



Mining and Remote Area Living Accommodation

Architecture

Container and Flat-pack Pre-fabricated Accommodation Modules. Commissioned by our clients to maximise the opportunities for remote area accommodation units, our team's expertise and knowledge at the forefront of residential and integrated community living, prefabricated and pre-finished non-traditional industrial building forms has allowed LVO' Architecture to exceed our client's needs and expectations.

This process reduces construction time and on-site installation issues. To complete the installation, a modern look skillion roof, feature external wall panelling and cladding, a carport roof and support structure will be installed on and around the blocks. Each of these items come 'flat pack prefabricated' from the factory.

These additions take what could be a 'bland' and industrial look to a new sophisticated commercial style with more traditional visual form. In this regard our client and LVO' Architecture has taken a traditional industrial building form that has relevance to today's urgent accommodation needs and provided a sophisticated commercial outcome and image with the advantages of reduced cost and speed of construction with reduced on-site labour requirements without sacrificing style or look.

It provides for favourable outcomes in both urban or remote areas whilst maintaining modern or traditional building forms.

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

By the use of non-traditional industrial building forms and construction methods a unique and interesting development in the use of prefabricated and pre-finished building elements provides the basis for the accommodation and motel units.

Two non-traditional industrial building forms are available that provide the basis for accommodation modules:

1. Non-traditional 'flat pack prefabricated' with pre-finished elements; and
2. Non-traditional 'standard container' modules, pre-finished.

The modules are laid on preinstalled concrete piers and fixed down within very specific dimensional requirements. They are then connected to services that are preinstalled on site prior to delivery of the modules.



Design Competition

In October LVO' prepared a submission for the Gold Coast Civic and Cultural Precinct Ideas Competition. The competition, organised by Council and judged by a panel of independent design professionals, sought urban design ideas for the redevelopment of the Gold Coast's current civic and cultural precinct on Bundall Road. The submissions were to incorporate a number of facilities, including libraries, concert halls, art galleries and Council chambers.

Our submission sought to: arrange the facilities around a city square (one thing the Gold Coast lacks and which all world-class cities have) and to provide a uniquely Gold Coast response as well as an eco-positive response. To achieve these goals we interrogated the physical limits and constraints of the site, and sought to re-imagine the way that places, people, buildings, and the site would relate to each other.

The outcome saw us retro-grading the site towards its natural state as a wetland, and threading together the proposed buildings and the site, such that the distinction between the site and buildings was effectively removed. We felt this was a uniquely Gold Coast response not because it was typical of development on the coast, but because it represented the radical and progressive design approach which has made the Gold Coast famous. Our design also incorporated an elevated pathway system to make the places within the site accessible, and extended a monorail/pedestrian/cycle bridge from the site to Surfers Paradise and the future Rapid Transit network.

We were delighted to have our entry short-listed as one of the top five entries. Please take a look at our full submission on our website.

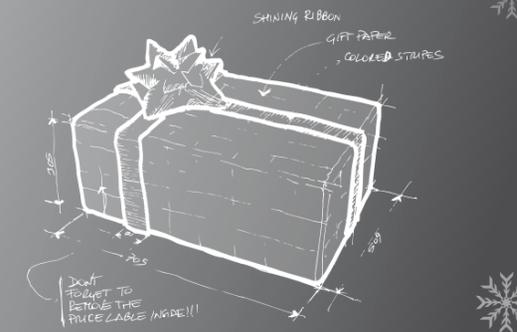
For more information on this article contact Nick McGowan at nick.mcgowan@lvo.com.au

Merry Christmas

As this is our last issue for 2009, LVO' Architecture would like to wish you and your family Merry Christmas and a Happy and Prosperous New Year.

We would like to thank you for your continued support during 2009 and look forward to taking on new challenges with you in 2010.

LVO' will close for the Christmas break from 18 December 2009 and be back in the office refreshed and revitalised on 4 January 2010.



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!

14/220 Boundary Street
Spring Hill Q 4000

Phone: +61 7 3832 2700
Fax: +61 7 3832 2708

Email: brisbane@lvo.com.au

www.lvo.com.au



architecture :: landscape architecture :: visual planning assessment :: interior design :: urban design



design bulletin

issue four 2009

in this issue

- | | |
|---------------------------|----------------------------------|
| Todd Sreet, Alice Springs | Remote Area Accomodation Modules |
| BP Refinery | Design Competition |
| Urban Agriculture | |

LVO' Architecture wins **equal third** placing for Gold Coast Civic and Cultural Precinct Ideas Competition



architecture :: landscape architecture :: visual planning assessment :: interior design :: urban design

Todd Street, Alice Springs

Visual Planning Assessment

Earlier this year our VPA team were commissioned by CJHA Properties to prepare an urban design and visual impact assessment for a proposed 5 storey building at Alice Springs. At 5 storeys the proposal would exceed the height limit for the site identified in the Northern Territory Planning Scheme. As the Scheme provisions relating to height are prescriptive and do not allow for alternative solutions, an application for an Exceptional Development Permit needed to be made.

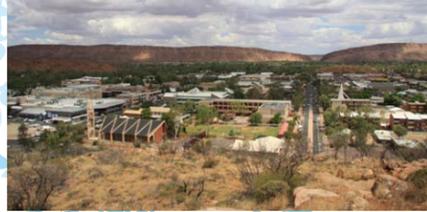
Our assessment considered the extent that the proposal would have on the unique urban environment of Alice Springs, particularly in terms of impacts on: urban form; character; surrounding amenity; and views.

Our assessment found that:

- The subject site is a significant site in Alice Springs and calls for a carefully considered design response.
- The proposed development, designed by Blueprint Architects, represents an exemplary piece of architecture.
- The proposal will likely serve as a catalyst for what has become an underutilised CBD built environment. The proposal will also set the standard for appropriate higher density infill development.
- Despite exceeding building height requirements, the proposed development would not generate unacceptable impacts on visual amenity.
- Ultimately, the proposal is an opportunity to realise a shift toward a future urban form which would realise the intention for more density, and set the example for new development in the centre of town.

For these reasons we determined that, in terms of urban design and visual impacts, the proposed development should be approved as designed. If approved, the building will be the only 5 storey building in Alice Springs.

For more information on this article contact Nick McGowan at nick.mcgowan@lvo.com.au



Building design and Photomontage by Blueprint Architects.



BP Refinery

Landscape Architecture

A well designed landscape has the power to enhance and define user experience, even in the most challenging of locations.

The design brief for the BP Refinery was to develop three robust landscape treatments in compliment to a series of proposed new buildings, and LVO' was engaged to generate the documentation for each project and oversee construction.

1. Staff Recreational Area

A relaxing "green" space was created for informal employee gathering, with shade sails and pavilions surrounded by endemic screen planting (ie. Banksia) and massed groundcovers. BBQ facilities, coloured concrete paving and a site sourced boulder retaining wall were also included to provide additional circulation experience and seating opportunity.

2. Megaplex

With access and safety being prioritised in accordance with the site's operational requirements and performance standards, the landscape works about the new multi-purpose Megaplex Building & Car Park, were designed to increase local site amenity and user comfort, while satisfying vehicle capacity and emergency clearance requirements.

3. Security Building

As the primary entry point, the Security Building landscape makes a contemporary, low resource statement in keeping with the facility's industrial character and wider ecological location. The use of prostrate coastal planting ensures that sight lines are preserved and reduces fire hazard, while recycled concrete aggregate, steel edging and weathered boulders, act as low maintenance feature elements.

With a focus on safety, local vegetation character, heavy duty surface treatments and non-flammable, drought hardy planting, a cohesive landscape solution was resolved for each building, that combines to present as a unifying, organic element, amongst the macro-scale and materiality of the refinery.

For more information please contact jonathan.gregory@lvo.com.au



With a focus on safety, local vegetation character, heavy duty surface treatments and non-flammable, drought hardy planting, a cohesive landscape solution was resolved for each building, that combines to present as a unifying, organic element, amongst the macro-scale and materiality of the refinery.

Urban Agriculture

Visual Planning Assessment

Rapid population growth, climate change, and peak oil usage are major and unprecedented phenomena impacting on cities around the world. Although these pressures are impacting on many resources that cities rely on to survive, secure food and water resources are the most critical and probably most significantly affected.

Presently around 50% of the world's 6 billion population live in cities. By 2050 it is estimated that the world's population will grow (dramatically) to 9 billion, of which approximately 75% will live in cities. As it is we already use 80% of the available productive land to feed the world's population.

Add to this the fact that most developed cities now rely on highly displaced food supply networks, where the points of production are sometimes thousands of kilometres from points of consumption (the goods in a typical Australian grocery basket would have travelled in the order of 70,000km to get to the store), and it can be seen that our current food production cycles are highly unsustainable.

If we are to make our cities more resilient to the challenges of population growth, climate change, and declining resources, we need to make them more self-sufficient, especially in terms of food and water resources.

Nick McGowan from our office recently was awarded the Centre for Subtropical Design (www.subtropicaldesign.org.au) and mecu (www.mecu.com.au) travel bursary to travel to a number of different countries, with a view to determining which models of urban agriculture are most appropriate for the South-East Queensland context. Nick will discuss his finding in future Design Bulletins.

For more information on this article contact Nick McGowan at nick.mcgowan@lvo.com.au



Vertical Farm model by Columbia University