

Heritage

LVO' Architecture promotes solutions which pay homage to the organic nature of Heritage by maintaining the appropriate balance between the value of the past, the nature of technological and economic change in the present, and the methodology for a sustainable future.

LVO' Architecture is committed to competent assessments of the degree and nature of Significance. Thorough and professional analysis of detailed information is obviously then, the precursor to decision making about the nature, extent and mix of conservation processes to be used in each project. Decisions about Preservation, Restoration, Reconstruction or Adaption cannot be made without a comprehensive understanding of both the nature and degree of Significance.

Conservation Processes:

- Preservation, the process of maintaining a fabric in its existing state and retarding deterioration, is usually reserved for structures of exceptional significance and manageable size.
- Restoration, the process of recovering an earlier state of the structure by removing later additions or by reassembling displaced components, is often only possible in conjunction with Reconstruction.

- Reconstruction is distinguished from Restoration by the fact that it may be necessary to introduce new materials into the fabric rather than replace actual materials which were previously there. In cases of Reconstruction it is advisable to engage techniques which enable the identification of new work on close inspection.

- Adaptation is the most common conservation process, involving as it does the modification of significant structures to suit new purposes in order to ensure long term viability. The challenge of Adaptation is the assessment of whether or not conservation cannot otherwise be achieved.

Those who are sensitive to Heritage values understand that new structures introduced into a place of cultural Significance must be designed with sympathy and grace to their surrounds. The fact that they are obviously contemporary and placed in the here and now serves only to enhance appreciation of surrounding fabric of significance.

The importance of Heritage is noted through the various consent authorities and the oversight of the Queensland Heritage Council. At LVO' Architecture we are experienced in a range of environmentally significant projects. We provide advice for development applications and when required, give expert evidence in the Planning and Environment Court.

Since Joseph Rega (a recognised Heritage Architect in NSW) has joined LVO', we now have the capability and experience to undertake heritage studies as well as our previous assessment work.

The National Trust of Australia commended Joseph Rega, Architect (now of LVO'Architecture), for this innovative approach to encouraging retention and upgrading of Buildings of Historical Significance. By providing a suitable incentive for owners to invest in Buildings of Historical Significance their long term survival is assured. These buildings are situated along Anzac Parade Kensington, Sydney and form part of the Planning Scheme Co-authored by Joseph Rega.

For more information on this article contact Joseph Rega at joseph.rega@lvo.com.au



Greg Holmes
Architectural Technician

Greg Holmes has recently joined LVO' Architecture as a Senior Architectural Technician. After becoming a registered carpenter in New Zealand, he furthered his career in the construction industry by completing a

Bachelor of Design; Architectural Technology. He has over 3 years experience as an Architectural technician and has worked on a range of projects from luxury residential housing to up-market unit developments.

Greg is currently studying towards a Master of Architecture, and wishes to develop his design skills to achieve his goal of becoming a registered Architect. He is enjoying the diversity of work, and team environment at LVO' Architecture and is looking forward to furthering his skills and experiences in the Architectural industry.



Kat Smith
Receptionist

Kat Smith joined LVO' Architecture in July 2008 as our Receptionist. Formerly employed within the service industry, Kat has worked as an admin assistant and also in accounts receivable. Bringing with her a passion for a

better tomorrow she is creating a green office community within the LVO' office by introducing a Green Office Charter. Kat is enjoying the knowledge she is learning about the industry and is looking to enhance her administration and business knowledge by studying a Bachelor of Business.



Charlie Connellan

Shelly Connellan, Project Landscape Architect with LVO' for two years, has an addition to her family. Charles Michael Connellan was born 19th September 2008, 7 lbs 9 oz and growing by the minute. Charlie is now crawling and finding endless pleasure in exploring and discovering the world.



design bulletin

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The LVO' team is keen to answer any questions you have on the projects featured within this bulletin or how we can help give you what you thought you could never have.

Contact our office today – we are all about service and will only be too happy to help!

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De Paul Place

Ashmore, Queensland
Landscape Architecture

In 2008 LVO' Architecture was engaged as the landscape architects for the proposed De Paul Place retirement community, to prepare a Landscape Master Plan.

The plan which explored the opportunities of the site and its riparian location provided an analytical framework for future landscape design resolution and presented a cohesive vision for the development, to the benefit of the residents and their families.

The design intent of this project was to develop an environmentally responsive landscape which enhanced the physical and sensory experience of the proposed development by establishing a variety of external spaces which accommodate the recreational demands and expectations of a diverse resident population.

In order to enhance the user experience and comprehension of the site these differing functional roles of the landscape were extended by developing three distinct Landscape Character Areas that each have a different theme and character reflective of their particular purpose. These were:

1. High Point Formal - Resort-styled gardens with a tropical colour palette and verdant foliage used to create an active but relaxed atmosphere to the social and formal entertainment areas including the Residents' Club & Swimming Pool;
2. Central Interactive - Low maintenance hardy species to high traffic and transitional spaces e.g. The Central Terrace which is a large, elevated, paved open space, with barbeque areas placed along the main pedestrian spine that is ideal for active communal recreation;



3. Creek Side - Massed Informal endemic planting which acts to extend the surrounding ecological context of the site and blur its perimeters, while creating a natural backdrop for passive recreation and individual contemplation.

By providing a selection of these differing "arenas" (whether they be an outdoor ball court area for active residents or a shaded bench and chessboard) the differing daily needs of the residents are accommodated and a flexibility in user experience promoted.

The design intent of this project was to develop an environmentally responsive landscape which enhanced the physical and sensory experience of the proposed development...

This in turn maintains and generates a positive sense of independence, choice and community integration, as people exchange and partake in collective activities or otherwise find solace and relaxation in separate areas designed to be more serene and calming at their leisure.

The majority of paths will be non slip plain broom finished concrete, with coloured concrete banding highlights to assist in way finding, through the creation of a visual rhythm that flows along the pedestrian routes. Plant species have been selected to provide long term visual interest through the display of a variety of colours, texture, form and seasonal impact. The inclusion of undulating lawn areas and the limited use of fencing, along with the considered preservation of strategic view points, will create an open feel to the site, that both encourages internal circulation and a spatial connection to the wider community and surrounding landscape.

For more information on this article contact Richard Anderson at richard.anderson@lvo.com.au

Integrated Seniors Living

New Outcomes on Master Planned Integrated High Density Seniors Living Community Architecture

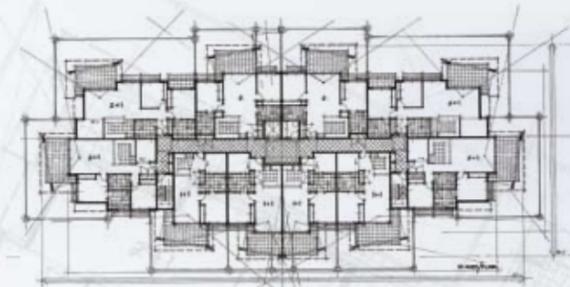
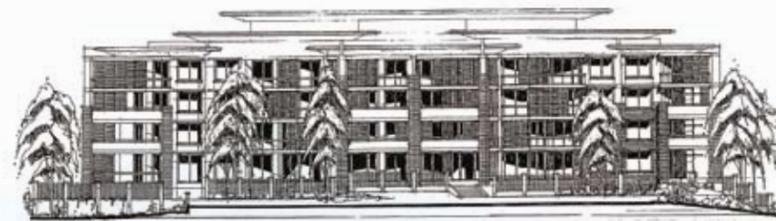
Commissioned by our client to undertake a review and provide likely development opportunities for a unique site, our team's expertise and knowledge at the forefront of integrated and high density residential and seniors community living allowed us to exceed our client's needs and expectations.

The proposed integrated high density seniors living gated community is located just inland from the coast. When completed it will be home to over 1000 residents having access to many facilities and services in this master planned design community, based on conserving and enhancing the location's unique site features.

The principles of the master plan demonstrates a commitment to excellence across the spectrum of development issues - urban design, sustainability, amenity, accessibility, connection and the unique requirements of integrated high density seniors living.

The development will have a contemporary urban edge architectural character with modern sophisticated individual dwellings, villas and apartments responding to a relaxed urban but gated integrated community lifestyle. The architectural and built form creates a seamless transition from internal to external areas. The development offers a wide range of living modes, individual dwellings, villas and apartment types and price ranges providing for a diverse urban edge high density seniors living community. The development includes individual dwellings, attached villas and apartments in a number of low-rise residential blocks spread through-out the site along with a number of community and recreation buildings, and a commercial and retail hub.

This development has been planned to represent the highest standards in environmentally sustainable design. A landscaped parkland runs through the centre of the community and features a series of lakes, a connecting water course, water features, board walks, seating and meeting places as the central feature of the development. It provides an attractive pedestrian connection within and through the



development to the lake and recreation facilities on the lower part of the site. The main overland flow and bio-retention lake provides the focus for the master planned community. The lower areas surrounding the lake have substantial areas of formal and informal recreation uses.

Our team's ability to undertake this project reinforces and indicates the expertise of LVO' Architecture to analyse and develop unique and cutting edge developments on behalf of our clients.

For more information on this article contact David Pfaff at david.pfaff@lvo.com.au



Kingscliff Resort

Kingscliff, NSW
Visual Planning Assessment



Photomontage - before construction



Aerial view of the local area



Master plan of Resort

Photomontage - after construction

As well as preparing the Landscape Concept for Leightons' proposed eco-resort at Kingscliff, LVO' were also engaged to undertake a visual impact assessment to accompany the development application.

The proposed development comprised a 180 unit resort development between Casuarina Way and the beach at Kingscliff. The site adjoins the recently completed Salt development. The site is presently undeveloped, and vegetated with a mixture of coastal and littoral rainforest species. One of the key concerns was that the site maintains its natural scenic qualities and the contribution it makes to a green break which separates the old part of Kingscliff with the new areas to the south of Cudgen Creek.

Our assessment sought to determine the impact on the proposed development on the existing and evolving visual environment of the area, especially as experienced from a number of key vantage points. In particular we considered impacts on: scenic amenity, character and identity; beach amenity; views; and legibility.

The proposed development was a modest (in terms of the extent of built form) and contextually sensitive proposal that achieved a well-measured balance between capitalising on the opportunities offered by the site, and maintaining the inherent visual qualities of the site and local area.

With the aid of a number of photomontages prepared in-house, our assessment returned the following findings:

- The proposal would maintain and enhance the natural landscape elements of the coastal zone and Cudgen Creek, and the topographical and vegetation characteristics associated with these elements. In so doing the proposed development would reinforce the contribution that these elements make to the local character and identity.

- The proposed development would have virtually no impact on the beach amenity, and would have no significant adverse impacts on the views and visual connections enjoyed from the local area.

- The proposed built form would be of a height and scale that would be consistent with the built form character of the area, and due to the sensitivity of the layout and the extensive amount of landscaping, would not adversely impact on the visual integrity of the natural landscape elements of the local area.

Based on the investigations and observations undertaken in this assessment, with respect to impacts on visual amenity, it was recommended that the development should be approved.

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