

Pre-Fabricated Housing

Pre-Fabricated housing has long been a source of exploration for the architectural profession. The challenge has often been to reflect the individual nature of occupants within a mass produced product. Invariably however, as designs become more specific, costs increased. As a result, the majority of pre-fab housing has taken the form of basic single story structures, often uninspiring and unsuited to urban residential suburbs.

However, with the ongoing resource boom in Australia, interest and research in Pre-Fabricated housing has increased. Demand for workers in remote areas to fuel the ongoing resources boom has resulted in critical accommodation shortages throughout much of Central Queensland, as well as parts of Western Australia and the Northern Territory.

To date, mining companies have dealt with shortages in the form of the ubiquitous 'Donga'. Increasingly however, resource companies are choosing to invest more in the quality of housing and associated amenities in order to attract high quality staff. However there is a difficulty in coordinating housing supply with production demands utilising traditional building methods. For the above reasons, Pre-Fabricated housing is an ideal solution.

At LVO, we have worked closely with a number of providers and clients in developing high quality Pre-Fabricated housing for the resources sector. We have had extensive experience in a variety of systems and procurement methods, including shipping containers fitted out in China, flat pack systems produced in Melbourne, and factory made modular units fabricated in Queensland. Further, we have worked on projects involving these systems in locations such as Moranbah, Emerald, Blackwater and many places in between.

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

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LVO Architecture would like to introduce Leslie Curtis

We are pleased to announce that Leslie Curtis has joined our Visual Assessment team.

Leslie is a highly regarded architect and urban designer who has previously held positions with State and Local Government as well as in private practice.

With a wealth of experience both in design and the assessment of design, Leslie will provide significant value to the LVO office and will ensure we remain an industry leading integrated design office providing the highest level of experience and expertise to our clients.

We welcome Leslie Curtis to the LVO team!



Chrisney Howard VPA Technician

Chrisney Howard joined LVO' Architecture Visual Planning Assessment Team in March 2010. She provides valuable technical and research assistance to VPA team members as well as being responsible for much of the administration of the department.

Chrisney has studied Architecture at QUT and at Strathclyde University in Glasgow, Scotland. She also has 1 ½ years experience working as a Student Architect in Brisbane.

She is currently working towards completing her Bachelor of Architecture at QUT which will be the stepping stone for future studies in the design industry.



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Stop the Press!

We are currently refreshing the LVO branding. As part of the refresh the next edition of the Design Bulletin will be digital.



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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Thomas Street

Architecture

Ask any architect who has had the dubious pleasure of designing their own home and they will probably tell you that being their own client is one of the greatest challenges they will ever have to face.

Our Director, Wayne Lafferty, has just emerged triumphant but not entirely unscathed from a 2 year period of designing and then overseeing construction of his new family home at Auchenflower.

While the GFC, extreme weather events, faulty letterboxes, and the unforgiving site topography all presented significant challenges, none would derail Wayne's ambition to create a piece of architecture which absolutely embodied his passion for innovative and considered design.

With an aim of ensuring every space in the house was perfectly formed, responsive to the site, and meticulously detailed, Wayne's house is a crafted piece of architecture which is at once striking and modest.

The materials and forms of the house combine elegantly to create a well-proportioned

modern home designed to respond to the subtropical climate and capitalize on views to the city.

As well as employing a range of passive design measures to create an airy and comfortable interior, the house also employs a number of technologies to reduce its carbon and water footprint, including solar electricity, solar gas hot water, a 20 mega-litre rainwater tank and solar glazing.

Now, after 24 months of dealing with one of the most difficult clients of his career Wayne can enjoy his new home with his family whilst he contemplates what he might do differently next time.

To see more photos of Wayne's house please visit our website.

The house employs a number of technologies to reduce its carbon and water footprint.



Jeta Gardens

Landscape Architecture

In late January 2011, LVO was engaged to provide a landscape design and operational works package for a parkland along the Logan River, adjacent to the Jeta Gardens Retirement Village, as well as a Vegetation Management Plan for the adjoining biodiversity reserve.

The main design intent was to create a successful and sustainable public resource that included both passive seating areas and active, open recreation spaces, and a three metre wide access path and turn-around area to allow for maintenance vehicle and pedestrian circulation. The path was designed to be curvaceous in complement with the

riverine context of the site to add visual interest to pedestrian and cyclist experience, whilst delineating the recreational areas of the park. The turn-around area was designed to also include seating, with advanced tree species included for shade, creating a functional dual purpose area.

Advice was also given on the balustrade infill panels for a 20m access bridge across an intermittent creek bed, to create an interesting and distinctive design in compliance with user safety regulations and flooding requirements



Large areas of endemic revegetation will also be installed to create a natural buffer around the parkland and stabilise the river bank, while expanding the presence of existing vegetation, increasing local biodiversity and re-establishing a wildlife corridor along the river.

Occasional formal planting areas act as feature nodes along the pathway through the use of colourful understorey planting and advanced landmark trees are used to define open space perimeters, provide shade to seating areas along the path and distinguish site entry points.

Large flat topped boulders set in decomposed granite are to be used to create an interesting focal point at the park entrance.

Overall the proposed landscape will create a mixed use space that is both comfortable and attractive while still remaining environmentally responsible and functional.

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

The Next Big Thing for Broadbeach

Visual Planning Assessment

Earlier this year our Visual Planning Assessment team were engaged to undertake a visual impact assessment of a spectacular 52 storey building proposed for a significant site between the Gold Coast Highway and Main Place at Broadbeach. The proposal was deemed a 'Major Project' by Gold Coast City Council, indicating the significance of both the proposed development and the site.

The proposal, designed by DBI Design for developer The Potter Group, is a mixed use development comprising retail, commercial, hotel and apartment uses, and it will compete for rank with buildings such as Oracle, Q1, and Soul. The proposal includes the redevelopment of Main Place from a back alley into an engaging laneway and unique space for Broadbeach.

The proposed tower is slender and elegant, presenting its narrowest facades to gateway views south and north along the Gold Coast Highway. Articulation of the tower is achieved through discrete balcony recesses on the eastern facade, lift shaft recesses on the western facade, and concave curving of the northern and southern facades. The horizontality expressed by the balconies is superimposed with sweeping vertical curves on the eastern and western facades achieved through the utilisation of different materials and forms.

Our assessment found that the proposed development, being an iconic building of significant scale, would be the ideal form of development for the site as it would:

- capitalise on the visual significance of the site and its gateway function;
- be of a scale which would be consistent with other prominent buildings in the local area, including the Convention Centre, Pacific Fair, and the Oracle;
- provide an engaging and active frontage to the Highway;
- introduce significant activity to the core part of Broadbeach; and
- introduce another quality and significant development into Broadbeach, further enhancing its architectural identity and contributing to a continually evolving sense of place and city-wide significance.

The proposal was approved by Council late last year.

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

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