

How Dense Can We Become?

Part 2 - The impact of population growth and density on the built environment.

I would like to highlight an innovative international project by way of illustrating the radical changes that this forecast will demand in our perception and experience of the city.

In continuation of the last LVO' Design Bulletin in relation to the urban design consequences of South East Queensland's projected growth of over 2 million people in 20 years (Source: SEQRP 2009 – 2031), I would like to highlight an innovative international project by way of illustrating the radical changes that this forecast will demand in our perception and experience of the city.

The as yet unrealised "Eco-City" of Dongtan, near Shanghai, has drawn international acclaim for the intrinsic dialogue between people, built-form and environment expressed by its design and the many sustainable development initiatives it proposes.

These encompass water harvesting, urban agriculture, green roofs and renewable energy sources, but most critically to the future challenges facing Australia, was the significant increase of original projections of 50,000 occupants, which is reflective of a traditional American/Australian-style suburb, to approximately 50 people per acre in order to optimise energy efficiency.

This target was met without resorting to a congestion of resource heavy, single detached houses or a handful of socially vacant skyscrapers, by proposing a range of integrated four to eight storey buildings to provide both residential and commercial variety, capitalise on the natural conditioning opportunities of the prevailing weather and avoid the detrimental impacts of over-crowding.

By doing so, the original population estimate was multiplied by 10 on a reduced footprint, which left 65% of the site for food production, recreational space and wetland reserves, and promoted a strong sense of communal identity linked to the local environment.

Australia can learn from new models like Dongtan and use this knowledge to actively "retrofit" our urban fabric about interconnected transport hubs, rather than continuing with the dated concept of car driven, satellite expansion, and in doing so foster a more sustainable pattern of city growth to the benefit of our communities and a greener future.

For more information on this article contact Jonathan Gregory at jonathan.gregory@lvo.com.au



As this is our last issue for 2010, LVO' Architecture would like to wish you and your family a

Merry Christmas and a Happy and Prosperous New Year in 2011.

We would like to thank you for your continued support during the year.

LVO' will close for the Christmas break from 24 December 2010 and be back in the office refreshed and revitalised on 10 January 2011.

LVO' Architecture would like to congratulate Hadley Mills on his efforts and achievements in the recently held Lord Mayors Photographic Awards 2010. Hadley's photo titled 'Behind the Scenes, Port of Brisbane' was one of the 8 images chosen out of thousands of entries for the Open Category Finals. Congratulations Hadley!

'We forget about the places which make our city work, areas perceived to lack aesthetic interest. Beauty can be found in the most undesirable places where no one is looking. The Port of Brisbane is the engine room of the city, it bears a raw power unequalled within its surroundings.' Hadley Mills

SHARYN ASHWORTH

PRACTICE COORDINATOR

Sharyn Ashworth has recently joined LVO' Architecture as the Practice Coordinator. Sharyn has many years experience in administration where she has worked in various roles including management and staff training. Sharyn brings with her not only a wealth of experience but also a strong knowledge of administration and has hit the ground running.

Sharyn is enjoying the challenge and the diversity of work at LVO', and is looking forward to organising the team for many years to come!

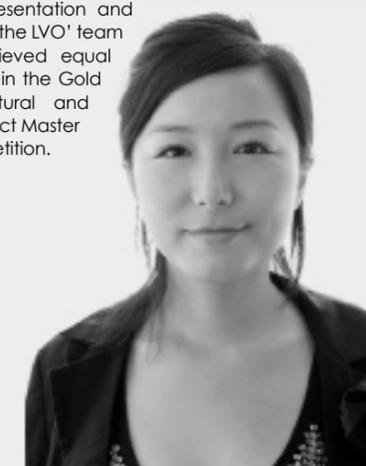


YULA YOU

LANDSCAPE ARCHITECT

After completing her Bachelor of Environmental Art Design in China, Yula followed her passion of design by completing her Masters Degree of Landscape Architecture at QUT in 2008. Her Masters Research Dissertation was awarded the THG Resource Strategists Prize by QUT in the same year.

Yula joined LVO' Architecture as a Landscape Architect almost 3 years ago, and has been involved in a variety of landscape projects including public open space, commercial, educational and residential development. She is also highly skilled in documenting and graphic presentation and was part of the LVO' team which achieved equal third place in the Gold Coast Cultural and Civic Precinct Master Plan competition.



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 be 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



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Villa Carramar, Stanthorpe

Architecture

The new Villa Carramar Residential Aged Care Facility, in Alice Street Stanthorpe, has just been completed. The facility contains 38 high and dementia care rooms, each with private ensuites. Extensive lounge, dining and activity spaces have also been provided, in addition to services such as a hairdresser. Indoor recreational spaces have been designed with flexibility to allow for functions and gatherings to spill out to the extensive adjoining covered outdoor terraces and secure landscaped courtyards. In addition, each accommodation wing has been designed to allow unobtrusive visual surveillance of the lounge, dining and corridor areas from a central care station.



New trends in residential aged care have had a marked effect on the style, size and type of care units being provided, as well as an increase in the extent and type of activities carried-out by residents. The need to provide differing care models, combined with changing social, family and lifestyle patterns creates a substantial need for a range of care options, while minimizing upkeep and maintenance. The architectural design developed by LVO' in order to address these issues provides an innovative solution to aged persons care and lifestyle.

Ecologically sustainable development principles have been utilised to improve resident comfort as well as reduce ongoing running costs. Strategies such as orientating buildings to maximise access to natural light to living spaces, as well as access to views and breezes were incorporated from the initial planning stage. The highly effective partnership of LVO' and Paynter Dixon Queensland has delivered to the client a building that supports resident lifestyle, staff efficiency and longer term viability for management.

LVO' has had extensive experience in Residential Aged Care and Retirement Residential development types and forms through all disciplines within the practice.

For more information on this article contact Neil Wilson at neil.wilson@lvo.com.au

New Farm Apartments

Visual Planning Assessment



This project was but one of a number of examples where we have been able to help parties avoid the expense and effort of proceeding through the entire Court process by being included early in the appeal process.

Last year our VPA team were engaged by a local resident of New Farm who was concerned that a Council approved unit development fronting the river would obstruct his views to the Story Bridge and the city.

Because we were engaged early on in the appeal process we were in a position where we could be proactive in finding a solution which satisfied our client and the developer of the proposed units. With the benefit of a fresh set of eyes, we were able to provide some recommendations to make slight alterations to the proposed design of the unit block which maintained a significant extent of our client's views, and was an acceptable amendment for the unit developer. The expense of a Court hearing was avoided.

This project was but one of a number of examples where we have been able to help parties avoid the expense and effort of proceeding through the entire Court process by being included early in the appeal process. Similarly, where we are engaged early in the process for preparing a development application our input can often save time and money in the long run.

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

BP Refinery

Landscape Architecture

A well considered landscape has the proven ability to enhance and define the experience of its users, even in the most challenging of locations.

A well considered landscape has the proven ability to enhance and define the experience of its users, even in the most challenging of locations.

In mid 2009, LVO' was engaged to resolve a contemporary and robust landscape design to act as an entry statement for the new Security Building at the BP Refinery on Bulwer Island near the mouth of the Brisbane River, which was to be in keeping with the strict operational criteria of the facility and the harsh environmental demands of the site.

Restrictions on the nature of the landscape included a maximum mature height of 1000mm in order to preserve the prescribed surveillance sight lines from the Security Building and the use of non-organic materials where possible to reduce the risk of potential fire hazard.

In response to this challenging brief and the exposed conditions, the implemented landscape presents as an innovative, low maintenance design treatment, which both complements the architecture of the new entry structure and responds to the heavy industrial character of the site within its wider estuarine context.

This was achieved through the careful selection of appropriate planting and materials, which included the installation of prostrate, salt tolerant species, such as the scrambling purple flowered Goat's Foot Vine (*Ipomea pes-caprae*), and the extensive use of recycled concrete aggregate and bluestone rubble, which was laid out in bold colour contrasting panels. Weathered porphyry boulders, reclaimed from the site, were also used as scattered feature elements throughout the massed garden beds to add a sense of formality and balance.

With its focus on site safety, functional performance, local vegetation character, the new landscape has become a successful and established part of the ongoing upgrade of the refinery, in which LVO' Architecture continues to be involved.

For more information on this article contact Jonathan Gregory at jonathan.gregory@lvo.com.au

