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www.kgurbanvillage.com.au
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“a unique mixed-use urban village displaying best practice in many ways……”
A partnership by:
- the Queensland Department of Housing
  - the State Government housing authority; and
- the Queensland University of Technology
  - the largest university in Queensland
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Land ownership

[Diagram showing land ownership with different areas marked and labeled: QUT, Victoria Park Rd, Victoria Park, DOH, BCC Park]
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Kelvin Grove Urban Village.

Natural and cultural heritage

- Student Housing
- Tallowwoods
- Grey Gums
- Victoria Park
- Lower Barracks
- Upper Barracks
- McCaskie Park
Landform was a challenge!
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March 2005
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Creative Industries Precinct

• Enterprise Centre
• Theatre
• Visual Arts
• Fashion Design
• Exhibition Spaces
• Film & TV
• Multi-media
• Journalism
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Looking over IHBI to Lot 14
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Awards

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

Sustainable Communities through a MIX OF HOUSING AND PEOPLE
• age of residents
• household size
• wealth
• owned or rented
• housing size, housing form and lifestyle
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The integration of affordable housing
Sustainable Neighbourhoods and Cities through a MIX OF USES
Urbanism
Neighbourhood design

Conventional planning in early decades focused on defining territories between arterial roads in large single-use contexts. Neighbourhood centres comprising shops, open space and a school are located within the cell. Access is via a central 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.
Shopping

![Image of shopping area]

![Image of streetscape]

![Image of living villages]

![Image of Brisbane]

Brisbane's Living Villages
Council's Suburban Centre Improvement Projects
CPTED and the public realm
car parking: above ground or below ground?
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Active life at street level
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Main Street
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Variety in street scale
Pursuing sustainable development

- socially sustainable
- economically sustainable
- physically sustainable

......cannot be done in isolation.
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**Triple Bottom Line**

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

military significance

early european heritage

indigenous settlement
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!
Redefining the relationship of a university with the community
The main campus of each of the three biggest universities in Brisbane
university

centre of the community
University courtyards
1. Library (Central) Courtyard
2. Dauksos Courtyard
3. Hostel Courtyard
4. Sarbevijaus Courtyard
5. Daukanto Courtyard
6. Courtyard of Arcades
7. Stuokos-Gauncevičius Courtyard
8. Mickiewicz
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...?
Sub-Tropical Urbanism

• shade?
• rain cover?
• strong vegetation?
• inside/outside spaces?
• the public realm?
• colour / decoration?
essays in sub-tropical architecture: functional and expressed!
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Civic Space
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
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- 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
• 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
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
Radical and traditional