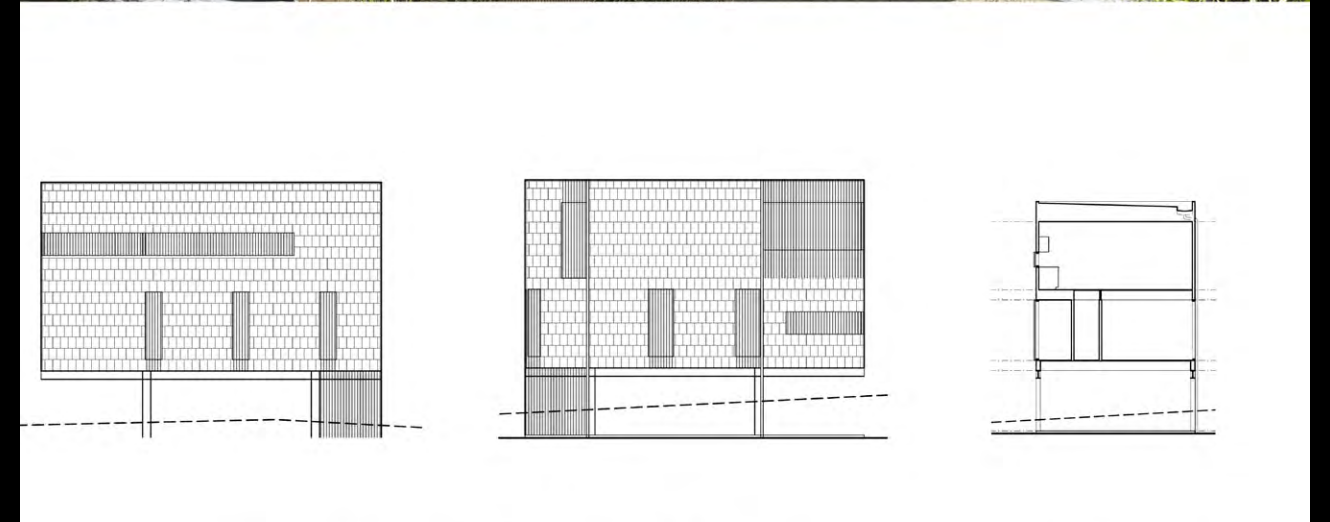
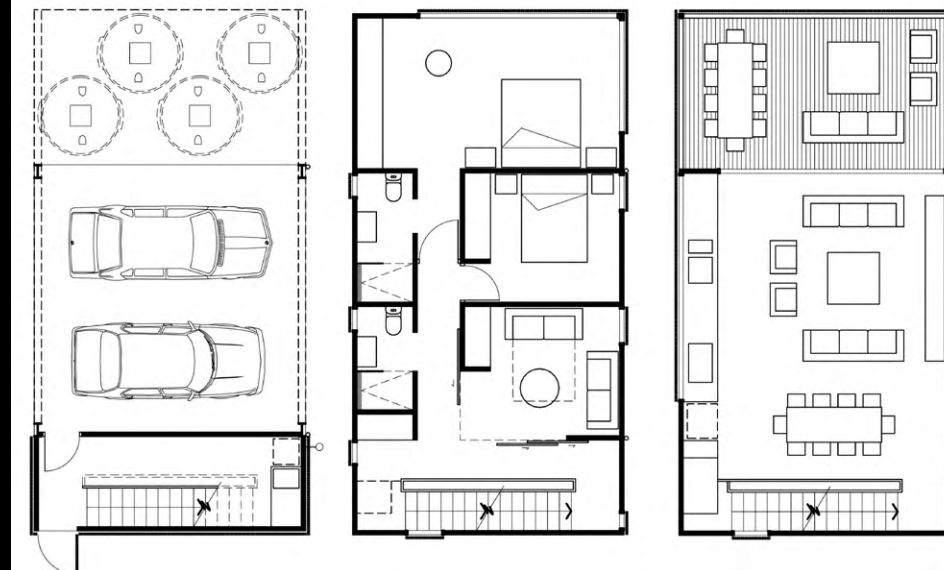


BOOLARONG & KINKABOOL

Bligh Voller Nield



BOOLARONG & KINKABOOL



This is a modest development for two small detached houses on an elevated site on the corner of Rosaby Court and Cumming Parade, Point Lookout, North Stradbroke Island. At ground level, the site enjoys oblique views to the north-west over the ocean toward Moreton Island and at higher levels, oblique views to the north-east toward Cylinder Beach. The adjoining house, built recently on the northern boundary, has a long wall to this elevation blocking most views and the aspect directly to the north. The site also enjoys extensive views to the south toward the existing natural coastal scrub.

The houses are integrated with the landscape design in a manner which enables a degree of privacy between each house, particularly at the lower levels and to facilitate an informal landscape design based on revegetation with indigenous plant species in replication of the natural coastal scrub of the area. A minimum footprint or site coverage for each house of only around 76m² which also enables a maximum area of the site for open space and to be revegetated with indigenous species of the coastal scrub.

The elevations of the house incorporating the elevated upper levels over a generally open lower level, with small footprint, white flush finished matt terracotta tiles and operable timber stained balustrades have been carefully composed for an understated architectural form which also draws on the vernacular of the old Point Lookout. Notwithstanding the mandatory requirements of Section J of the Building code for the design to meet minimum energy efficiency and other sustainability objectives, the design of the houses and the landscape employ a number of key sustainable strategies to ensure minimum maintenance, low energy use, low water use and low embodied energy.

As stated previously, the hallmarks of the design in this proposal are based on its modesty and understatement, along with a strong sustainable design agenda for an integrated landscape solution which further contributes to the particular and diverse character of Point Lookout, and an architecture and landscape clearly based on Point Lookout precedents but developed in detail also from rigorous analysis of the site and its surrounding context.

