

# Chelmer

Queensland, 4068

Urban Design Policy  
Report: Details

DYN106  
Sustainable Urban Design:  
Approaches & Principles

Kehl Jones  
n11200324

Words: 5950



# chelmer

Queensland, 4068

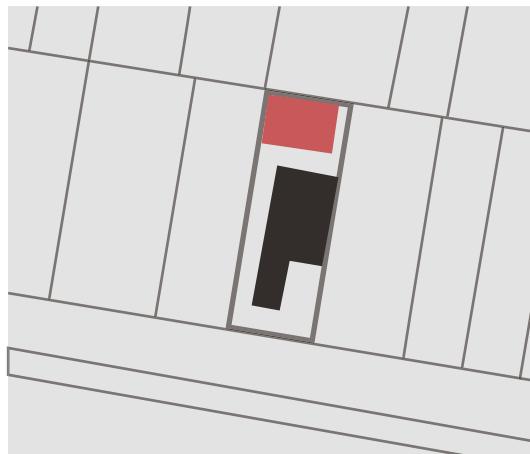
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# Proposal Summary

## Introduction



In order to alleviate the current supply and demand issues within Chelmer which have driven the median house price well above the national average and out of reach for the vast majority of Australians. It is proposed that CR1 zoning restrictions be lifted to allow for more infill development. If this development is restricted to back of block developments only this should alleviate any concerns existing residents should have with the ruin of Chelmers charm and character.

This should also serve to improve the intergeneration equity and improve overall community social networks.

### Strengths      Weaknesses      Opportunities      Threats

#### Urban Morphology

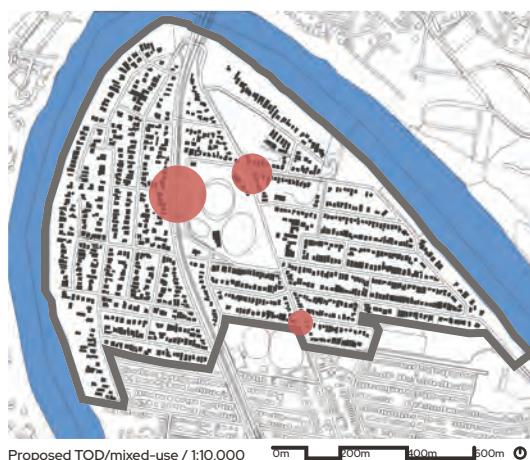
- Accessibility to the Chelmer train station with trains running directly to the CBD
- Close proximity to the Indooroopilly shopping centre
- Ample open space & access to sporting precincts
- Close proximity to the M5 highway
- Plentiful mature growth subtropical trees and vegetation lining streets

Housing other than single-family detached homes is extremely limited making housing demand very high. Low-medium density planning schemes in effect make higher density developments unlikely.

Lack of development surrounding train station

Utilise the train station to implement mixed-use transit orientated development. Large existing block provide ample space for infill development. Improve walkability & cyclability through infrastructure upgrades.

Potential loss of early Queen'slander neighbourhood character through continued densification & redevelopment.



Implement and encourage Transit Oriented Developments within Chelmer with policies. Transit Oriented Developments (TODs) have shown to increase the ridership of public transport within the areas its implemented if done correctly. This is key as at the moment Chelmer is a largely car dependent suburb even though it has easy and reliable access to transport, i.e. the train line.

Therefore I would like to propose TODs at the train station and along the bus line.

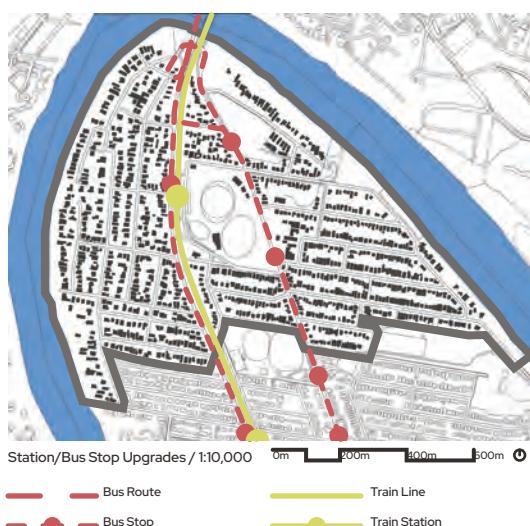
#### Social Dimension

- Wide variety of sporting facilities within & near Chelmer
- Strong nuclear family structure
- Close proximity to all education levels (Kindergarten - Uni)
- Low crime rate
- Community Centre
- Aged Care Centre within suburb

Scattered commercial shops / restaurants with no clear commercial hub. No commercial businesses servicing a night life. Very high-income neighborhood creating a dimensional suburb demographic.

Establish a clear commercial hub, ideally next to/near train station. Increase apartments to allow for a wider variety of income earners.

Potential loss of early Queen'slander neighbourhood history through continued densification & redevelopment. Potential for Nimbyism to pose a threat to continued development.



In conjunction with the TOD policies a proposed upgrade of the Chelmer train station in order to better integrate with the surrounding areas. Not too dissimilar to the Cross River Rail upgrade similar train stations have received in recent times.

Along with this undercover bus stop shall also be proposed in order to increase the viability of catching the bus within Chelmer it currently stands very few have shading/cover devices installed.

#### Economic Dimension

- Close proximity to Indooroopilly shopping centre allowing ample access to goods and services
- High income earner demographics

Limited commercial space available

High income earner demographics has increased potential to stimulate a healthy commercial hub.

Close proximity to Indooroopilly shopping centre has potential to out compete local businesses. Separated and scattered nature of commercial properties increases car dependency.

Legend: Bus Route (red dashed line), Train Line (yellow line), Bus Stop (red dot), Train Station (yellow dot).

#### Ecological Dimension

- Plentiful mature growth subtropical trees and vegetation lining streets
- Wide variety of sporting facilities within & near Chelmer
- Ample access to green space and public parks
- Close proximity to the Brisbane river on the North, East & West side of the suburb

Close proximity to the Brisbane River on the North, East & West side of the suburb makes flood probability very high. Noise pollution from arterial road and train lines.

Mitigate flood risk by implementing 'sponge city' policies. Policies that aim to increase the energy efficiency of homes with incentives towards solar power.

Increased development and density has potential to decrease green space and worsen the UHI effect. Flood risk could slow or even halt continued development.

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# Critical Argument

## Active

Create an active community that is engaged with is natural and urban environment. Outdoor community events & clubs are an important and integrated part of the lifestlye of any individual of whom lives within Chelmer.

## Sustainable

By way of the urban design and policies Chelmer is able to foster a sustainable and ecologically sensitive community. This in turn minimising the ecological footprint of Chelmer.

## Interconnected

The community of Chelmer is able to foster a lifestyle that is distinctly less reliant on car for transport. Rather, walking, public transport, and cycling are desireable choices thanks in part to the well thought out itnerconnect urban form within Chelmer.



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# **PESTEL | Political**



# PESTEL | Political

## Case Study 1

### Councillor Nicole Johnston - Independent

Tennyson Ward

Elected - 2008, 2012, 2016, 2020

#### Overview

Nicole grew up in the suburbs of Brisbane and has completed a law degree at QUT, Art degree at UQ, and a Master in Public Policy.

She was originally elected as an LNP representative before going independent in 2010. In 2012 she became the first independent councilor to be elected in Brisbane in over 60 years.

She is currently a member of the City Standards, and the Community Health & Safety Committee. Furthermore, she has previously served as Counselor Assisting the Lord Mayor, Deputy Chairperson of Brisbane City Council, Deputy Chairperson of City Business & Local Assets Committee and as a member of the Public & Active Transport, Field Services & Environment & Parks Sustainability Committees.



#### Relevance to Policy

In early 2022 the Lord Mayor released the Chelmer-Indooroopilly River Crossing Pre-Feasibility Study, in which plans to duplicate the existing bridge were outlined. Within this study it was stated that this would not upgrade the feeding road networks and allow for the passage of heavy freight through the area. Furthermore, it was predicted the upgraded bridge could be back to overcapacity within 10 years. All in all the plan was predicted to cost \$1.3 billion.

Cr Nicole Johnston was strongly opposed to the feasibility studies apparent lack of community engagement whereby in a recent council consultation survey the community it was apparent that while yes the community did want infrastructure upgrades on the river crossing. It was clear that many local residents want action on congestion via better public & active transport options. Cr Johnstone is actively trying to persuade the Lord Mayor to take the community's concerns and voice into consideration.

Of note however, is Cr Johnstones apparent apprehension towards a new 8-story mixed use development in Yeronga West. Of main concern is the integration the project has with the surrounding lowe-density residential housing. Although, if the project does go through she is pushing for the council to upgrade the John Walker Place Park with a playground, install new footpaths & bikeways, and extend the Orient Rd creek restoration works.

# PESTEL | Political

## Case Study 2

### Hon Mark Bailey MP - ALP

Miller

Elected - 2015, 2017, 2020

#### Overview

Before starting his political career Hon Mark Bailey worked as a high school teacher teaching history and drama, he then transitioned to transport, gambling, liquor, and racing policy for the Queensland State Government.

In 2017 when he was reelected as the MP for the new seat of Miller, which replaced Yerongpilly, he was appointed as the Minister for Transport and Main Roads.



#### Relevance to Policy

As the appointed Minister for Transport and Main Roads Hon Mark Baily is uniquely familiar with the transport needs of Brisbane and for that matter Chelmer. Bailey has spearheaded the Cross River Rail project as well as the Southside Station Rebuilds for the stations between Dutton Park & Salisbury. Furthermore Baily has been the figurehead for the upgrade and construction of the fleet of trains that run in Brisbane. This creates the position where the proposal for the upgrade of the train stations that run along the Springfield, Ipswich & Rosewoods lines south of Indooroopilly as some beyond the Brisbane City Council (note aforementioned southside station rebuilds) and even beyond Hon Baileys position as Minister for Transport and Main Roads. Hon Mark Baileys support would gain a significant increase in the policies potential for implementation & success.

# **PESTEL | Economic**



# PESTEL | Economic

## Case Study 1

### Esplanade Dining Precinct

Cairns City Council

\$28 Million (2020-2021)

#### Relevant Policies & Studies:

- Cairns City Centre Master Plan 2019 (2019)
- Cairns 2050 Shared Vision (2022)
- Cairns Regional Council Consultation Snapshot (2018)
- Cairns City Centre Master Plan Opportunities Paper (2018)
- Cairns City Centre Master Plan Report (2011)
- Cairns Regional Council Corporate Plan 2021-2026 (2021)
- Cairns Regional Council Tropical Urbanism Policy (2016)
- Councils Strategy for Culture & the Arts 2022 (2018)

The key goals the master plan set out to resolve are as follows:

1. Embrace Tropical Urbanism
2. Support Economic Growth & Diversity
3. Create an accessible & Connected City Centre
4. Celebrate Culture, Creativity, & the Arts
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#### Relevance to Policy

Also through the 2016 'our cairns' survey the want from the community for a strong and diverse economy became clear. From this the 'Corporate Plan 2017-2022' & the 'Cairns 2050 Shared Vision' were born. To achieve this the council has strived to build a diverse 24-hour economic hub with memorable place making and a plethora of public space to accommodate a wide variety of events.

The esplanade dining precinct is the latest in CBD streetscape upgrades directly aimed at bolstering the economic performance of restaurants along the Cairns Esplanade. This is achieved through memorable place making and improvements to the urban environment that align the design principles relevant to the tropical environment in which Cairns resides.

# PESTEL | Economic

## Case Study 2

### Bowen Hills Priority Development Area

Queensland Government

\$19.52 Million (2009–Current)

#### Relevant Policies & Studies:

- Bowen Hills PDA Development Charges & Offset Plan
- Bowen Hills PDA Infrastructure Plan Background Report
- Economic Development Queensland Community Newsletters
- Economic Development Act 2012
- Brisbane's Sustainable Growth Strategy
- ShapingSEQ South East Queensland Regional Plan 2017

The key goals the master plan set out to resolve are as follows:

1. Affordable Housing
2. Urban Design & Sustainability
3. Transport, Access, On-site Parking & Servicing
4. Environment
5. Lot Design



#### Relevance to Policy

The PDA is setup by the Queensland Government as, this process circumvents the local council and streamlines the planning and assessment processes which allows for an accelerated economic development within the defined area. Furthermore, the infrastructure upgrades necessary were facilitated through the 'Economic Development Act 2012'.

The policy specifically states that the urban design must directly interact with commercial tenancies to enhance the street scape. The pedestrian paths and retail tenancies are directly intertwined with attractive streetscapes, awnings over wide footpaths, street furniture, public art installations, and landscaped verges. To quote the policy, "retail tenancies have a visible presence and interaction with the street".

# PESTEL | Economic

## Case Study 3

### Kevlin Grove Urban Village (KGUV)

Queensland Government

1999-Present

#### Relevant Policies & Studies:

- Queensland - The Smart State 1998
- Brisbane City Council - The Creative City
- Brisbane City Council - Living in Brisbane 2010 Vision
- Brisbane City Council - Creative Industries
- Brisbane City Council - Creativity is Big Business
- Brisbane City Council - Brisbane City Plan 2000

The key goals the master plan set out to resolve are as follows:

1. Demonstrating Sustainability
2. Exhibiting Best Practice
3. Delivering Innovation & Creativity
4. Inclusiveness & Collaboration
5. Taking a Leadership Position
6. Creating Synergy
7. Building a Community



#### Relevance to Policy

Within the officially stated strategies for the KGUV goal number 7 is specifically aimed at economic development. It is hoped that a focus on a mix of uses will ensure extended activity & a mix of people in the KGUV. The KGUV has laid out a series of base platforms that is deemed necessary for making the area desirable for business, these include; reduced costs of location & operation, platforms for innovation available, available talent pool, physical & virtual connectivity, good lifestyle & environment. With this in place its desired that commercial developments are successfully set up within the desired sites, on site industry clusters are established, maximum links between research, commerce and enterprise development are stimulated. Furthermore, 'new' long term employment opportunities are created on site, and skills development is facilitated in support of relevant emerging industry sectors.

To measure the success of goal number 7 a number of parameters have been set up. These include, at least one significant anchor tenant and 30 businesses have established themselves in KGUV by 2010 (this is 7 years after the first phase was officially opened). The next evaluation method will be whether or not the KGUV shows steady annual growth above the inner city Brisbane relevant indicator as measured by the Department of Natural Resources.

# **PESTEL | Social**

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# **PESTEL | Social**

## **Case Study 1**

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#### **Relevance to Policy**

In accordance to the policy all new developments will have to allocated 5% of their gross total floor area to affordable housing. Along with this mixed-used development principles are aimed at increasing housing diversity within the region insuring its viability for diverse community. Furthermore, the PDA has placed a significance on crime preventative urban design with an emphasis on a strong relationship between public & private spaces.

# **PESTEL | Social**

## **Case Study 2**

### **Kevlin Grove Urban Village (KGUV)**

Queensland Government

1999-Present

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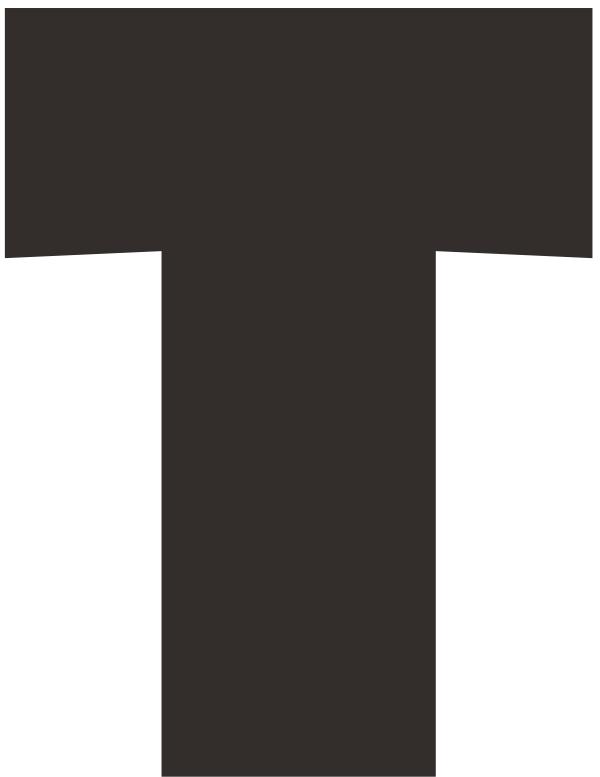


#### **Relevance to Policy**

Within the officially stated strategies for the KGUV goals 8 & 9 are specifically aimed at social development, these are, Social Benefit & Community Development. The desired outcomes for goal 8, Social Benefit are; a safe, friendly & person centred environment exhibiting best practice crime prevention through environmental design, a variety of affordable housing opportunities close to the central business district, and a network of passive and active indoor and outdoor recreational activities is developed, the urban environment promotes social interaction, and finally the need for 'whole of life' services is acknowledged. The measurement for the success of this goal is if the KGUV becomes an inner urban residential neighbourhood of choice.

Goal 9, community development, has the desires of creating a strong community with a tangible identity, the community exhibits a high degree of social capital, a community hub is established, a program of social & cultural events is created year wide, and active community development is happening in a virtual dimension. To measure the success of this goal its hoped that the number of people regularly participating in the community programs grows every year and represents more than 50% of the on-site population by 2008.

# **PESTEL | Technology**



# **PESTEL | Technology**

**Case Study 1**

## **Huangpu River Yangpu Bridge Water Quality Automatic Monitoring Station**

Shanghai Yangshupu Urban Development and Construction Co., Ltd

2021-2023

The key goals the project set out to resolve are as follows:

1. Preserve Historical Footprint
2. Innovate Green Technologies
3. Net Zero Carbon Footprint
4. Integrated Passive & Active Technologies



### **Relevance to Policy**

The project was designed to be a net zero carbon water quality monitoring station. This achieved through thorough use of renewable energy & energy storage systems. The design is an innovative optical hydrogen storage micro-grid system. This system is composed of a solar panel power generating subsystem, lithium energy storage system, hydrogen electrolysis power storage system, and energy management system. This energy system allows the station to operate on its own microgrid whereby energy is captured, stored and used on-site.

# **PESTEL | Technology**

## **Case Study 2**

### **DIA Secondary School**

Dar es Salaam International Academy

\$1,700,000

2021-2023



The key goals the project set out to resolve are as follows:

1. Passive Design Principles
2. Reduce Active Cooling
3. Reduce Active Lighting
4. Avoid Solar Heat Gain

### **Relevance to Policy**

Located in Tanzania and designed & built with a limited budget the Architects had to turn to passive design principles to create a simple, cheap, efficient, but effective campus. In order to maximize the effects of passive cooling features such as verandahs and shading elements to reduce the amount of surface area exposed to solar heat gain the buildings programs were stacked vertically with exposed staircases and walkways connecting them. The buildings are also layed out in such a way that they naturally protect the outdoor spaces from the sun. The building themselves are protected from the sun via the aforementioned verandahs, as well as, lush greenery to create a thermal buffer zone to the air condition classrooms located internally. This project highlights that effect passive design principles can be utilized effectively on a tight budget even with respect to larger public building projects.

# **PESTEL | Environmental**



Global warming  
Climate change  
Pollution  
Resource depletion  
Natural disasters

# PESTEL | Environmental

## Case Study 1

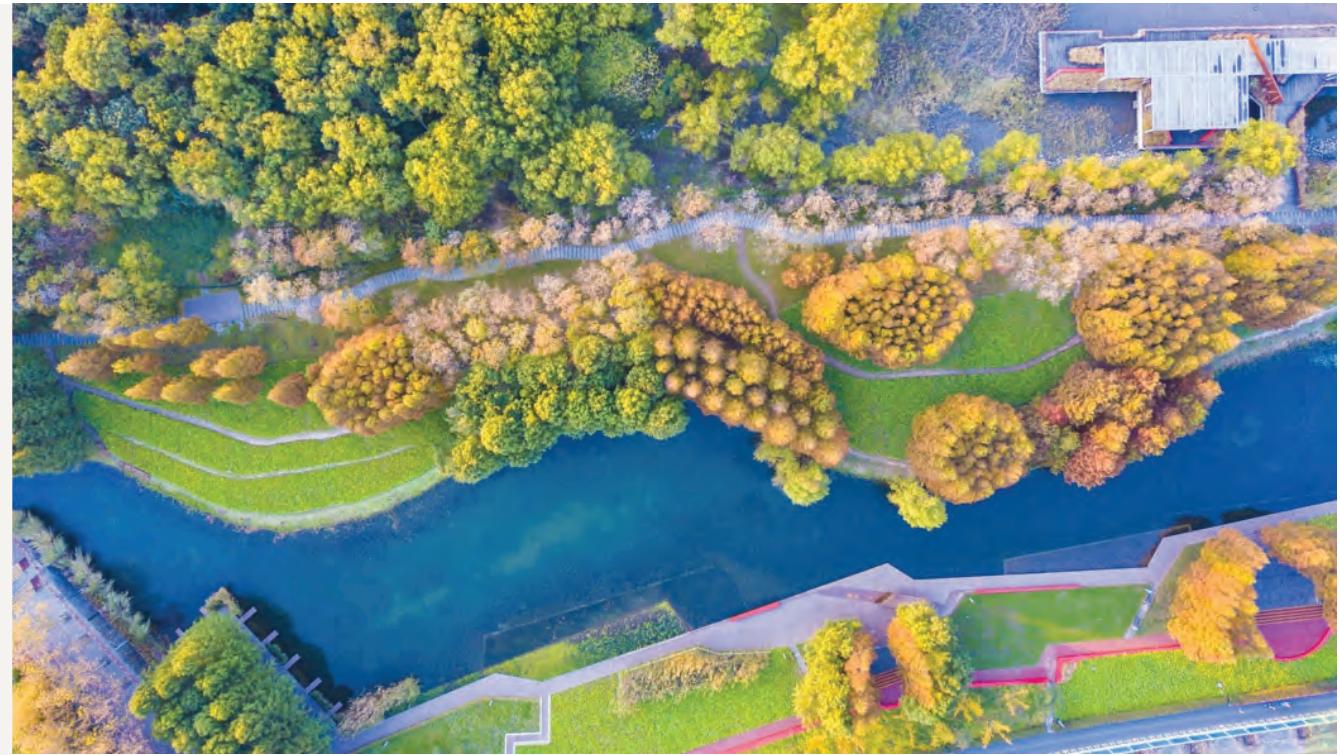
### Shanghai Houtan Park

Turenscape

\$15.7 Million (2010)

The key goals the master plan set out to resolve are as follows:

1. Restore Degraded Natural Environment
2. Accommodate Visitors for the Green Expo
3. Transition into a Public Park After the Expo
4. Improve Flood Control
5. Clean the Water Through Natural Processes



#### Relevance to Policy

The first of the environmental challenges was to restore the degraded natural environment of the brownfield site. The site was littered with construction debris, furthermore, the water quality was unsafe for swimming, consumption and completely devoid of life. The goal was to turn restore the natural environment and bring the water quality rating from a low grade V, the worst grade, to something closer to a grade I. Secondly the site had to respond to flooding whereby the existing site used a flood wall, however, this limited the publics access to the riverfront. A slope could have solved this issue but theres issues with erosion as well as requiring too much space. To solve these issues a constructed wet land along the river edge is used to prevent erosion and provide a natural habitat for wildlife. Set back from this another constructed wetland is used to purify the water through natural processes. These include settling, aeration, vegetative, and microbial processes. This is able to process and purify over 2,400 tonnes of water a day. Lastly, the site acts as a natural buffer zone between the river and the city by absorbing and controlling the water in a natural manner.

# PESTEL | Environmental

## Case Study 2

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#### Relevance to Policy

The Cairns Esplanade Dining Precinct is the latest in a slew of urban regeneration projects in CBD of Cairns, this makes it the most recent implementation of the Cairns Tropical Urbanism (2016) policy. Therefore, this project exemplifies the core tenets of the policy. The project provided ample shelter from the sun and rain through an overhauled and widened pedestrian street canopy that extends beyond into the street. This creates a seamless and integrated transition between the built and natural environments through lush native tropical greenery. In conjunction with this the redesigned street minimises the amount of hard/concrete surface exposed to the sun, mainly now only found on the road surface, this is done to reduce the urban heat island effect. This all combines to create a functional, and inviting space that embodies the latest in tropical urbanism philosophies. Similar urban design philosophies also apply for the sub-tropical climate found in Brisbane.

# **PESTEL | Legal**



# PESTEL | Legal

## Case Study 1

### Water Smart Strategy 2010

#### Brisbane City Council 2010



The key goals the policy set out to resolve are as follows:

1. PA water smart community that celebrates water, is well-informed and makes decisions with water in mind.
2. Well-designed subtropical city which embraces its waterways and is shaped by the natural movement of water.
3. A healthy river and bay which are resilient and able to adapt to pressures and change.
4. Sustainable water use so we have what we need now and for future generations.

### Relevance to Policy

The expected outcomes of the Water Smart Strategy 2010 are that water and waterways are determining factors in the design of Brisbane's built form, flooding is managed effectively so the Brisbane community and the built form adapt to the natural movement of water, and finally, systems & processes are in place to support the effective, integrated management and implementation of on-ground solutions.

So in order to realise these expected outcomes within the policy the urban form is going to have to implement strategies into the urban design to solve the above. These can include, interconnected vegetation corridors, biofiltration of stormwater, and re-establishment of flood plain ecosystems

# PESTEL | Legal

## Case Study 2

### Buildings That Breathe

Brisbane City Council  
2014



The key goals the policy set out to resolve are as follows:

1. Orientate ourselves
2. Occupy outdoor spaces
3. Illuminate with daylight
4. Natural air ventilation
5. Shade and protect
6. Living greenery
7. Identity matters
8. Reduce energy & waste

### Relevance to Policy

The new world city design guide to Building that Breathe is an example of the core tenets behind designing an energy efficient, sustainable building in the subtropical climate of Brisbane. If these strategies are effectively implemented into the new policy the suburbs built environment will be able to thrive through effective building design principles.

# PESTEL | Legal

## Case Study 3

### Design-led City - Village Precincts Project

Brisbane City Council

2019



The key goals the policy set out to resolve are as follows:

1. A beautiful precinct - high-quality, attractive public spaces that are accessible, safe and comfortable to walk through; spaces that encourage the local community to meet, linger and enjoy
2. A precinct for people - streets that are inclusive and inviting places for everyone to shop, socialise and relax
3. A sense of place - reinforcing the local character and pride, and creating distinctive subtropical spaces for local residents, businesses and visitors to connect with and belong to.

### Relevance to Policy

The Village Precincts Project is Brisbane City Council funded programme designed to deliver improvements to a precincts attractiveness, amenity, safety, accessibility, and identity. If a Village Precinct Project is to go ahead it is expected to improve key areas within a precinct. These include; street furniture, footpath upgrades, street trees & gardens, creative placemaking outcomes, activation & engagement, and minor civil works. Therefore, in order for the new policy to potentially receive funding under this programme it is to be expected that it would have to meet the aforementioned urban design requirements.

# PESTEL | Legal

## Case Study 4

### Low-to-medium Density Residential Design Guide

Brisbane City Council  
2020



The key goals the policy set out to resolve are as follows:

1. Green & Leafy Neighbourhoods
2. Sub-tropical Design
3. Liveability & Function
4. Visual Appeal & Identity

### Relevance to Policy

With the population of Brisbane expected to continue to grow and the demand for higher density housing expected to follow suit the Brisbane City Council has launched an initiative to better inform the design of future low-to-medium density residential projects through carefully considered design principles. These design principles are expected to be the core tenets behind the look, feel and liveability of the suburban neighborhood that we know and love within Brisbane. Therefore, for the new policy in order to ensure high quality residential design as well as the continuation of what makes a Brisbane suburb special its key that the core design principles within the design guide are properly implemented.

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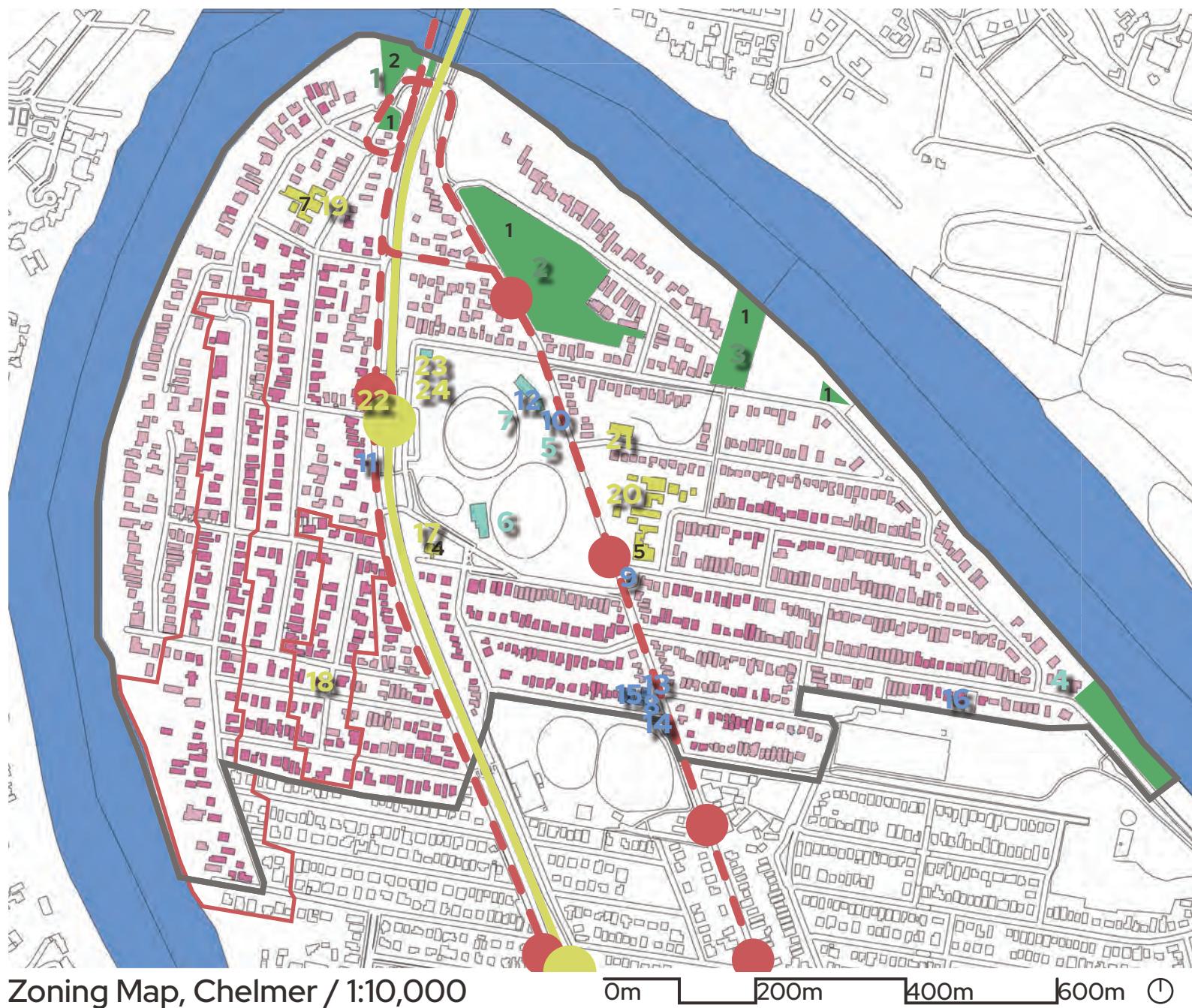
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# New Urban Form

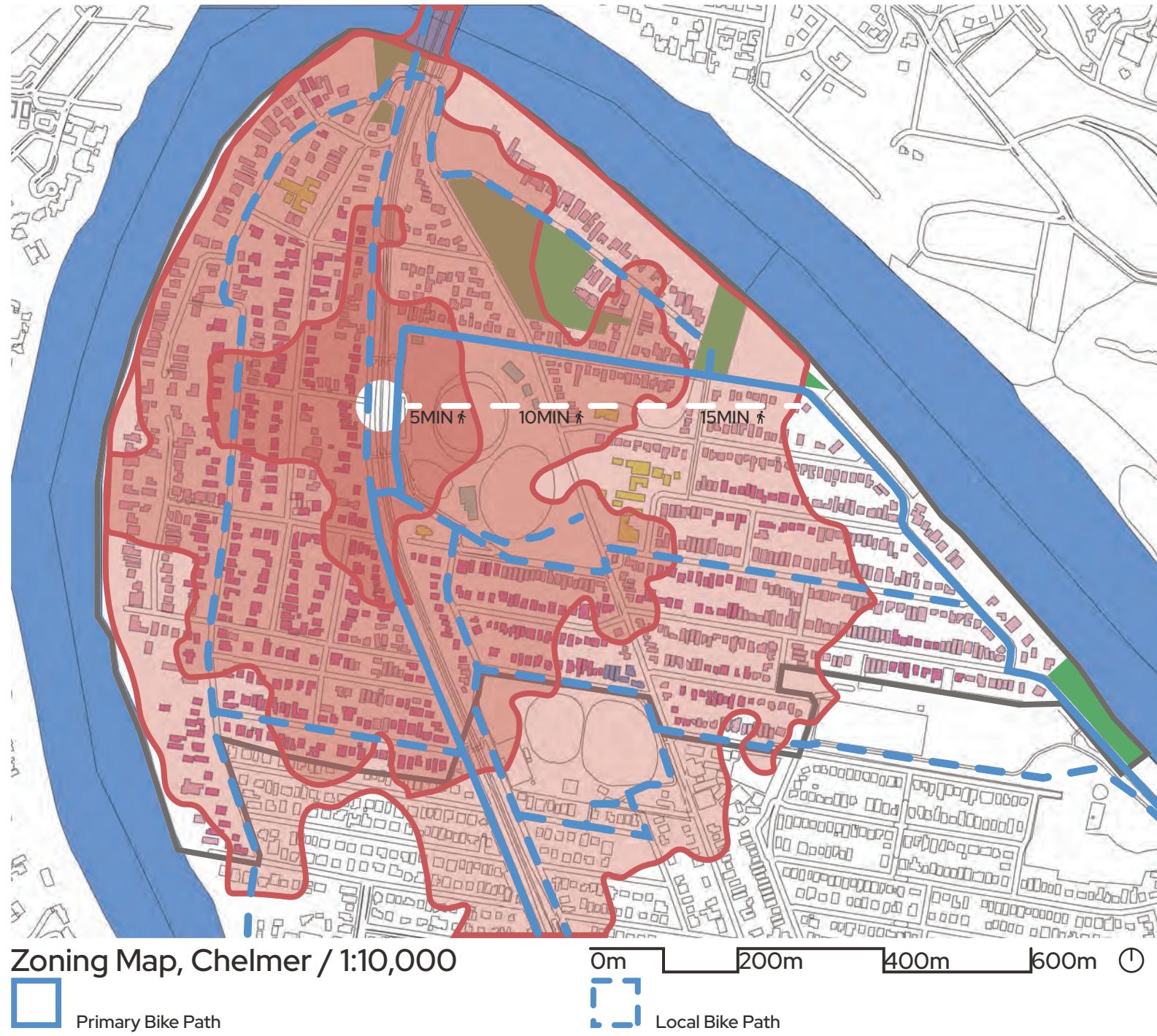
## Existing Suburb



- |    |  |
|----|--|
| 1  | Taylor Bridge Reserve                  |
| 2  | Gordon Thomson Park                    |
| 3  | Queenscroft Street Park                |
| 4  | Oxley Sailing Club                     |
| 5  | BMX Dirt Bike Track                    |
| 6  | Sherwood Districts AFL Club            |
| 7  | Western Suburbs District Cricket Club  |
| 8  | Pizza Capers                           |
| 9  | Tocco Italiano                         |
| 10 | Little c Coffee                        |
| 11 | Re/Max Chelmer                         |
| 12 | Brew Moon Coffee                       |
| 13 | Noir Beauty Studio                     |
| 14 | White Lade Funerals                    |
| 15 | Dale Boase Massage                     |
| 16 | KKN Spices Convenience Store           |
| 17 | St David's Church                      |
| 18 | Staverton Kindergarten                 |
| 19 | Regis Aged Care Chelmer                |
| 20 | Milpera State High School              |
| 21 | Riverside Christian Church             |
| 22 | Heart of Australia Cadiology           |
| 23 | Chelmer Community Centre               |
| 24 | Chelmer Station Community Kindergarten |

# New Urban Form

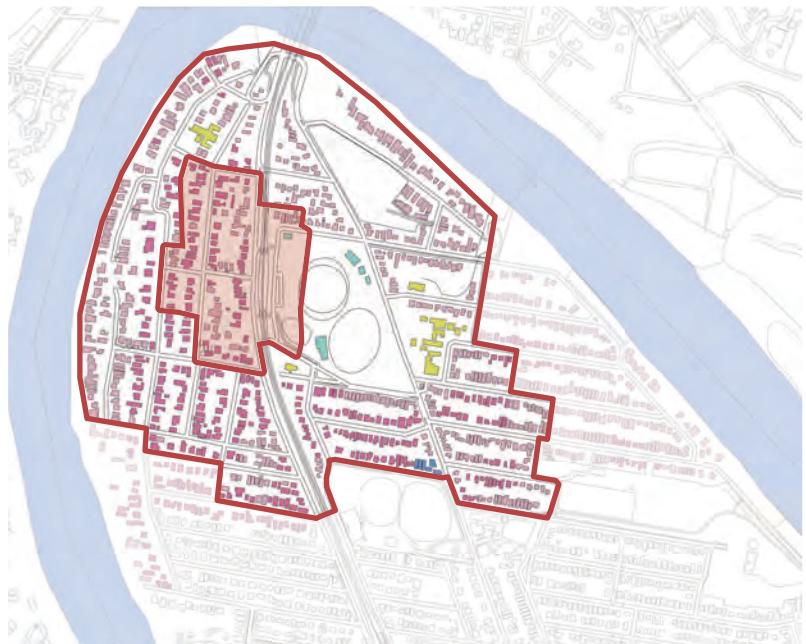
## Existing Suburb - Interior Movement



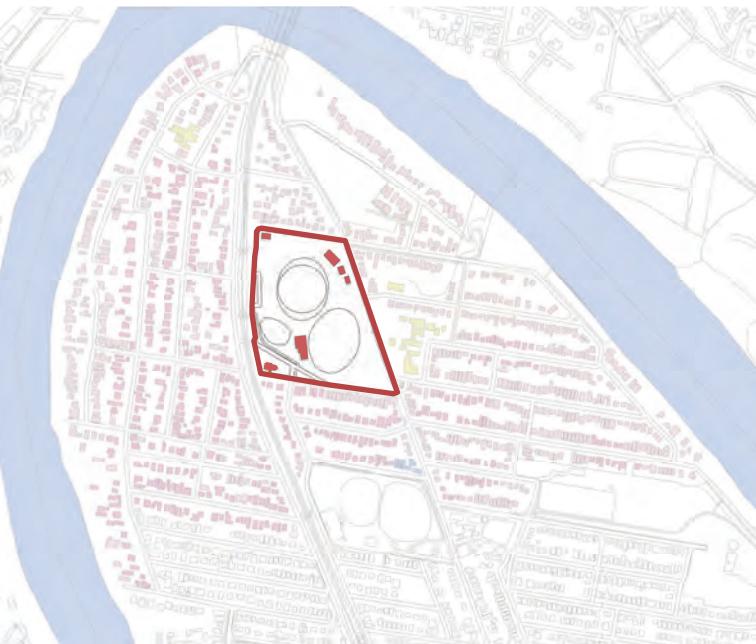
The suburb of Chelmer is in a unique position whereby due to its placement on the inside of a tight bend in the river the suburb is constrained on three of the four sides creating a small compact suburb with a radial outer edge. All of this makes the centrally located Chelmer train station have a walkability range that can nearly cover the entire suburb. This puts Chelmer in the position where if done correctly the suburb can support a walkable, public transit focused community with ample access to green space and water. To take maximum advantage of this a priority development zone (PDA) will be set up within the 10min walking distance range and a commercial mixed-used priority development zone (CPDA) will be set up within the 5min walking zone.

# New Urban Form

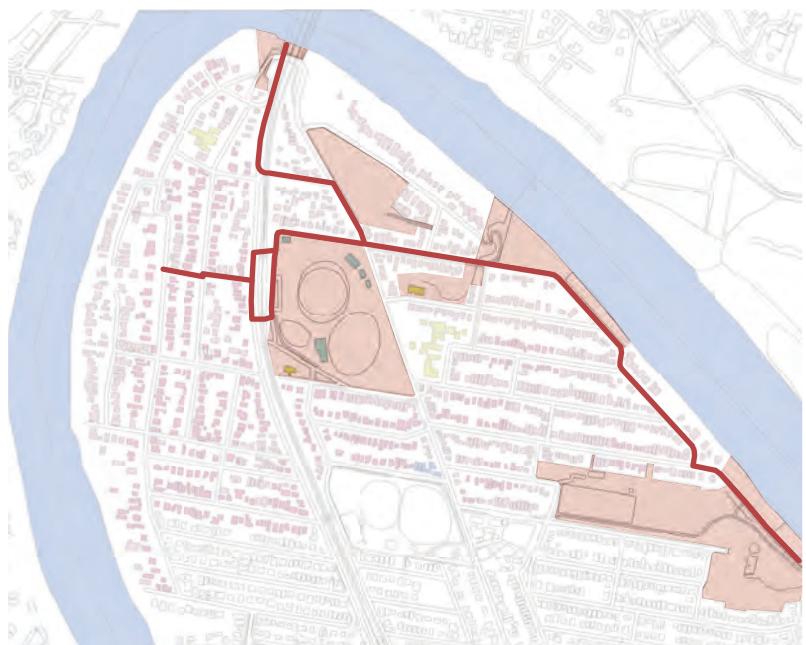
## Proposed Master Plan



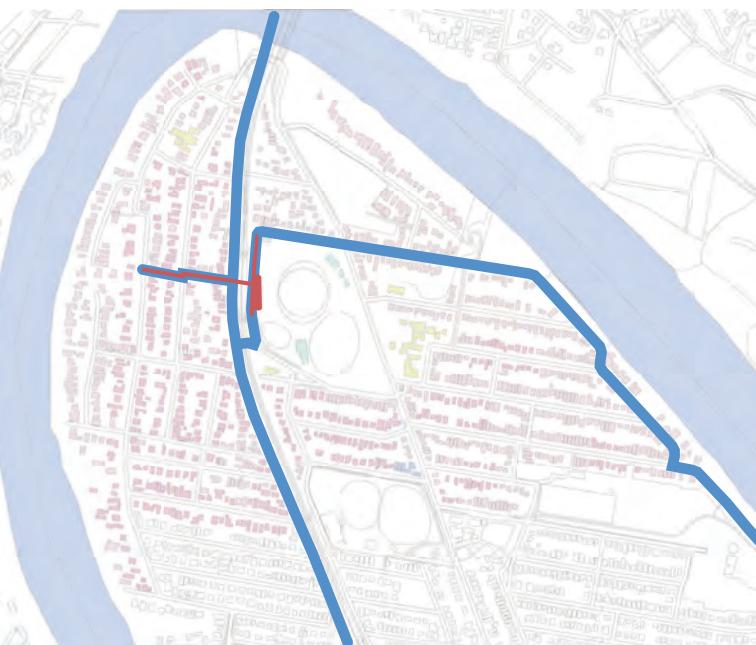
The two zones shown in the map were extrapolated from the walkability map in the previous slide. The inner zone represents the CPDA whereby mixed used medium density development will be encouraged. This is centrally located around Hurlton St whereby a sub-tropical pedestrian st will be implemented. The outer zone is the PDA, within this zone upgraded bike/pedestrian paths will allow for better connections with the CPDA & train station, furthermore this zone will encourage infill development.



Seeing as the sporting precinct is a prominent and valued community area, upgrades will be undertaken to allow for better suburb wide connections & sporting events. New sports club facilities will be built with parklands in the surrounding green space. Furthermore, the community centre and kindergarten building will be rebuilt with modern facilities and amenities.



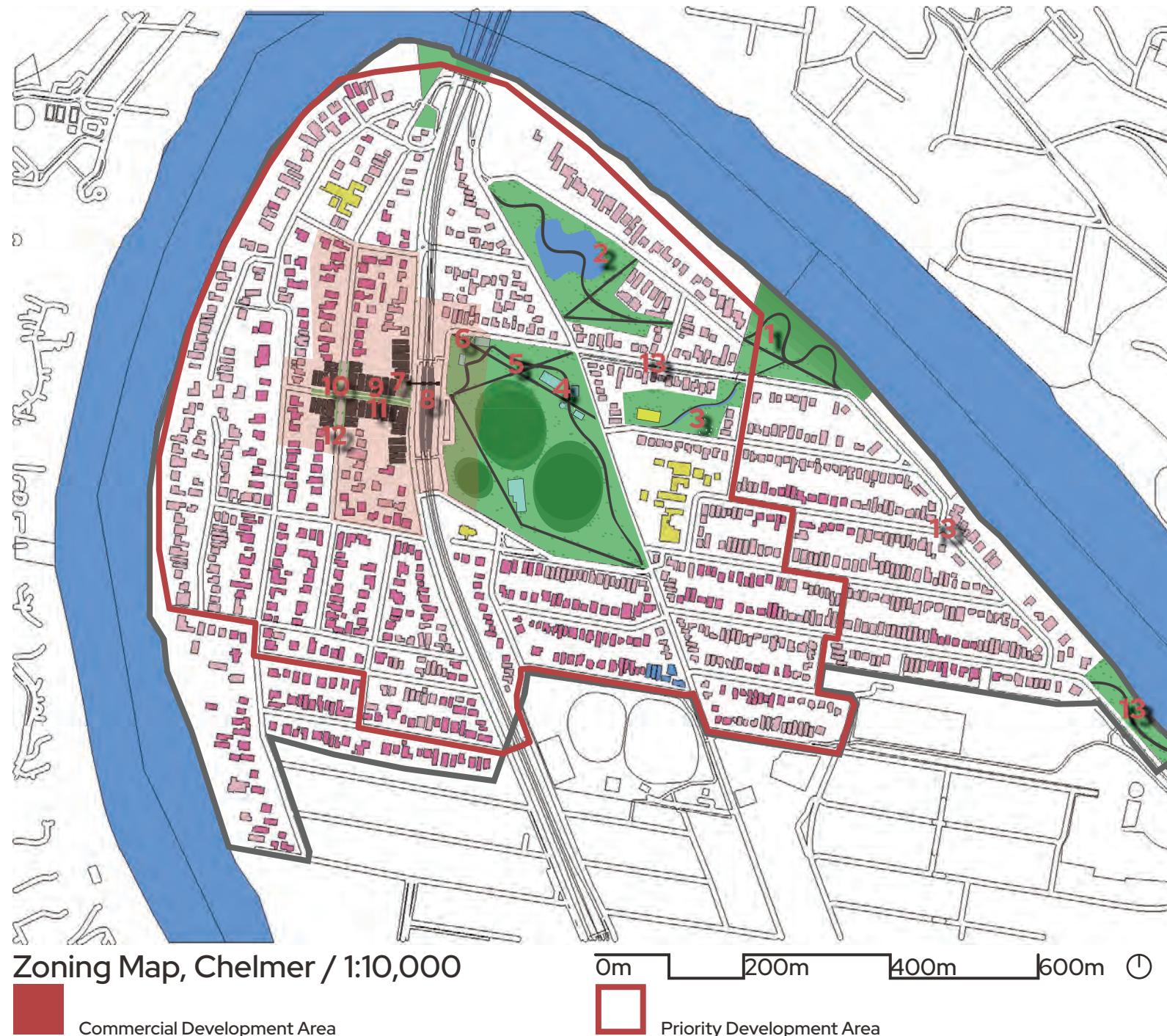
Whilst there is currently a large amount of urban green space within Chelmer, its disjointed and unconnected. The new masterplan aims to solve this with a new urban green space corridor. This will include new parklands with connections between them. All of this will be located along a new sub-tropical boulevard, with upgraded bike paths lanes, planting and footpaths. The aim is to connect all urban green space such that it acts as one interconnected network.



There are currently existing local and Brisbane wide bike networks that are contained and or pass through Chelmer. However, currently these bicycle networks are poorly integrated within their surrounding context and are currently in an underdeveloped state with minimal dedicated bike lanes separate from cars. Therefore creating a cycling network that is integrated within the new urban form via a placed emphasis on bike lanes within the road hierarchy. The goal is this encourages increased ridership through visual, safety and enjoyment measures.

# New Urban Form

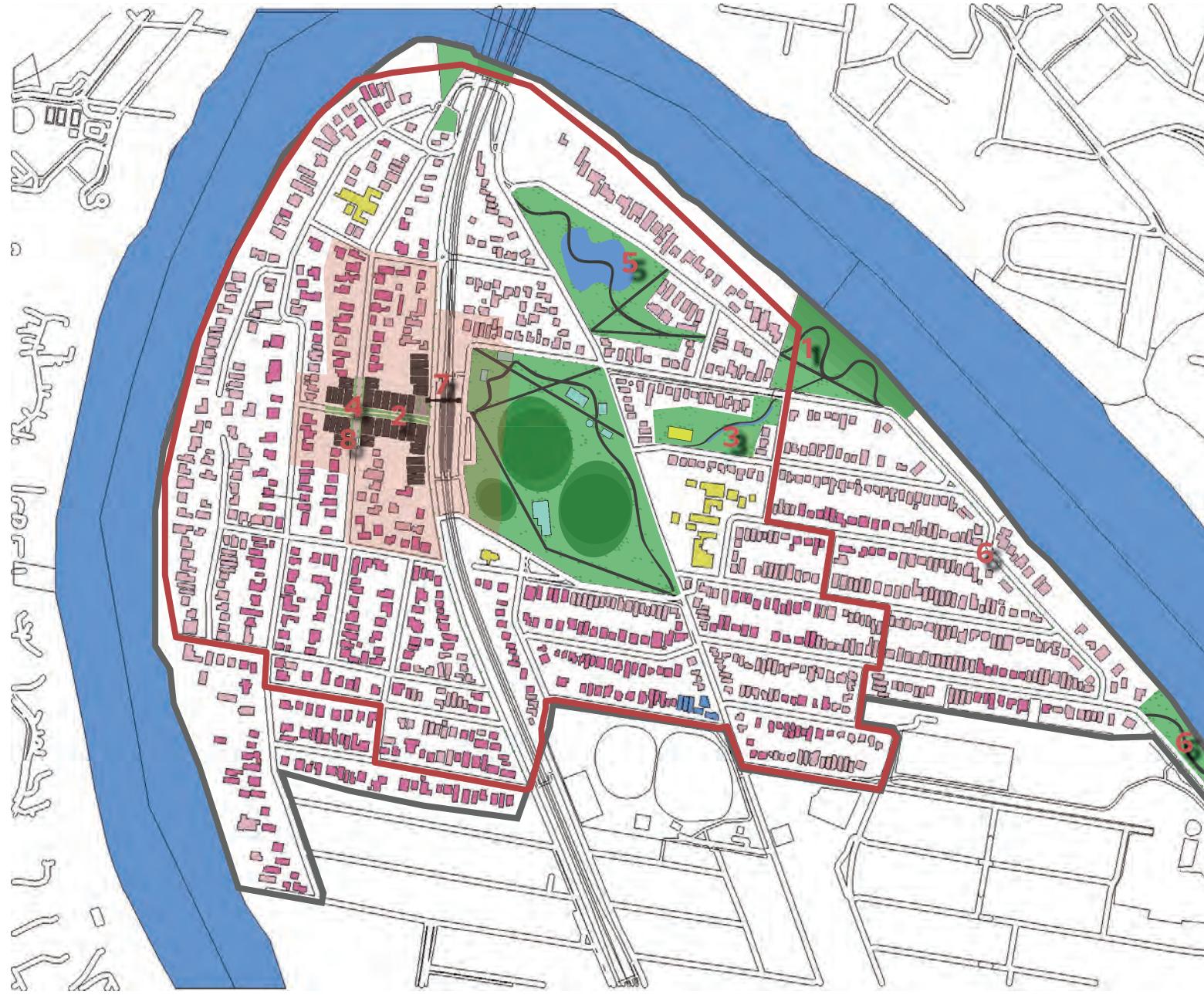
## Proposed Master Plan



1. Upgrade existing park and install tiered wetland for flood control and purification
2. Upgrade the existing park and install a water retention pond to help absorb and purify rain & flood events
3. Install a new greenspace connection & integrate a swale to control and purify rainwater
4. Upgraded sports precinct & sporting facilities
5. Increase connectivity & accessibility with new and upgrade pathways through the sports precinct
6. New Chelmer town hall
7. Hurlton St Pedestrian Plaza
8. Upgrade train station & install new pedestrian bridge with direct connection to new Hurlton St Plaza & Sports Precinct Parklands
9. Upgrade Hurlton St to be a single lane sub-tropical pedestrian st
10. Install raised intersection as a shared car-pedestrian zone @ Hurlton St & Victoria Ave intersection
11. Medium density retail/commercial along pedestrian st
12. Low density retail/commercial on pedestrian st edge
13. Green corridor with upgraded bike lanes

# New Urban Form

## Proposed Master Plan



Zoning Map, Chelmer / 1:10,000

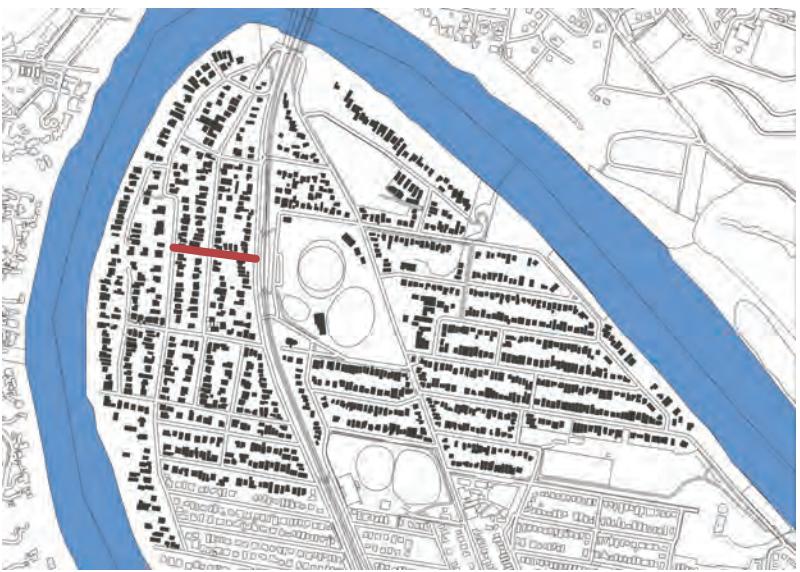
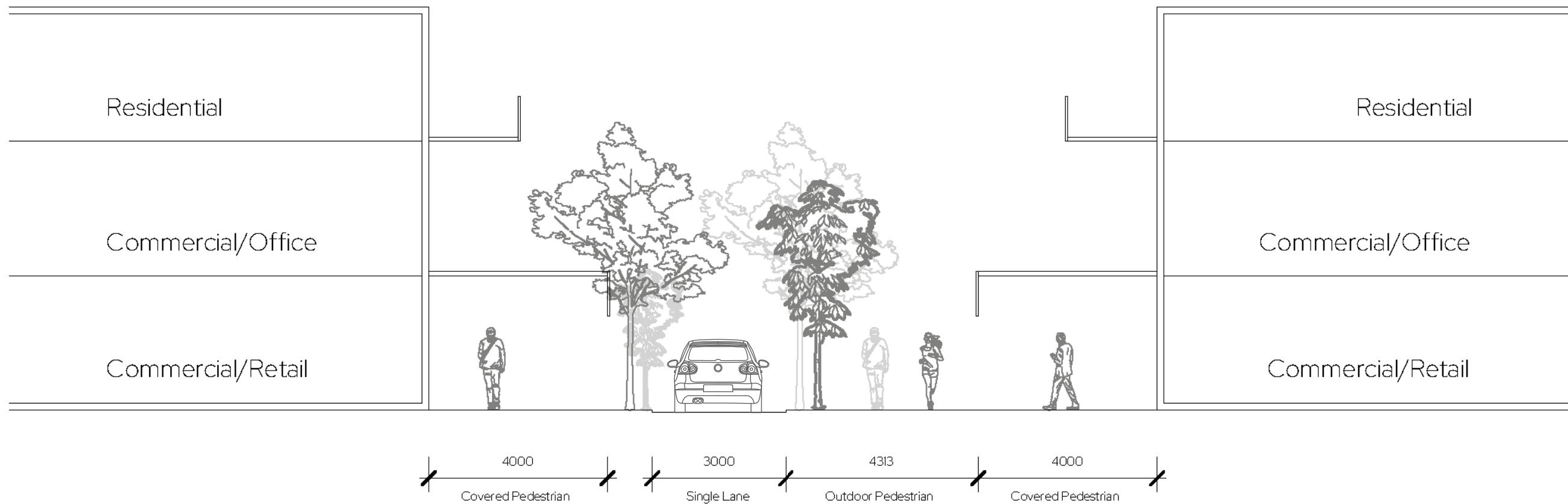
Commercial Development Area

0m 200m 400m 600m  
Priority Development Area



# New Urban Form

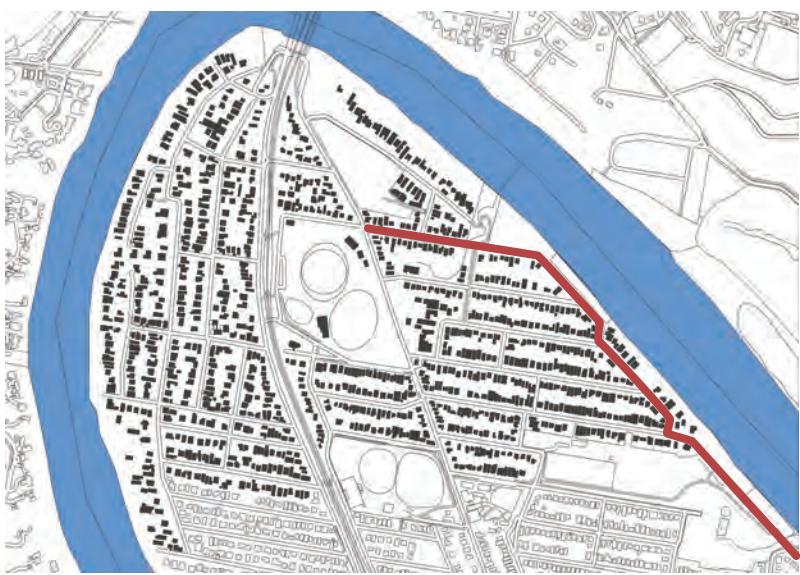
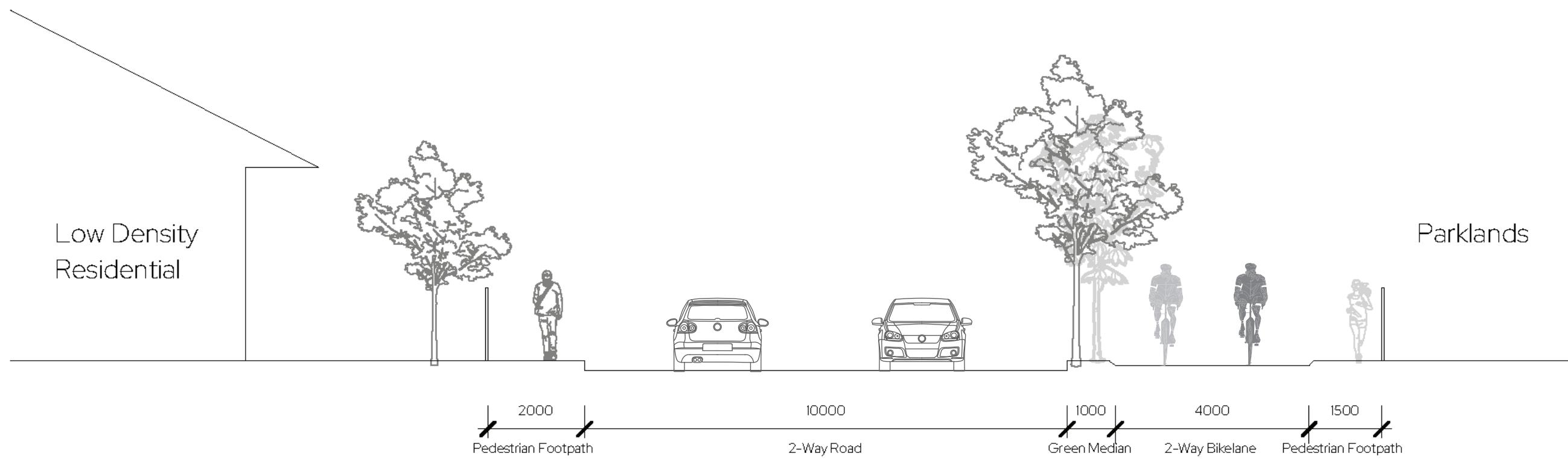
## Commercial District



**Zoning: Mixed use medium density**  
**Max Level: 3**  
**Setback Front: 0m**  
**Setback Side: 1m**

# New Urban Form

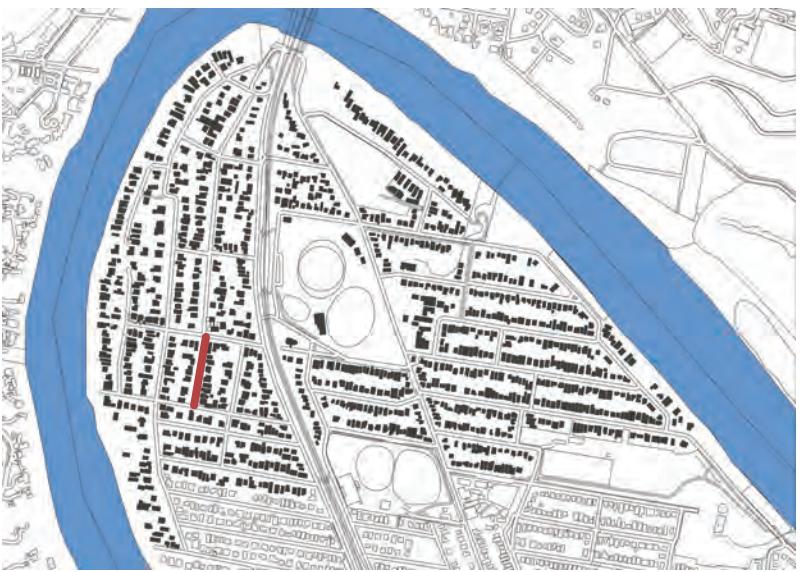
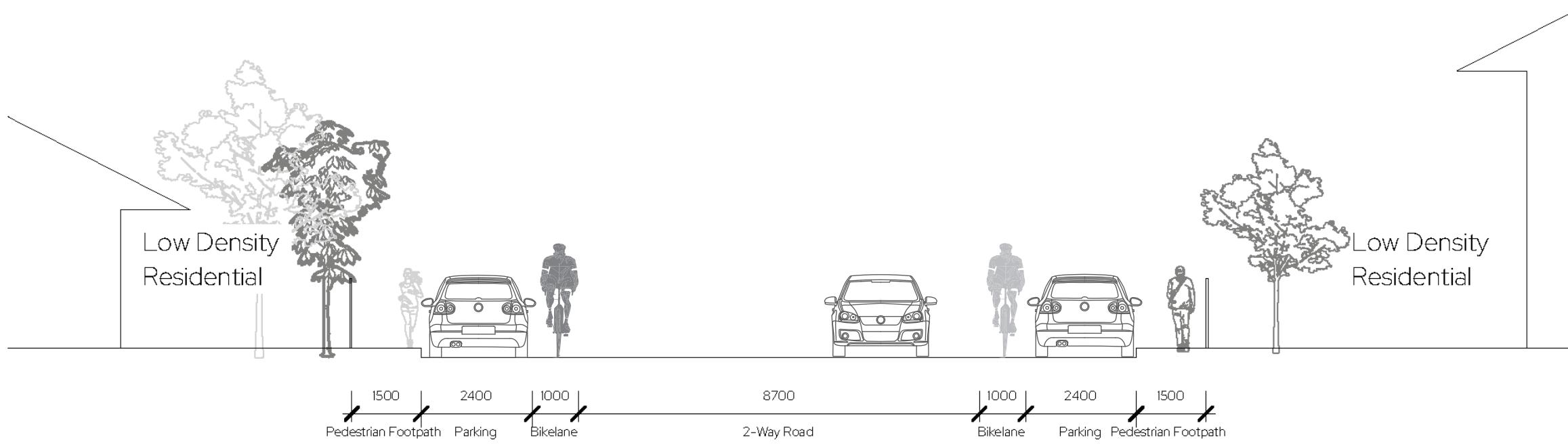
## Green Corridor Bikepaths



**Zoning: Low density residential**  
**Max Level: 2**  
**Setback Front: 5m**  
**Setback Side: 3m**

# New Urban Form

## Residential St



**Zoning: Low density residential**  
**Max Level: 2**  
**Setback Front: 5m**  
**Setback Side: 3m**

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# **PESTEL**

## **Political & Economical**

### **Political**

Due to previous concerns Councillor Nicole Johnston has raised to do with higher density developments & infrastructure upgrades, a thorough community consultation study will be undertaken once the initial masterplan has been drafted. This will ensure the masterplan aligns with the communities needs as much as possible. This will closely mimick the consultation period that both the Cairns Dining Precinct and Bowen Hills PDA underwent. Furthermore, like the Bowen Hills PDA a permanent community feedback and newsletter website will be set up for the duration of the policy's effect.

### **Economical**

It is hoped that the mixed uses, pedestrianised streets and subtropical vegetation will create an area of extended activity that is able to attract more people and build a community with flow on economic effects. Furthermore, the increased connectivity to greater Brisbane through the bike network upgrades and new Chelmer train station should aid in increasing the economic reach of Chelmer.

### **Critical Success Factors**

- Councillor Nicole Johnstons support
- Hon Mark Bailey MPs support
- The Chelmer masterplan is publicly acknowledged as a successfull urban renewal program

### **Critical Success Factors**

- At least 10 businesses are able to establish themselves within Chelmer by 2030
- There is at least one major 'anchor' tenant
- The area shows steady annual economic growth above the surrounding suburbs as measured by the Department of Natural Resources

# **PESTEL**

## **Social & Technological**

### **Social**

With upgrade to every parkland within Chelmers limits exhibiting a unique natural and built environment quality it is hoped that this is able to facilitate increase community envolvement and engagement. To support this the increase sporting facilities within the sporting precinct should be able to support and grow a stronger & larger community. Furthermore these upgrades should mark a significant quality of life upgrade for all partiicipants within the community.

### **Critical Success Factors**

- Chelmer is able to become a residential neighbourhood of choice
- The number of people regularly attending community programs increases every year
- After sporting precinct upgrades are complete, sporting clubs within the facilites see a measurable increase in participant numbers year on year

### **Technological**

With large scale water retention zones, swales and tierd wetlands being implemented the hope is that these measures will be able to have a positive impact on the floods resistance of the suburb of Chelemer. In conjunction with this these park upgrades are expected to increase the biodiversity and water quality within their respective areas.

### **Critical Success Factors**

- Water quality testing from water qualtiy testing facilites within the parklands are able to detect water quality improvements via a direct result of the water retention zones, swales and tiered wetlands

# **PESTEL**

## **Environmental & Legal**

### **Environmental**

A more sustainable and green a community is the more likely the social, economic and ecological fabric of the suburb is to improve. This would mark a higher quality of life and improve urban form. If Chelmer is able to successfully implement correct environmental strategies is could act as a case study for similar suburbs in the urban context of Brisbane.

### **Legal**

The Brisbane City Council has formulated a formidable policy construct to which new urban development is to aim to achieve. If Chelmer is able to successfully implement all strategies within the new urban form. This is ambitious on a suburb wide scale, a proactive development management approach combined with collaborative & communicative engagement with the community could foster a delivery mechanism that bring success

### **Critical Success Factors**

- Research is able to show a markedly improved biodiversity within the parklands
- Urban water & energy use per unit is lower in Chelmer than the Brisbane City average
- Recycling within the suburb is above the Brisbane City average

### **Critical Success Factors**

- Widescale adoption of strategies from 'Water Smart Strategy 2010', and 'Buildings that Breathe' within new developments
- New low-to-medium density developments exhibit character and design principles exemplified in the 'low-to-medium density residential design guide (2020)'.
- Chelmer has been enhanced through its policy delivery process and the goals set forth have been met

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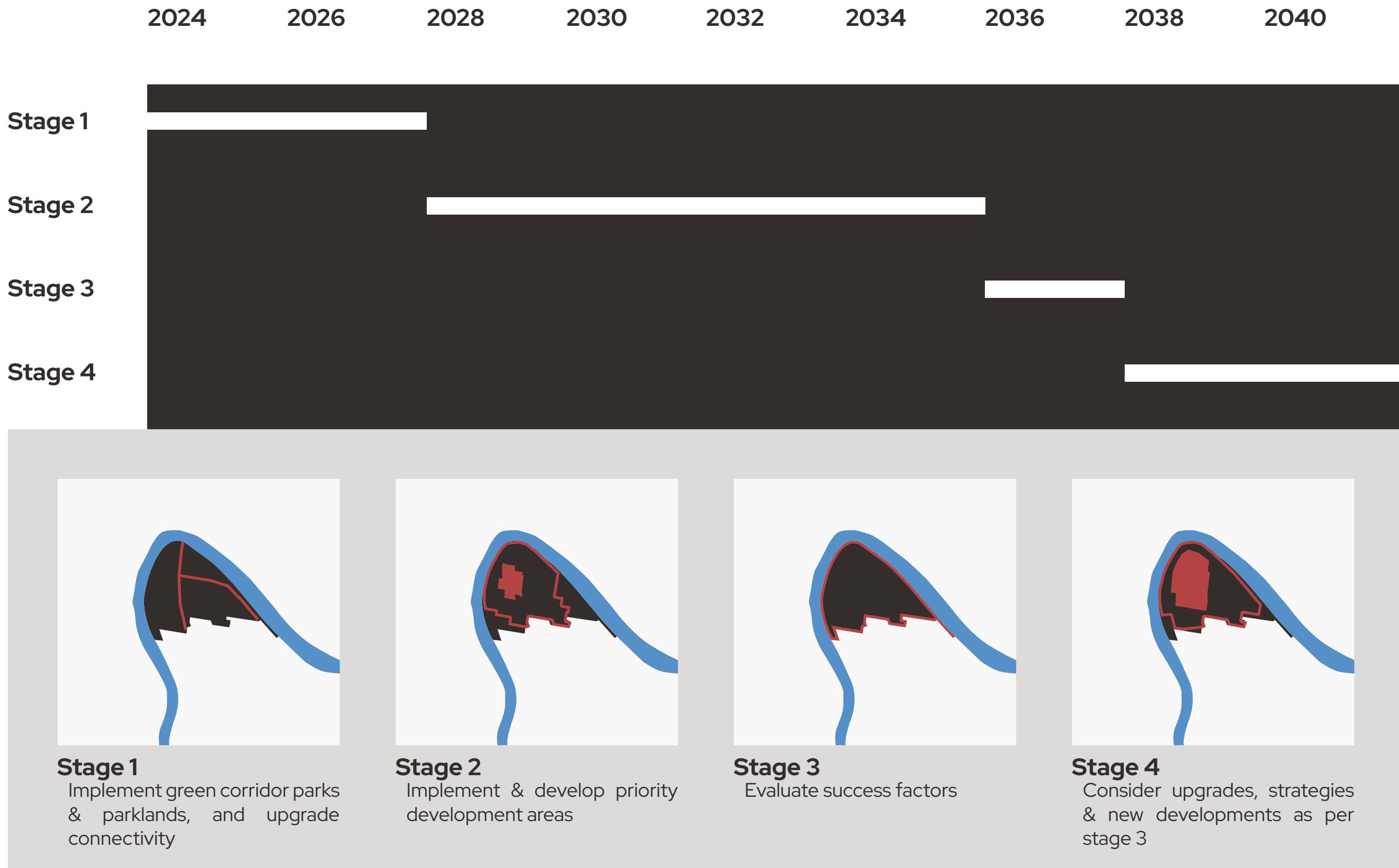
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# Conclusions

## Long-term Vision & Timeline



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DYN106  
Sustainable Urban Design:  
Approaches & Principles

Kehl Jones  
n11200324



FIN.