

A FLAIR FOR CREATING VITALITY

Urban Edge is located in the Kelvin Grove Village, less than 2km from the Brisbane CBD and is a master planned apartment project which comprises of three outstanding buildings.

DEVELOPER : Pradella Developments
PROJECT END VALUE : \$70 Million
COMPLETION : Mid 2013
ARCHITECT : White Architecture
STRUCTURAL ENGINEER : Alliance Design Group
SURVEYOR : Nation Surveys



Urban Edge at Kelvin Grove represents a new approach to city living for Brisbane, where maximising open space, capitalising on views and integrating sustainability considerations has informed every aspect of the development. As developer, builder and property manager, Pradella have been able to maintain coherence between design goals and built outcome, resulting in enhanced outcomes for residents.

Located 2km from the Brisbane CBD, the master planned Urban Edge community comprises three apartment buildings of varying scales linked by 4,300m² of detailed landscaping and recreational amenities. Stage one Vista and Stage two Horizons are both complete, with the third stage, SkyView (174 apartments) having commenced construction in September 2013. They are connected and interfaced with a shared outdoor space which has been intricately planned to deliver a series of spaces, places and experiences. Elements include pools, paths, private spaces known as “Nests”, and outdoor communal facilities including a BBQ area, entertainment space and gymnasium, all set within a tropical rainforest vegetation scheme.

Pradella worked closely with both the architect and the landscape architect to develop the matrix of nature and amenity which distinguishes the outdoor and shared areas.

The combined challenge of the 12-m fall in site topography and six-storey height limit on Vista were addressed through adroit angling and contouring of built and landscape elements and intelligent design for basement and podium levels. Careful study of the site allowed Pradella to create a highly articulated series of building forms which maximises the views, natural light and breezes for every apartment. Apartments are angled away from the western elevation to minimise the impact of solar heat, especially during summer.

Longevity has been made a major priority, with materials chosen for durability as well as aesthetics. The lower levels feature a palette which sits coherently within the urban streetscape, while the upper levels feature a range of colour patterns on feature elements which give each stage a distinctive identity.

Connection with the wider urban fabric has been achieved by intelligent use of open sightlines to the city, surrounding area including the Victoria Park Golf Course, and within Urban Edge itself. Further, the street-level terrace dwellings have direct entry to the street via shared doorways and gates which provide

security while allowing residents to directly observe the streetscape from within. At the rear of each terrace private courtyards provide both a lifestyle amenity and the ingress of natural light and ventilation as a significant element in the interior design.

All the upper level apartments have generous balconies, which again provide the combination of private outdoor space and method of introducing substantial natural light and fresh airflow, while also delivering part of the overall protection from direct solar load.

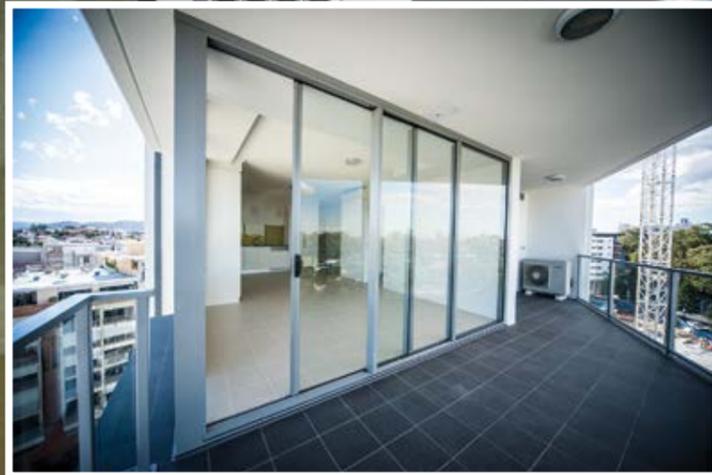
Engineering of the projects has focused on innovative ways to maintain high levels of light while still ensuring security and privacy, with aluminium framed acrylic screening used for courtyards to achieve this. On the Horizon building, ply has been used as a feature panel system which minimises wind-blown moisture, while still permitting abundant natural ventilation. Ply also has the advantage of being a material with a low carbon footprint.

Bicycle parking facilities have been provided to encourage low-carbon commuting and opportunities for cycle-based recreation and fitness around the area and into the CBD and South Bank precincts. Water recycling is also a key sustainability aspect, including stormwater harvesting and rainwater harvesting as a key element of the overall site stormwater management plan. Water is being reused for outdoor area irrigation, and the pools and water features.

For more than 50 years, Pradella have been developing innovative and high-quality residential and commercial developments in South East Queensland. The impressive manner in which they deliver their projects has been recognised with numerous awards including UDIA, QMBA and HIA Awards. Every development they have undertaken is carefully researched and designed to complement and enhance its location, through a sensitive and informed approach to place and people.

Urban Edge is an excellent example. As one of the only sites of its kind available on the CBD edge, Pradella's talents have succeeded in renewing this inner-urban locale in a manner which respects the surrounding area while also bringing a vibrant new lifestyle element to Kelvin Grove.

For more information please contact Pradella Developments Pty Ltd, PO Box 3301 South Brisbane QLD 4101, phone 07 3115 0300, fax 07 3115 0399, website www.pradella.com.au



SHUT THE WINDOWS, THEY'RE COMING IN THE DOORS

The Urban Edge project in the Kelvin Grove Village is located less than two kilometres from Brisbane's CBD. The design includes large balconies for outdoor living in all apartments and Bradnam's Windows & Doors is responsible for the supply and installation of all external windows and doors for this multi-staged, master-planned apartment project.

Founded in 1977, Bradnam's Windows & Doors is a wholly Australian-owned private company with 900 employees. Its vertically integrated operations include manufacturing and glass factories; metal distribution centres and NATA approved testing rigs. A market leader, Bradnam's specialises in the manufacture of aluminium windows and doors, supplying and installing product for low and high rise multi-dwelling buildings, particularly where energy conservation and noise reduction are important.

Working on the first stage at Kelvin Grove, comprising the 'Vista' and 'Horizons' buildings, Bradnam's is installing its high performance product, the 'Signature' range of sliding doors. These doors boast improved energy

and acoustic ratings, with larger glazing pockets; no visible fixings for smooth lines and an uncluttered appearance; and an ergonomic approach to hardware. Commercial Sales manager, Victor Carr said, "The Signature sliding doors have been very well received due to their flexibility to cater for a large range of functions, at competitive prices."

Bradnam's rigorous accreditation systems and innovative product solutions are matched by the company's excellent customer service, with sales offices and showrooms ranging along Australia's east coast.

Bradnam's current projects include Stage 4 of the large retirement village, "Wheller on the Park" at Chermside; Construction Group's 10 storey units at Hornibrook Esplanade, Redcliffe; and a range of buildings for the Enhanced Land Force, Stage 2, at Gallipoli Barracks, Brisbane.

For more information contact Bradnam's Windows & Doors, Head Office and Showroom 136 Zillmere Road Boondall Qld 4034, phone 07 3131 3777, website www.bradnams.com.au



EXPANDING THE POSSIBILITIES OF PRECAST

Achieving a unique and splendid design vision is easier when a project adds the talents of Austral Precast™ into the mix. Their expertise extends beyond the typical into finely detailed architectural elements like those they manufactured and supplied for the external wall claddings of Pradella's Horizons and Vista buildings at Urban Edge Kelvin Grove.

By using Austral Precast™, the builder was able to save time, reduce the number of tradespeople onsite, and also reduce the impact on the immediate community and the environment.

"Urban Edge was a pleasure to work on, and an exciting project for us due to the complexity of the precast elements, which we needed to step outside the box to achieve," said Austral Precast™ Queensland State Manager, Kyrien Nolan.

Innovation is ongoing at Austral Precast™, with the company recently investing in building capacity to produce outstanding applied finishes for precast elements, including graphic concrete and stains including copper and translucent effects. They are also able to manufacture precast with bricks cast-in, offering projects the aesthetics of bricks without the laborious process of bricklaying.

Austral Precast™ expertise is matched by a flexible and professional approach, enabling them to work closely with architects and builders

to develop the best solution for projects across the commercial, civil, residential and industrial sectors. Clients can elect supply only, or the full supply and install service.

Austral Precast™ Queensland's facility at Salisbury has an optimised layout to facilitate a high workflow capacity and a stringent approach to quality and safety. The company's environmental management policies ensure their facility's resource use is sustainable through minimising waste, being wise with water and efficient with energy.

The 33 staff at Salisbury include production, Quality Assurance, Safety and Environment, Estimation, Contracts Administration and Installation personnel. Other projects they have recently worked on include Waters Edge (Pradella), Kurilpa St West End (Bekka), 14 Fox St Albion (Kane), Hale St Link, Wide Bay Cultural Centre (PBS), Global Change Institute at UQ, and the Sir Samuel Griffith Building at Griffith University (Watpac).

The Queensland operation is part of the national Brickworks Group, a leading diversified building products manufacturer and supplier incorporating Austral Precast™, Austral Bricks™, Austral Masonry™, Bristle Roofing™ and Auswest Timbers™.

For more information contact Austral Precast™, phone 1300 778 668, website: www.australprecast.com.au