



# Cadell Street

Perched high on its generously sized 2182sqm site in Auchenflower, Brisbane, is a piece of Brisbane's history, set to be revived with the help of LVO Architecture.

The 'Wynona' residence was built in 1918 during the early inter-war period. It is an example of Federation style architecture; a style designed to embrace the outdoor lifestyles of the Australian people. This style is evident in features such as the wrap-around veranda and lawn tennis court. The home has been determined by the Brisbane City Plan Heritage Citation as a Heritage Place, and is located in a Demolition Control Precinct, but has been generally neglected for over 25 years.

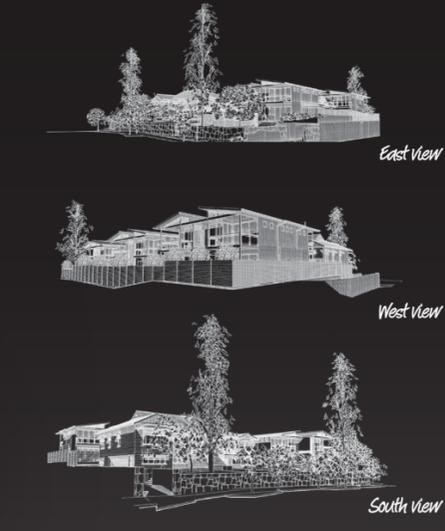
LVO Architecture was engaged in 2008 to provide a financially viable and heritage sensitive solution for the site which is located in the developing Auchenflower Region.

At present, the visual accessibility of the house and its street presence is jeopardised by its lengthy set back, therefore it was deemed by a Heritage Architect to lack contribution to the overall streetscape. LVO wanted to address this issue by lifting the existing property to build underneath and relocating it forward on the site – enhancing the street character.

To maintain financial viability, and growth demands in this area, LVO has also proposed a 3 level townhouse development, including built-to-boundary basement car parking, which is sensitively designed around the existing property. While providing a garage and pool to the existing house, attempts have also been made to improve the condition, integrity and authenticity of the existing building and forms, materials and scale on both the 'Wynona' residence and the new townhouses have been chosen to acknowledge and respond to its heritage.

as well as neighbouring buildings. Most of the prominent street front buildings has also been retained, and our in-house landscape architecture team has not only enhanced the pedestrian friendly, vehicular free ground level, but also made reference to the site's history with latticed timber, curved paths, feature bricks and tiles and a new entry gazebo.

For more information on this article please contact Wayne Lafferty at [wayne.lafferty@lvo.com.au](mailto:wayne.lafferty@lvo.com.au)



# Masterplanning Toowoomba Regional Council's Sports Parklands

LVO Architecture are currently working with Toowoomba Regional Council in the masterplanning of their regional sport and recreation parks. The primary objective is to assist Council in their funding applications by providing consolidated masterplans and construction cost estimates. The design process is managed by LVO Landscape Architects who undertake coordinated consultation with Council Landscape

Architects and Sport and Recreation Planners and Construction Managers.

The key objective of this masterplanning strategy is to plan for the future development of regional sports parks to provide public facilities that can be used for both passive and active recreational purposes within an attractive and low maintenance landscaped environment.



To assist Council in planning for the development of these parks, a detailed construction cost estimate for budgeting purposes is prepared which prioritises proposed construction works as High, Medium or Low.

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Key elements the design process considers include:

- additional playing fields and upgrades to existing fields;
- internal pedestrian circuit pathways;
- linkages to surrounding streets;
- new or extensions to existing clubhouse facilities;
- rationalise carparking;
- spectator seating;
- management of surface flow stormwater;
- internal road and services infrastructure issues;
- ensure designs comply with CPTED principles;
- identification of new recreation structures and furniture;
- consistent painting theme for buildings and furniture;
- signage and fencing;
- renovation and upgrade of existing buildings/ park facilities;
- removal of inappropriate vegetation;
- additional amenity tree planting for shade and aesthetics;
- planting for windbreaks; and
- signature gardens for visual interest.

# Visual Assessment for Land Compensation Cases



Our Visual Assessment team is often asked to provide advice and give Expert Evidence for land compensation cases, where the Local, State, or Federal Government has made a decision to resume privately owned land.

Our role is typically to provide advice on the development opportunities and parameters of a site – in terms of urban design, architectural, and visual impact issues – to enable a determination of the highest and best use of the site, and thus the value of the land. Our advice takes into account the physical attributes of the site and the applicable planning provisions. Our multidisciplinary capabilities in the fields of urban design, architecture, and landscape architecture, and our specialist experience in visual assessment, enables us to provide comprehensive and detailed advice, whether to the land owner or relevant authority. Our in-house drafting and modeling capabilities enable us to provide compelling imagery to support our advice and arguments.

An example of a project we provided advice on was for Brisbane City Council in relation to land resumed for the Go-Between Bridge.

Specifically, Council asked us to make a determination of the highest and best use of the site to assist the Land Court in establishing the appropriate level of compensation due to the land owner.

Our assessment provided a determination of the scale, density, and type of development that Council would be likely to approve, enabling an estimation of what a prudent purchaser would base his determination of the purchase price on.

A number of alternative development schemes were considered as part of our assessment, including schemes put forward by the claimants and a scheme prepared by LVO Architecture (see images below).

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