

CARSELDINE URBAN VILLAGE

Guiding Principles

MAY 2018

PURPOSE

The purpose of this document is to:

- identify the guiding principles and strategies adopted at Carseldine Urban Village that will enhance how the community will live, work and play; and
- provide a concise, visual connection between the project vision and the principles and strategies.

This document should be read in conjunction with the Masterplan and Development Parameters.

Control mechanisms will include the preparation of a Plan of Development (POD) as part of subsequent reconfiguration development applications and creation of Design Guidelines for built form.

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Vision

WORLD CLASS : MIXED-USE

Carseldine Urban Village will demonstrate world-class planning, urban design and community development practice in an urban village context, including a mixed-use urban village core, significant employment, parkland and informal and formal sporting areas, and protection of areas with environmental value.

MEDIUM DENSITY : LOW RISE

Carseldine Urban Village will deliver medium-high densities in low-scale built form primarily through a range of 2-3 storey terrace designs. Flexibility in design enables retail or commercial uses at ground level, meaning each terrace could encompass a small-scale multiple residential and/or mixed-use development.

COMMUNITY : CONNECTION

Carseldine Urban Village will comprise mixed-use, diverse and affordable residential, commercial, retail, and special purpose learning and research areas. Through urban design, these areas will be directly connected to nearby bushland and recreational open space areas and the Carseldine Station.

PRINCIPLES

INNOVATION

At Carseldine Urban Village, Economic Development Queensland (EDQ) seeks to innovate in six place-based themes; smart, climate-responsive, intergenerational, healthy, total energy, and entrepreneurial places.

Smart Places

A smart community connects people, products and ideas efficiently and effectively. Through the implementation of design and place making, a smart community accommodates and accelerates innovation, creation of ideas and a sense of community. Part of this is the integration of information sharing with technology by way of the internet of things (IoT).

Smart places embrace infrastructure as simple as a power pole which might integrate solar panels, to street lighting, Wi-Fi, CCTV or electric vehicle charging points.

Smart places also connect with personal devices to enable remote monitoring and management of in-home smart technology, such as on demand air conditioning, to public realm smart technology where sports lights can be turned on and off from your phone.

Climate Responsive Places

Climate responsive places create cool communities. They comprise of buildings that breathe, are full of light but not heat, and are clustered around cool courtyards and clean, green public and community gathering spaces.

A fundamental in Queensland is the green screen, incorporating easily adjustable and movable shutters, louvres, and lattice panels, and green walls to reduce reliance on mechanical devices for cooling or warming. Green screens provide privacy and security for building occupants, and flexibility to allow a free flow of air and light or shade depending on the time of day.

When coupled with cool elements such as roofs with solar panels, shading, screened balconies, verandas, and courtyards; the result is uniquely Queensland responsive architecture.

Intergenerational Places

Intergenerational places embrace households of diverse sizes, ages and occupations: singles, couples, families and start-ups are all welcome.

Intergenerational design enables families to age in place; from wheelchair accessible suites for in-home care, through to specialised aged care facilities.

At Carseldine Urban Village, buildings designed for mixed uses will typically be adaptable to fully self-contained, wheelchair-accessible dwellings, achieving a Gold level in accordance with the Australian Liveable Housing Design Guidelines. It is intended that where possible and practicable, this level of flexibility be designed into all new buildings being delivered at Carseldine Urban Village.

Healthy Places

Healthy places are designed to encourage an active lifestyle by connecting community and nature. In healthy places, every residence is typically within 400m of the park, public transport, local facilities and services, and natural bushland where walking and cycling are encouraged.

Total Energy Places

Total energy planning (TEP) involves smart building and urban design. The thoughtful use of materials such as solar photovoltaic, energy management systems (EMS) and battery storage reduces energy infrastructure, greenhouse gas emissions and outgoing consumer costs.

Total energy places have the potential to become solar villages, moving towards carbon neutral outcomes.

Entrepreneurial Places

Entrepreneurial places are designed in response to the ever-changing nature of how we work; where entrepreneurial, professional and creative skills are in increasing demand.

They feature flexible public spaces and inventive buildings which encourage a diverse mix of uses, catering for people to start-up or grow their business.

Entrepreneurial places include co-living working spaces, SOHOs (small office home offices), shop-top housing, and creative industries studios; buildings designed with flexible floor plans, adaptable building structures, uses and densities, for budding and established entrepreneurs.

INTEGRATION

Movement

Places are connected by multi-movement networks, with priority on the pedestrian, cyclist and public transport users.

Public Domain

Public places invite residents and visitors to work, learn, invest, innovate and play in the one location.

Built Form

Buildings express their flexibility and climate responsiveness.

Environment

Built places are close to, and coupled with, natural places. Bushland and parks are within a short walk or cycle.

Smart Infrastructure and Energy

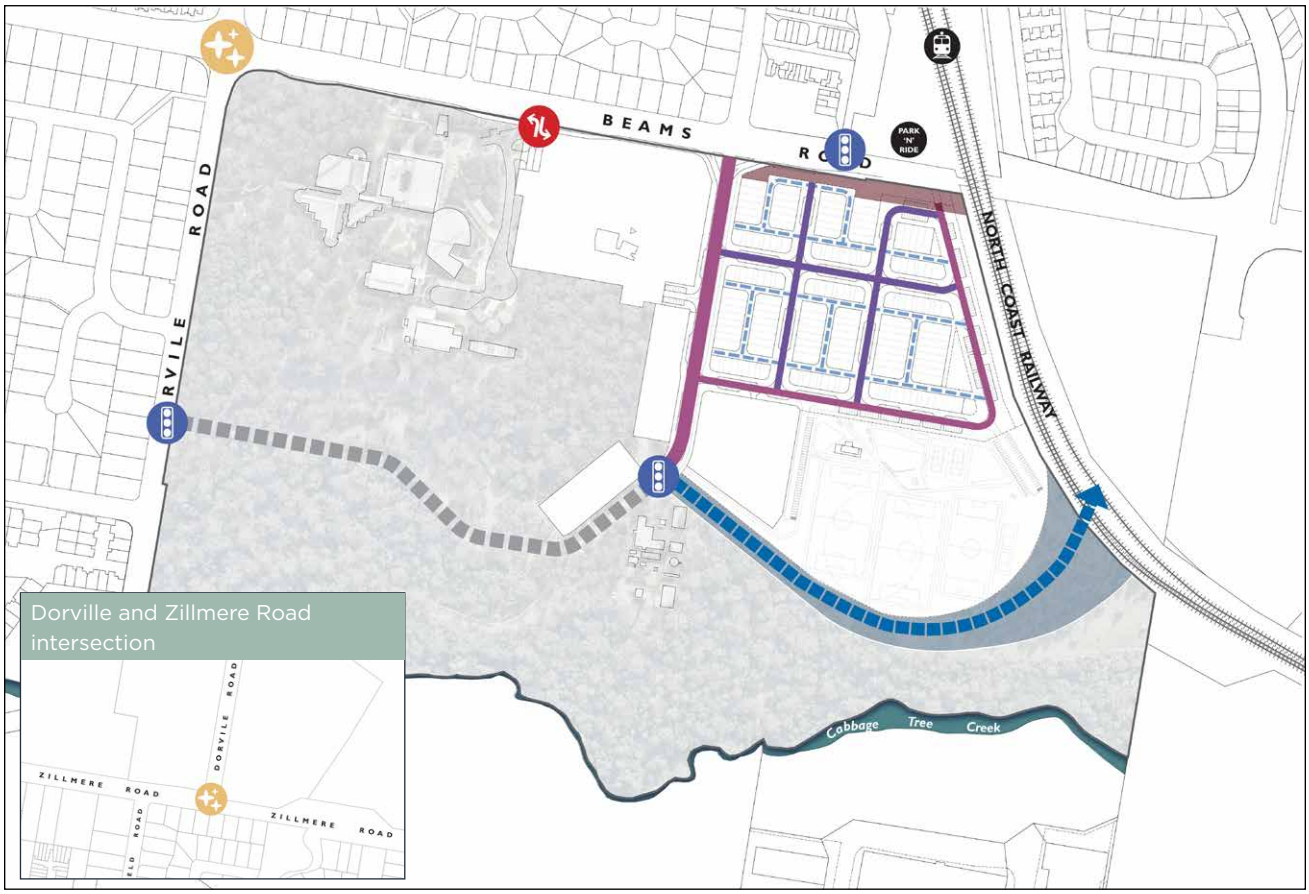
Technology and energy are linked for efficiency and affordability.

Movement



Prioritising movement and walkability has played a central role in shaping the masterplan. The seamless integration of dedicated pedestrian and cycle paths with a thoughtfully designed road network, and direct links to public transport will create connections within, and beyond, Carseldine Urban Village.

ROAD NETWORK AND VEHICLE MOVEMENT



Legible Vehicle Movement Hierarchy

- Main circulation road through the development connects Dorville Road and Beams Road (design and position subject to further discussions with Department of Transport and Main Roads).
- Connected road plan is not reliant on cul-de-sacs, ensuring increased permeability through the site.
- Clearly defined site entry and exit routes.
- Upgrades provided to three external roads and intersections minimise impacts on existing infrastructure.
- Adoption of laneways to provide a streetscape without driveways to prioritise the pedestrian and encourage home-based business shopfronts addressing the street.

Future Proofing

- Road network built to accommodate future sustainable urban mobility methods including the planned busway and a future underpass connection to the railway station.
- The interface between the development and Beams Road has been designed with a 10m setback with increasing amounts of road reserve east towards the railway line to provide flexibility for the future Beams Road railway overpass.
- Diverse specialisation of streets catering to road function and hierarchy.

Public Realm Contributions

- Designated main street interfaces transport, cyclist and pedestrians with the public and private realms proposed to activate the street and ensure it is a hub of activity.
- Active travel options (pedestrians and cyclists) have been prioritised within the proposed intersections.
- Internal road placement considers the protection of bushland and open space areas.

LEGEND - ROAD NETWORK & VEHICLE MOVEMENT

- Subject Site
- Indicative Boulevard Road
- Carseldine Station
- Park 'n' Ride
- Possible Road Resumption for Overpass
- Future Busway Corridor
- Future Busway Alignment
- Future Signalised Intersection
- Left In, Left Out
- Future Intersection Upgrade
- Proposed Road
- Proposed Street
- Proposed Lane



Image: Stage 1 Boulevard design

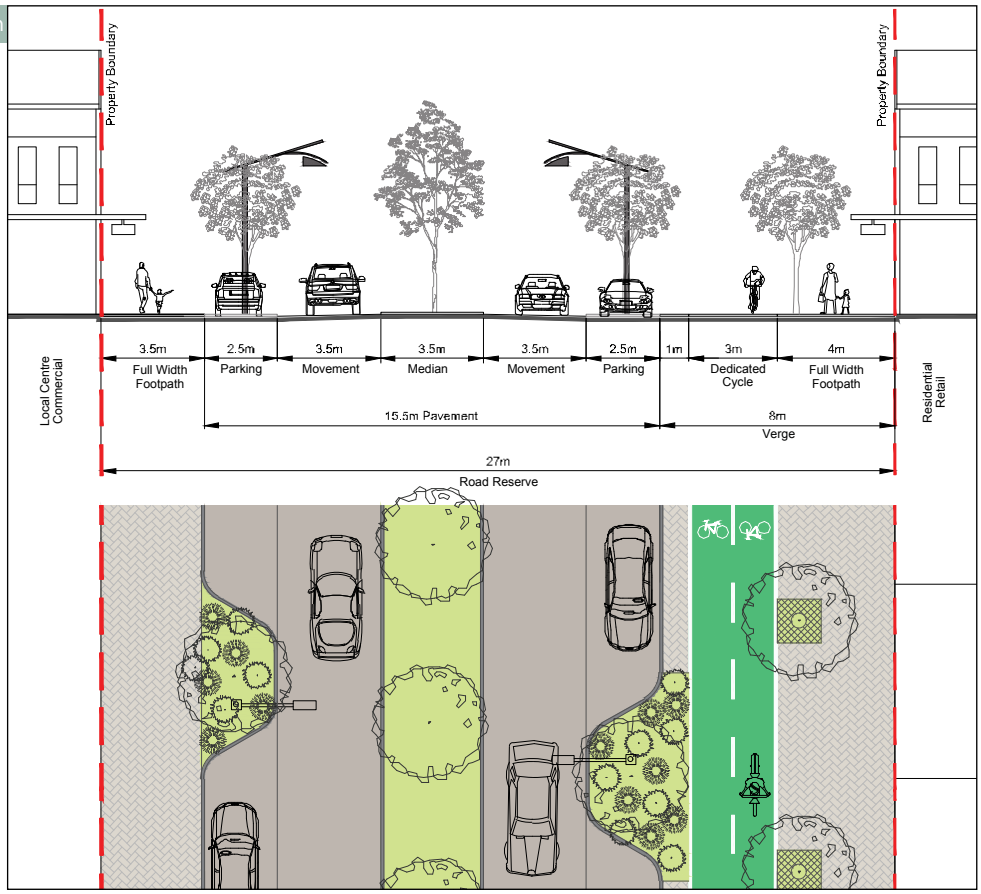
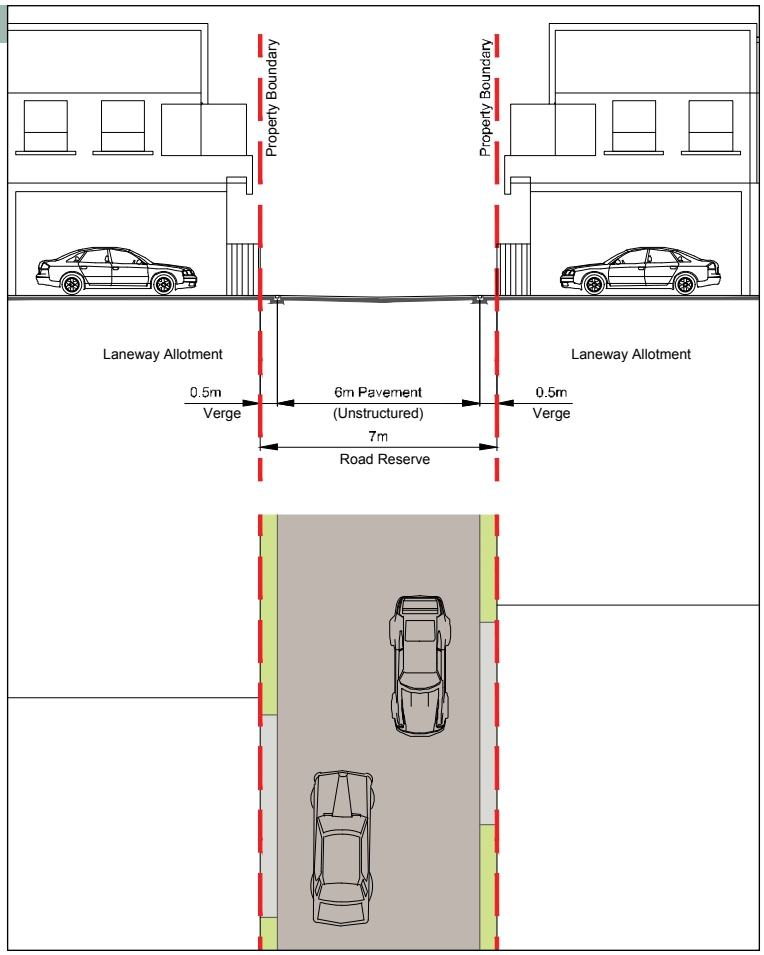
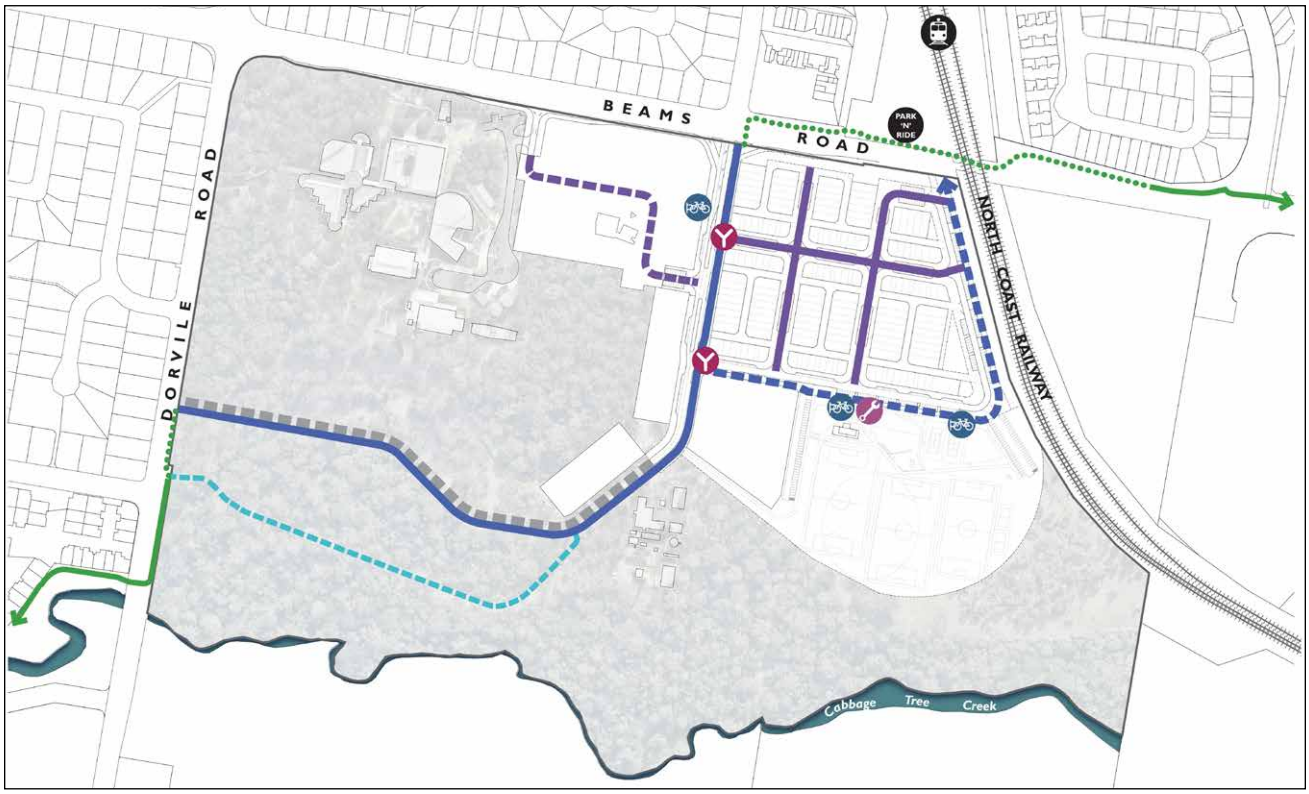


Image: Typical laneway design



MOBILITY – CYCLE MOVEMENT



Connected Cycle Network

- Cycle connection to Carseldine Station opens up multi-modal transport potential.
- Dedicated 3m separated carriageway cycle lane provided on the main boulevard with a further 1m separation to parking connecting Beams Road to Dorville Road allows for a safer, more attractive thoroughfare for cyclists.
- Dedicated cycle lanes in both directions run directly parallel on the same side of the street, maximising cyclist accessibility.
- Proposed connection to external cycleway to provide a safe and continuous path.
- Improvement to the existing bushland cycleway path and demonstration of emerging material Moon Deck, a solar pigment to improve visibility and safety.
- Inclusion of bike racks at key locations within the different precincts and a bike repair station.

Participation Welcomed

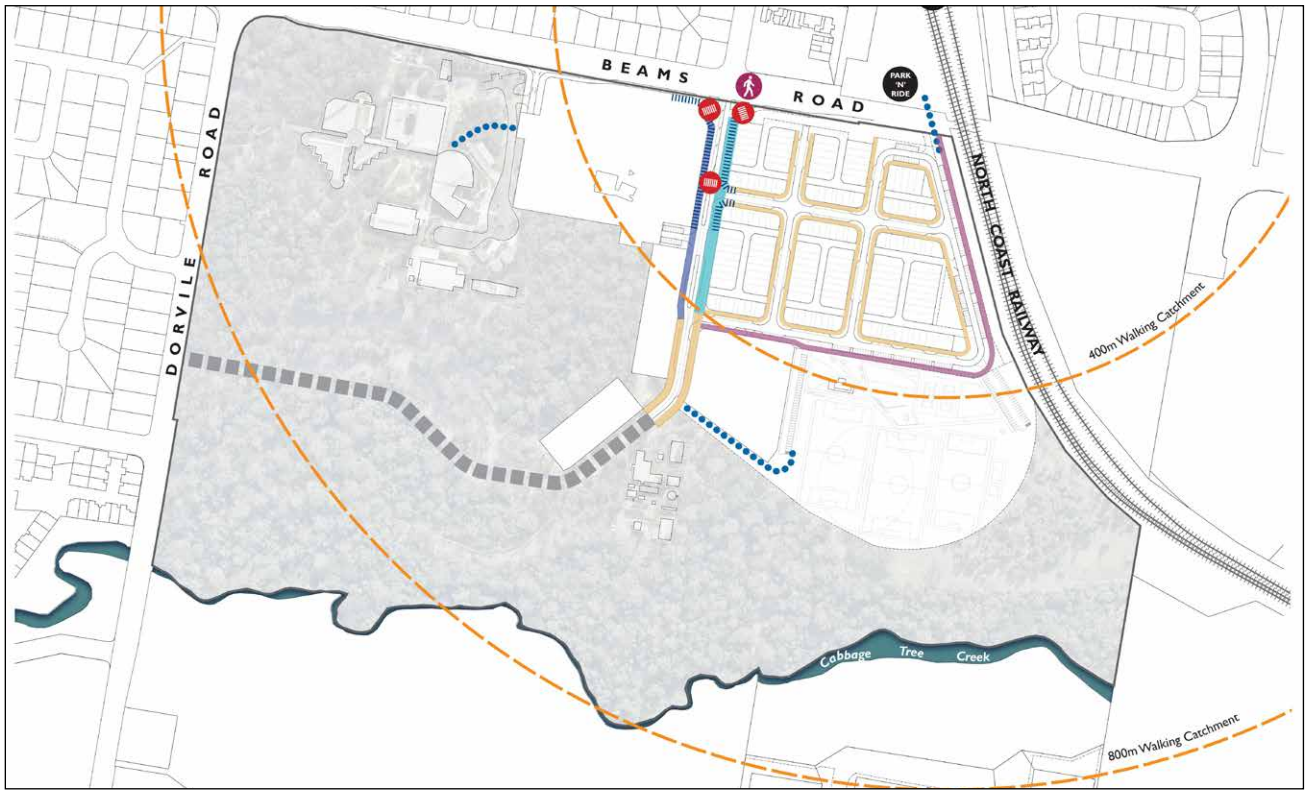
- Safe cycling environment running along natural bushland areas encourages recreational and commuter cyclists.
- Separated carriageway cycle lanes encourages first-time users.
- Multi-modal transport options improve potential for cycling to and from the development.
- Best practice intersections to provide cyclist friendly roadways.

LEGEND - MOBILITY - CYCLE MOVEMENT

- Subject Site
- Indicative Boulevard Road
- Carseldine Station
- Park 'n' Ride
- 3m Separated Carriageway Cycleway
- 3m Wide Shared Path
- Internal Shared Road
- Bushland Cycleway
- Existing Cycleway
- Proposed Cycleway Extension
- Bike Racks
- Bike Repair Station
- Cycle-Safe Key Intersection



MOBILITY – PEDESTRIAN MOVEMENT



Walkability Maximised

- Street frontage activation on main street creates a lively pedestrian experience.
- Connected street form creates a walkable neighbourhood.
- Street trees and deep planting areas provide shade and lush greenery to the urban form and encourages walking.
- Mixed-use development provides a variety of services within walking distance for residents and visitors of Carseldine Urban Village.
- Lighting, shade and shelter provide walking opportunities regardless of time and weather.
- Direct pedestrian connections to bus and train services.
- Pedestrian links to broader community.
- Future pedestrian link from Government Office Precinct to retail precinct.

Pedestrian Priority

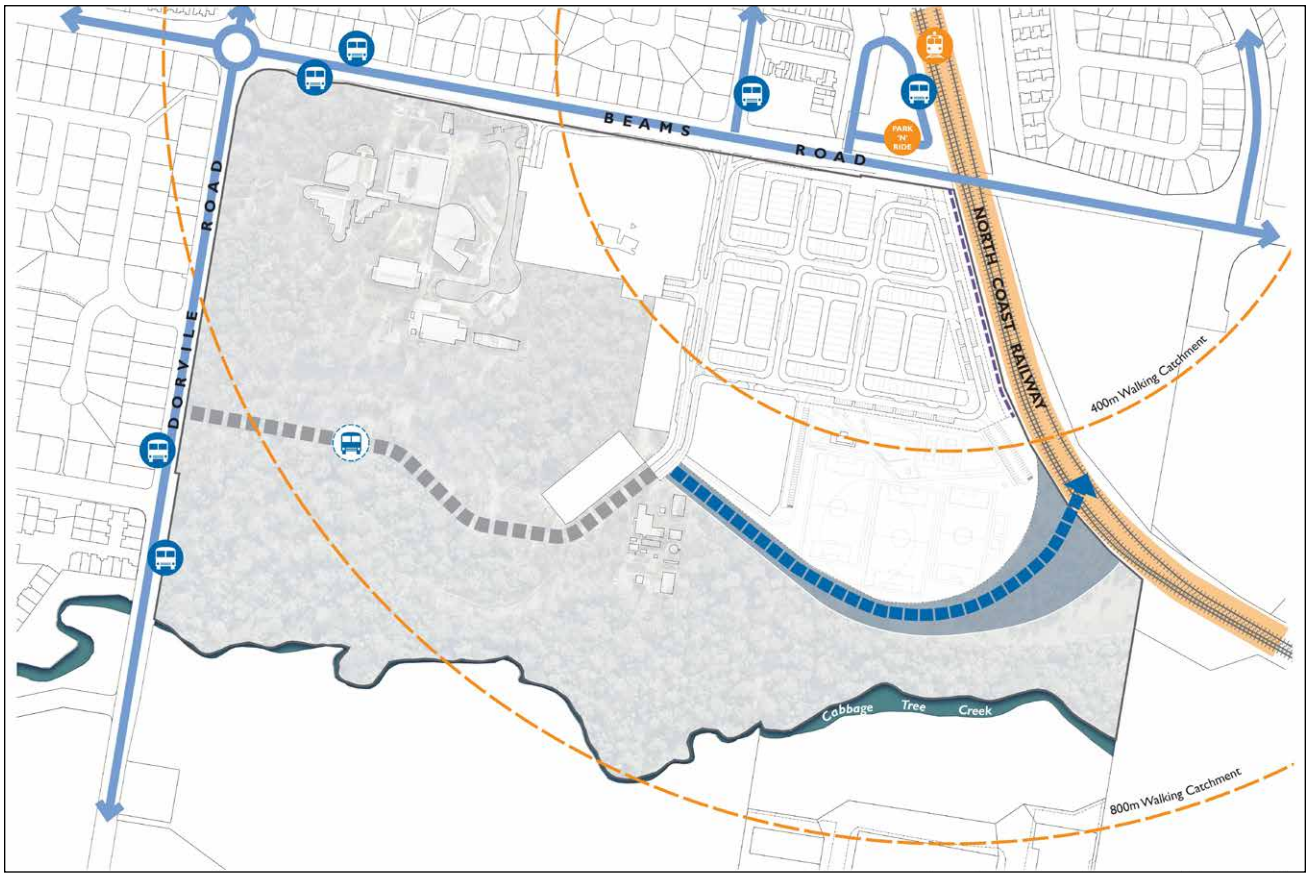
- Pedestrian crossings provided to improve safety and connectivity.
- Pedestrians prioritised over cars makes for efficient navigation of the development.
- Footpaths as wide as single car lanes on the main street entry.
- Rear lanes remove the need for driveways to disrupt the footpath and mobility.

LEGEND - MOBILITY - PEDESTRIAN MOVEMENT

- Subject Site
- Indicative Boulevard Road
- Carseldine Station
- Park 'n' Ride
- Potential Shade Awnings on Built Form
- Future Pedestrian Link
- Signalised Crossing
- Zebra Crossing
- 1.5m Footpath (Street Trees)
- 3m Footpath (Shade Street Trees)
- 3.5m Footpath (Shade Street Trees)
- 4m Footpath (Shade Street Trees)



PUBLIC TRANSPORT



Rail and Bus Connections

- Internal street network provides strong pedestrian links to Carseldine Station.
- Park'n'ride facility with over 200 carparks.
- Carseldine Urban Village is located within 400m radius of three bus stops to ensure train usage is not the only option available to residents and visitors.
- 25 minutes by train to the Brisbane CBD. The site is serviced by five bus routes, two are express during peak times.

Public Amenity and Safety

- Safe and comfortable journeys are provided through wider footpaths, dedicated cyclist lanes, awnings and shade trees along public transport access routes.

Future Connections

- The main street has been designed to accommodate new bus services throughout Carseldine Urban Village.
- The development layout has been designed to accommodate the future delivery of the busway connection between Dorville Road and behind the sport and recreation precinct.

LEGEND - PUBLIC TRANSPORT

- Subject Site
- Indicative Boulevard Road
- Future Busway Corridor
- Future Busway Alignment
- Carseldine Station
- North Coast Railway
- Park 'n' Ride
- Existing Bus Stops
- Indicative Future Bus Stop
- Current Bus Route
- Acoustic Fence

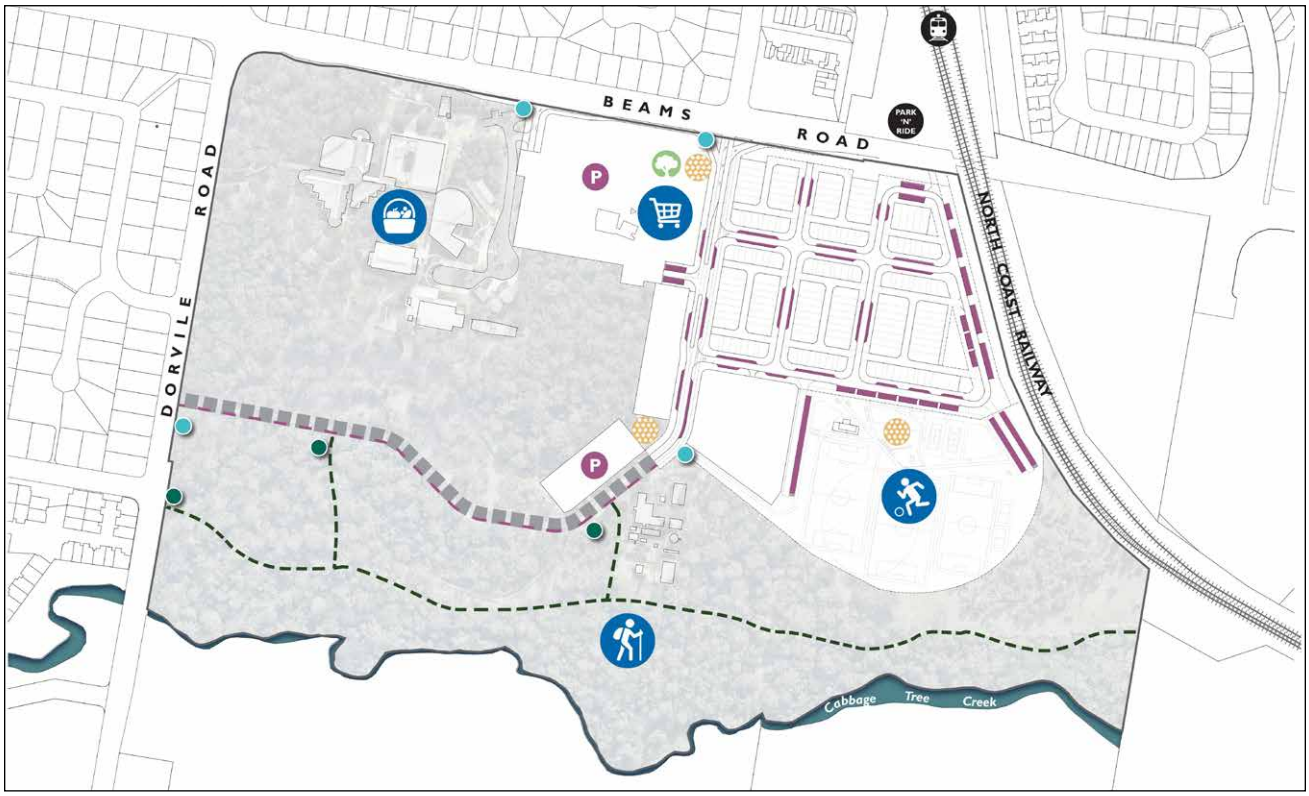
Public Transport Services Within 400m	
Train lines	Kippa-Ring Springfield Central Ipswich Roma Street Caboolture
Bus service	329, 335, 340, P341, P344


VOLGREN


Public domain

The diversity in open and public spaces in and around Carseldine Urban Village makes it unique in Brisbane, both as a destination and a place to live.

PUBLIC SPACES



Carseldine Urban Village is made up of three public spaces for both formal and informal play and gathering:

- Village plaza with pocket park;
- 4 hectare sport and recreation precinct; and
- Bushland.

Community Oriented

- New sporting and park facilities will elevate and expand community provisions to create a unique and active centre for all segments of the community.
- Diverse public domain and open spaces provide various opportunities for residents to engage with the community and natural environment.
- Activities provided for all abilities and age groups.
- The village plaza area and main entry street will provide a community meeting place with diverse retail and dining opportunities.
- Diversified, walkable and activated streets contribute positively to the public realm experience.
- Opportunities for recreation distributed through Carseldine Urban Village to ensure optimised accessibility for all residents and visitors.
- A village plaza to foster gathering and be a central economic location with room to support events and markets.

Flexible, Comfortable and Safe

- Public spaces allow for flexibility in uses.
- Public domain fitted with amenities to encourage community use.
- Shade provided for community gathering, shopping and dining.
- Crime Prevention Through Environmental Design (CPTED) principles adopted to ensure the public realm feels safe and comfortable.
- Seating walls located central to sporting areas act as a community gathering node and viewpoint for sporting events.
- Buildings located next to the village plaza area will be designed to 'spill-out' onto these spaces, encouraging on street dining.

LEGEND - PUBLIC SPACES

- Subject Site
- Indicative Boulevard Road
- Carseldine Station
- Park 'n' Ride
- Pocket Park
- Proposed City of Lights Installation
- Major Wayfinding Signage
- Minor Wayfinding Signage
- Proposed New Carparks
- Carpark Hubs
- Proposed Bushland Track

RETAIL PRECINCT
- Traditional high street
- Retail centre
- Childcare centre

SPORT & RECREATION PRECINCT
- BBQ
- Play equipment
- Shade & seating
- Exercise equipment
- Tennis Courts
- Basketball Courts
- Dog Park
- Amenities
- Sports field
- Volleyball
- Cricket pitch and practice nets

BUSHLAND PRECINCT
- Track and trail
- Creek

CARSELDINE MARKETS
- Weekend only



- Maximising on street parking to encourage easy access to the precincts for the external community and activation of retail and sports precincts.
- Car parking to be refined at detailed design per stage, however a minimum 450 on street car parks proposed (excluding basement car parks).
- Utilisation of existing 140 car park after hours and weekends.
- Potential for additional 165 car parks adjacent to Government Office Precinct (design and position subject to further discussions with Department of Transport and Main Roads).

Logical and Legible Wayfinding

- Village plaza area and main entry street acting as an anchor to the development allows for easy orientation.
- Street design differentiation based on road hierarchy provides a method of wayfinding.
- Adoption of Brisbane City Council 'City of Lights' strategy with key retained and newly installed trees lite with LED fairy lights to create ambient lighting.
- Connected and comfortable internal street network.

PUBLIC REALM PALETTE

Reinforcing Village Structure

- Trees define the central green spines of the development emphasising primary connections and routes.
- Size, type and concentration of landscaping and trees reflects road hierarchy.
- Landscaping thresholds and nodes connect with adjoining open space and bushland, ensuring Carseldine Urban Village is reflective and engaged with its natural bushland setting.
- Subsurface structures in key locations to enable maximum growth height.
- Groundcovers where possible in place of grass to reinforce the urban village feel and reduce maintenance.

Amenity

- Subtropical streets with lush vegetation create a shaded, climatically responsible environment, providing comfort to the public realm and built form, ensuring Carseldine Urban Village is a place where people visit and stay to enjoy.
- Statement planting for wayfinding at key intersections and transition places.
- A mature, bushland environment is provided through the retention of 75% of bushland.

Addressing Urban Heat Island Effect

Using environmentally responsive methods to help reduce the urban heat effect with:

- Lighter coloured bitumen in rear lanes to reduce thermal mass.
- Mandated lighter-coloured house roofs with a solar absorption rating of 0.5 or less.
- Inclusion of street trees to create shade.
- The cooling element of retained bushland.

Material palette – public spaces

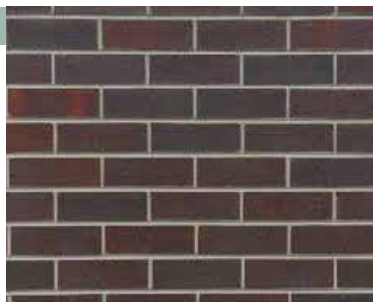
Concrete



Fabricated material



Brick



Ambient lighting



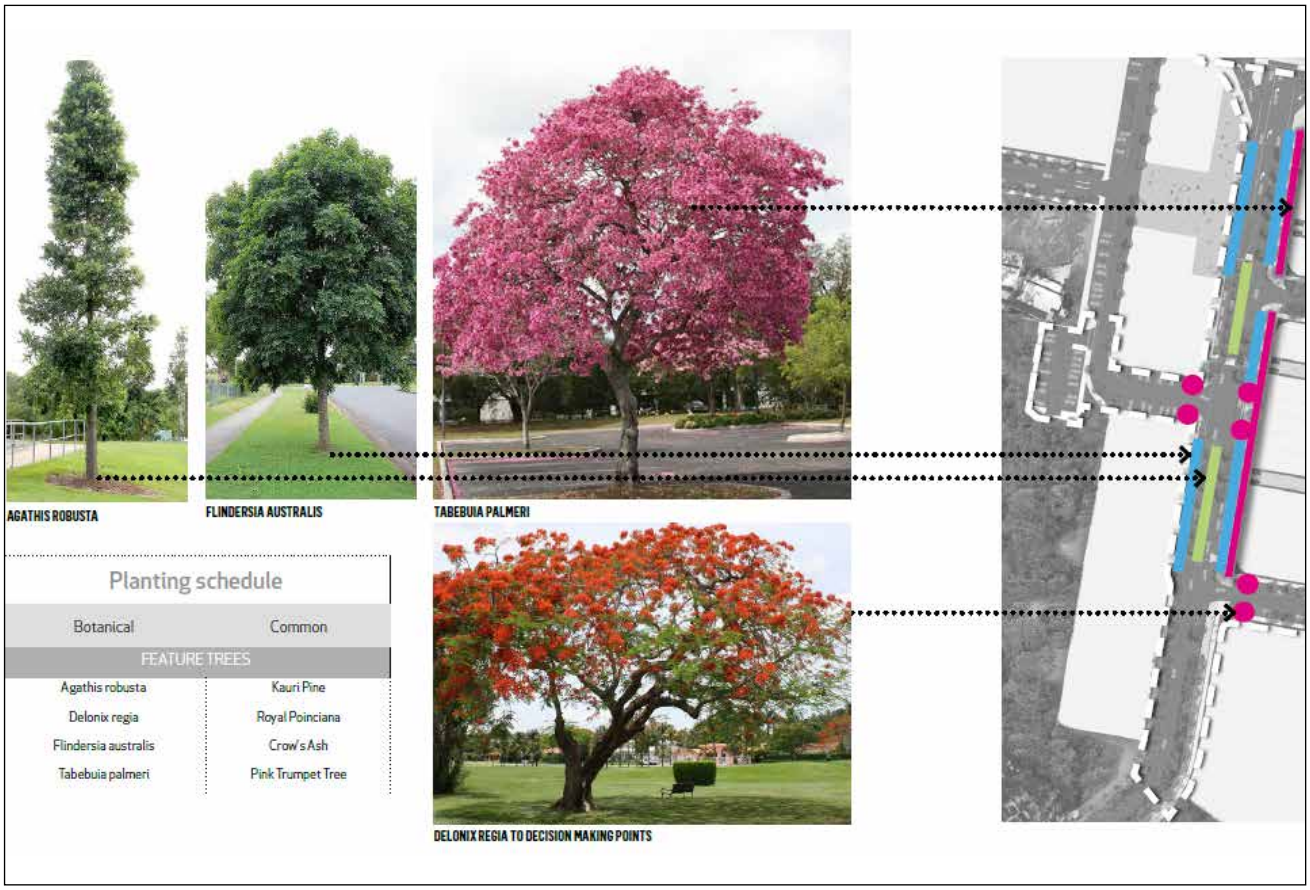
Living walls



Emerging materials



Image: Stage 1 Boulevard, proposed landscape palette as wayfinding



Built form



Carseldine Urban Village's built form will shape its character. Special emphasis will be placed on this element to ensure design outcomes are fitting for the site's context and natural landscaped environment. Built form will harmoniously integrate with open space and recreational areas to form the urban village experience.

Built form intent reflects the site's vision for innovative design solutions among the realms of planning, architecture and urban design.

HOMES

Flexibility

- Homes that address the street, enable home based business and shop-fronts that provide flexibility over time.
- Orientation of lots will determine the appropriate use of screens and louvre systems to provide privacy while increasing shade and cross ventilation.

Control Mechanisms

Built form outcomes highly curated through implementation of:

- Development parameters
- Plan of development (per stage)
- Design guidelines

Housing Diversity

- Dwelling typology will encourage a mixture of tenure and uses; owner-occupier, renter, business premise, specialist disability accommodation, ageing in place and potentially shared equity scheme.

Missing Middle

- Is a form of housing offering greater density and diversity in a manner that is compatible with surrounding lower density residential environments. This may include plexes (duplex, triplex, and quadplex), row and terrace housing and medium rise apartments.

Affordability By Design

The Fitzgibbon Priority Development Area Development Scheme includes an affordability target of 5% of all dwellings.

The Carseldine median household weekly income is $1,742 or $90,584 per year[1].

This equates to an affordable purchase price of $399,000[2]. Determining success in delivering affordability will include:

- delivering new home prices below the median Carseldine house price
- delivering 5% of new homes below $399,000[3]
- reducing the ongoing cost of living through design and smart technology

With increasing house and land values in excess of $610,000[4] in Carseldine, affordability will be delivered through reduced lot size and maximising dwelling site cover.

[1] 2016 Census data for Carseldine Statistical Area 2 with Wage Price Index for Queensland to be applied annually

[2] Refer to assumptions in the ULDA Housing Guideline No. 16 (July 2012)

[3] Refer to assumptions in the ULDA Housing Guideline No. 16 (July 2012) to be indexed annually

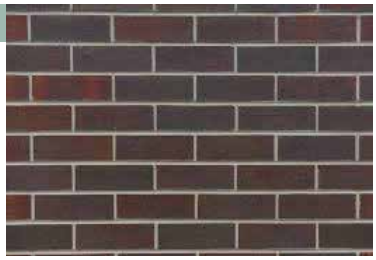
[4] As at March 2018 from Queensland Government Statisticians Office, Queensland Regional Database

Material palette – built form

Glass



Brick



Aluminium



Privacy screens



Feature materials: stone & coloured cladding



Feature materials: wood



Louvre systems



LAND USE MIX

Village Feel

- Building heights support the vision of an energetic mixed-use urban village development.
- Variety of building heights utilised to emphasise site structure, compliment open space areas and diversify built form design.
- Efficient and intensive use of space capitalising on transport connections.

Neighbourhood Context

- Development along Beams Road draws commuters in to explore the village.
- Beams Road acts as an appropriate transition buffer between existing low-density residential uses and proposed mixed use development.
- The village aims to seamlessly integrate with the existing commercial uses.
- Development concentrated towards rail line and internal Government precinct to minimise impacts on the environment and existing residential neighbourhood.

Variety of Land Uses

- Carseldine Urban Village provides for a mix of land uses including residential, commercial, retail, special purpose learning and research, bushland and open space recreational areas.
- Land uses dispersed throughout strike a careful balance between providing an efficient and compact urban form while creating lush streetscapes and ample space for public realm and recreation opportunities.
- The site's position is capitalised upon with respect to access to transport, making it a viable candidate for mixed use development.

Village Main Street

- The Village main street is to act as 'the heart' of the village with the best connectivity allowing for highest mixed-use potential.
- Breakout spaces for public realm and a careful designed streetscape ensures the village main street provides interactive and complimentary land uses while preventing an overbearing built form.

Use Interface

- Special consideration given to interfaces between uses to provide positive interactions with respect to design, form, activity and function.
- Open space areas, pedestrian pathways and activated streets make travelling between precincts a pleasant experience.









Environment

Carseldine Urban Village seeks to celebrate, protect and enhance the uniqueness and importance of the sites environmental values.

CREEK AND STORMWATER



Water Sensitive Urban Design

- Mitigate flooding on Beams Road and adjacent neighbours.
- Creation of two bio-basins, located outside the Cabbage Tree Creek riparian corridor, to limit impact on existing vegetation. Proposed location also avoids conflict with the future busway corridor.
- Select suitable land sites for stormwater management to limit impact on bushland - acoustic vegetation buffer, sports fields and Queensland University of Technology (QUT) research centre.

Adaptive Reuse

- Investigation into repurposing facilities scheduled for demolishment from the QUT research centre for stormwater use in sports field irrigation to lower demand on potable supply.

LEGEND - CREEK & STORMWATER

- Subject Site
- Indicative Boulevard Road
- Carseldine Station
- Park 'n' Ride
- Bio-Retention Basins
- Stormwater Catchments
- Stormwater Flow
- Cabbage Tree Creek
- Bushland



BUSHLAND AND LOCAL FAUNA



Wildlife

The bushland is an integral part of Carseldine Urban Village. An ecology report was done to identify strategies that will preserve and protect not only the bushland, but the wildlife that inhabits the site.

Carseldine Urban Village has over 100 identified animal species, including 3 species of significance:

- Tusked Frog.
- Squirrel Glider.
- Grey-headed Flying Fox.

Fauna strategies include:

- Revegetating crossing areas close to existing roads.
- Installing crossing items such as glider poles and rope bridge to create internal and external habitat linkages for foraging and breeding.
- Installing nest boxes to offset habitat loss.
- Planting of food source trees.
- A qualified fauna spotter engaged during works.

Bushland strategies include:

- Placement of mature felled trees within the bushland to provide microhabitat for small terrestrial species.
- Mediation of existing sparse vegetation areas to improve bushland health.
- Replanting in line with the Bushland Management Plan.

Ecological Urbanism

- Preserved bushland areas create a unique urbanism form focused around environmental appreciation.
- Multiple pedestrian connections to informal sitewide bushland pathways.
- Bushland provides benefits to urban living such as shade, fresh air and noise buffers.

Recreational Diversity

- 75% of the site is retained bushland, opening up the opportunity for passive recreation activities such as trails through the Cabbage Creek corridor.

LEGEND - BUSHLAND & LOCAL FAUNA

- Subject Site
- Indicative Boulevard Road
- Carseldine Station
- Park 'n' Ride
- Possible Fauna Crossing Locations
- Remnant Vegetation
- Non-remnant Vegetation
- Area to be Cleared





Smart Infrastructure and Energy

We’re not only adopting sustainable building practices – we’re future-proofing our community and homes with smart infrastructure to ensure seamless upgrades as technology evolves.

SMART PUBLIC INFRASTRUCTURE*

Smart Poles

Brisbane City Council have committed to install 50 smart poles in Brisbane by 2020. Up to five smart poles will be installed within the sport and recreation and retail precincts at Carseldine Urban Village, which have the potential to be WiFi, CCTV and loudspeaker enabled, as well as provide illumination.

Smart Rubbish Bins

Installation of smart solar-powered bins that are capable of automatic on-site waste compaction (increasing bin capacity by up to 8x), and have a software receptor that communicates to service authorities when bins need emptying.

Over time the bins will become smarter by identifying busy period trends.

This is a simple inclusion with a direct benefit in efficiency by reducing carbon emissions with less trucks on the road, and improving Council staff time management and customer service to the community.

Electrical Vehicle (EV) Charging Stations

Provision of charging stations within the sport and recreation and retail precincts.

Energy Efficient LED Sports Lighting

Energy efficient, high powered LED floodlights to the sports fields that produce a high lumen output with less power, saving 40% more energy than traditional halide floodlights.

eSwitch

A control system installed at the electrical switchboard that enables community sports clubs to safely operate field lights from their smartphone, without having to physically switch the lights on and off from the control box.

A secure database records all activity and provides reports for easier bill apportionment amongst multiple pre-registered sports groups.

National Broadband Network (NBN)

Fibre broadband provided in the estate with each home pre-wired for immediately connection when residents move in.

Bright Sport

A mobilised website that will control the lights of the tennis courts for after-dark games so users can turn on, off and pay (electricity costs only) from their smart phone.

Smart Exercise Equipment

Installation of exercise equipment that allows users to charge their device (via their own USB cable) using the power generated from using the equipment.

Solar Charging for Mobile Phones

Proposed installation of a solar-powered mobile phone charging station in the development.

Emerging Material

Moon Deck is a glow-in-the-dark, solar-charged coating that is applied to concrete paths to improve pedestrian and cyclist safety by providing higher visibility in areas with low night-lighting. It is proposed to be applied onto the bushland cycleway and selected pedestrian links.

Sustainable Community

Aspire to obtain both the Green Building Council of Australia (GBCA) 'Green Star Communities' and Urban Development Institute of Australia (UDIA) 'EnviroDevelopment' sustainability accreditation for the development.

Mandatory Green Star ratings for retail and commercial buildings will also be adopted.







*Subject to Brisbane City Council approval

SMART HOMES

Homes will be designed to have mandatory smart inclusions to reduce the ongoing cost of living and future proof against emerging technologies.

Sustainable Homes

Homes will require higher than standard NatHERS ratings for energy efficiency and will be fitted out with water and energy efficient appliances and fittings. Every home will include solar panels, battery, inverter and an energy management system (EMS) to reduce energy infrastructure, greenhouse gas emissions and consumer energy costs.

Smart Homes

Each home's energy management system (EMS) will be intelligently connected over WiFi and integrated with other systems in the home. The EMS gives the resident the ability to see their power usage in real time via their smartphone.

Future Proof Homes

Inclusion of a dedicated pre-wired outlet in the garage to enable an electric vehicle charging port to be installed at a future date.

Efficient Homes

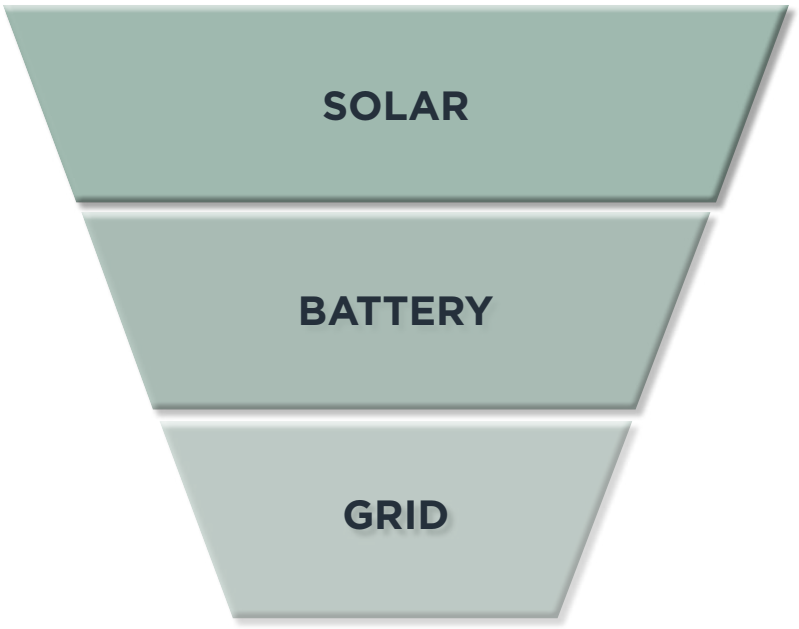
By utilising solar and battery storage, hot water and air-conditioning can be controlled to use free energy (on sunny days when solar generation is at its peak) to provide the resident hot water and a cooled home when they get home in the evening. This way, energy is drawn from solar sources first, then battery storage and lastly from the grid - reducing power bills.







Image: Power usage hierarchy



CARSELDINE URBAN VILLAGE

Guiding Principles