

U R B A N A  
RESIDENCES

FOXWELL ROAD | COOMERA

**ONE VISION.**    **ENDLESS POSSIBILITIES.**

**architecture.**





EXTERNAL RENDER









## CRAFTING URBANA

Coomera's landscape has transformed in the past decades. From a sleepy agricultural enclave, it has become one of Queensland's premier adrenalin-pumping, thrill seeking, adventurous suburb.

But beyond the booming residential development and world-famous theme parks, Coomera at its core has a rich interwoven fabric of nature, visible through the vast abundance of forestry reserves, wildlife and the prominence of the Coomera River.

ARCHIDIOM has drawn upon these defining elements of Coomera to inform and guide the vision of URBANA, it's architecture and master planning, bringing essential housing to the growing community while also creatively integrating open, communal spaces.

URBANA is a culmination of Forms, Colours, Scale, Materials & Nature which co-exist and complement each other to provide a home and space that is modern, simple and efficient, both internal and external.





**Cameron Anderson**  
Partner at ARCHIDIOM

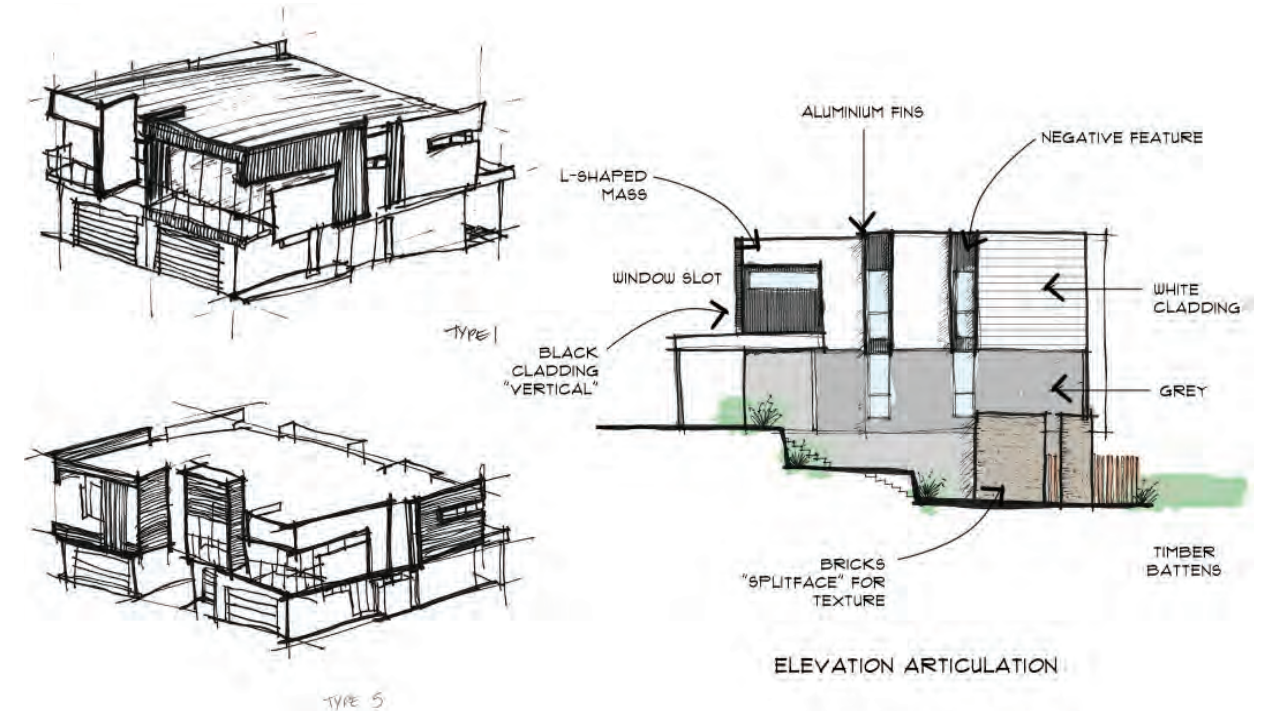
“ We seek to contextualize an interplay of light and shadow, verticality and rhythm, texture and surface, with articulated contemporary forms; evoking a sense of aesthetic cohesion and place, while maintaining individuality and personal address.



## ARTICULATING AESTHETICS

Bringing Coomera's natural traits into the project, the colour selection derives from a palette inspired by its nature. The building landscape combines a mixture of whites and neutral colours such as grey and shades of browns, which are contrasted by bolder, darker variations of blacks.

The forms are further complimented by the inclusion of natural elements and materials such as, concrete, bricks and timbers. Walls and masses are offset to create variation and depth along each facade, utilising a mixture of texture, cladding types and linework to characterize each feature.







## A NATURAL SYMBIOSES

There is a strong natural presence within the area through its wildlife, flora and natural elements, such as Coomera River. With this project, we collaborated and explored various ways to further the connection between built form, inhabitants and the environment; inherently utilising a variety of passive design strategies and natural materials to minimise local environmental footprint.

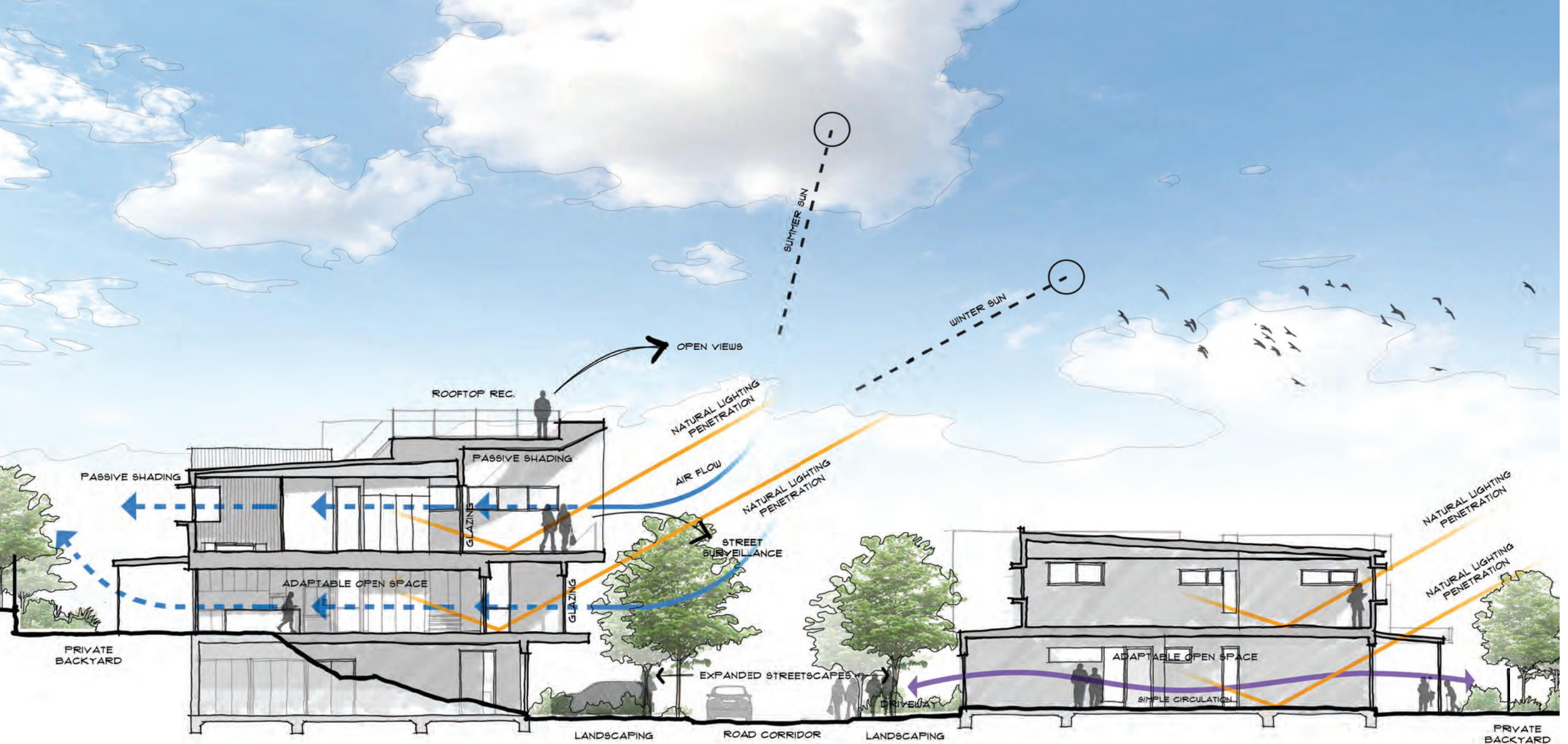
Attracting the local wildlife to the area, planting and vegetation within the streetscape and private open spaces was paramount. The large scale glazing & timber batten screening for privacy co-exists with this greenery to maximise views to the streetscape, helping to create an intimate connection and transparency between indoors and outdoors. The full height glazing also allows for more natural light minimising the amounts of artificial lighting, cross ventilation and the ability to minimise the occupant's environmental footprint.



INTERGRATING NATURE

EXPANDED STREETSCAPES











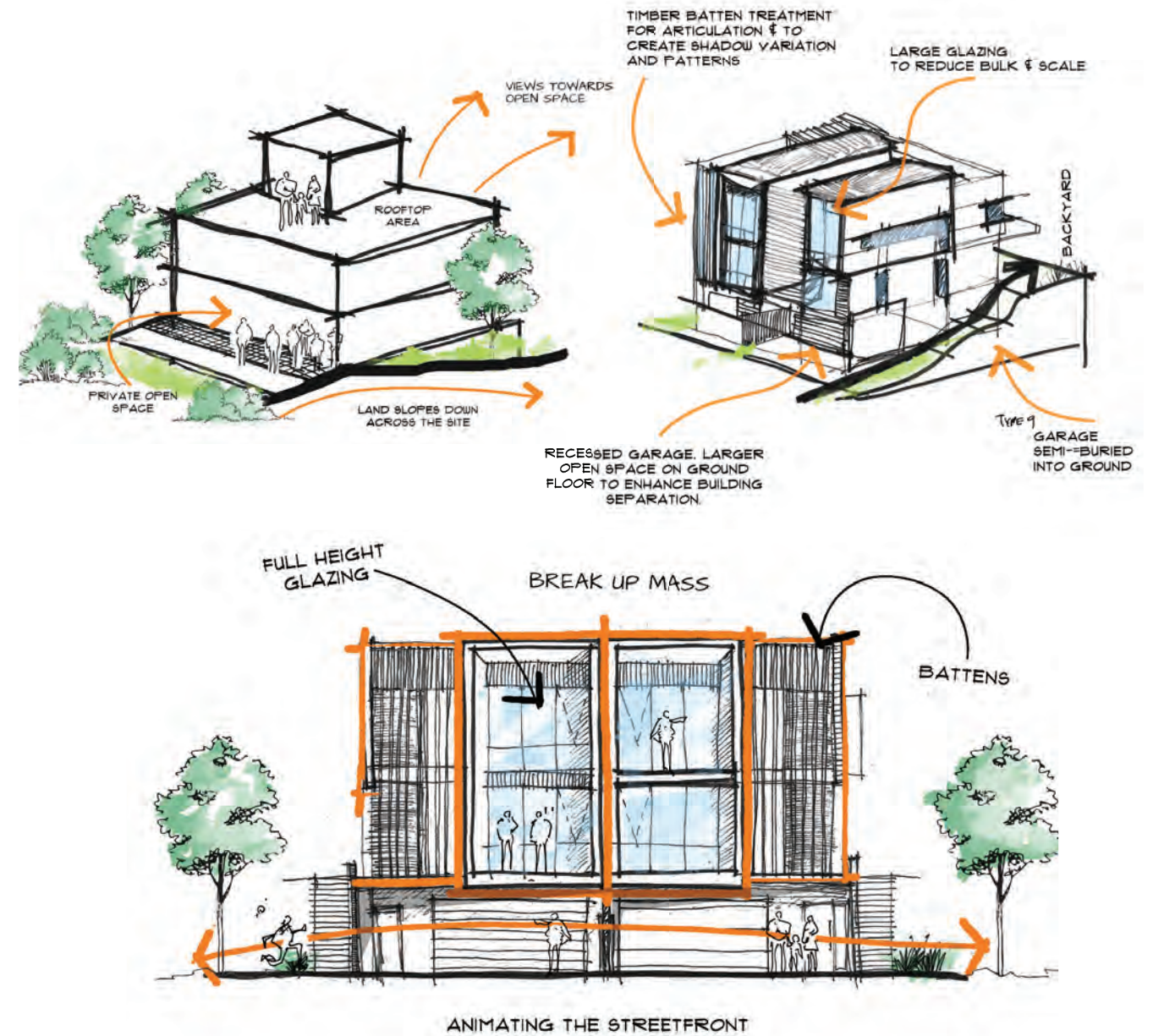
## EXPLORING FORMS

The design of the URBANA originates from an exploration of form that begins with an ideology of creating a type of architecture that compliments both human scale, context and streetscape.

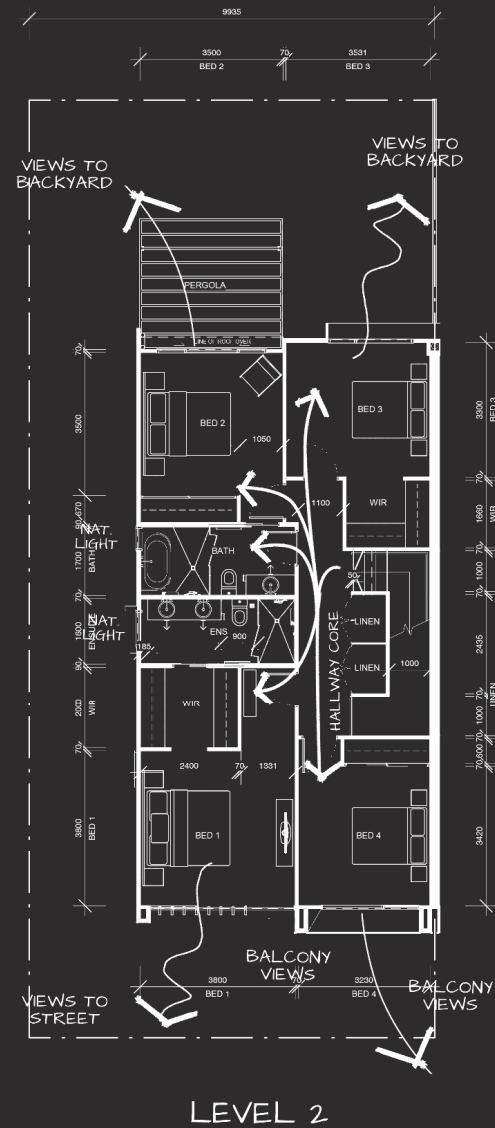
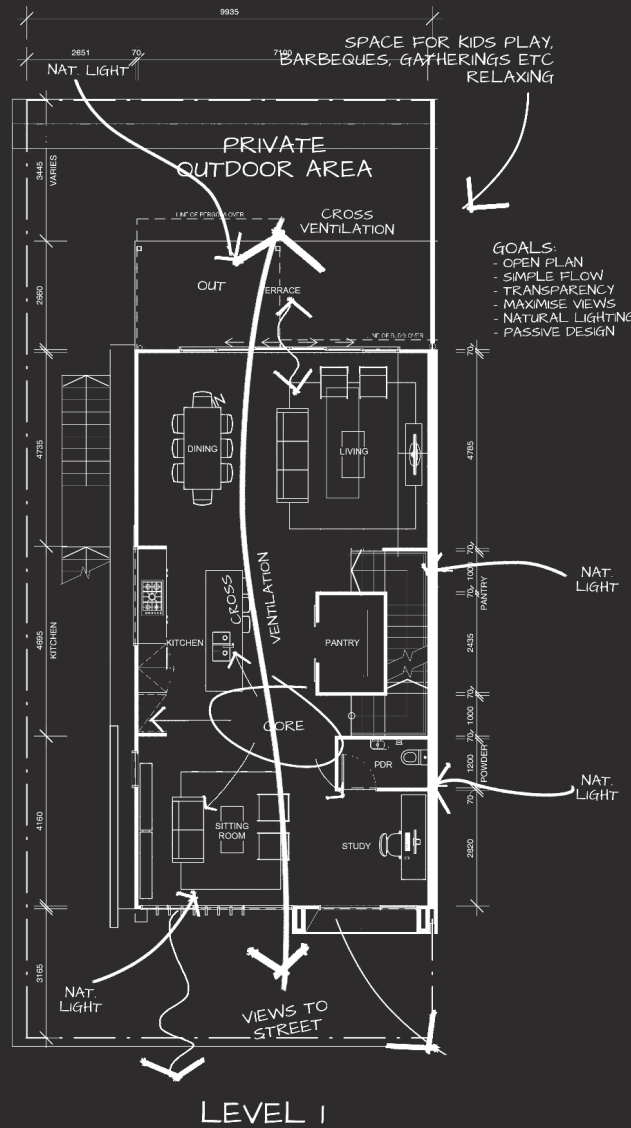
A modern, minimal design which encapsulates a symbiosis between the environment and the user offers them an intimate experience, that allows the built form to open and unfold down to the street level.

Each townhouse utilises full height glazing with timber battens used as both screening and an element of vertical articulation.

The subtleties of these materials, provide a juxtaposition against the mass of the walls, providing a level of transparency and shadow play while simultaneously animating the street-facing elevations to enhance the accessible relationship with the user and the surrounding context.







## ADAPTABILITY

The floorplans of URBANA aim to make the journey for the occupant throughout the space, effortless and efficient. Simple and clean in its form, emphasis on an open plan layout provides both natural cooling & lighting, and a seamlessly poetic transition between indoors and outdoors. It is an integral concept that can offer interest, dynamic and adaptability to the surroundings and user preferences. Centrally located stairs allow flexibility in movement between levels and various spaces within the dwelling, guiding each user towards destination.

To maximize natural lighting prospects, each townhouse has aspects of eastern and northern orientation. An abundance of windows and full-height glazing are included to utilise both views to the outdoors and to increase natural lighting penetration into the spaces.

The orientation also ensures the private backyard is naturally well-lit, and includes a patio cover adding further flexibility and usability of outdoor spaces.







**Michael Chan**  
Director at ARCHIDIOM

“Coomera. The essence of nature intertwining with the river of life. Framed by the picturesque hinterland in the back drops where pockets of modern landscape infiltrate the diverse atmosphere and character of this unique habitat. From its humble beginning as an agricultural region, Coomera has become an embodiment of nature and urban synthetisation.

URBANA is a celebration of this uniqueness where the architecture is the embodiment of life and its diversity of influence and interactions



**master planning.**







## THE LOCALE

Live, Learn, and Play. Urbana is located at the heart of a growing vibrant community.

The Gold Coast, known for its exciting outdoor lifestyle and entertainment precincts are all readily available to Urbana.

Theme parks to excite, vast leafy green forestry reserves to explore, boating and water sports to enjoy along the Coomera River, and access to the Gold Coast Broadwater.

Educational opportunities abound with several local, Private and State Schools, both Primary and Secondary, and further education opportunities.

Relax and enjoy, a premier retail experience, Restaurants and Entertainment Precinct, all conveniently located at Westfield Coomera.

Urbana is perfectly balanced to provide ease of commute to Brisbane and to the greater Gold Coast, with both North and Southbound access to the M1, along with ease of access to Coomera Train station.





# COOMERA.

## Dining/ Drinking

1. The Bavarian Coomera
2. Coomera Tavern
3. Quarterdeck Kitchen & Bar

## Shopping & Retail

4. Coomera Square
5. Coomera City Centre
6. Westfield Coomera
7. Coomera East Shopping Centre

## Recreation

8. Dream World + WhiteWater World
9. Coomera Sports Park
10. Rackley Swimming Coomera


## Education & Community

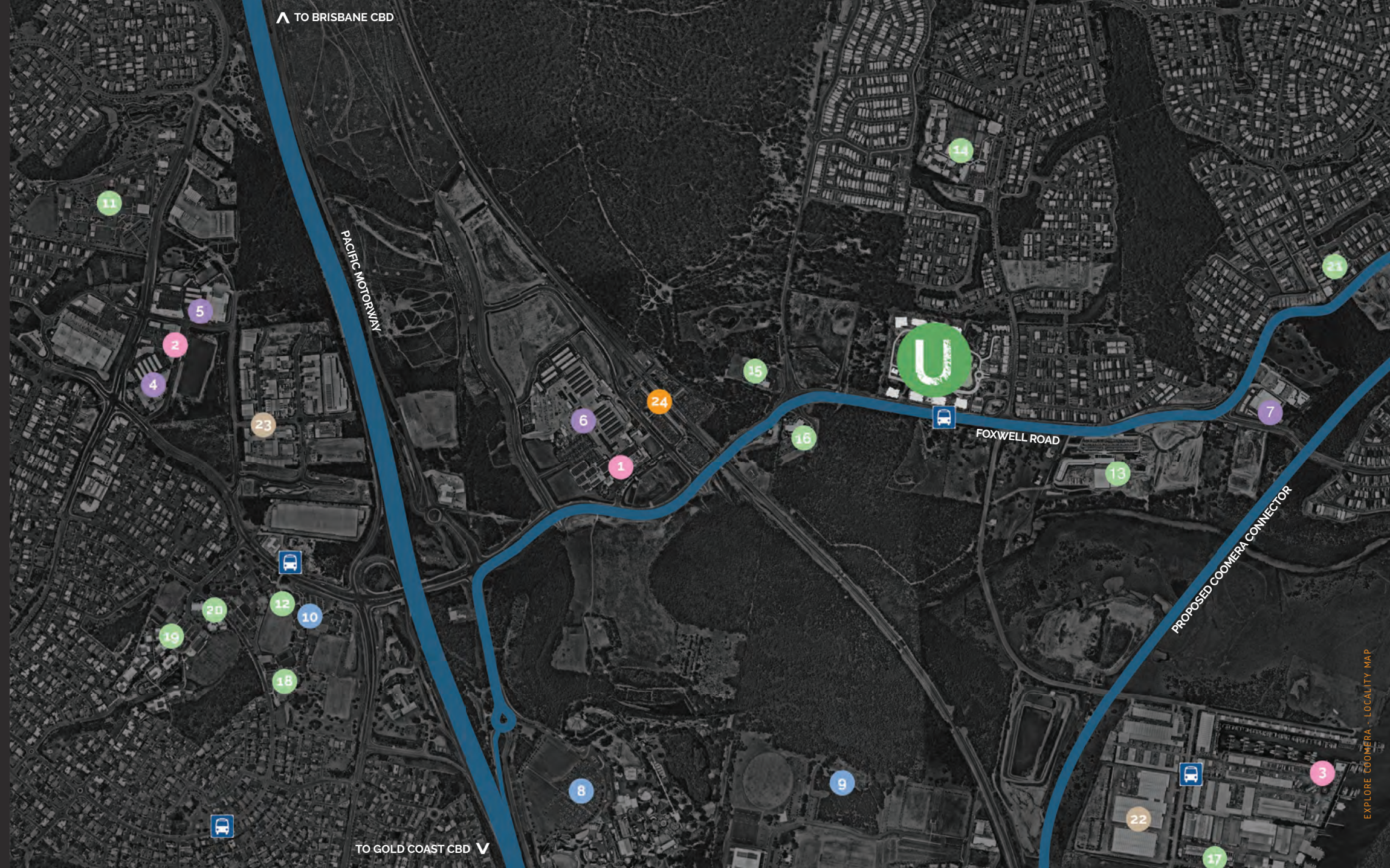
11. Coomera Springs State School
12. Coomera Anglican College
13. Future - Coomera State High School
14. Coomera Rivers State School
15. Whispering Gully Childcare
16. TAFE Queensland Coomera
17. TAFE Queensland Coomera Marine
18. St Matthew's Anglican Church
19. Assisi Catholic College
20. St Mary's Catholic Church
21. Milestones Early Learning Coomera

## Light Industry

22. Stefan Boating World
23. AutoCare Centre

## Transport

24. Coomera Train Station
-  Bus Stops





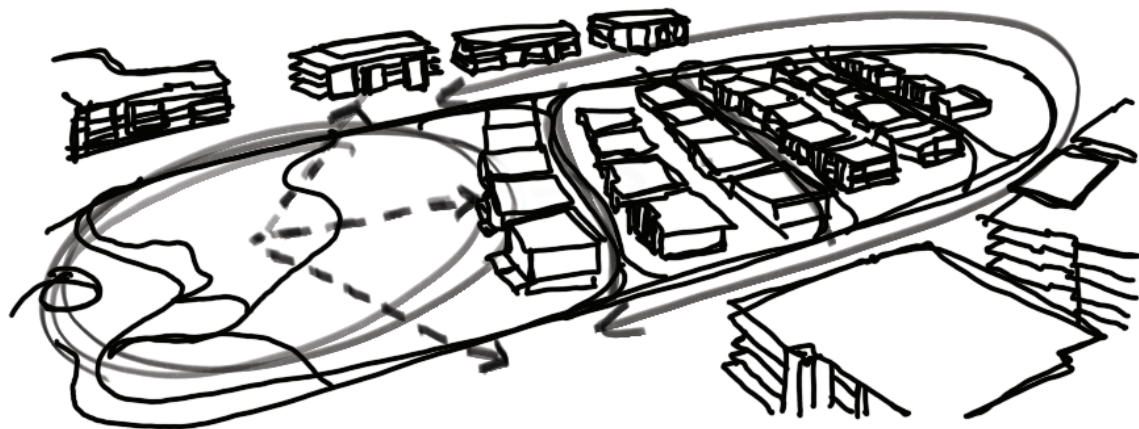


**Kevin Blair**  
Head Architect at ARCHIDIOM

“ The masterplan aims to generate a landscaped public space of quality within the realms of urban development. Intertwined within the fabric of urban masses, the proposal focuses on what makes a successful community.

Strategic placements of routes, roads, communal spaces and dwellings all compliment each others role - creating a space that is simple, efficient and subtle and one that is adapted to the existing topography.

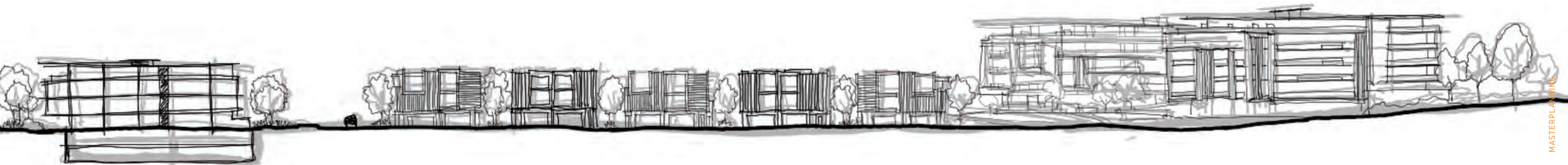


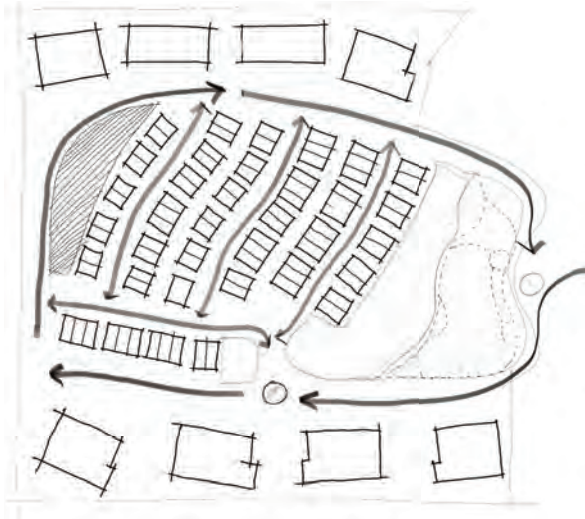


## CREATING COMMUNITIES

URBANA aims to craft active communities by creatively integrating open, communal spaces to achieve a balance between urban development and natural elements.

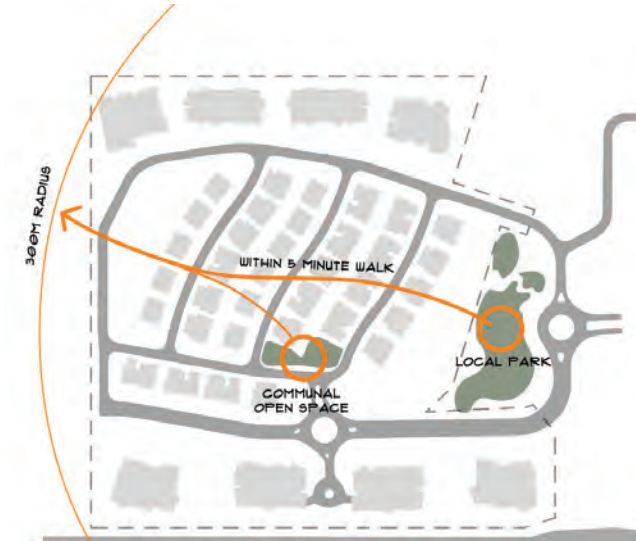
Maintaining our original core values of bringing in the natural landscape to the site, the masterplan offers numerous communal open spaces and a large local park encouraging social and physical activities or simply offering another place to relax and enjoy the outdoors.





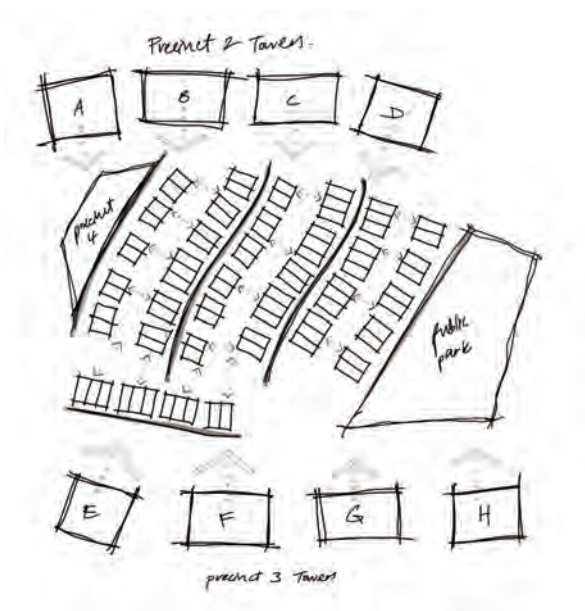
## SURVEILLANCE

The wide roads and open landscape between the townhouses and surrounding buildings provide opportunity for neighbourhood surveillance, helping to create a safe community.



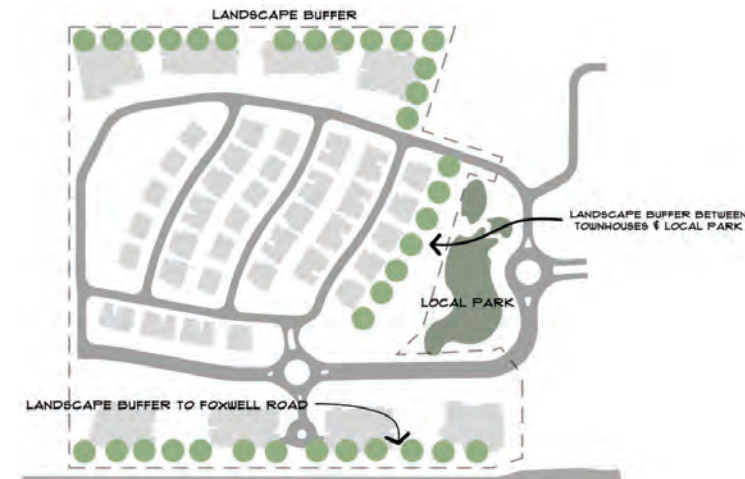
## PROXIMITY

Residents within URBANA are only a 5 minute walk away from the local park and communal open space



## CIRCULATION

Street hierarchy and road circuit provides safe zones for pedestrians and vehicles, while encouraging a simple and efficient journey through the site.



## BUFFER

Landscape buffers provide a level of privacy between adjoining properties and the local park whilst encouraging natural flora and fauna back into the area.















**interior design.**



## INTERIOR DESIGN

The inspiration for the interior of URBANA was formed by the context of place. The surrounding landscape defines the textures and materials of the interior to create a connection to the exterior.

But beyond the sense of place within the Coomera region, the interior design was formed by a series of iconic locations within Australia. The Whitehaven Beach, Daintree Rainforest, Wave Rock and Jenolan Caves all have unique and beautiful properties that are translated into the design.

A collection of natural materials such as timber, stone and metal are used cohesively throughout the interior. While the form of the design creates natural movement through repetition.

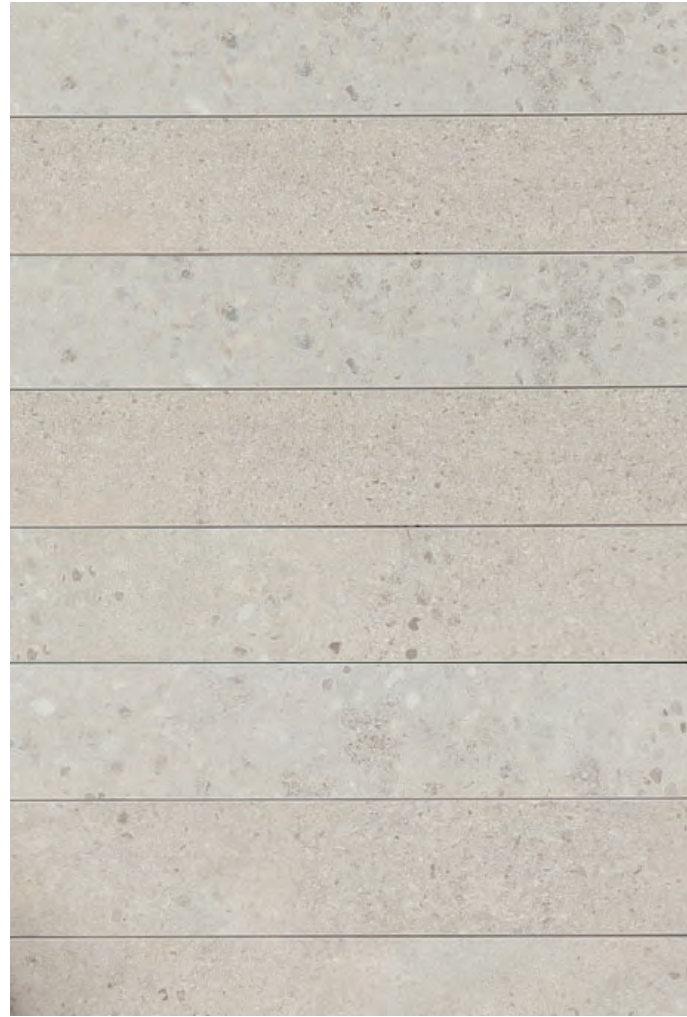
Our concept aims to create a space where the user feels a connection to Australia's natural wonders, and a sense of being in a unique place of tranquility. Your home becomes a destination.











## WAVE ROCK

Wave Rock, like its name suggests, is a large “wave” like rock formation located in Western Australia. This tall breaking ocean wave is about 15m high and around 110m long. Not only is its form naturally beautiful, but it is striped with tones of grey, red, brown and cream.

The design for the Wave Rock interior uses the deep colour of the red rock and recreates them using rich timbers. Balanced with stone tile to portray the grey streaking tones in the wave.

There are some places that are memorable to visit, such as Wave Rock, the rich timbers and defined tones used in the interior design of this scheme create a space that ignites memory.





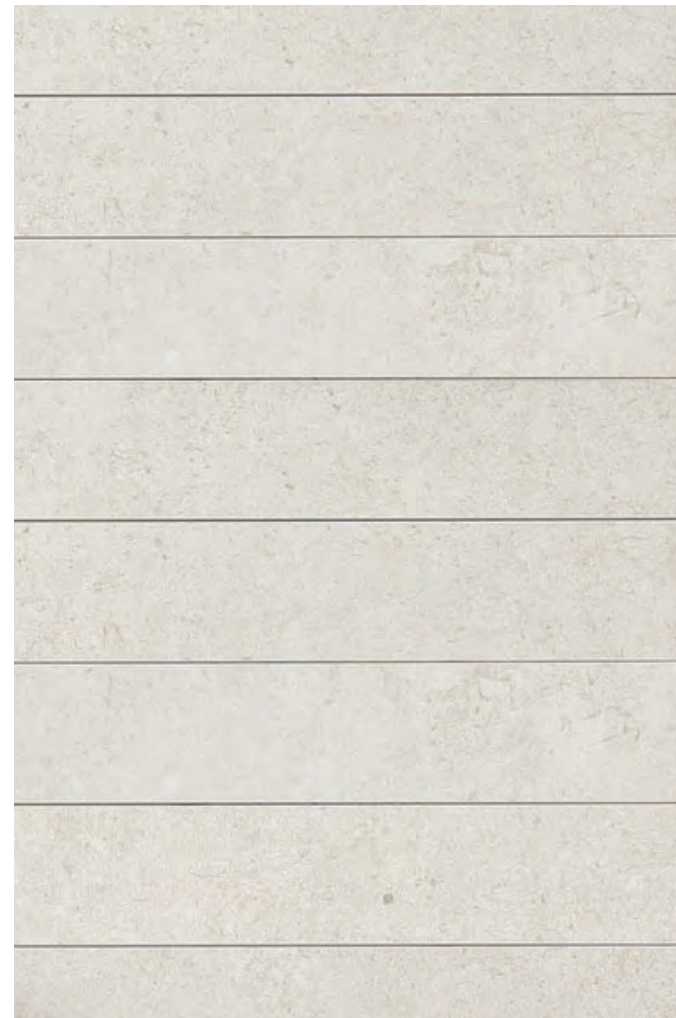












## JENOLAN CAVES

The Jenolan Caves are stunningly rich in character. Located in the Central Tablelands region, West of the Blue Mountains of New South Wales. They are filled with underground rivers and limestone formations.

The design for the Jenolan Cave interior draws inspiration from contrasting colours within the caves: the darkness of the cave, and reflection of light against the white calcite formations.

What results from a design that is a reflection of the Jenolan Caves is something truly unique. Such as the intricate forms created by nature in the caves, this interior scheme is delicate, bold and sophisticated.

















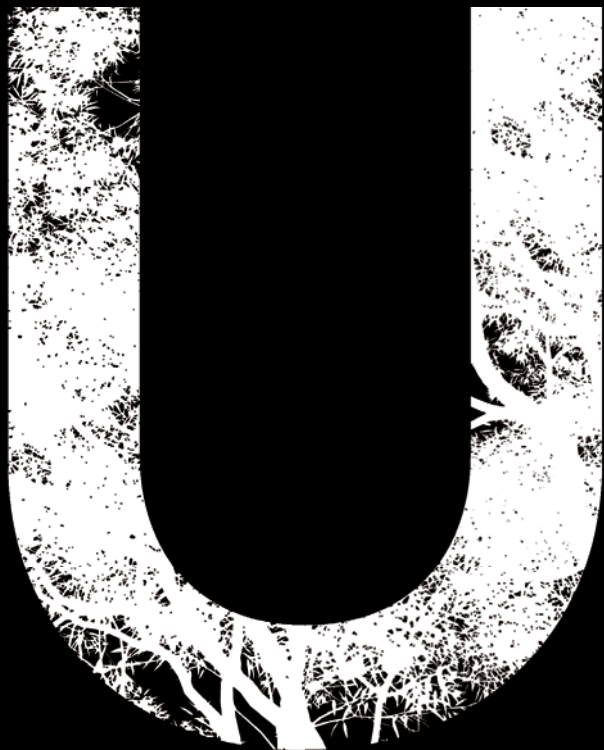
**Vanessa Webber**  
Partner at ARCHIDIOM

“ Natural tones and raw textures reflect the environment that creates an extension of the surrounding landscape. Connection to place and belonging is formed by embracing Australia’s natural wonders through materiality and nostalgia.



**ONE VISION.**    **ENDLESS POSSIBILITIES.**





This digital document has been produced for information purposes only. The information represented is intended to be a visual aid only and does not necessarily depict the finished state of the product although all content in the media has been developed in good faith and with due care . The renders from shown and produced by Archidiom are an artist impression only and objects, furniture, utensils etc. are not included in the sale. All dimensions and specifications alike are subject to change without notice and responsibility cannot be taken for any loss, damage, cost or expense incurred by any person as a result of any error, omission or misrepresentation of information in this document. Graphics and media content produced by Archidiom.