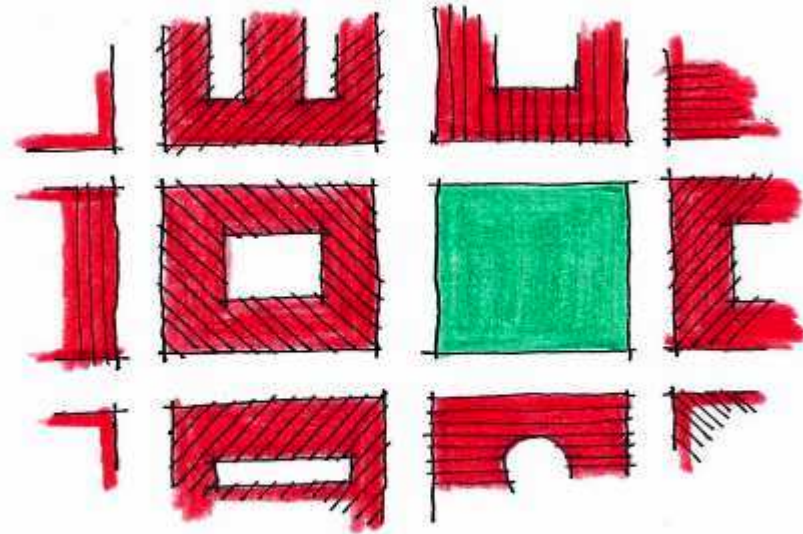
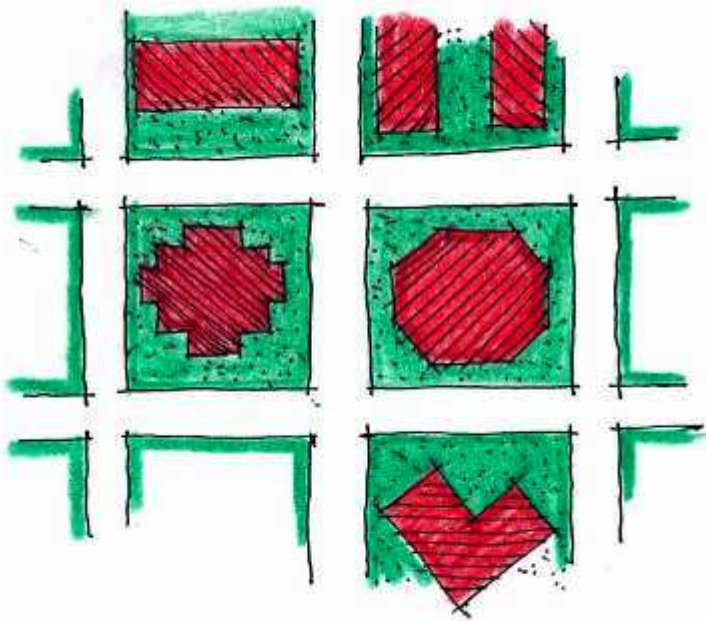
**Queensland University
of Technology**

kelvin grove urban village.



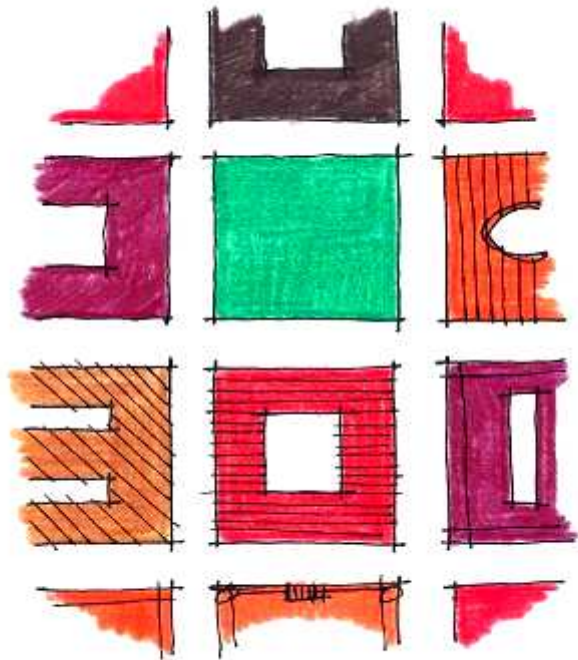
x

✓

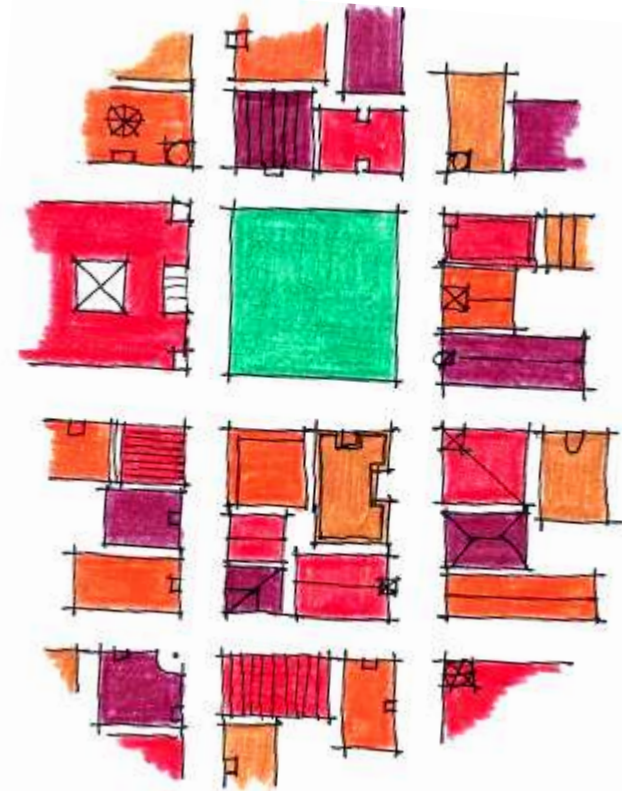


kelvin grove urban village.

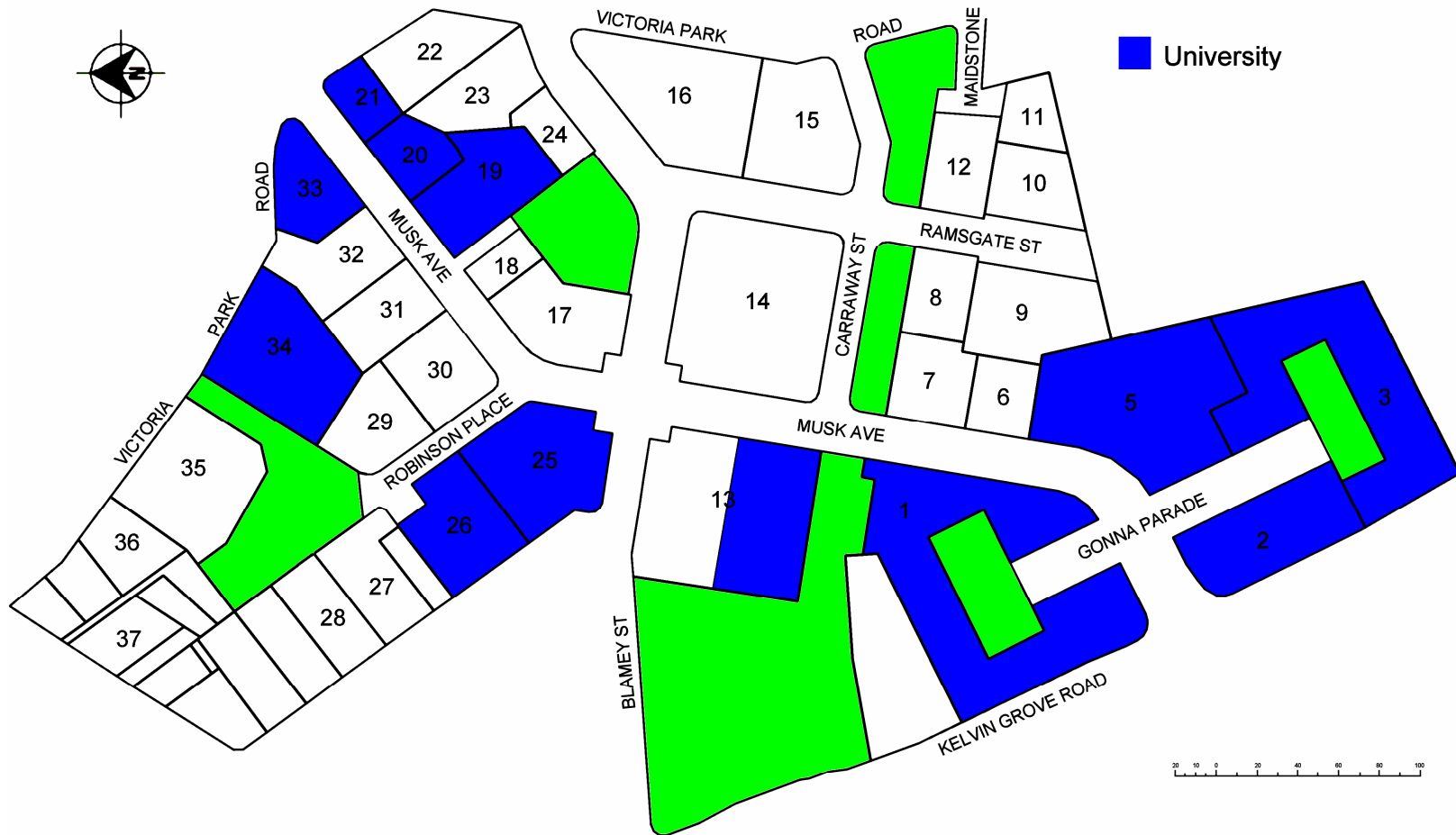
x

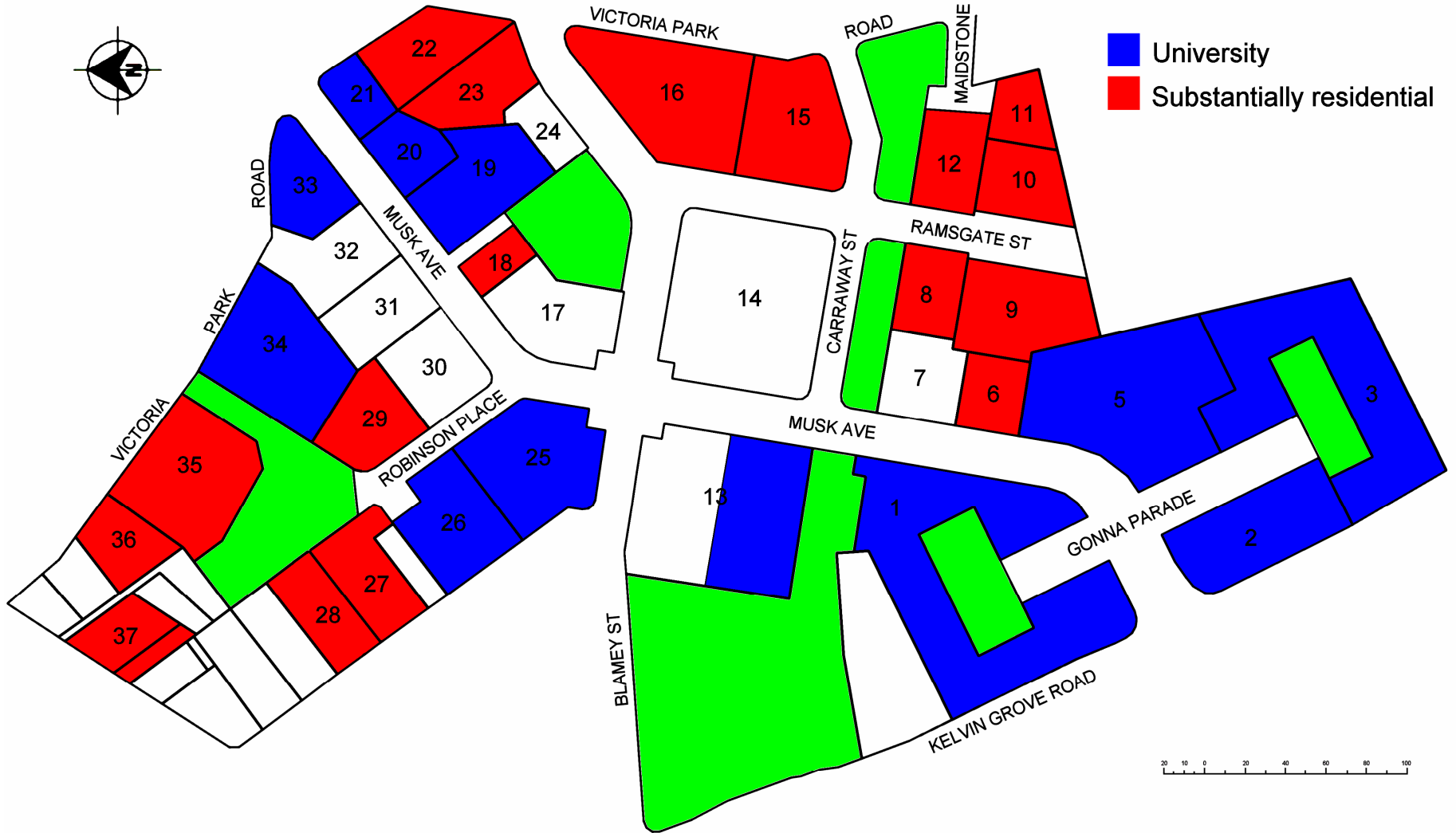


✓

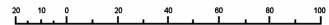


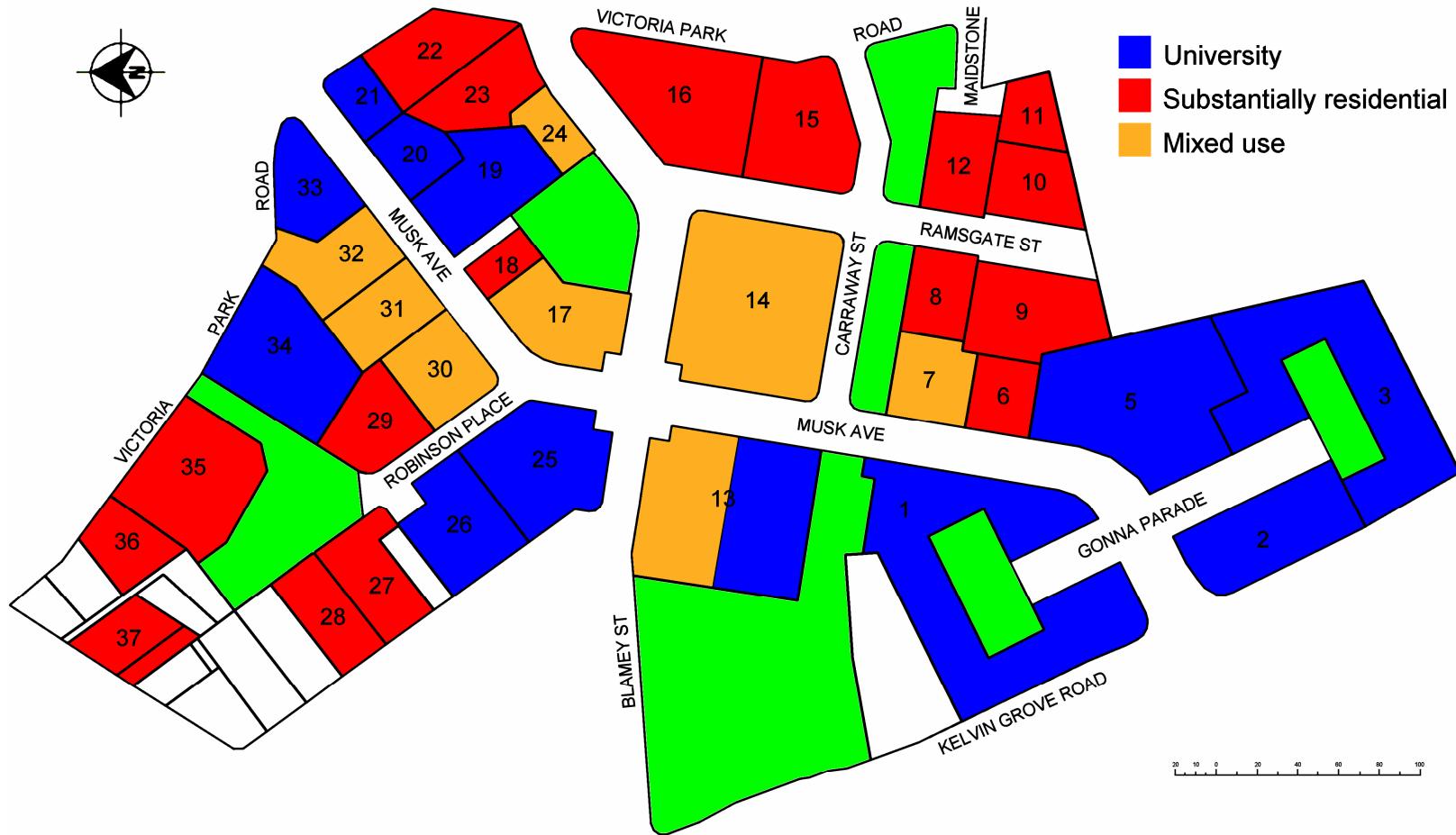
Variety in street scale





University
Substantially residential





Pursuing sustainable development

- **socially** sustainable
- **economically** sustainable
- **physically** sustainable

.....*cannot* be done in isolation.

kelvin grove urban village.

Triple Bottom Line

1. strategic location
 2. master plan
 3. infrastructure
 4. building design and construction
 5. operational stages
- 



Queensland
Government
Department of Housing



Queensland University
of Technology

kelvin grove urban village.


kelvin grove urban village. ●

education campus ●

military significance ●

early european heritage ●

indigenous settlement ●



The Hornery Institute + HASSELL

The good things?





- land use mix
- housing mix
- social mix
- neighbourhood design and connectivity
- sustainable architecture
- density / height by design
- creative recycling
- safe streets by design
- integration of retailing
- new heart for Kelvin Grove
- reconnecting to the neighbourhood
- robustness
- pursuit of triple ESD
- regional exemplar



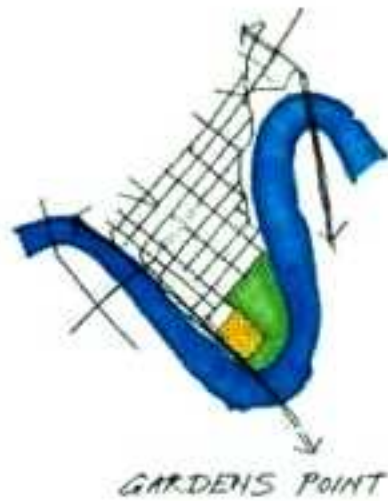
More good things!

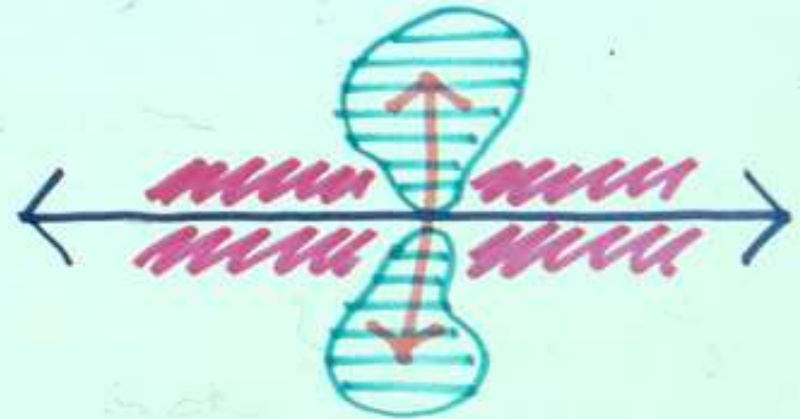


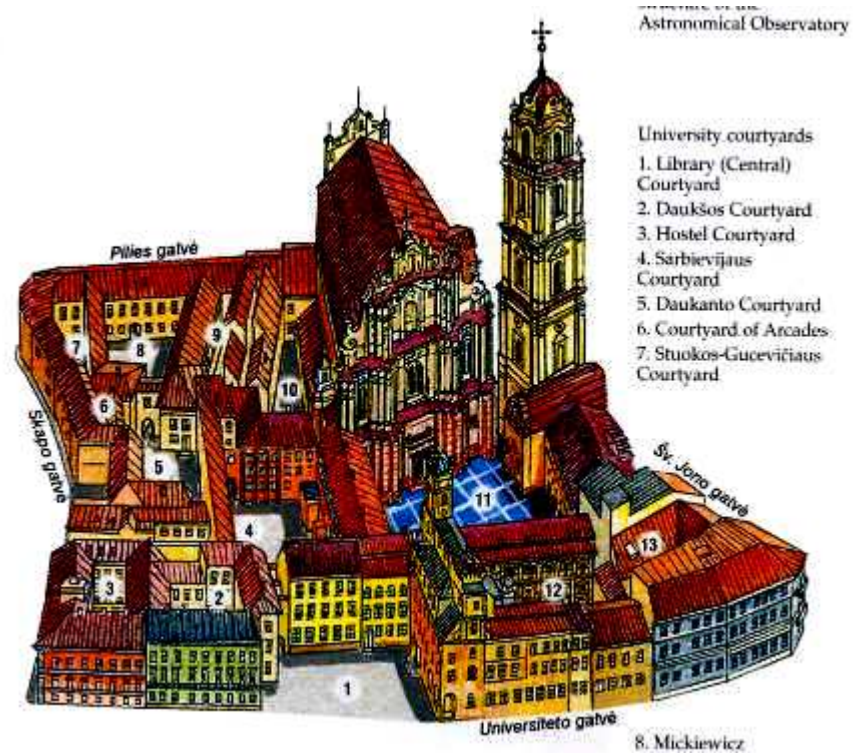
- LEGEND: INDICATIVE BUILDINGS ONLY
- RESIDENTIAL 1
 - RESIDENTIAL 2
 - RESIDENTIAL 3
 - RESIDENTIAL 4
 - RESIDENTIAL 6
 - MIXED USE
 - MIXED USE HEALTH AND RECREATION
 - VILLAGE CENTRE

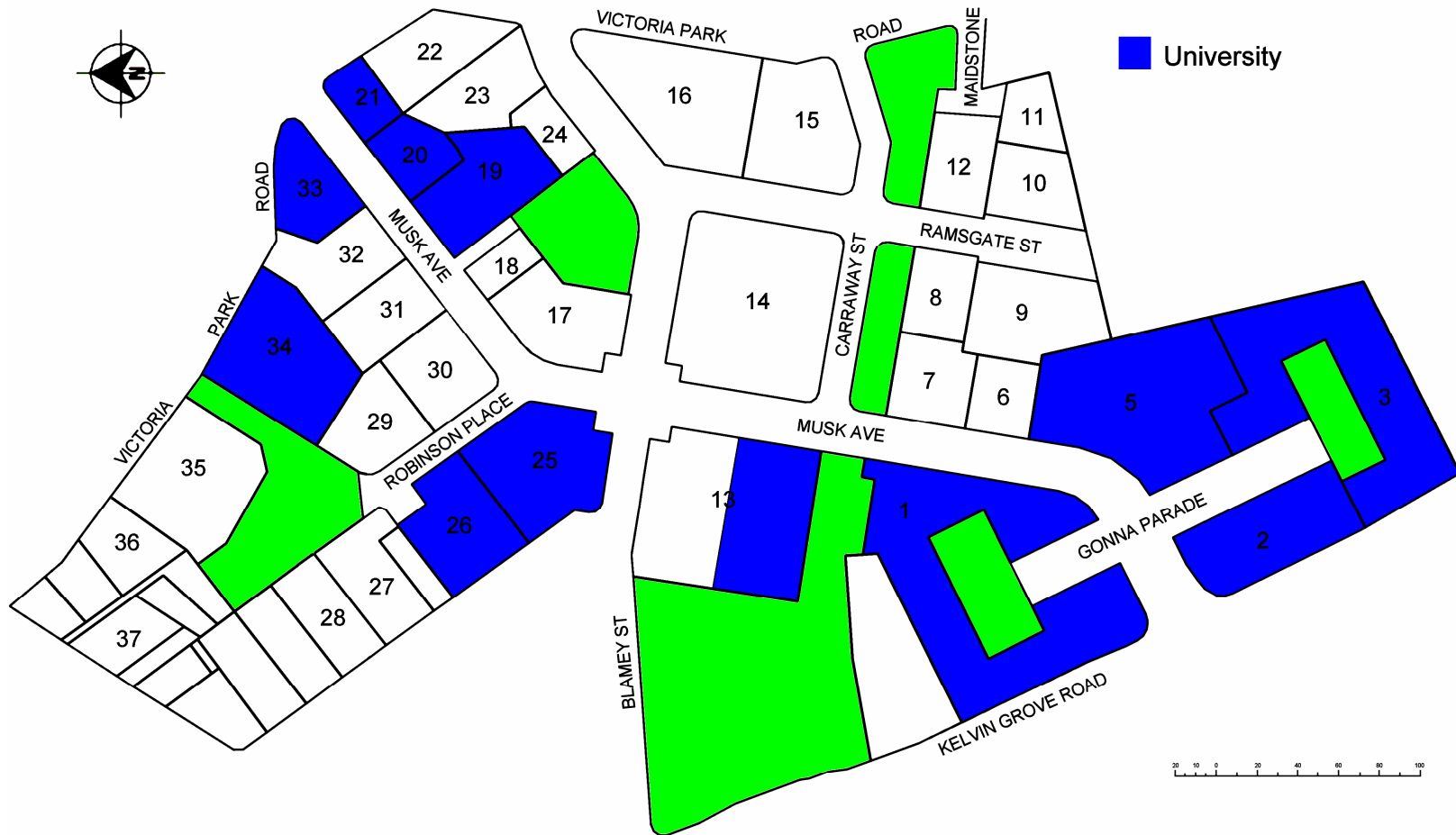
Redefining the relationship of a
university with the community

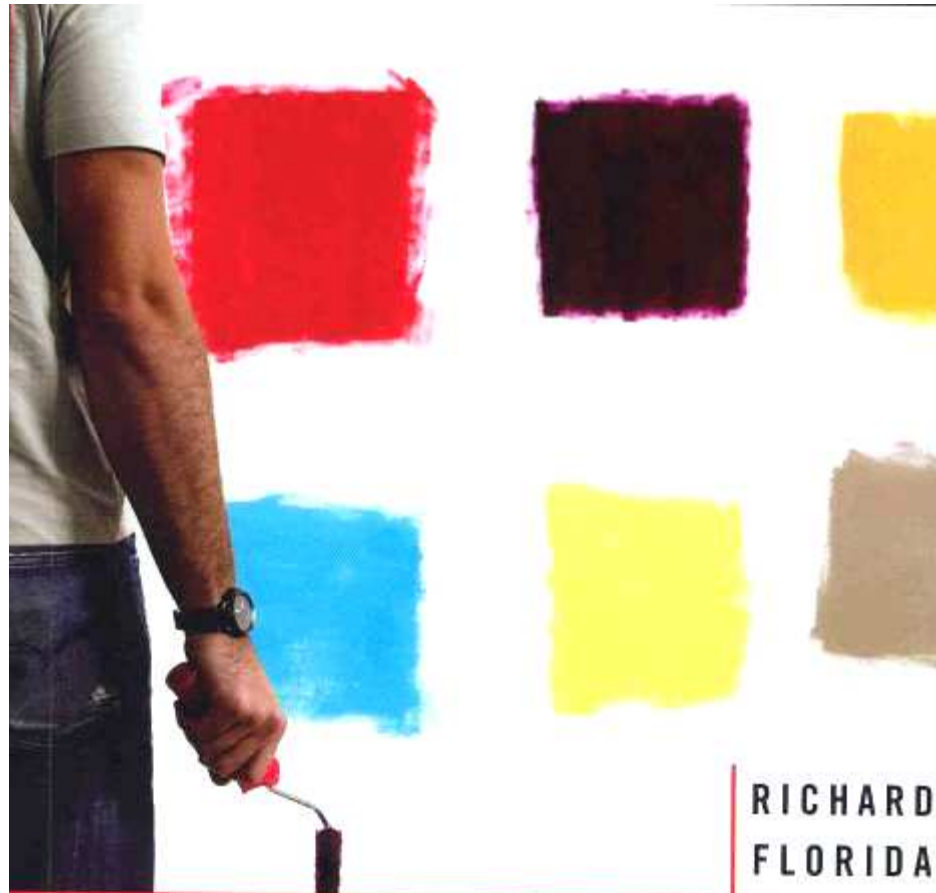
The main campus of each of the three biggest universities in Brisbane











RICHARD
FLORIDA

The Rise of the Creative Class

US BEST SELLER

CITY OF ADELAIDE
LAND USE-1982

The Corporation of the City of Adelaide

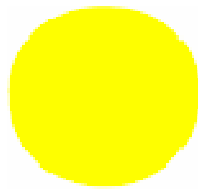
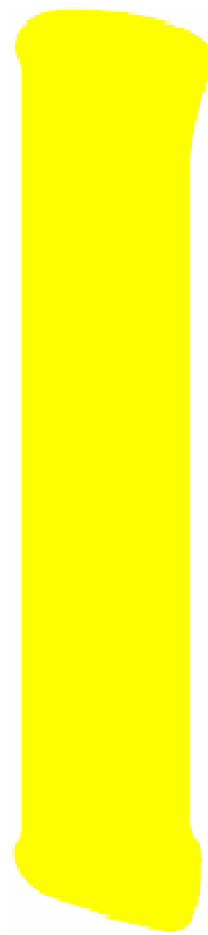


- Residential
- Offices
- Retailing
- Wholesaling
- Manufacturing
- Warehousing & Storage
- Community Services
- Education
- Recreation & Leisure
- Utilities
- Transport & Parking
- Vacant & Unland





what...?



us...?

intellectual capital of government

role of government as developer

value adding

to support public policy outcomes

responsibility for research and
leadership

Radical and *within* the system



Yeah... but...?

An aerial photograph of a modern urban building. The building features a prominent, large, dark-colored overhanging section that extends over a courtyard area. The courtyard is filled with greenery and has a paved walkway. The building's facade is a mix of brick and light-colored panels. The surrounding area includes a road and other buildings in the background.

Sub-Tropical Urbanism

- shade?
- rain cover?
- strong vegetation?
- inside/outside spaces?
- the public realm?
- colour / decoration?

essays in



sub-tropical architecture:

functional **and** expressed !

kelvin grove urban village.

Civic Space



Queensland
Government
Department of Housing



Queensland
University
of Technology

ESD



- willing developers
- statutory processes
- committed partners

- active frontages: BHC v QUT
 - tenancies on mainstreet
- BCC: strategic planners v works inspectors
 - no acquisition strategies

no

exemplars

SMART STATE

kelvin grove urban village.

- high quality urban design
- sustainable architecture and planning
- safe walkable transport-served neighbourhood design
- university integration in the community
- social mix through a wide range of housing types, tenures and prices
- public-private partnerships; and
- value adding to subsidise low income housing



Queensland
Government
Department of Housing



Queensland
University
of Technology

kelvin grove urban village.

- Great location
- Served by public transport
- Connected by ICT: a “wired community”
- Designed to encourage social contact
- A unique partner
- Lots of code assessable GFA

kelvin grove urban village.

What it is *not*

- a gated community
- an ivory tower university
- a styled/themed development
- a mono-cultural community
- a community *dependent* upon cars
- a *pseudo-green* low density project



Queensland
Government
Department of Housing



Queensland University
of Technology

Radical *and* traditional



www.kgurbanvillage.com.au