

MAJOR PROJECT APPLICATION
No. 09_0166

ALTITUDE ASPIRE COMMUNITY FACILITY
AT PROPOSED LOT 711, TERRANORA

SCHEMATIC DESIGN
MARCH 2012

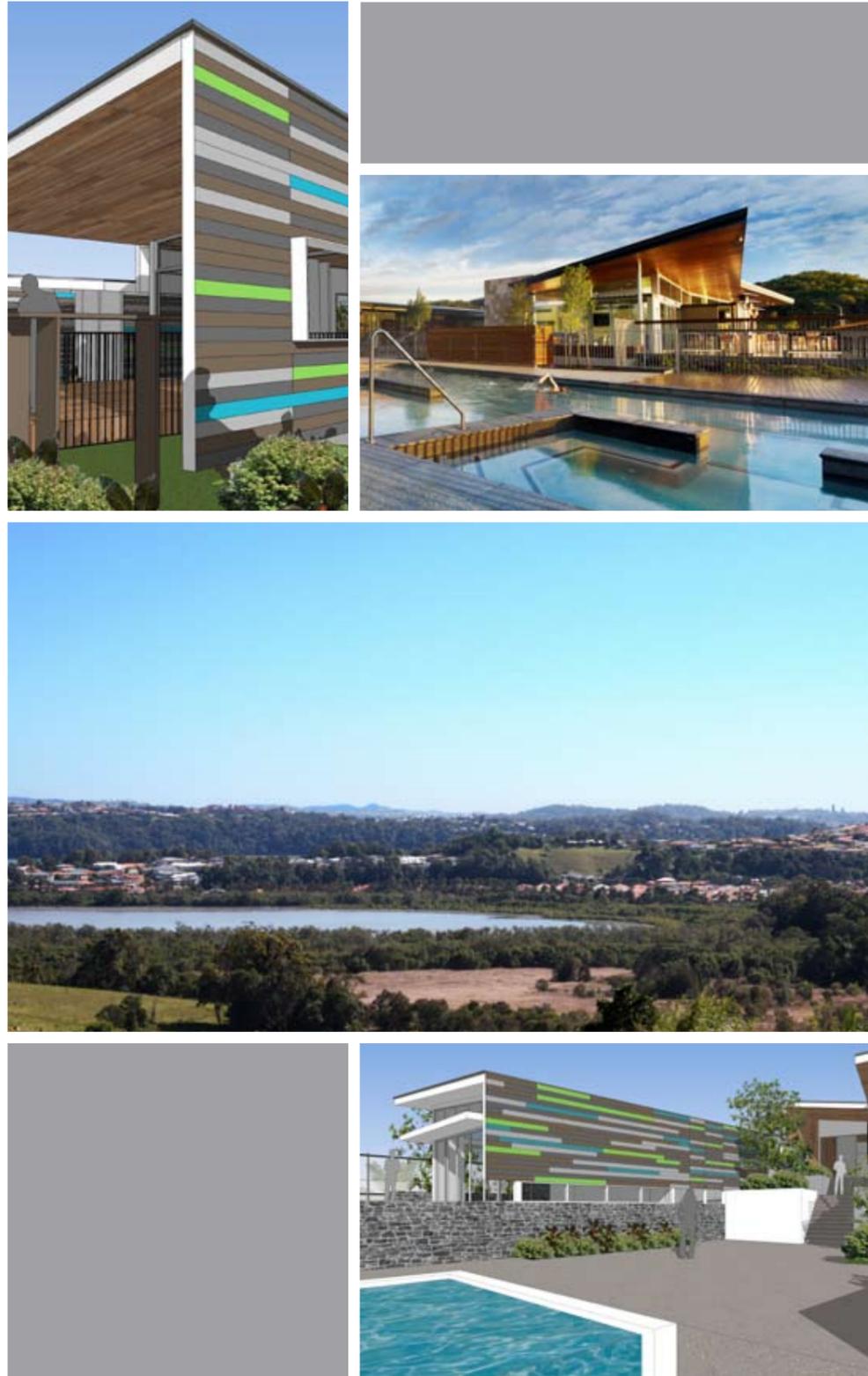


CONTENTS

1.00	INTRODUCTION	03
2.00	LOCAL CONTEXT PLAN	04
3.00	SITE ANALYSIS	05
4.00	SITE PLAN	06
4.01	FLOOR PLAN	07
4.02	ROOF PLAN	08
5.00	KEY DIMENSIONS 1	09
5.01	KEY DIMENSIONS 2	10
6.00	BUILDING COLOURS AND MATERIALS	11
7.00	PERSPECTIVE VIEWS	12
8.00	ELEVATIONS 1	13
8.01	ELEVATIONS 2	14
9.00	SITE SECTION A	15
9.01	SITE SECTION B	16

NOTE: The Schematic Design contained in the original proposal, which was publicly exhibited as part of the Environmental Assessment, has been amended to reflect the revised lot shape and size.

1.00 INTRODUCTION



The Altitude Aspire Community Recreation Facility provides an important social nexus for this new residential community. The Facility will become a gathering place for the residents and their visitors, an extension to the amenity provided by additional communal open space and passive open space in the form of wetland areas.

The pavillion forms are delicately placed in the landscape, and reflect of the functional layout of the utilitarian rural building vernacular and the haphazard site arrangement of such buildings. They are composed of simple, shed-like forms expressed with a robust palette of timber, fibro, steel and stone. It addresses the main street frontage with an articulated facade that is both attractive and functional in its screening against the western sun. The building arrangement forms an amphitheatre of terraced open spaces, focussed down to the pool and looking beyond to the visual amenity of the wetlands. The buildings and pool are intentionally pushed slightly closer to the boundary (5m and 3m respectively). This provides an active and engaging facade to this important entry corner. A differentiation to the standard residential set-back heightens the importance of the amenity of the facility to the community.

The buildings uses are split between function/event and services/amenities. The main building holds common room, lounge, kitchen and office, whilst the secondary building contains the amenities, service rooms, gym and change facilities.

The predominately solid western facade is clad in recycled timber weatherboard panels of various sizes, again reflecting the haphazard application of materials in the rural context, and is punctuated by recesses, splashes of colour and window penetrations. The main body colours represent the dark, igneous, basalt rock so prevalent in the area, the Caldera of Wolumbin. This is offset by the contrasting sharp lines and lighter colours of the remainder of the building form.

APPLICATION DETAILS & CONSULTANTS

1.1 APPLICANT:

Newland
Shaun Nicholson (07) 5501 7222

1.2 APPLICATION

Major Project Application No. 09_0166

1.3 SITE:

Proposed Lot 714 within an amalgamation of separate lots on Fraser Drive, Terranora.

1.4 ARCHITECT & URBAN DESIGN

BDA Architecture
Cameron Thiessen (07) 5555 2600

1.5 TOWN PLANNER

Darryl Anderson Consulting Pty Ltd
Darryl Anderson (07) 5570 4994

1.6 LANDSCAPE ARCHITECT

FORM LANDSCAPE ARCHITECTS
Matthew Franzmann (07) 3216 0606

1.7 TRAFFIC ENGINEER

BITZIOS
Andrew Eke (07) 5562 5377

1.8 CIVIL AND STORMWATER MANAGEMENT ENGINEER

BRADLESS
Brian Lees (07) 5528 6411

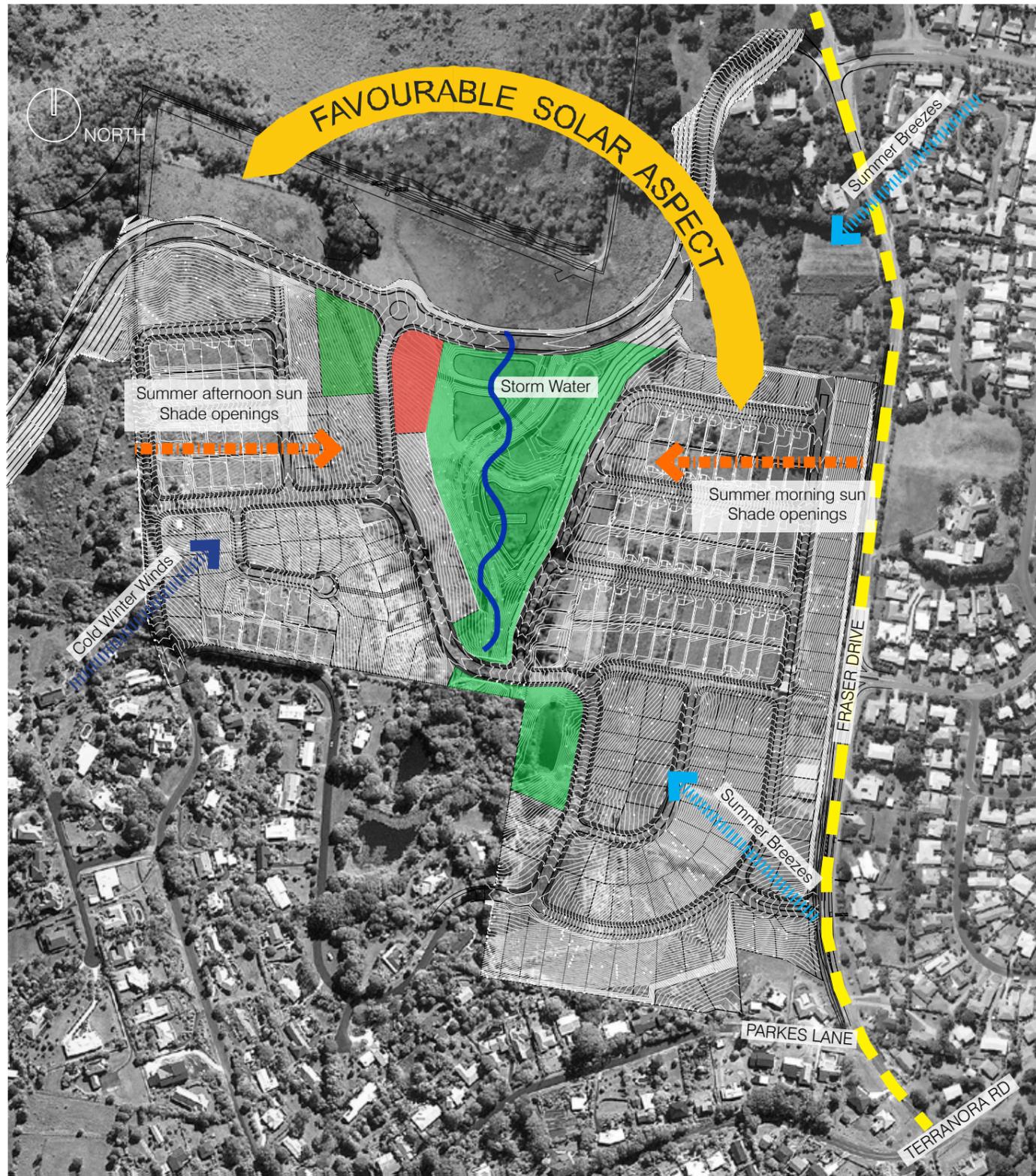
2.00 LOCAL CONTEXT PLAN



LEGEND

-  Subject Site
-  COOLANGATTA AIRPORT
-  COOLANGATTA
-  PACIFIC HIGHWAY
-  TERRANORA BROADWATER
-  FINGAL HEAD
-  TWEED RIVER BAR
-  TWEED RIVER

3.00 SITE ANALYSIS



LEGEND

- SUBJECT SITE
- PARKS - OPEN SPACE
- STORMWATER
- SUMMER BREEZES
- WINTER BREEZES
- SUMMER SUN
- MAIN ROADS

DISCLAIMER
 These drawings are Schematic design drawings only. The information contained herewith is subject to design development and further input from independent planning, structural, services and other technical consultants.



LEGEND

- | | |
|---------------------------------------|---------------------------------------|
| 01. Pedestrian Entry | 13. Gym (6.9 x 5.7m) |
| 02. Entry Foyer | 14. Outdoor Exercise Terrace |
| 03. Office | 15. 25m Pool |
| 04. Multi-Purpose Room (8.1 x 5.7m) | 16. Spa |
| 05. Terrace (3.6 x 5.4m) | 17. Covered BBQ Area |
| 06. Kitchen (4.9 x 3.6m) | 18. Kids Play Area |
| 07. Store | 19. Tennis Court |
| 08. Residents Lounge (8.1 x 5.7m) | 20. Access path to Wetland open space |
| 09. Lounge Deck (6.0 x 5.4m) | 21. Vehicle Drop-off |
| 10. Disabled WC | 22. Estate Entry Statement |
| 11. Amenities/Change (5.2 x 3.9m) | 23. BBQ |
| 12. Sauna/Pool Equipment (2 x 2m x 2) | 24. Bicycle Racks |

AREA'S

Indoor 250m²
 Covered Outdoor 133m²



SCALE 1:500 @ A3

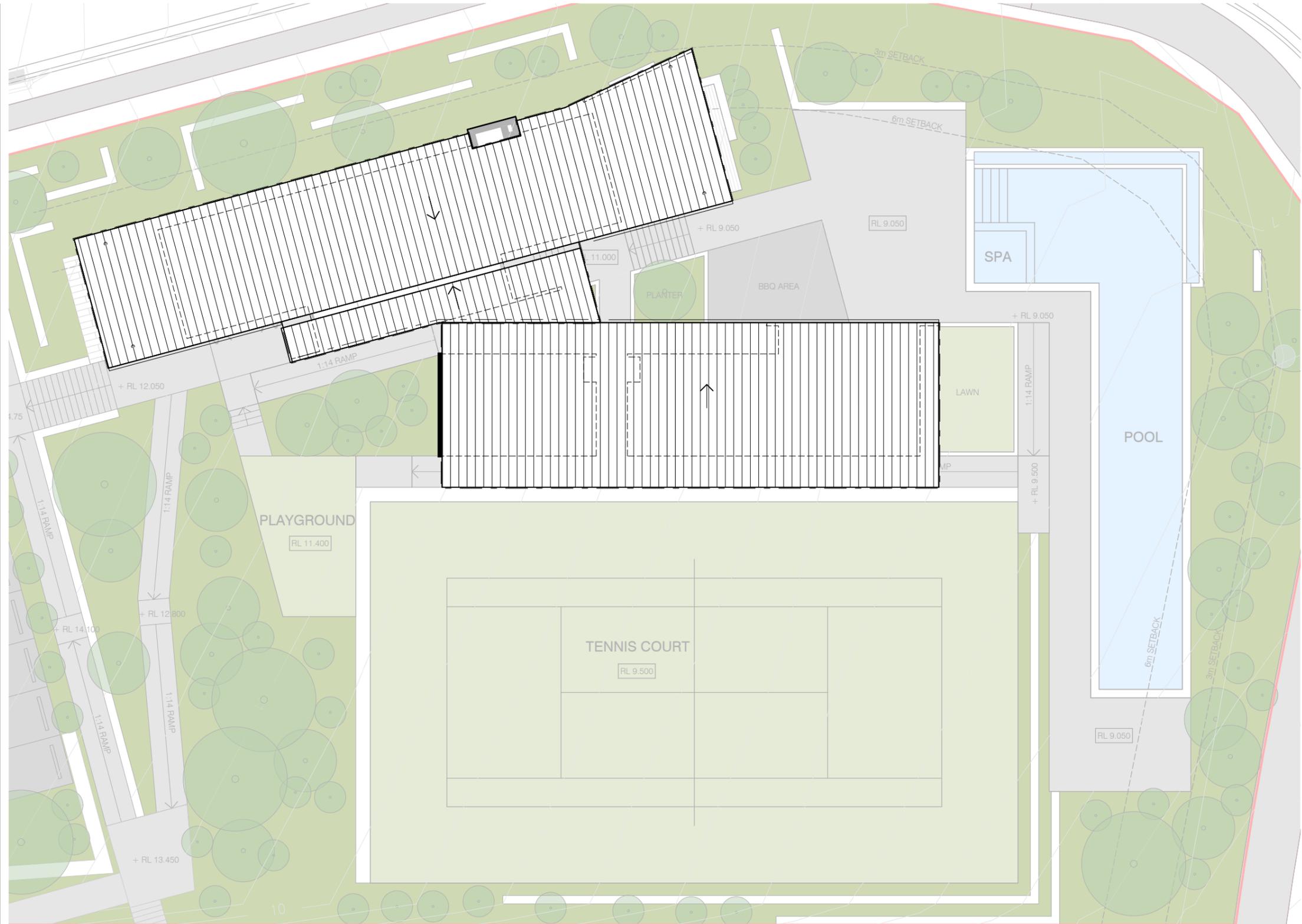


4.01 FLOOR PLAN

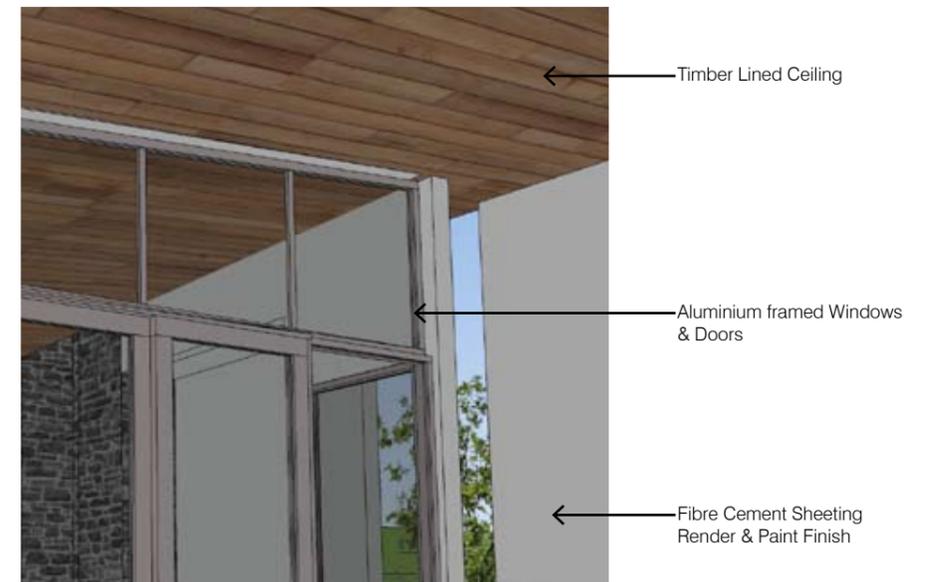
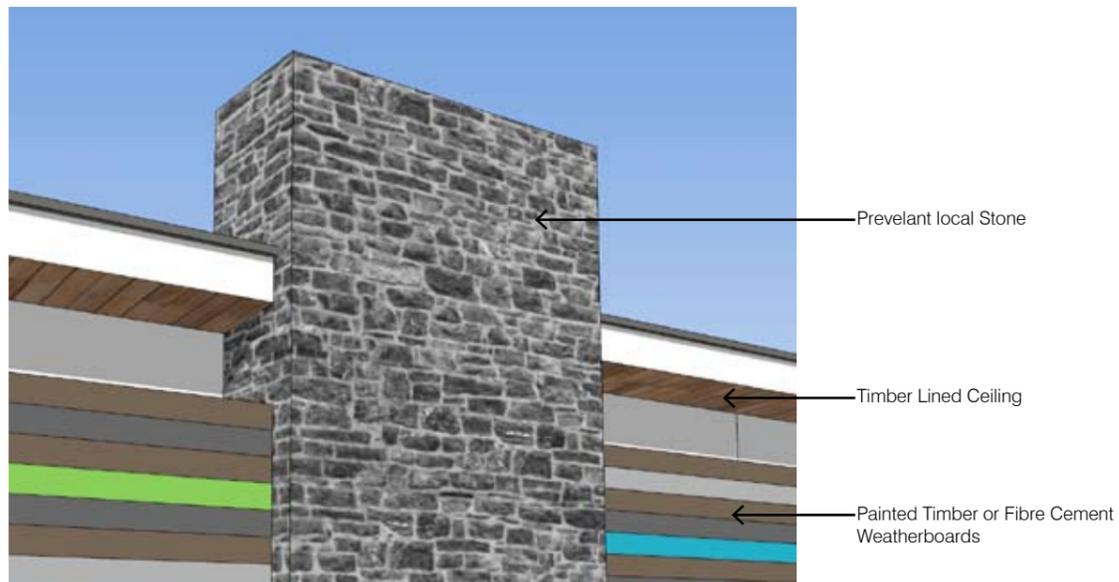
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4.02 ROOF PLAN



6.00 BUILDING COLOURS AND MATERIALS



7.00 PERSPECTIVE VIEWS

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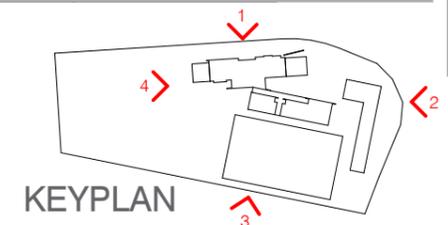




ELEVATION 1 - 1:200



ELEVATION 2 - 1:200

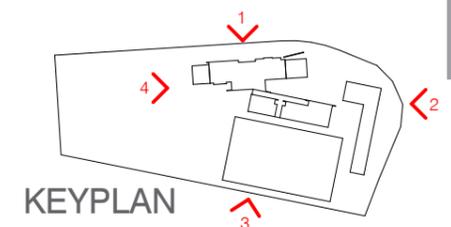




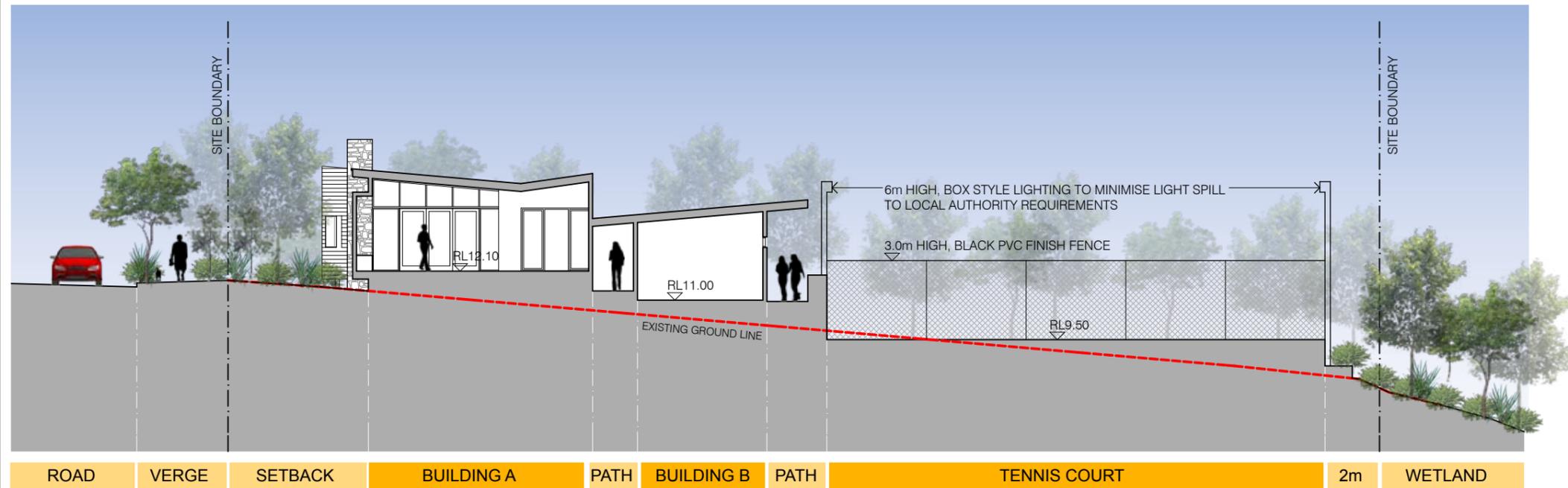
ELEVATION 3 - 1:200



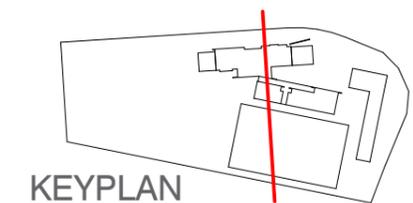
ELEVATION 4 - 1:200



9.00 SITE SECTION A



SECTION A



9.01 SITE SECTION B

