



Urban Design

Urban design is, or should be, an exercise in place making, and at LVO' Architecture we approach place making in a holistic sense. To us, urban design is more than the arrangement and design of urban spaces in isolation – it requires the consideration of the wider built and natural environments and systems of which urban spaces and their inhabitants are a part.

By designing spaces which are and will continue to be responsive to their social, environmental, and economic contexts, we create places where people can interact and feel comfortable, safe, and proud; where the exchange of ideas is as effortless as the exchange of goods and services; and where people can feel part of a community.

...we create places which improve the beauty, form and function of the city; contribute to the social capital of the city; and enhance the environmental and economic systems which support the city.

In so doing we create places which improve the beauty, form and function of the city; contribute to the social capital of the city; and enhance the environmental and economic systems which support the city. At LVO' Architecture our depth of expertise allows us to provide comprehensive urban design services on a range of project types and scales.

For further information on this article contact Nick McGowan at nick.mcgowan@lvo.com.au or Greg O'Brien at greg.obrien@lvo.com.au.

Staff Volunteering



Green Space "Giving back to the Brisbane Community"

On Sunday, 02/08/09 10 eager LVO' volunteers set their sights on giving back to the Manly community and its bush land. They rallied together to help the Harman's Reserve Bushcare Group in their ongoing efforts to develop the Reserve into a parcel of ecologically sustainable suburban parkland.

The enthusiastic volunteers helped clear areas where dead trees had fallen and planted tube stocks to help replenish the surrounding areas.

The volunteers were well received by the group, who were more than grateful to have the help of a local Brisbane company.

If you would like more information regarding Harman's Reserve or about the Harman's Reserve Bushcare group, please contact Grace Coyle via email: coylegrace@optusnet.com.au

Nick McGowan

We congratulate Nick McGowan on completing his Masters of Design (Urban Design) at QUT. Nick's studies enabled him to advance his research interests in sustainable urban design and also be recognised as a very capable Urban Designer. We are sure Nick's advanced knowledge and expertise will be of great benefit to our clients seeking urban design and visual planning services.

Nick now plans to commence his PhD focusing on designing for urban sustainability.



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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in this issue

- Tewantin Bypass Project
- Palm Island Housing
- Southport Central
- Urban Design
- Staff Volunteering



Tewantin Bypass Project

Tewantin, Queensland Landscape Architecture

In 2006, Connell Wagner (now Aurecon) commissioned LVO' Architecture to prepare a Landscape Concept Plan for a proposed 4km bypass road in Tewantin, Queensland, which borders in part the Noosa National Park

The intent of this plan was to present a design framework for the landscape treatment of the proposed civil engineering works, that was responsive to the surrounding natural environment and both aesthetically and structurally appropriate to its location and function within a high traffic zone.

Planting Design

The use of a diverse palette of hardy endemic species to create a low maintenance and visually cohesive backdrop, which blurred the line between the proposed landscape works and the vegetation to be retained, in accordance with Noosa Council's planting guidelines.

Safety Standards

All planting was specified, located and sized in keeping with the Department of Main Roads sight-line, setback and frangibility guidelines, with revegetation species to be installed in the existing power easement, selected in accordance with Energex access and maintenance requirements.

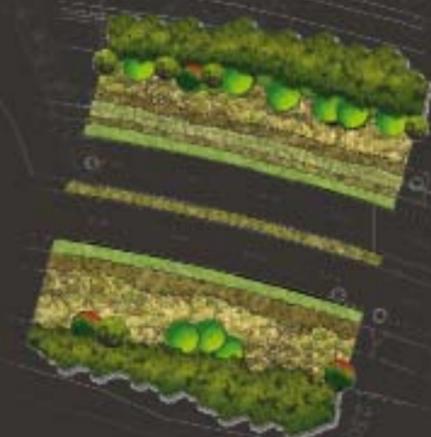
Visual Legibility

The user's experiential understanding of the road corridor will be reinforced by the layout and structure of the proposed feature planting, which will reflect the distinct changes in adjacent vegetation communities and provide visual cues to inform the driver on approaching infrastructure elements.

As a result of these landscape design initiatives the Tewantin Bypass Landscape Concept Plan aspires to both limit environmental impact and reduce post-construction rehabilitation and maintenance costs, while presenting a model infrastructure solution that is integrated and sustainable to the benefit of the Tewantin community.

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Palm Island Housing Sub-Division Project

Palm Island, North Queensland Architecture

MCD Australia has been appointed by the Indigenous Co-ordination Centre Townsville to undertake a Feasibility Study to assess the most viable site for locating a Housing Subdivision project on Palm Island to allow for a minimum of a 40 lot sub-division for the later construction of a minimum of 20 dwellings.

LVO' Architecture was retained by MCD Australia in the disciplines of architecture and landscape architecture to view potential sites, identify site layouts, land feature and options, and for the preparation of house and subdivision designs for costing purposes and then reporting.

Palm Island is located 15mins north of Townsville by air and has a population of 3,000 residents. The dry tropical island is 71 square kilometres in area and is characterised by its sandy bays, coral reefs and the steep forested hills which rise to a peak of 548 metres, along with the cabbage tree palms from which it derives its name.

The proposed housing subdivision is to act as a further catalyst for on-going housing improvements for Palm Island, and the key initiatives are:

- Sites to address key land features,
- Consideration of adjacent spaces and building,
- Site terrain that allowed for preferred housing styles,
- Incorporation of connectivity between key spaces and adjacent areas,
- The incorporation of structured landscape initiatives, and
- The incorporation of public art initiatives.

LVO' Architecture provided indicative site analysis and site option layouts plans for four identified sites, dwelling concept plans and images, followed by final presentation of site planning, landscape concept and site features plans.

For further information on this article contact
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Southport Central

Southport, Queensland Visual Planning Assessment

Our Visual Planning Assessment department were engaged to prepare visual impact assessments for planning applications for various stages of the recently completed, \$700 million Southport Central development on the Gold Coast.

Another Raptis Group development, Southport Central comprises three mixed use high rise towers in the core of the dynamic, vibrant and fast evolving Southport Central precinct. Each building has been designed by Archidiom Design and incorporates leading edge design treatments and concepts. Raptis Group claimed the development was the largest mixed use development under construction in Australia.

Our assessments considered if and how the proposed buildings affect the visual amenity of the surrounding area, and whether or not they satisfy the provisions of the Gold Coast City planning scheme with regard to building height, bulk, scale and character.

The first tower (40 levels) was completed in 2006, the second tower (39 levels) was completed in 2008, and the third tower (39 levels) was completed earlier this year.

Our assessment found that the proposed towers made a positive contribution to the urban form and image of Southport and the Gold Coast as a whole, particularly because it defined the centre of Southport – one of only three Key Regional Centres in the City.

We used photomontages and other modelling tools to determine how the proposed buildings will appear in their context and what impacts they will have on the existing and developing visual environment of Southport, and the Gold Coast in general.

Our involvement assisted in obtaining the Development Approval despite the fact that the buildings exceeded the Acceptable Solutions for height nominated in the Planning Scheme.

For further information on this article contact Nick McGowan at
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Images courtesy of www.Spctowers.com.au

