

FOX HILLS GOLF CLUB



SENIORS LIVING - SITE COMPATIBILITY
MARCH 2021 - REVISION A



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FOX HILLS GOLF CLUB

2827.01

MARCH 2021

SITE COMPATIBILITY

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EXECUTIVE SUMMARY

Community Clubs need to adapt in today's society to stay relevant and competitive within the broader hospitality market. Fox Hills Golf Club has embarked on a strategic vision and masterplan that repositions the Club within the community and secures longevity and sustainability into the future on its current site.

This proposal aims to reposition and transform the Club, providing a recreational 12-15 hole golf course, state of the art multi use facilities, bowling green, swimming pool, and gym. These civic and communal spaces will be supported by the inclusion of a seniors living development. The focus of the development is to maintain and enhance community and recreational uses on the site to provide a heightened amenity and activity to the proposed seniors living development. This in turn provides interest, community, new members, visitors and employment opportunities to the existing Club and site.

The built form of the proposal has been developed with consideration to the surrounding context and amenity, both within and outside of the site to achieve the optimum urban design outcome for this specific site. The built form and massing for the site is established around a 'central spine' with buildings terracing down responding to the low scale residential to the west and golf course to the east. Generous setbacks and building separation provides recreation and landscaped areas. Creating a transparent and permeable ground plane with active edges that connects to the surrounding context providing both security and privacy.

The proposal will offer a truly unique lifestyle that's main focus is to ensure the longevity of the course on the site with a high level of amenity and integration. The existing clubhouse building will be repurposed through the adaptive re-use for the seniors on site facilities surrounded by a new health and well being centre. Overall the proposal will provide a lifestyle community development that will secure the long term future and sustainability of Fox Hills Golf Club.





- | | | |
|---|--------------------------|-------------------------------|
| — — — — — SUBJECT SITE | TRANSPORT NODE | SUPERMARKET & MEDICAL CENTERS |
| — — — — — MAIN TRANSPORT ROUTES | PUBLIC GREEN SPACES | AREA OF PROPOSED DEVELOPMENT |
| — — — — — 400M & 800M RADIUS FROM PROPOSED SITE | PUBLIC AMENITY IE SCHOOL | BUS STOP |



SITE ANALYSIS PLAN

SITE PHOTO STUDY

A photo study has been undertaken to explore and understand the local context and key views surrounding the site.





01 VIEW OF SITE FROM FOX HILLS CRESCENT APPROACH HEADING EAST



02 VIEW OF SITE FROM FOX HILLS CRESCENT APPROACH HEADING WEST



03 VIEW OF NEIGHBOURS FROM FOX HILLS CRESCENT APPROACH



04



KEY PLAN



05 VIEW FROM SITE TOWARDS THE GREAT WESTERN HIGHWAY



06 VIEW OF SITE FROM THE GREAT WESTERN HIGHWAY HEADING WEST



07 VIEW OF SITE FROM THE INTERSECTION OF THE GREAT WESTERN HIGHWAY AND TOONGABBIE ROAD



08 VIEW OF SITE FROM TOONGABBIE ROAD HEADING NORTH



KEY PLAN



09 VIEW OF SITE FROM TOONGABBIE APPROACH HEADING NORTH



10 VIEW OF SITE FROM AMAX AVUENE APPROACH



11 VIEW OF SITE FROM MANDOON ROAD APPROACH



12 VIEW OF SITE FROM THE INTERSECTION OF TOONGABBIE ROAD AND OKLAHOMA AVENUE



KEY PLAN



13 VIEW OF NEIGHBOURS FROM OAKWOOD ROAD ENTRY



14 VIEW OF NEIGHBOURS FROM OAKWOOD ROAD ENTRY



15 VIEW FROM OAKWOOD ROAD ENTRY



16 VIEW OF SITE FROM METELLA ROAD HEADING NORTH



KEY PLAN



17 VIEW OF NEIGHBOURS FROM GOLF COURSE



20 VIEW OF NEIGHBOURS FROM GOLF COURSE



21 VIEW OF NEIGHBOURS FROM GOLF COURSE



18 VIEW OF NEIGHBOURS FROM GOLF COURSE



19 VIEW OF NEIGHBOURS FROM GOLF COURSE



KEY PLAN



22 VIEW OF GOLF CLUB HOUSE



23 VIEW OF GOLF CLUB HOUSE



26 VIEW OF GOLF CLUB HOUSE



27 VIEW OF GOLF CLUB HOUSE



24 VIEW OF GREEN KEEPERS SHED



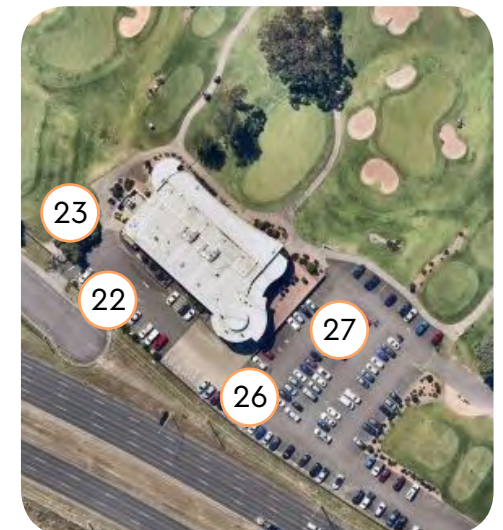
25 VIEW OF GREEN KEEPERS SHED



28 VIEW OF GREEN KEEPERS SHED



KEY PLAN



KEY PLAN

"FOX UNDER THE HILL"



"The present Fox Hills Golf Course stands on part of John Nicholl's farm, the land being granted to him on 18 July 1791. This was the 10th land grant given on the mainland. In the mid 1820s Francis Peisley bought the property and built 'The Fox under the Hill Inn', which was destroyed by fire in 1830. The new Inn, built in 1832 survived until about 1964, when it was demolished for the Golf Club's car park."

- THE PROSPECT HERITAGE TRUST INC

NEW HUB FOR FOX HILLS



CONNECTIVITY

ACTIVATION

IDENTITY

COMMUNITY

AMENITY



Masterplan Concept

Proposal must respond to the needs of seniors and the community reflecting their activities in an integrated development

SITE ANALYSIS

Exploration and analysis of the existing site to identify the best location for the proposed development as follows:

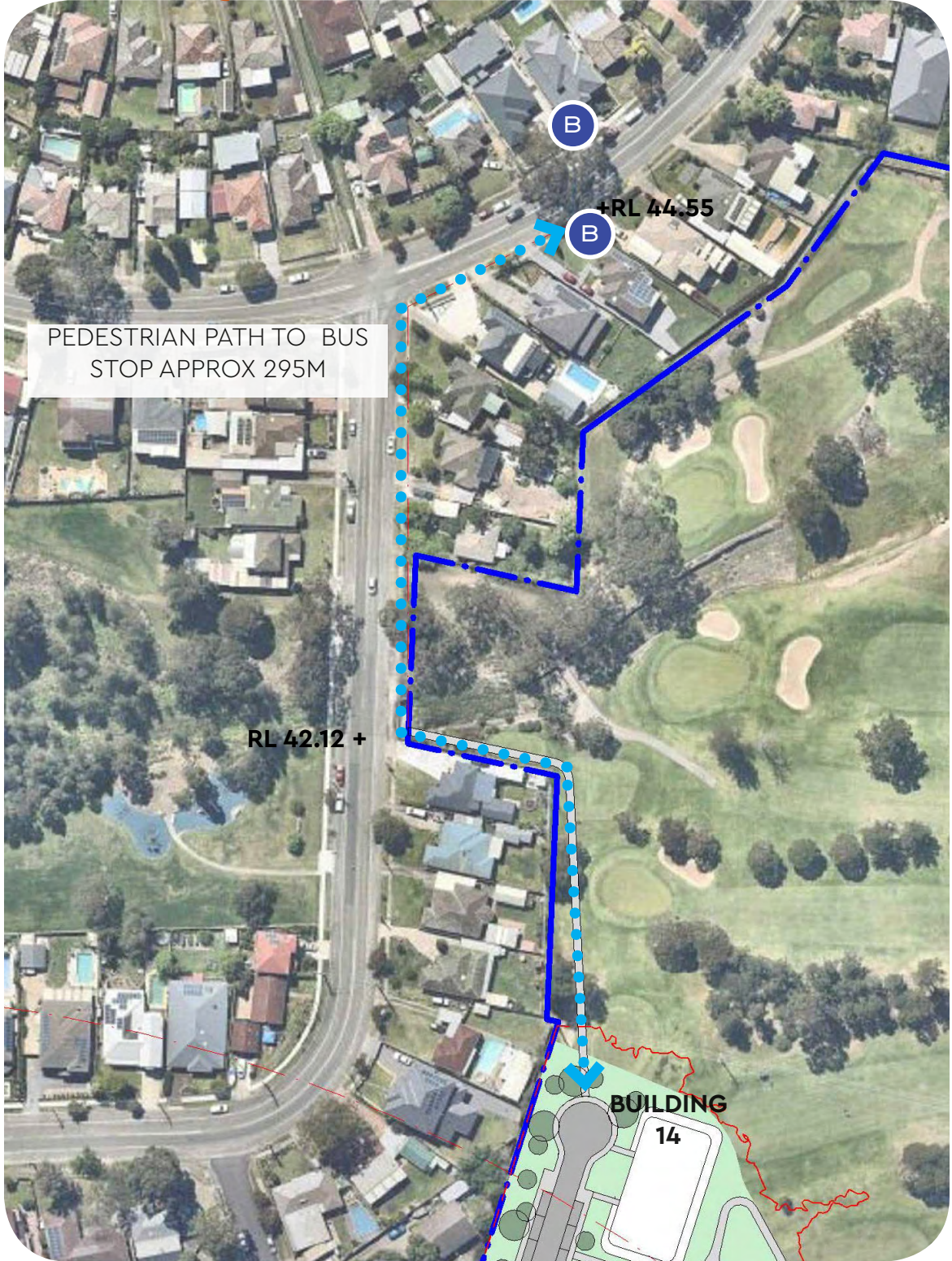
- Flood plain identified and possible development site located outside flood plain.
- Council area and land use zoning identified and development site located adjacent to residential zone and wholly within single council area.
- Access points to potential development identified
- Public transport nodes identified, possible pedestrian path to bus stop within 400m of the site identified
- Easements identified, possible development area located to suit.
- Microclimates analysed and proposed buildings to be orientated to best suit solar access and cross ventilation.



SITE ANALYSIS



SITE RELATED REQUIREMENTS



BUS ROUTE 1. GRADIENT FROM SITE BOUNDARY TO BUS STOP VARIES WITH STEEPEST GRADIENT OF 1:17. THIS COMPLIES WITH SEPP WHICH ALLOWS AN AVERAGE OVERALL GRADIENT OF 1:14

ACCESS TO BUS STOP FOR ROUTE 702 SERVICING
BLACKTOWN TO SEVEN HILLS



BUS ROUTE 2, GRADIENT FROM SITE BOUNDARY TO BUS STOP VARIES WITH STEEPEST GRADIENT OF 1:12.8 FOR 12.6M. FOR THE REMAINDER OF THE ROUTE, THE GRADIENT IS LESS THAN 1:14 WITH AN AVERAGE OF 1:20.5 FROM OUR PROPOSED ENTRY TO THE SITE TO THE HIGHEST POINT ON THE ROUTE AND AN AVERAGE GRADIENT OF 1:34 FROM THE HIGH POINT TO THE BUS STOP. THIS COMPLIES WITH SEPP WHICH ALLOWS AN AVERAGE OVERALL GRADIENT OF 1:14

ACCESS TO BUS STOP FOR ROUTE 700 SERVICING
BLACKTOWN TO PARRAMATTA &
800 SERVICING BLACKTOWN TO WETHERILL PARK

SITE ANALYSIS

Detailed exploration and analysis of the site and existing surrounds has been undertaken which has informed the design response with consideration of the below existing conditions:

- Generally low density housing consisting of single to double storey residences located west from the proposed development, no residences to the south. Overshadowing can readily be avoided.
- Private open space and windows from neighbouring residences facing the golf course taking advantage of the views to the greens identified and to be considered in relation to proposed placement of buildings
- Mature trees grouped along the western boundary creating a 'green buffer zone', to be retained and improved
- Club building to be retained
- Greenkeepers shed will be relocated to improve amenity to neighbouring properties
- Mesh safety fence will be removed when proposed development takes place and will improve outlook for neighbouring properties
- Topography slopes toward flood plain, site, proposed development located on high point of overall site to avoid stormwater and flooding issues.

FLOOD PLAIN

CONTOUR LINES

STORMWATER AND ELECTRICAL EASEMENT

FALL IN TOPOGRAPHY

GOLF BALL SAFETY MESH FENCE TO BE REMOVED

EXISTING BUILDINGS TO BE REMOVED

TREES TO BE RETAINED

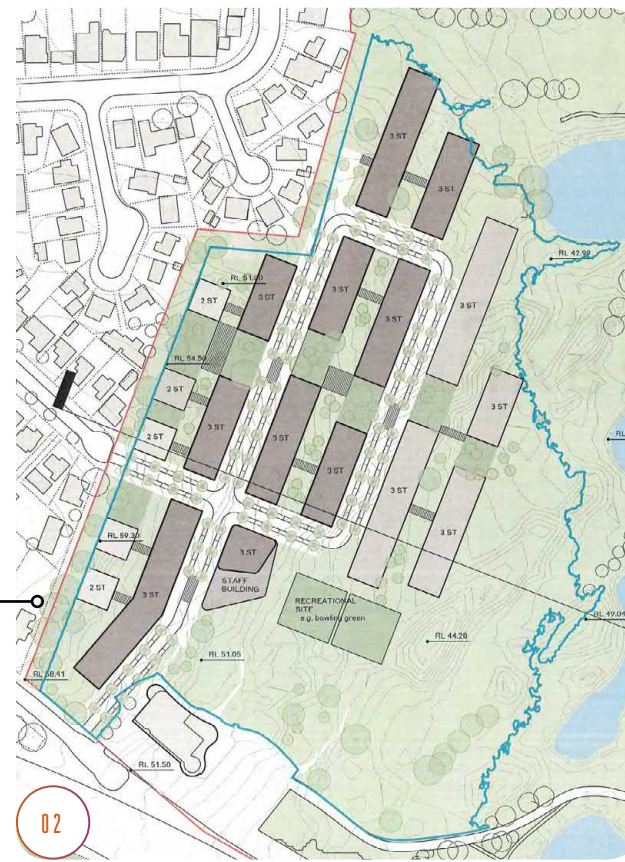
TREES TO BE REMOVED





- Exploration of:
- central spine
 - natural outlook
 - connected neighbourhoods
 - height transition
- Exploration by Ethos Urban

- Exploration of:
- internal loop
 - natural outlook
 - linear neighbourhoods
 - height transition
- Exploration by Ethos Urban



- Exploration of:
- central spine option
 - natural outlook
 - connected neighbourhoods
 - reduce building bulk
 - reduced density & site coverage
- Exploration by Ethos Urban



- Exploration of:
- central spine option
 - natural outlook
 - connected neighbourhoods
 - further reduction of building bulk
 - further reduction density & site coverage
 - organic urban form
 - greater building separation
 - greater setback from neighbouring buildings
- Exploration by Altis Architecture

- Exploration of:
- central spine option
 - adjusted to suit easement through proposed site
 - proposed amenities to suit the community needs
- Exploration by Altis Architecture





- VEHICLE ACCESS AND MOVEMENT
- VEHICLE CAR PARK ACCESS
- BLENDING THE EDGE OF SENIORS LIVING AND GOLF COURSE LANDSCAPE & SETTING
- ACCESS NODES
- COMMUNITY AREA
- CLUB AND COMMUNITY NODE
- ACTIVITY NODE

SITE DESIGN RESPONSE

Integrated **Projects** Pty Ltd

ALTIS
ARCHITECTURE



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GOLFING LIFESTYLE



COMMUNITY GARDENS



RESIDENTIAL AMENITY & VIEWS



RESIDENTIAL HIGH STREET



RESIDENT DINING, GYM, LIBRARY



WALKING/ CYCLE PATHS



COMMUNITY PAVILIONS



COMMUNAL MULTI-PURPOSE AREAS



BOWLING GREENS



GOLF FACILITIES



GROUND PLANE

Key components of the ground plane and landscape response consist of the following:

- 01 POOL & GYM
- 02 BOWLING GREEN
- 03 BBQ/LAWN/SENSORY GARDEN
- 04 BBQ/LAWN/PLAY
- 05 COMMUNITY GARDEN/SHED
- 06 OUTDOOR GYM/LAWN/BBQ
- 07 DUCK POND/BBQ
- 08 LARGER SHELTER/EVENTS
- 09 PICNIC SHELTERS
- 10 WALKWAY PERGOLAS
- 11 CANOPY OF TREES GREENING GOLF COURSE EDGE AND BOUNDARY
- 12 ACCESS ROADWAY WITH AVENUE OF TREES
- 13 STREET ADDRESS AND DROP OFF
- 14 CARPARK ENTRY UPGRADE
- 15 SECONARDY SECURE ACCESS FOR RESIDENTS



..... MAIN RECREATION WALKWAY AND LINK

..... PERIMETER WALKWAY

TRAFFIC & PARKING

The proposal seeks to rationalise the traffic movement to and from the site to create a safe and functional environment.

Proposed traffic interventions are as follows:

- Clearly defined entry and exit points with a proposed separation of the loading dock, club and visitor entry and residential entry.
- Separation of traffic movement increase wayfinding and decrease overlap of competing requirements
- New secure access to the proposed development from Oakwood Road. Residents access only.
- Defined spaces for Club parking and residential visitor spaces.
- Basement Parking is proposed to reduce bulk and interruption to the streetscape and provide secure parking for residents.
- Shared basement to buildings where possible to reduce driveway and increase landscaping.



VIEW ANALYSIS

The proposed development maintain and improves views for the exisitng clubhouse and neighbouring properties:

Neighbouring Properties:

- Views from the western neighbours improve, with the inclusion of a highly landscaped buffer and the removal of golf ball safety fences
- Views improved from the north west neighbour with the relocation of the greenkeepers workshop which will be replaced with a highly landscaped buffer
- Views from the neighbours to the east along Toongabbie Road and to the north along Oklahoma Avenue are maintained, the proposed development to has no affect on the view corridors for these neighbours

Existing Golf Club House & Future New Amenities:

- Views to the north and east over the golf course maintained

Proposed Residential, Seniors Living, and Asisted Living units:

- Buildings stepped to allow view corridors and views of the golf course to all buildings.

GREENKEEPER WORKSHOP RELOCATED

LANDSCAPE BUFFER ZONE

GOLF BALL SAFETY FENCE REMOVED



- ACCESS TO VIEWS
- IMPROVED LANDSCAPE BUFFER TO MAINTAIN VIEWS AND PRIVACY
- VIEW FROM PROPOSED RESIDENTIAL BUILDINGS 1 TO 4. ALL OTHER BUILDINGS HAVE DIRECT VIEWS TO THE GOLF COURSE
- STRUCTURES TO BE REMOVED TO IMPROVE VIEW

An architectural rendering of a modern residential development. In the foreground, a wide, light-colored paved path leads towards the buildings. To the left is a long, single-story clubhouse with a dark roof and large glass windows. To the right is a multi-story apartment building with a curved facade, balconies, and large windows. The grounds are landscaped with green lawns, trees, and various outdoor furniture like tables and chairs. People are shown walking and playing on the lawn. The sky is blue with some clouds.

Design Quality Principals

Proposal's compliance with SEPP 65 will ensure the quality of the development and the amenity to the residence

CONTEXT, BUILT FORM & DENSITY

The proposed addresses these key concerns in the following manner:

Site & Context

- The south west corner is the ideal location to site the proposed development as this portion of the site is not affect by flooding
- The proposed site sits directly adjacent to the current residential neighbourhood and maintains the 'green-break' provided by the golf course between residential neighbourhoods to the industrial area to the east
- The location of the proposed site benefits from the current infrastructure available with multiple vehicular and pedestrian access point and public transport stops

Built Form & Scale:

- The proposal steps the height of the buildings from 3 storey adjacent to the existing R2 zoned residential neighbourhoods to a 4 storey height along the main access spine, stepping down in keeping with the topograpghy adjacent to the golf course in respect to the exsiting scale and built form.
- As well as stepping down with the topography, the buildings are setback from the boundary by an average of 28m which exceeds the required 12m setback by 16m
- The reduced scale allows natural light to neighbouring and proposed buildings.

Density:

- Distribution of height and density on site to respect the lower scale neighbourhood to the north and west of the site.
- Equitable and good building design to achieve a high level of amenity for residents and each apartment. With more than 51% of the site cover dedicated to landscape and open space. Note: For the purpose of establishing the percentage of site cover, we have taken the conservative approach of using the area we are developing only and not the entire golf course which would result in a far higher percentage of decicated landscape and open space.



Density (cont.):

- A density to enable the club to achieve an uplift to ensure its viability into the future.
- An uplift that facilitates a high level of amenity not only for the residents but for the broader community.

- 1 STOREY POOL PAVILION & LOBBY
- 2 STOREY CLUB BUILDING
- 3 STOREY RESIDENTIAL
- 4 STOREY RESIDENTIAL
- AREA USED FOR ESTABLISHING THE PERCENTAGE OF SITE DEDICATED TO LANDSCAPE AND OPEN SPACE

HOUSING DIVERSITY & SOCIAL

INTERACTION

The provision of seniors housing diversity and enabling social interactions is a key driver to the proposal. As such:

- The proposal will incorporate a mix of seniors living housing including independent living (ie in-fill self-care & self contained dwellings), accessible units, livable housing to a silver level, and assisted living (ie serviced self-care).
- The proposal will reduce the course to between 12 and 15 holes to ensure the safety of the residents and create a social golf offer.
- Addtional facilities such as a swimming pool, bowling green, fitness centre, community kitchen, and community centre are proposed. These facilities will enable increased social interaction between diverse groups of residents and their visitors.
- The proposal also incorporates highly landscaped communal spaces, communal gardens, walking and cycling paths.



- INDEPENDANT SENIORS LIVING UNITS
- ASSISTED LIVING UNITS
- RESIDENT FACILITIES, DINING AREAS, CONSULTING ROOMS, LIBRARY, POOL, GYM & GOLFING AMENITIES

AMENITY & SOCIAL INTERACTION

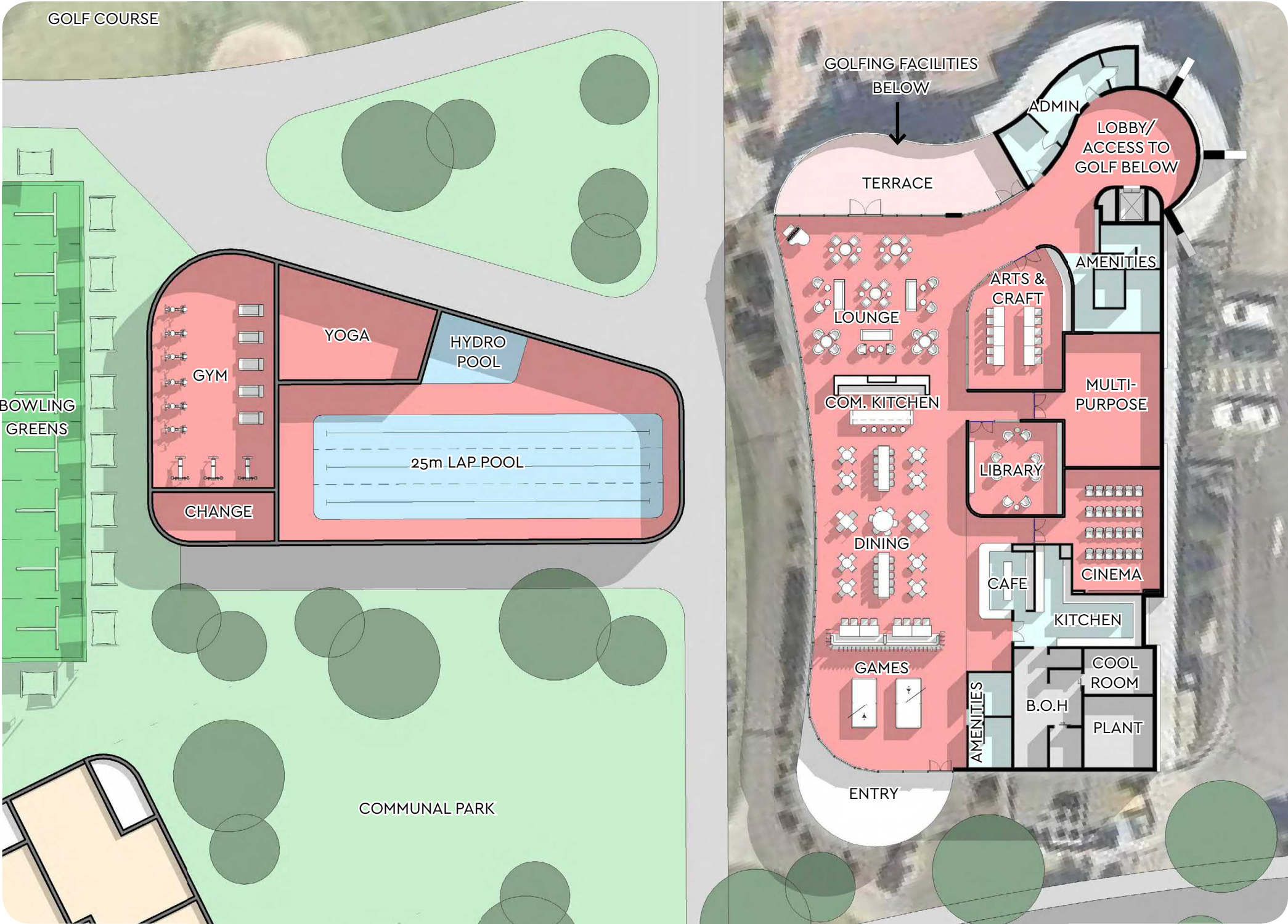
Communal Facilities will be provided as an integral part of this development to fulfil the wellness and lifestyle expectations of the residents. The upper level of the existing Clubhouse will be repurposed purely for the use and amenity of the residents. A health and wellness pavilion will also be provided on the site to further enhance the user experience.

COMMUNITY CLUBHOUSE 1000 sqm

- GAMES ROOM 90 sqm
- RESIDENT DINING 165 sqm
- COMMUNAL KITCHEN 30 sqm
- CAFE 20 sqm
- LOUNGE 150 sqm
- LIBRARY/ CO-WORK 45sqm
- ARTS & CRAFT 65 sqm
- MULTI-PURPOSE ROOM 70 sqm
- CINEMA 65 sqm
- ALFRESCO TERRACE 85 sqm
- ADMIN 35 sqm
- AMENITIES 60 sqm
- COMMERCIAL KITCHEN 45 sqm
- B.O.H 75 sqm

HEALTH & WELLNESS PAVILION 610 sqm

- POOL 370 sqm
- 25m LAP POOL & HYDRO POOL
- YOGA 70 sqm
- GYM 140 sqm
- CHANGE FACILITIES 30 sqm



GOLF COURSE UPGRADE

Proposal to convert the existing Fox Hills Golf Course into a seniors living development and a modern 12 hole golf course

12 Hole Golf Course

- Due to the scarcity of urban land, ever increasing golf course maintenance cost and a generally time poor population, many experts in the golf industry are predicting 12 hole golf courses are the future of golf.
- The participation of women, seniors and millennials is a **minor** percentage of the golfing population. 12 hole golf courses would encourage this demographic, as well as social players, to be more active in the game.
- 18 hole golf courses are expected to remain in favour for major events, however 12 hole matches have proved successful for general play. A comparison can be made between 12 hole courses and changes to cricket where test matches remain for longer events, while 1 day and 20/20 cricket events are successful innovations.
- Successful 12 hole courses have been built in Britain and the United States many having been created and promoted by designers such as Jack Nicklaus. Greg Norman's company is currently negotiating a 12 hole course in Melbourne
- 12 hole golf courses members entitled to an Australian Golf Union handicap
- 18 hole matches may be played under the control of a starter.

Advantages – 12 Hole Course to Existing Course

- Matches played in 3 hours or less
- No play across internal roadways
- No confusing cross walks between holes
- No negative course meterage
- Reduction in creek crossings
- Clockwise direction of play reduces
- Opportunity for additional water storage
- Substantial reduction in maintenance costs
- Wide fairways
- New greens, tees, bunkers and irrigation system
- Cart path network

Comparison:

	Existing Golf Course	Proposed 12 hole Golf Course
Area	31.23 Ha (77 acres)	20.24 Ha (50 acres)
Holes	18	12
Par	69	46 (70 if played as 18 hole course)
Length	5537m	3500m
Average Hole	307m	292m

Golf course design and text provided by Mckay & Sons Golf Course Architects PTY LTD



SUSTAINABILITY & AMENITY

The proposal seeks to achieve and improve the solar access, natural light, cross ventilation, open space and landscaping when benchmarked against the requirements in SEPP 65 and the Blacktown City Council DCP.



1 SHADOW 9am
Scale: 1:2000



2 SHADOW 10am
Scale: 1:2000



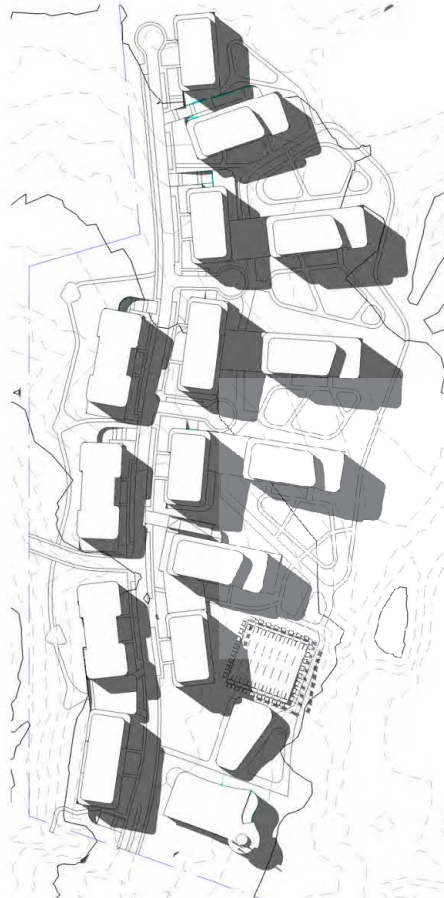
3 SHADOW 11am
Scale: 1:2000



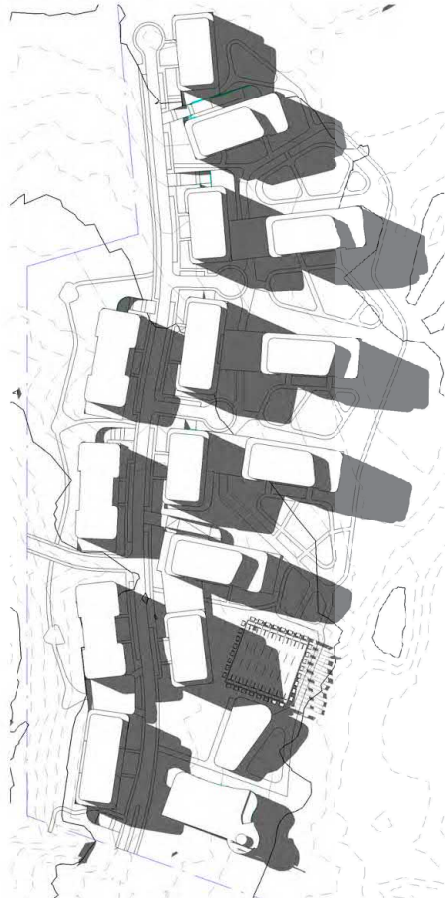
4 SHADOW 12pm
Scale: 1:2000



5 SHADOW 1pm
Scale: 1:2000



6 SHADOW 2pm
Scale: 1:2000



7 SHADOW 3pm
Scale: 1:2000

SHADOW DIAGRAMS



1 Sun Eye 9am
Scale:



2 Sun Eye 10am
Scale:



3 Sun Eye 11am
Scale:



4 Sun Eye 12pm
Scale:

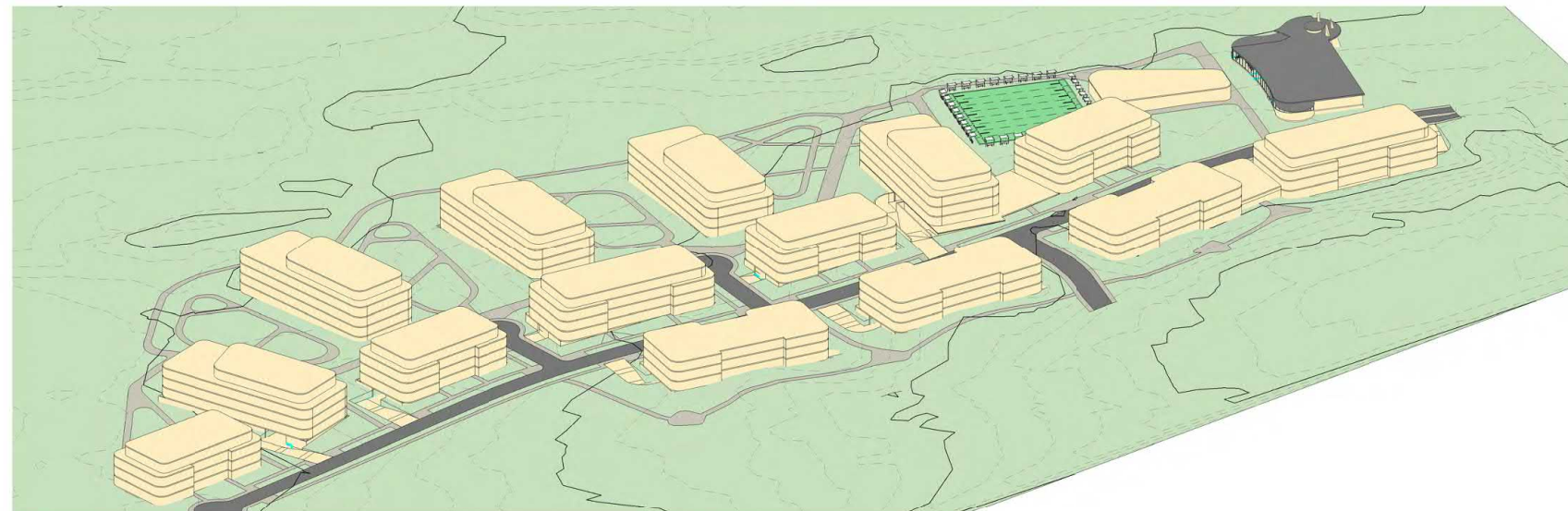
SUN SYE DIAGRAMS

DESIGN QUALITY PRINCIPLES





① Sun Eye 1pm
Scale:

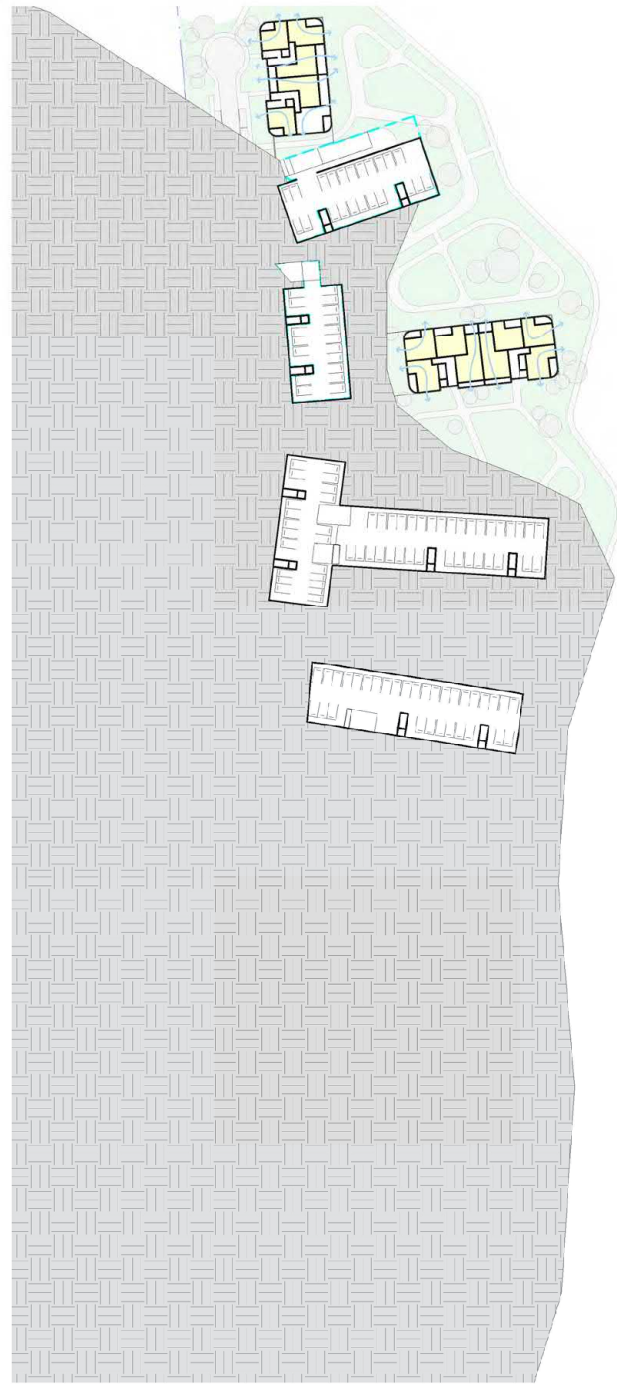


② Sun Eye 2pm
Scale:



③ Sun Eye 3pm
Scale:

SUN SYE DIAGRAMS



1 RL 44 PLAN
Scale: 1 : 1250



2 RL 47 PLAN
Scale: 1 : 1250



3 RL 50 PLAN
Scale: 1 : 1250



4 RL 53 PLAN
Scale: 1 : 1250

CROSS VENTILATION & SOLAR ACCESS

DESIGN QUALITY PRINCIPLES



SOLAR ACCESS 76%
(324 UNITS ACHIEVE 2HRS OF SOLAR ACCESS IN MIDWINTER)

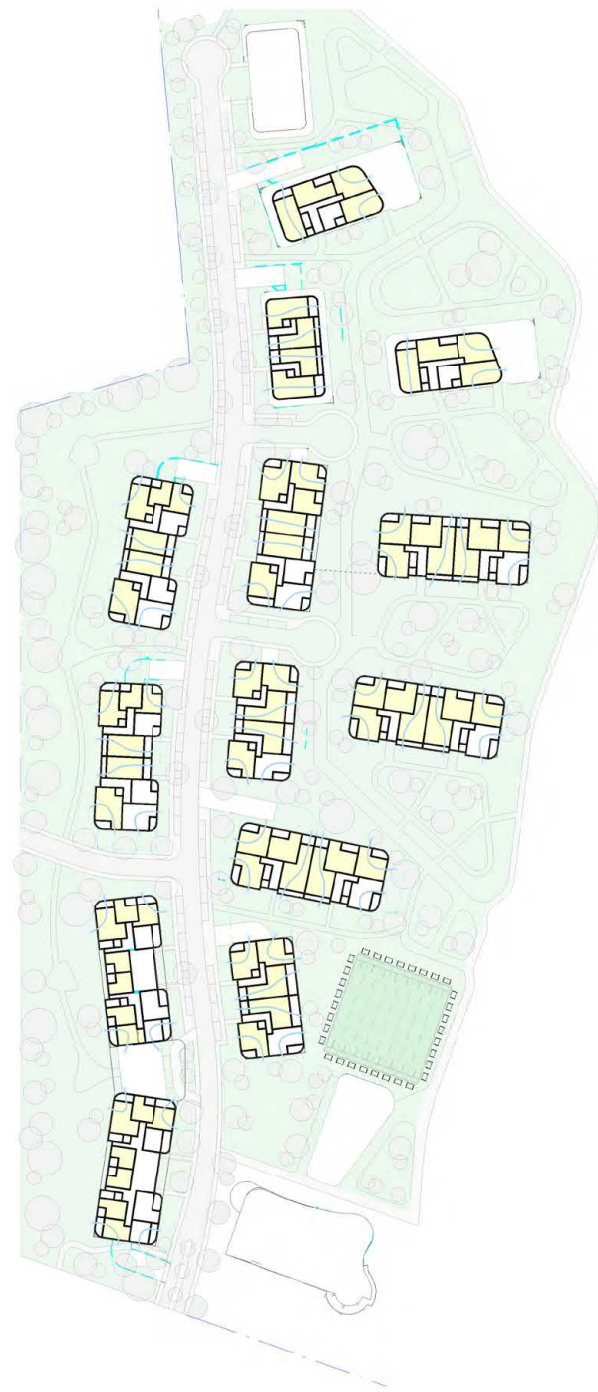


CROSS VENTILATION 69%
(295 UNITS ACHIEVE CROSS VENTILATION)



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1 RL 56 PLAN
Scale: 1:1250



2 RL 59 PLAN
Scale: 1:1250



3 RL 62 PLAN
Scale: 1:1250



SOLAR ACCESS 76%
(324 UNITS ACHIEVE 2HRS OF SOLAR ACCESS IN MIDWINTER)



CROSS VENTILATION 69%
(295 UNITS ACHIEVE CROSS VENTILATION)

CROSS VENTILATION & SOLAR ACCESS

DESIGN QUALITY PRINCIPLES

 LANDSCAPE AREA

LANDSCAPE AREA

NOMINAL SITE AREA	65500 SQM
TOTAL LANDSCAPE AREA	33600 SQM
LANDSCAPE AREA	51.3%



 LANDSCAPE AREA

DEEP SOIL AREA

NOMINAL SITE AREA	65500 SQM
TOTAL DEEP SOIL AREA	30200 SQM
DEEP SOIL AREA	46.1%



LANDSCAPE AREA & DEEP SOIL

DESIGN QUALITY PRINCIPLES

SAFETY

Safety and security to the proposed site is key and is address in the following ways:

- The residential buildings along the proposed central spine address the new 'street' and will enable a high level of passive surveillance for the proposed site and in turn increases the feeling of security and safety.
- Each residential building and onsite facility has a distinct 'street' address and entry to define its public domain interface. The quality and attractiveness of the 'street' creates an active pedestrian zone and increases the available passive surveillance.
- Vehicle and pedestrian movement on site is delineated and well defined to increase safety without restricting access and movement for residents and visitors.
- The proposed public and private domain, whilst highly integrated and seamless, will incorporate clearly defined access points, defined areas and uses.



AESTHETICS

The proposed materiality and aesthetics will be of a high quality to ensure design excellence across the development with consideration of the following;

Durability and Maintenance

- Aluminum screens and cladding have been selected for their durability.
- They provide low maintenance qualities ideal to maintain the quality of the finishes for the overall lifespan of the building.
- They also come in a range of colours and finishes creating interest and diversity in facade design.

Warmth and Humanising

- Natural timber and stone is selected to create tactility and warmth, creating a welcoming overall environment.
- Integrated lighting creates a sense of security and comfort.



CLEAR GLAZING



PREFINISHED METAL CLADDING



FACEBRICK WORK TIM-



FACEBRICK WORK WITH ALUMINIUM WINDOW BOX FRAMES



TIMBER-LOOK PREFINISHED CLADDING



INTEGRATED PUBLIC DOMAIN LIGHTING



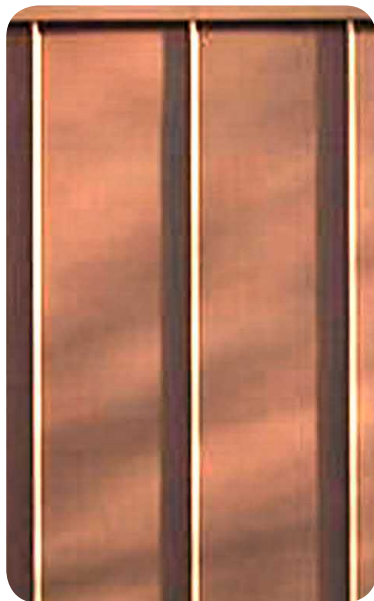
NATURAL STONE CLADDING



LANDSCAPED WALLS



STEEL FRAMED PERGOLAS AND AWNINGS



PREFINISHED METAL CLADDING



Visual Analysis

Massing and view analysis prove the complementary nature of the proposal with the surrounding neighbour and the amenity provided to the residents



AERIAL MASSING VIEW
LOOKING WEST









Architectural Drawings

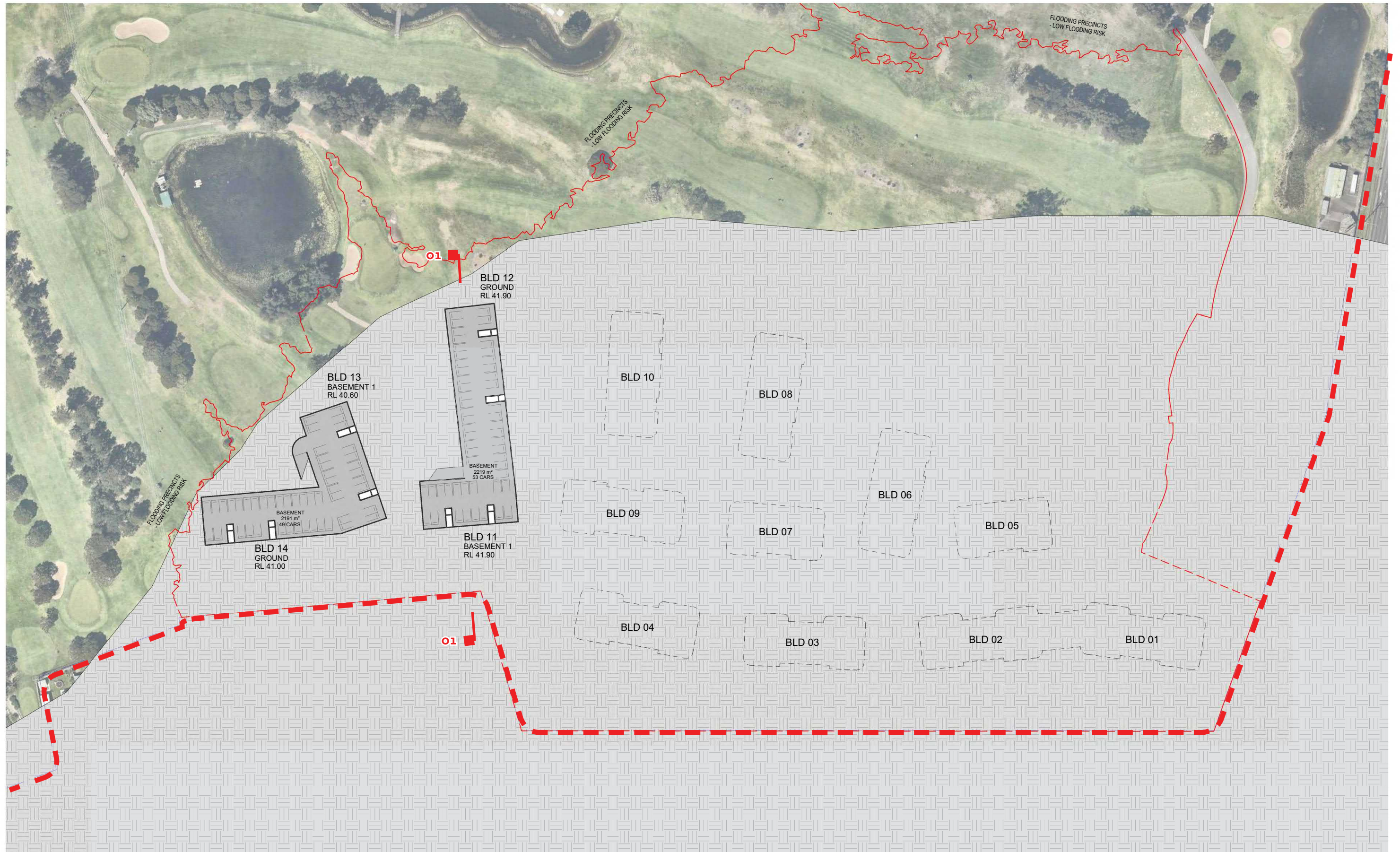


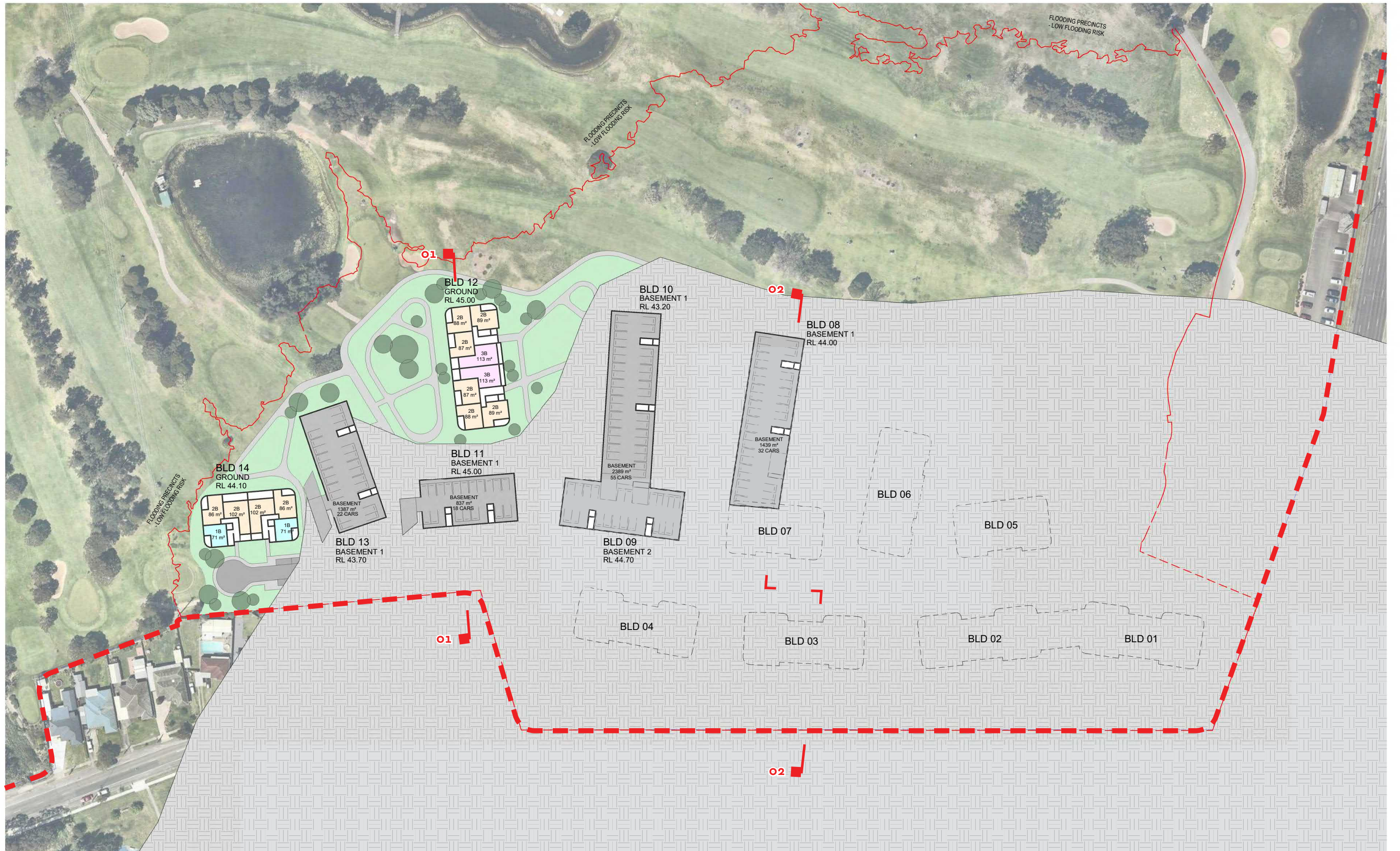
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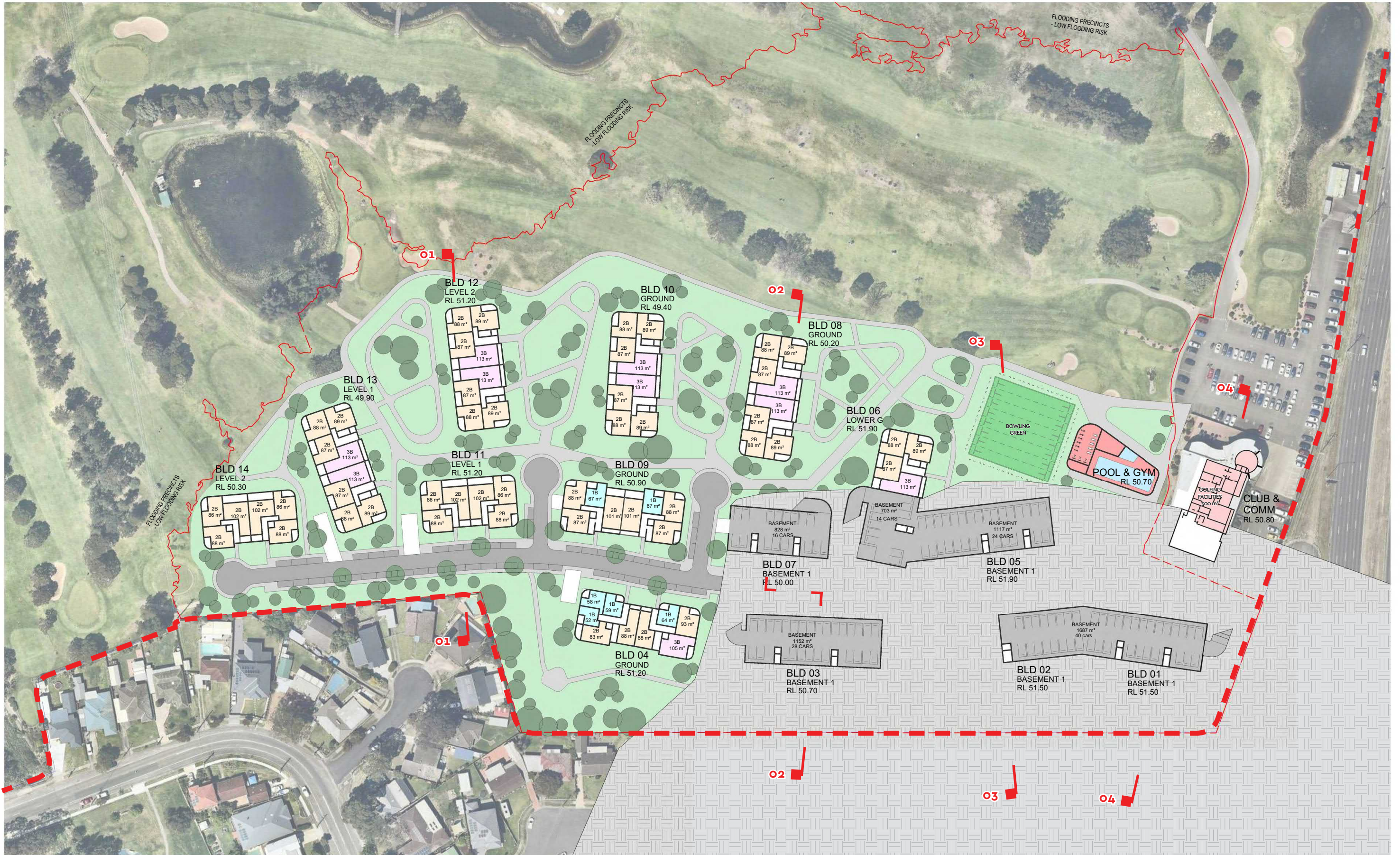
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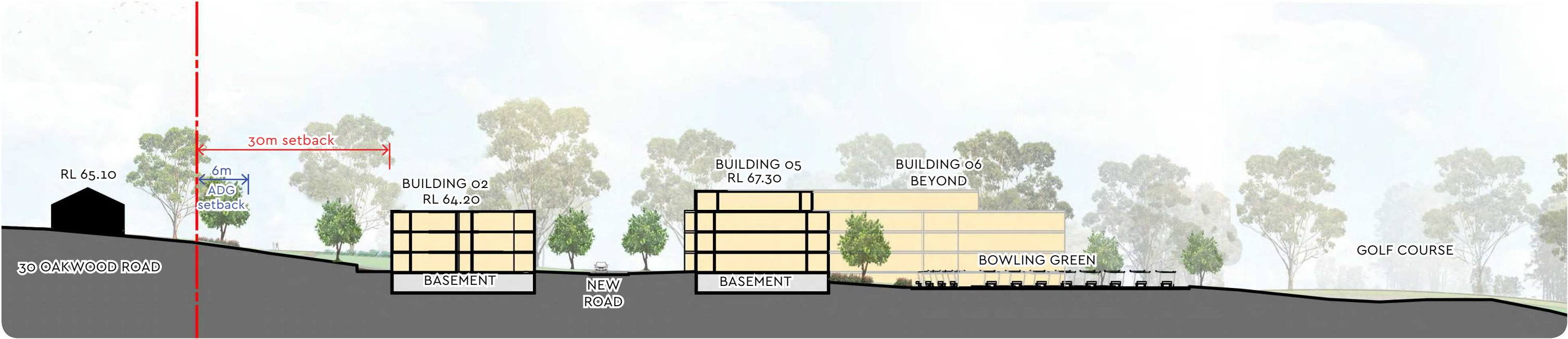




SITE SECTION 01



SITE SECTION 02



SITE SECTION 03



SITE SECTION 04

ROOM NUMBER	UNIT TYPE	APARTMENT AREA		ROOM NUMBER	UNIT TYPE	APARTMENT AREA		ROOM NUMBER	UNIT TYPE	APARTMENT AREA		ROOM NUMBER	UNIT TYPE	APARTMENT AREA		ROOM NUMBER	UNIT TYPE	APARTMENT AREA		ROOM NUMBER	UNIT TYPE	APARTMENT AREA	
101	1 BED - ALA	47 m²		311	2 BED	83 m²		614	3 BED	113 m²		838	2 BED	89 m²		1106	1 BED	71 m²		1326	2 BED	87 m²	
102	2 BED - ALA	77 m²		312	1 BED	52 m²		615	3 BED	113 m²		841	3 BED	104 m²		1111	2 BED	88 m²		1327	2 BED	88 m²	
103	1 BED - ALA	48 m²		313	1 BED	58 m²		616	2 BED	87 m²		842	2 BED	86 m²		1112	2 BED	86 m²		1328	2 BED	89 m²	
104	1 BED - ALA	42 m²		314	1 BED	59 m²		617	2 BED	88 m²		843	2 BED	103 m²		1113	2 BED	102 m²		1331	3 BED	104 m²	
105	1 BED - ALA	47 m²		315	2 BED	89 m²		618	2 BED	89 m²		844	2 BED	102 m²		1114	2 BED	102 m²		1332	2 BED	86 m²	
106	1 BED - ALA	47 m²		316	2 BED	89 m²		621	2 BED	89 m²		845	1 BED	50 m²		1115	2 BED	86 m²		1333	3 BED	103 m²	
107	1 BED - ALA	42 m²		317	1 BED	64 m²		622	2 BED	88 m²		BLDG-8: 33				1116	2 BED	88 m²		1334	3 BED	102 m²	
108	1 BED - ALA	55 m²		318	2 BED	93 m²		623	2 BED	87 m²		901	2 BED	87 m²		1121	2 BED	88 m²		1335	1 BED	50 m²	
109	1 BED - ALA	46 m²		319	3 BED	105 m²		624	3 BED	113 m²		902	2 BED	88 m²		1122	2 BED	86 m²		BLDG-13: 29			
110	2 BED - ALA	73 m²		321	2 BED	83 m²		625	3 BED	113 m²		903	1 BED	67 m²		1123	2 BED	102 m²		1401	1 BED	71 m²	
111	1 BED - ALA	47 m²		322	1 BED	52 m²		626	2 BED	87 m²		904	2 BED	101 m²		1124	2 BED	102 m²		1402	2 BED	86 m²	
112	1 BED - ALA	53 m²		323	1 BED	58 m²		627	2 BED	88 m²		905	2 BED	101 m²		1125	2 BED	86 m²		1403	2 BED	102 m²	
113	1 BED - ALA	51 m²		324	1 BED	59 m²		628	2 BED	89 m²		906	1 BED	67 m²		1126	2 BED	88 m²		1404	2 BED	102 m²	
114	2 BED - ALA	85 m²		325	2 BED	89 m²		631	2 BED	89 m²		907	2 BED	88 m²		1131	3 BED	109 m²		1405	2 BED	86 m²	
115	1 BED - ALA	47 m²		326	2 BED	89 m²		632	2 BED	88 m²		908	2 BED	87 m²		1132	2 BED	86 m²		1406	1 BED	71 m²	
116	1 BED - ALA	47 m²		327	1 BED	64 m²		633	2 BED	87 m²		911	3 BED	104 m²		1133	2 BED	86 m²		1411	2 BED	88 m²	
117	1 BED - ALA	50 m²		328	2 BED	93 m²		634	3 BED	113 m²		912	2 BED	88 m²		1134	3 BED	109 m²		1412	2 BED	86 m²	
118	1 BED - ALA	55 m²		329	3 BED	105 m²		635	3 BED	113 m²		913	1 BED	67 m²		BLDG-11: 22				1413	2 BED	102 m²	
119	1 BED - ALA	46 m²		BLDG-3: 27				636	2 BED	87 m²		914	2 BED	101 m²		1201	2 BED	89 m²		1414	2 BED	102 m²	
120	2 BED - ALA	73 m²		401	3 BED	105 m²		637	2 BED	88 m²		915	2 BED	101 m²		1202	2 BED	88 m²		1415	2 BED	86 m²	
121	1 BED - ALA	47 m²		402	2 BED	93 m²		638	2 BED	89 m²		916	1 BED	67 m²		1203	2 BED	87 m²		1416	2 BED	88 m²	
122	1 BED - ALA	53 m²		403	1 BED	64 m²		641	3 BED	104 m²		917	2 BED	88 m²		1204	3 BED	113 m²		1421	2 BED	88 m²	
123	1 BED - ALA	51 m²		404	2 BED	88 m²		642	2 BED	86 m²		918	3 BED	95 m²		1205	3 BED	113 m²		1422	2 BED	86 m²	
124	2 BED - ALA	85 m²		405	2 BED	88 m²		643	3 BED	123 m²		921	3 BED	104 m²		1206	2 BED	87 m²		1423	2 BED	102 m²	
125	1 BED - ALA	47 m²		406	1 BED	59 m²		644	2 BED	86 m²		922	2 BED	88 m²		1207	2 BED	88 m²		1424	2 BED	102 m²	
126	1 BED - ALA	47 m²		407	1 BED	58 m²		645	1 BED	50 m²		923	1 BED	67 m²		1208	2 BED	89 m²		1425	2 BED	86 m²	
127	1 BED - ALA	50 m²		408	1 BED	52 m²		BLDG-6: 33				924	2 BED	101 m²		1211	2 BED	89 m²		1426	2 BED	88 m²	
128	1 BED - ALA	55 m²		409	2 BED	83 m²		701	2 BED	71 m²		925	2 BED	101 m²		1212	2 BED	88 m²		1431	3 BED	109 m²	
129	1 BED - ALA	46 m²		411	3 BED	105 m²		702	2 BED	86 m²		926	1 BED	67 m²		1213	2 BED	87 m²		1432	2 BED	86 m²	
130	2 BED - ALA	73 m²		412	2 BED	93 m²		703	2 BED	102 m²		927	2 BED	88 m²		1214	3 BED	113 m²		1433	2 BED	86 m²	
131	2 BED - ALA	70 m²		413	1 BED	64 m²		704	2 BED	102 m²		928	3 BED	95 m²		1215	3 BED	113 m²		1434	3 BED	109 m²	
132	2 BED - ALA	63 m²		414	2 BED	89 m²		705	2 BED	86 m²		931	3 BED	116 m²		1216	2 BED	87 m²		BLDG-14: 22			
133	1 BED - ALA	45 m²		415	2 BED	89 m²		706	2 BED	71 m²		932	2 BED	76 m²		1217	2 BED	88 m²		UNIT MIX - APARTMENT			
134	1 BED - ALA	45 m²		416	1 BED	59 m²		711	2 BED	88 m²		933	2 BED	74 m²		1218	2 BED	89 m²					
135	2 BED - ALA	67 m²		417	1 BED	58 m²		712	2 BED	86 m²		934	2 BED	74 m²		1221	2 BED	89 m²		UNIT MIX - ALA			
136	2 BED - ALA	75 m²		418	1 BED	52 m²		713	2 BED	102 m²		935	2 BED	76 m²		1222	2 BED	88 m²					
BLDG-1: 36				419	2 BED	83 m²		714	2 BED	102 m²		936	3 BED	116 m²		1223	2 BED	87 m²		UNIT TYPE			
201	1 BED - ALA	47 m²		421	3 BED	105 m²		715	2 BED	86 m²		BLDG-9: 30				1224	3 BED	113 m²					
202	1 BED - ALA	53 m²		422	2 BED	93 m²		716	2 BED	88 m²		1001	3 BED	113 m²		1225	3 BED	113 m²		1 BED	39	12%	
203	1 BED - ALA	51 m²		423	1 BED	64 m²		721	2 BED	88 m²		1002	2 BED	87 m²		1226	2 BED	87 m²					
204	2 BED - ALA	85 m²		424	2 BED	89 m²		722	2 BED	86 m²		1003	2 BED	88 m²		1227	2 BED	88 m²		2 BED	232	59%	
205	1 BED - ALA	47 m²		425	2 BED	89 m²		723	2 BED	102 m²		1004	2 BED	89 m²		1228	2 BED	89 m²					
206	1 BED - ALA	47 m²		426	1 BED	59 m²		724	2 BED	102 m²		1011	2 BED	89 m²		1231	2 BED	89 m²		3 BED	66	29%	
207	1 BED - ALA	50 m²		427	1 BED	58 m²		725	2 BED	86 m²		1012	2 BED	88 m²		1232	2 BED	88 m²		TOTAL			
208	1 BED - ALA	44 m²		428	1 BED	52 m²		726	2 BED	88 m²		1013	2 BED	87 m²		1233	2 BED	87 m²					
209	1 BED - ALA	47 m²		429	2 BED	83 m²		731	3 BED	109 m²		1014	3 BED	113 m²		1234	3 BED	113 m²		UNIT MIX - ALA			
210	2 BED - ALA	73 m²		BLDG-4: 27				732	2 BED	86 m²		1015	3 BED	113 m²		1235	3 BED	113 m²					
211	1 BED - ALA	47 m²		501	2 BED	71 m²		733	2 BED	86 m²		1016	2 BED	87 m²		1236	2 BED	87 m²		UNIT TYPE			
212	1 BED - ALA	53 m²		502	2 BED	86 m²		734	3 BED	109 m²		1017	2 BED	88 m²		1237	2 BED	88 m²					
213	1 BED - ALA	51 m²		503	2 BED	102 m²		BLDG-7: 22				1018	2 BED	89 m²		1238	2 BED	89 m²		UNIT TYPE			
214	2 BED - ALA	85 m²		504	2 BED	102 m²		801	3 BED	138 m²		1021	2 BED	89 m²		1241	3 BED	104 m²					
215	1 BED - ALA	47 m²		505	2 BED	86 m²		802	2 BED	87 m²		1022	2 BED	88 m²		1242	2 BED	86 m²		UNIT TYPE			
216	1 BED - ALA	47 m²		506	2 BED	71																	











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