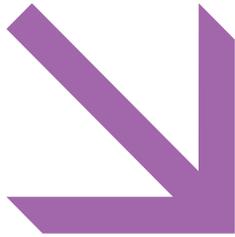


# Kelvin Grove Urban Village



## 1.0 Site Overview

The Kelvin Grove Urban Village ('The Village') is to be an integrated and master planned urban village with a mixed use and highly urban environment. The Village is to embrace the main street principles which, in conjunction with the proposed uses, contribute to and assist in establishing a vibrant and 'active main street' urban neighbourhood centre, linking with Kelvin Grove campus on Victoria Park Road.

## 2.0 Extent

All streetscape works occurring within the boundary shown must comply with the character specified in this document. Areas outside this boundary may be developed in keeping with this character, at the discretion of the developer and subject to Council approval.

## 3.0 Streetscape Hierarchy

The Streetscape Hierarchy does not apply within the Kelvin Grove Urban Village area. Footway layout, materials and planting are to be in accordance with these locality guidelines and with reference to Section 3B Footway Elements and Materials for footway upgrade standards, standard drawings and reference specifications.

## 4.0 Paving

### Intent

The Kelvin Grove Urban Village precinct incorporates a mix of medium to high density residential, educational, commercial and parkland facilities in close proximity to public transport nodes. To cater for high levels of pedestrian activity, a paving system has been developed to provide the public and business community with streetscapes of an appropriate civic standard.

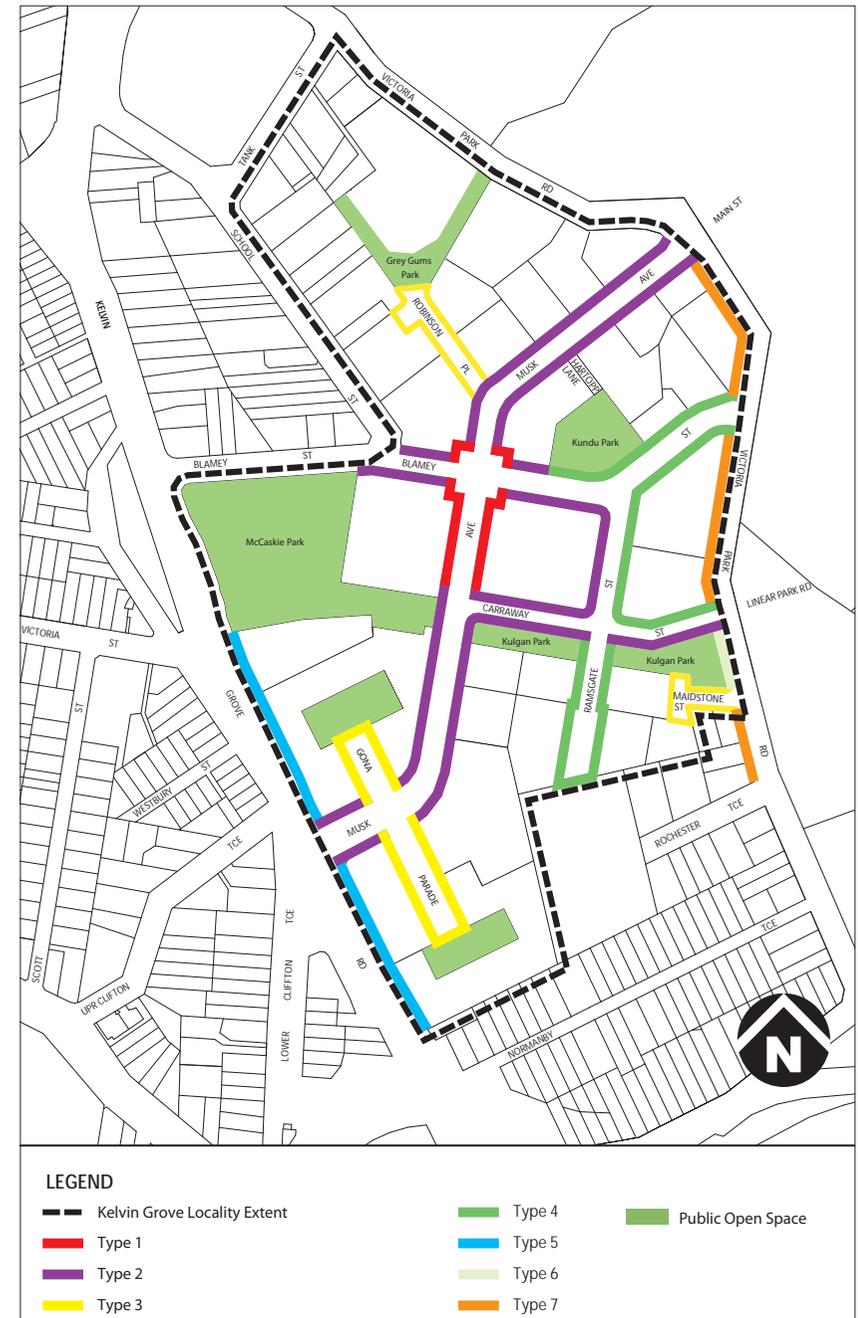


Figure 1 – Kelvin Grove Urban Village Pavement Treatments

	Type 1 Full Urban Treatment	Type 2 Full Urban Treatment	Type 3 Full Urban Treatment (Parade Ground)	Type 4 Urban Residential Treatment	Type 5 Urban Residential Treatment	Type 6 Urban Residential Treatment	Type 7 Urban Residential Treatment
Pavement Body	Supplier: Hanson or approved equivalent Material: Concrete Style: Terracrete Colour: CCS Onyx@9kg/m <sup>3</sup> , aggregate – 70% 'Blue Heeler'/30% 'Winter Brown' Finish: Honed to 120 grit, saw cut pattern, two coats of sealer	Supplier: Hanson or approved equivalent Material: Concrete Style: Exposemasta Colour: Aggregate – 70% 'Blue Heeler'/30% 'Winter Brown' Finish: Water wash medium exposed aggregate.	Supplier: Hanson or approved equivalent Material: Concrete Style: Exposemasta Colour: Aggregate – 70% 'Blue Heeler'/30% 'Winter Brown' Finish: Water wash medium exposed aggregate.	Standard Portland Grey concrete, broom finish, saw cut pattern	Standard Portland Grey concrete, broom finish.	Standard Portland Grey concrete, broom finish, saw cut pattern (refer detail).	Standard Portland Grey, broom finish. Kerbside Parallel Carparking Spaces Supplier: Hanson or approved equivalent Material: Concrete Style: Exposemasta Colour: Charcoal aggregate Finish: Water wash exposed aggregate to match existing on site.
Paving Banding	Supplier: Fabrok Material: Porphyry Style: Random crazy pave Colour: 70% Brown 30% Blue Grey Size: Face size 300-400mm, 20-40mm thick Finish: Laid in crazy pave pattern	Supplier: Hanson or approved equivalent Material: Concrete Style: Terracrete Colour: CCS Onyx@9kg/m <sup>3</sup> , aggregate – 70% 'Blue Heeler'/30% 'Winter Brown' Finish: Honed to 120 grit, saw cut pattern, two coats of sealer	Supplier: Fabrok Material: Porphyry Style: Random crazy pave Colour: 70% Brown 30% Blue Grey Size: Face size 300-400mm, 20-40mm thick Finish: Laid in crazy pave pattern	Supplier: Hanson or approved equivalent Material: Concrete Style: Terracrete Colour: CCS Onyx@9kg/m <sup>3</sup> , aggregate – 70% 'Blue Heeler'/30% 'Winter Brown' Finish: Honed to 120 grit, saw cut pattern, two coats of sealer	Supplier: Hanson or approved equivalent Material: Concrete Style: Exposemasta Colour: Aggregate – 70% 'Blue Heeler'/30% 'Winter Brown' Finish: Water wash medium exposed aggregate		
Feature Bands			<b>Feature Bands</b> Supplier: Fabrok Material: Granite Finish: Exfoliated finish				

Table 1 – Kelvin Grove Urban Village Pavement Treatments

Council seeks to initiate:

- a more coordinated approach to the design of streets as important public spaces rather than merely as foyer extensions to individual properties;
- the integration of privately and publicly owned outdoor spaces;
- improved levels of quality and detailed design appropriate to Kelvin Grove Urban Village;
- reduced costs for the private sector, by both eliminating the need for surplus supply of specialised material for maintenance reasons and introducing an economy of scale in the supply of materials;
- reduced and predictable maintenance costs for Council and service authorities; and
- a cost-effective and durable quality of pavement surface.

#### 4.1 Primary Materials

The character of the Kelvin Grove Urban Village has been reflected through two distinct street-scapes treatments, they are:

##### Full Urban Treatment

This treatment is intended to complement the urban character of the primary commercial/ educational frontages of the Centre. These frontages will typically be built-to-boundary and have full or partial overhead awnings for pedestrian shade and shelter. The footway treatment consists of full width pavement. Street trees are at regular spacings with street furniture (including seats, bins, bike racks, bollards, and drinking fountains) provided.

#### Urban Residential Treatment

This treatment is intended to complement the residential character of the medium density residential and green space frontages within the Centre. The footway treatment consists of a 2m wide path, turf, trees, and planting beds.

##### 4.2 Paving Specification

Refer to Figure 1 - Kelvin Grove Urban Village Pavement Treatments.

#### 4.3 Driveways & Kerb Ramps

**Commercial Driveways:** In order to reflect pedestrian priority over vehicles, pavement materials shall extend across driveways.

**Residential Driveways:** Residential driveways are to be constructed of Standard Portland Grey plain broom finished concrete.

**Kerb Ramps:** Kerb ramps are to be constructed of Standard Portland Grey broom finished concrete.

##### 4.4 Tactile Indicators

Supplier: Chelmsstone or approved equivalent  
Material: Concrete  
Colour: CCS 'Voodoo'

## 5.0 Furniture Specification and Colour

A specialised suite of furniture has been developed for the Kelvin Grove Urban Village that includes rubbish bins, recycle bins, bike racks and bollards. All other furniture is to be in accordance with Council’s standard range (refer to Section 3B Footway Elements and Materials.)

**Bike racks**  
 Type: C1302  
 Supplier: Street + Garden Furniture Ph (3844 1951)  
 Colour: Stainless Steel

**Rubbish Bins**  
 Type: WBE-140 Q  
 Supplier: Street Furniture Australia Ph (3205 1533)  
 Colour: Dulux Acrathane “Precious Silver” (Bin Grille to be Dulux “Black”)

**Recycle Bins**  
 Type: WBE-140 Q  
 Supplier: Street Furniture Australia Ph (3205 1533)  
 Colour: Dulux Acrathane ‘Precious Silver’ (Bin Grille to be Dulux ‘Exploding Star’)

**Bollards**  
 Type: Bol1  
 Supplier: Street Furniture Australia Ph (3205 1533)  
 Colour: Dulux Acrathane ‘Precious Silver’

## 6.0 Planting

### 6.1 Street Trees

Trees are to be located behind the kerb or within isolated tree build-outs at approximately 14.5m centres. Street tree species and sizing are to be in accordance with Figure 2 – Kelvin Grove Urban Village Street Tree Master Plan.

**Tree Trench:** Street trees are to be planted in tree trenches to achieve the most desirable quality and quantity of root growth space.

**Siting:** Trees must be set back a minimum of 725mm from the nominal face of kerb to the tree trunk. Alignment along and across the footway will be determined by a number of factors, including:

- clearances from street lighting and signals, above and below ground services and structures (in particular, awnings and shade structures);
- the existing/proposed footway width;
- visual issues such as sight lines for safety; and
- retention of features of scenic value and key vistas/views.

### Plant Stock

Proposed species should be ex-ground and at least 3.5m high (installed) and have a clear trunk of at least 1.8m from the top of associated tree grate or turf to the lowest branch.

The use of advanced to mature trees is encouraged, but may be restricted by underground services and the need for guying. It is the responsibility of the applicant to ensure that all proposed street trees do not conflict with existing services.

### Existing Trees

Only in special circumstances will removal of an existing tree be agreed to by Council.

### 6.2 Garden Beds

Preferred species in this centre are listed in Table 2.

Ground Covers		Shrubs
<i>Cissus antarctica</i>	<i>Lomandra longifolia</i> cv ‘Katrinus	<i>Callistemon pachyphyllus</i>
<i>Crinum pendunculatum</i>	<i>Pandorea jasminoides</i>	<i>Philodendron</i> ‘Xanadu’
<i>Dianella caerulea</i>	<i>Pennisetum alopecuroides</i> ‘Nafray’	<i>Strelitzia reginae</i>
<i>Hymenocallis littoralis</i>	<i>Rhoeo</i> ‘Hawaiian Dwarf’	<i>Syzygium</i> ‘Bush Christmas’
<i>Liriope</i> ‘Evergreen Giant’	<i>Themeda australis</i>	<i>Westringia fruticosa</i> ‘Zena’
<i>Liriope muscari</i>	<i>Trachelospermum jasminoides</i> – ‘Tricolour’	
<i>Liriope muscari</i> ‘variegata’	<i>Xanthorrhoea johnsonii</i>	

Table 2 – Kelvin Grove Urban Village Preferred Garden Bed Species

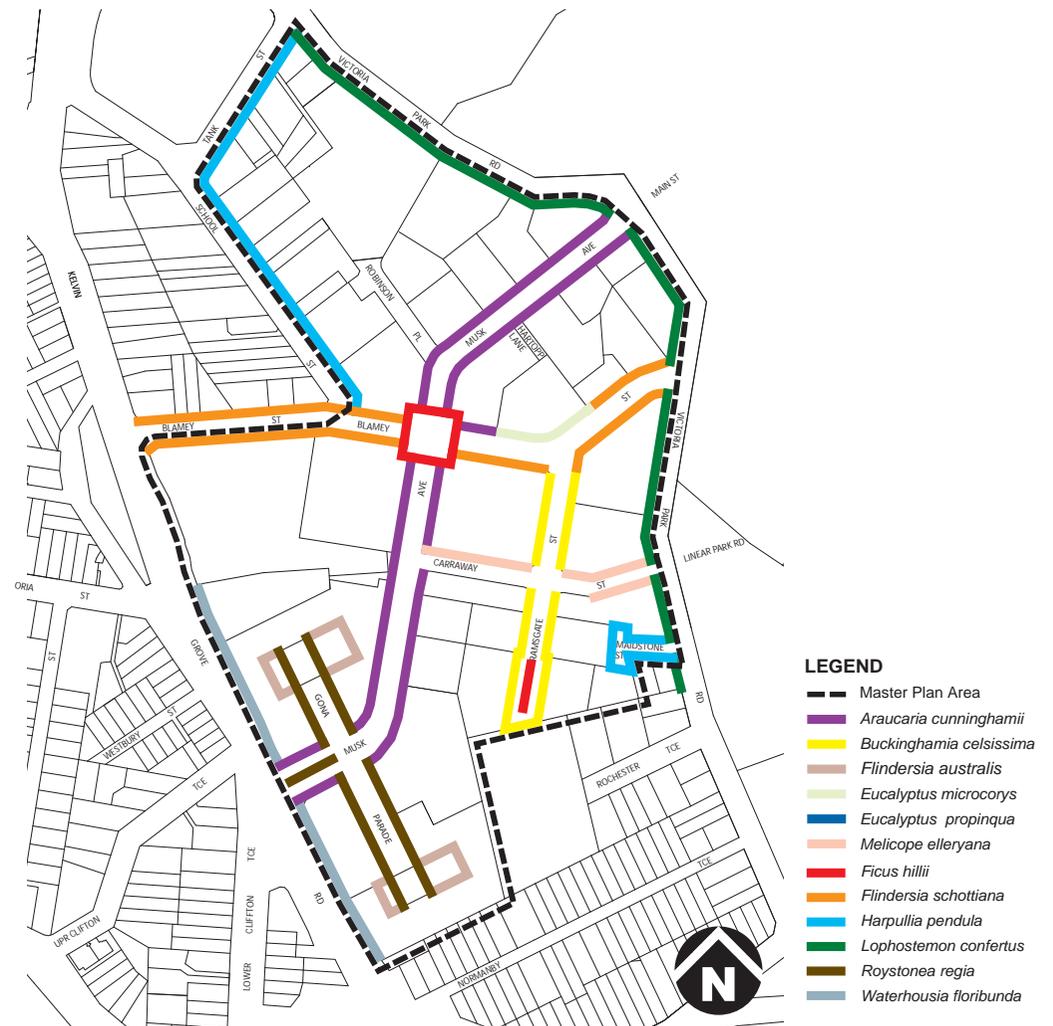
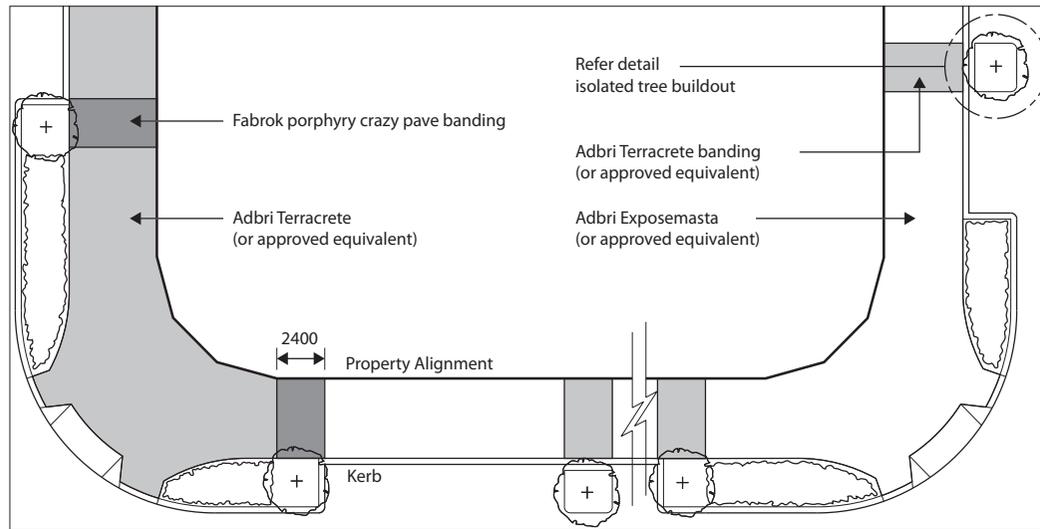
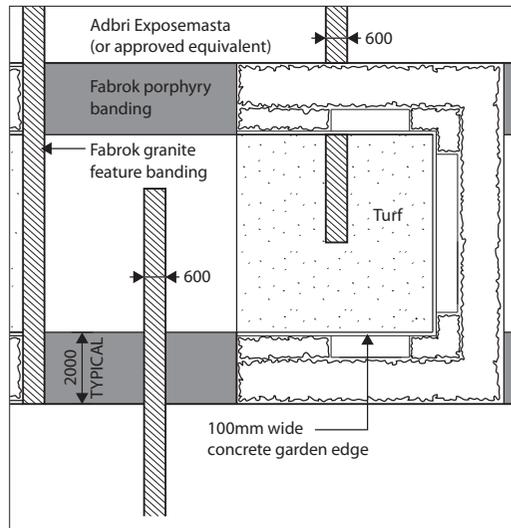


Figure 2 – Kelvin Grove Urban Village Street Tree Master Plan

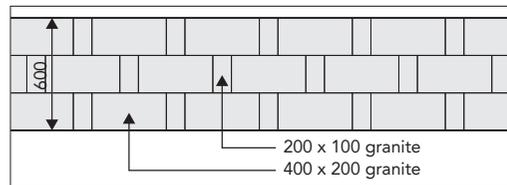
## Typical Setout:



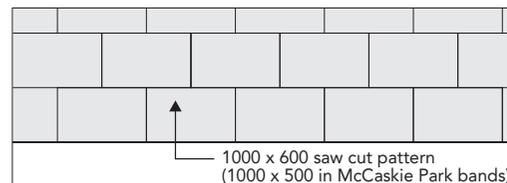
Full Urban Treatment – Types 1 & 2



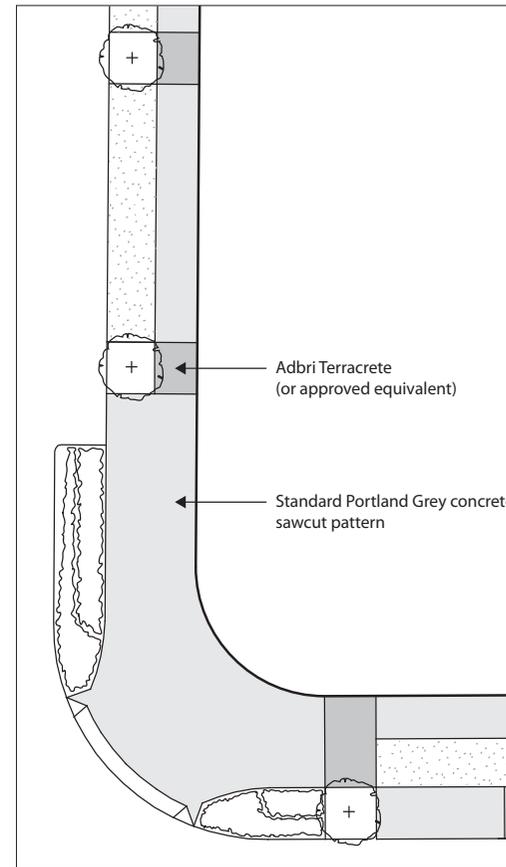
Full Urban Treatment (Parade Ground) – Type 3



Pavement granite feature band setout – Type 3



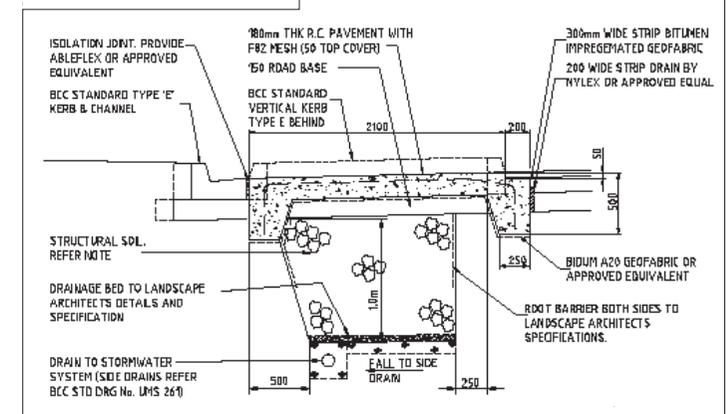
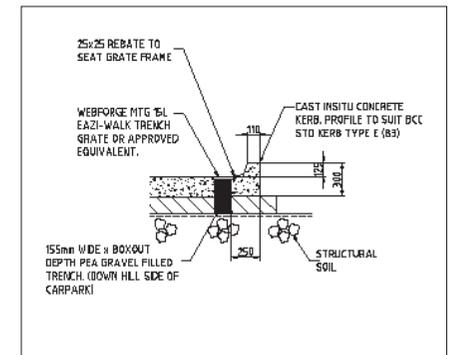
Types 1, 4 & 6 Pavement (Body) and Type 2 – Pavement (Band) saw cut pattern detail



Urban Residential Treatment – Type 4

### Paving Type Key

- Standard Portland Grey concrete
- Concrete
- Concrete
- Porphyry banding
- Granite banding



Typical planting build-out