



# Kelvin Grove Urban Village

Design Guidelines  
August 2007

Department of Housing



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The Kelvin Grove Urban Village is a joint undertaking by the Queensland Government, through the Department of Housing, and the Queensland University of Technology. For more details about the project, and its vision and objectives, please refer to this document, the statutory control documents and visit the project website at [www.kgurbanvillage.com.au](http://www.kgurbanvillage.com.au).

### Document Status/ Revisions 2005/ 2006/2007

Date	Description
April 2005	First Issue – Complete Document
October 2005	Revision 1 – Complete Document Revision
February 2006	Revision 2 – Section 5 ICT Update
August 2007	Revision 3- Section 5 Site Urban Design, Architecture and Landscape Architecture; Sustainable Development; Village Handbook (removed) and Section 6.

### 1 Introduction

The Kelvin Grove Urban Village (KGUV) agreement between the Queensland Government, through the Department of Housing (the Department), and the Queensland University of Technology (QUT) together referred to as the “project partners”, requires the design of buildings and associated work to be guided and approved to ensure development is in keeping with the vision and propositions of the Integrated Management Plan.

The KGUV Design Guidelines have been developed to fulfil this role and are relevant to both proponent project partners who review proposed designs to ensure compliance. There are two project partner groups involved in this design review process:

1. the Project Control Group (PCG) is made up of representatives from the Department and QUT and is delegated with the authority for formal approvals of designs; and
2. the Design Review Committee (DRC) comprises representatives from the Department and QUT as well as the Urban Design Manager (UDM) and collectively reviews designs and advises the PCG.

It is the role of the PCG, through the DRC to approve designs at Sketch, Pre-Development Application and Developed Design stages of the design review process noted in Section 4.

The Design Guidelines will also be relevant as information for registrants in any Expression of Interest process for the development of particular sites.

Registrants will normally be required to submit a concept design as part of the Expression of Interest submission for the purchase and development sale of particular sites. These Design Guidelines, together with further text providing site specific design requirements (SSDR), will assist registrants to prepare a design that is both in keeping with the vision of the Urban Village and which can be readily assessed as part of the Expression of Interest bid evaluation process.

However, selection by one of the partners as the preferred proponent for particular sites does not confer approval from the PCG.

#### **Structure**

Section 2 of the Design Guidelines outlines the Vision and Urban Design Context for the Urban Village. This sets the platform from which the guidelines have been developed.

Section 3 identifies how the Design Guidelines relate to the existing Statutory Town Planning Provisions.

The Design Review Process is outlined in Section 4 to clearly highlight the different design stages, who is involved, and the general evaluation process.

Building design guidance is then provided at Section 5 in relation to Strategic and Site Urban Design, Architecture and Landscape Architecture, Sustainable Development, Information and Communications Technology, Signage and Metering.

Section 6 provides a detailed description of submission requirements for each stage.