

CAMP PANORAMA

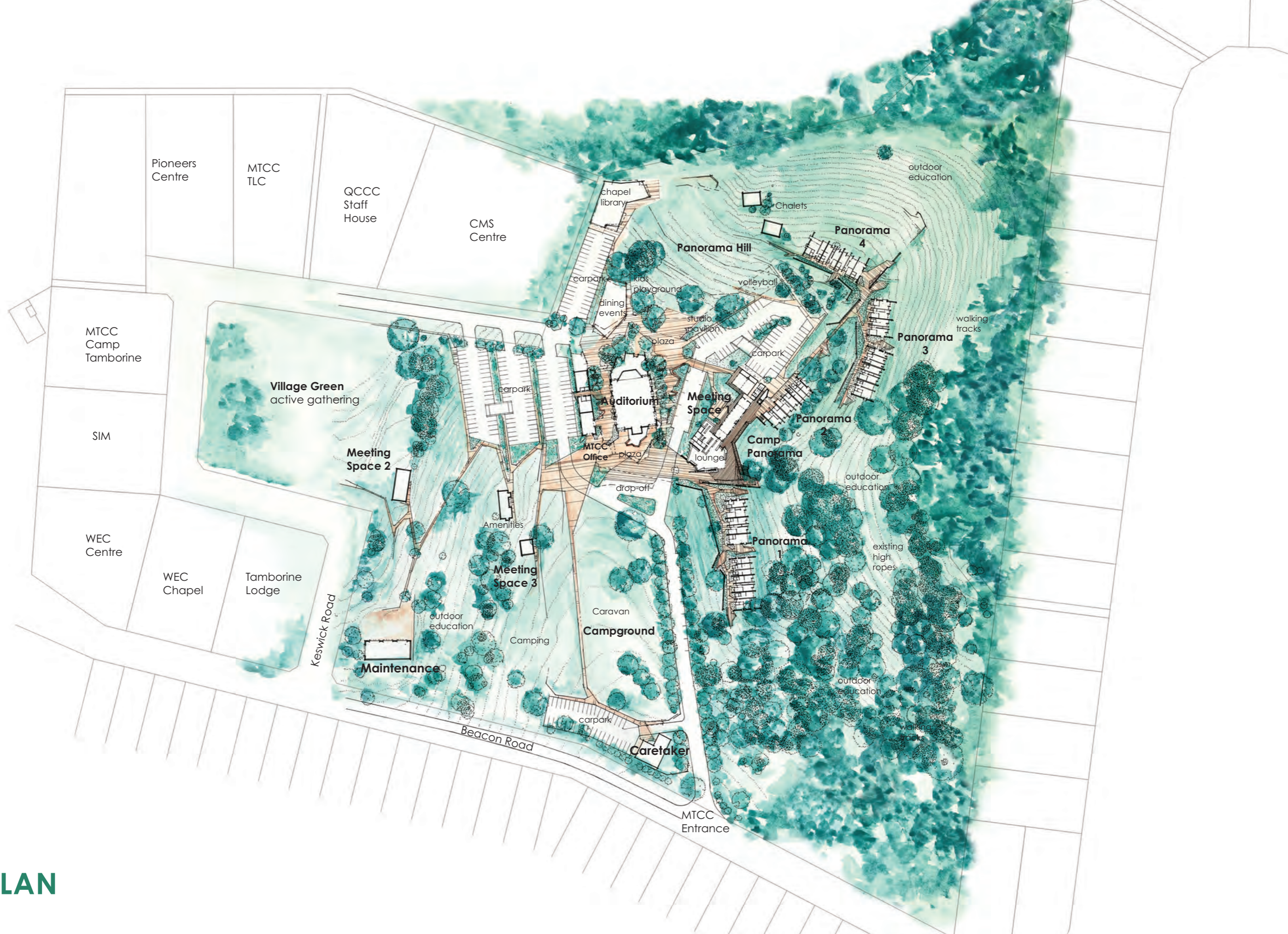
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VISIONING STUDY

Workshop 4

FEBRUARY 2023





MASTERPLAN

concept drawing only

MTCC | CAMP PANORAMA
VISIONING STUDY | FEBRUARY 2023

Revision 4
A3 1:2000



Mt Tamborine Christian Convention
237 Beacon Road
North Tamborine QLD 4272



Cultivar | ABN 57669728272
Registered Architects
Casey Vallance No. 4513
Rebekah Vallance No. 3673
NSW No. 10955

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55 Kennedy Terrace, A
Paddington QLD 4064
+61 450 840 344 M
vallance@cultivar.net.au E
www.cultivar.net.au W



MTCC | CONCEPT MEETING | SCENIC RIM REGIONAL COUNCIL Meeting | 9 January 2023

Council Officers

Mark Lohman | Planning Manager

Kobe Lane | Development Assessment Officer

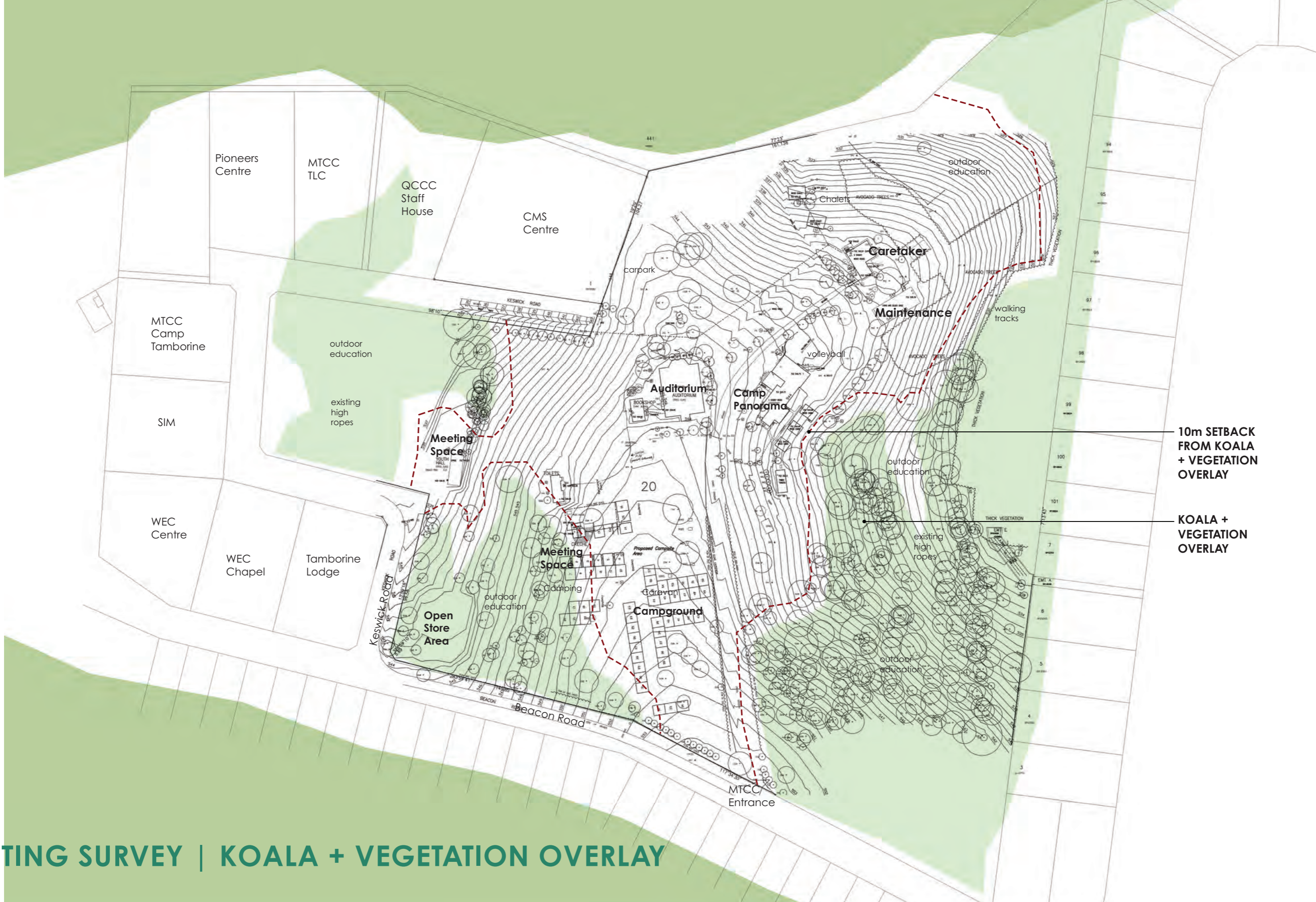
Daniel | Compliance

Town Planning Comments:

- Size and scope of development will not be a 'minor' change, but an 'other' change, and will trigger full development application and public notification
- With an 'other' change application, issues around maximum bed no's is less important
- May trigger State Government referral for Koala Habitat / Vegetation Overlay/ Flora/ Fauna
- May trigger Federal Government referral under Environmental Protection and Biodiversity Conservation Act
- bushfire risk assessment to include in application, consider lawful clearing around existing buildings
- detailed ecological assessment + arborist report to demonstrate protection of existing vegetation
- traffic impact assessment
- Soil evaluation report to determine effluent disposal provisions (may require ERA63 (separate approval and administered by State)
- Staging Plan including demolition works
- Council clarified MTCC that advancement of religion is the approved use and would not support change to tourist use
- Public Notification to inform community of project
- Infrastructure Charges, new building configurations may trigger, but council may waive for not-for-profit organisations
- Council recommended including all proposed future changes in application and undertaken in future

MTCC Design Response:

- To minimise disturbance to vegetation and bushfire risk, relocate accommodation wing from southern end to location of current maintenance shed and caretaker's house.
- Relocate caretaker's house to the entrance on Beacon Road and maintenance shed to another location on site.
- Include in application the following;
- Foyer/ amenities to auditorium
- Demolition of maintenance shed and caretaker's house
- New maintenance shed
- New or relocated caretaker's house
- Altering internal roads
- Consider any further future buildings and use that is sensitive to 'advancement of religion' use so as not to trigger community concern

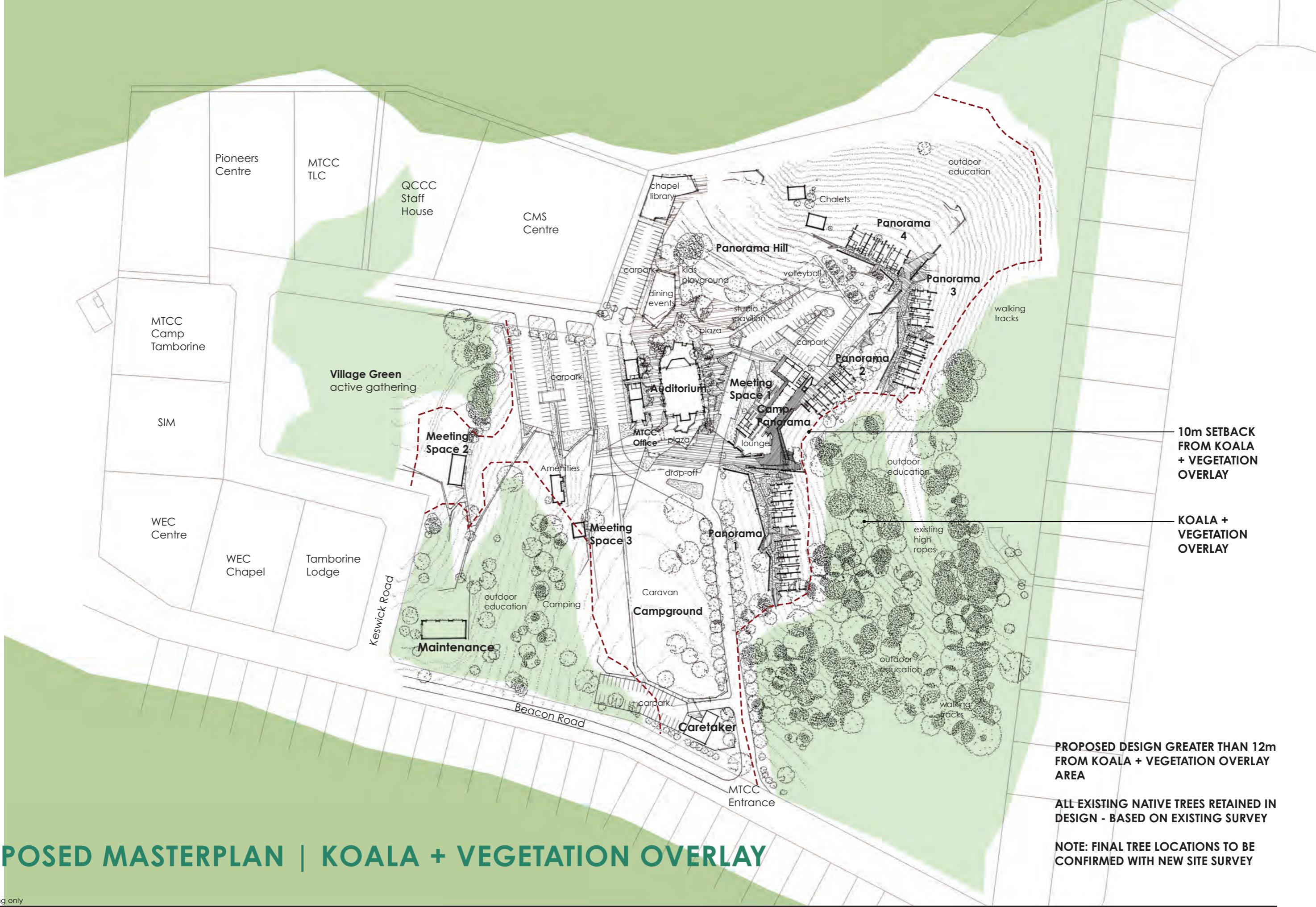


10m SETBACK FROM KOALA + VEGETATION OVERLAY

KOALA + VEGETATION OVERLAY

EXISTING SURVEY | KOALA + VEGETATION OVERLAY





PROPOSED MASTERPLAN | KOALA + VEGETATION OVERLAY

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PROPOSED DESIGN GREATER THAN 12m FROM KOALA + VEGETATION OVERLAY AREA

ALL EXISTING NATIVE TREES RETAINED IN DESIGN - BASED ON EXISTING SURVEY

NOTE: FINAL TREE LOCATIONS TO BE CONFIRMED WITH NEW SITE SURVEY

10m SETBACK FROM KOALA + VEGETATION OVERLAY

KOALA + VEGETATION OVERLAY



10m SETBACK FROM KOALA + VEGETATION OVERLAY

KOALA + VEGETATION OVERLAY

PROPOSED DESIGN GREATER THAN 12m FROM KOALA + VEGETATION OVERLAY AREA

ALL EXISTING NATIVE TREES RETAINED IN DESIGN - BASED ON EXISTING SURVEY

NOTE: FINAL TREE LOCATIONS TO BE CONFIRMED WITH NEW SITE SURVEY

PROPOSED MASTERPLAN | 10m KOALA SETBACK LINE (RED)

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CAMP PANORAMA | PLAN



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MTCC ENTRY | PLAN

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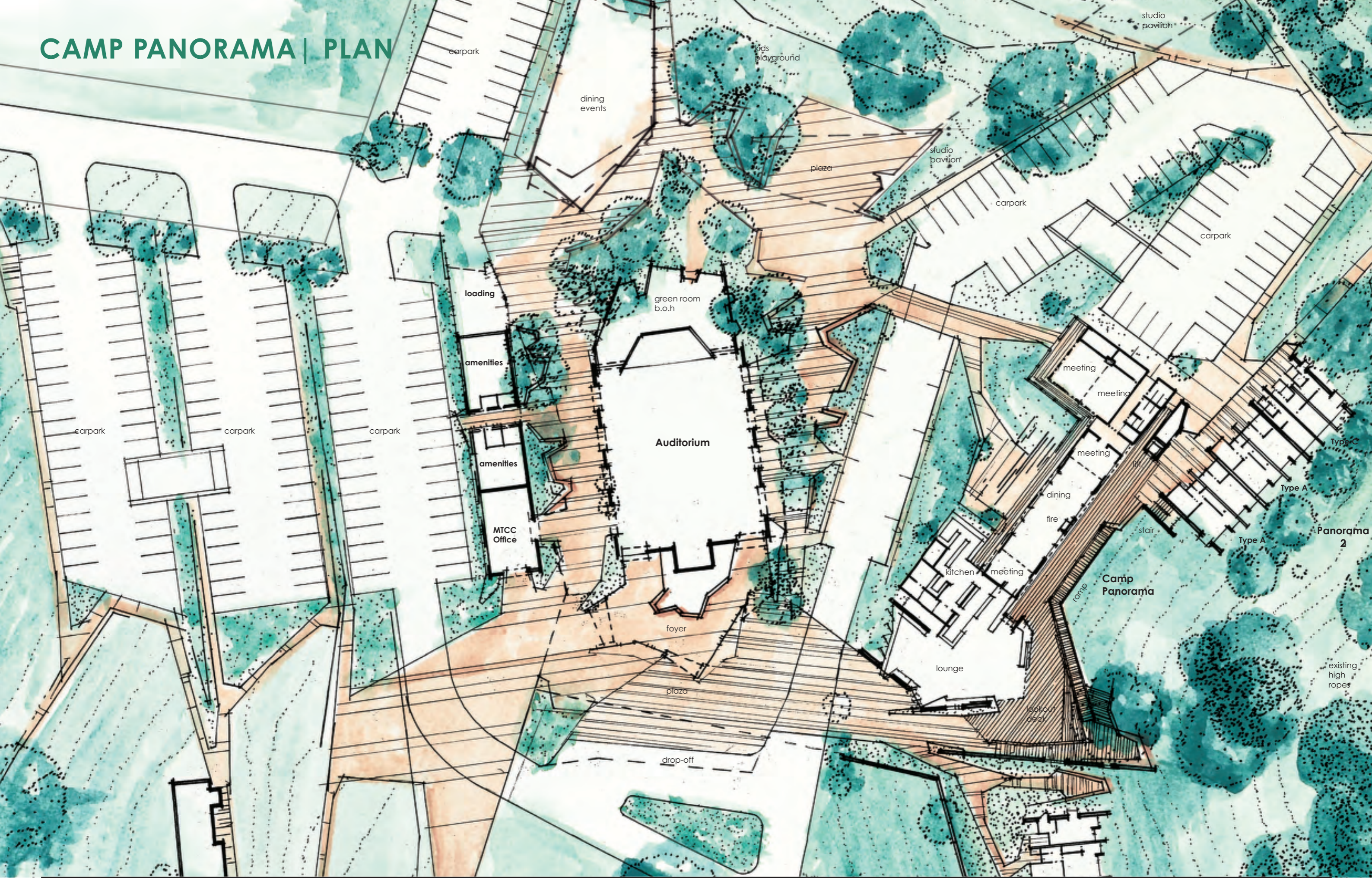
PANORAMA 1 | PLAN



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CAMP PANORAMA | PLAN



PANORAMA 2 + 3 + 4 PLAN



- communal facilities**
- breakout terrace
 - lounge
 - kitchenette
 - PWD amenitie

- communal facilities**
- breakout terrace
 - lounge
 - kitchenette
 - PWD amenitie



PANORAMA 4 + PANORAMA HILL PLAN



MAINTENANCE | PLAN



PANORAMA ACCOMMODATION | SECTION



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FRAMED VIEW EXPERIENCE



<https://www.dezeen.com/2016/12/02/popular-window-seats-pinterest-home-interiors/>
https://www.dezeen.com/2021/10/09/interiors-window-seats-lookbook/?li_source=L1&li_medium=bottom_block_1

TYPE A ACCOMMODATION



BEDROOM 1 (PWD - ACCESSIBLE ROOM)

- 1x King Bed (2 people)
- 1x Day Bed (1 person)
- or
- 2x Single Beds (2 people)
- 1x Day Bed (1 person)

BEDROOM 1

- 1x King Bed (2 people)
- 1x Day Bed (1 person)
- or
- 2x Single Beds (2 people)
- 1x Day Bed (1 person)

BEDROOM 2

- 1x King Bed (2 people)
- or
- 1x King Bed (2 people)
- 1x Single Bed (1 person)
- or
- 3x Single Beds (3 people)
- or
- 3x Bunk Beds (6 people)

concept drawing only

TYPE B ACCOMMODATION

BEDROOM 1

- 1x King Bed (2 people)
- 1x Day Bed (1 person)
- or
- 2x Single Beds (2 people)
- 1x Day Bed (1 person)

BEDROOM 2

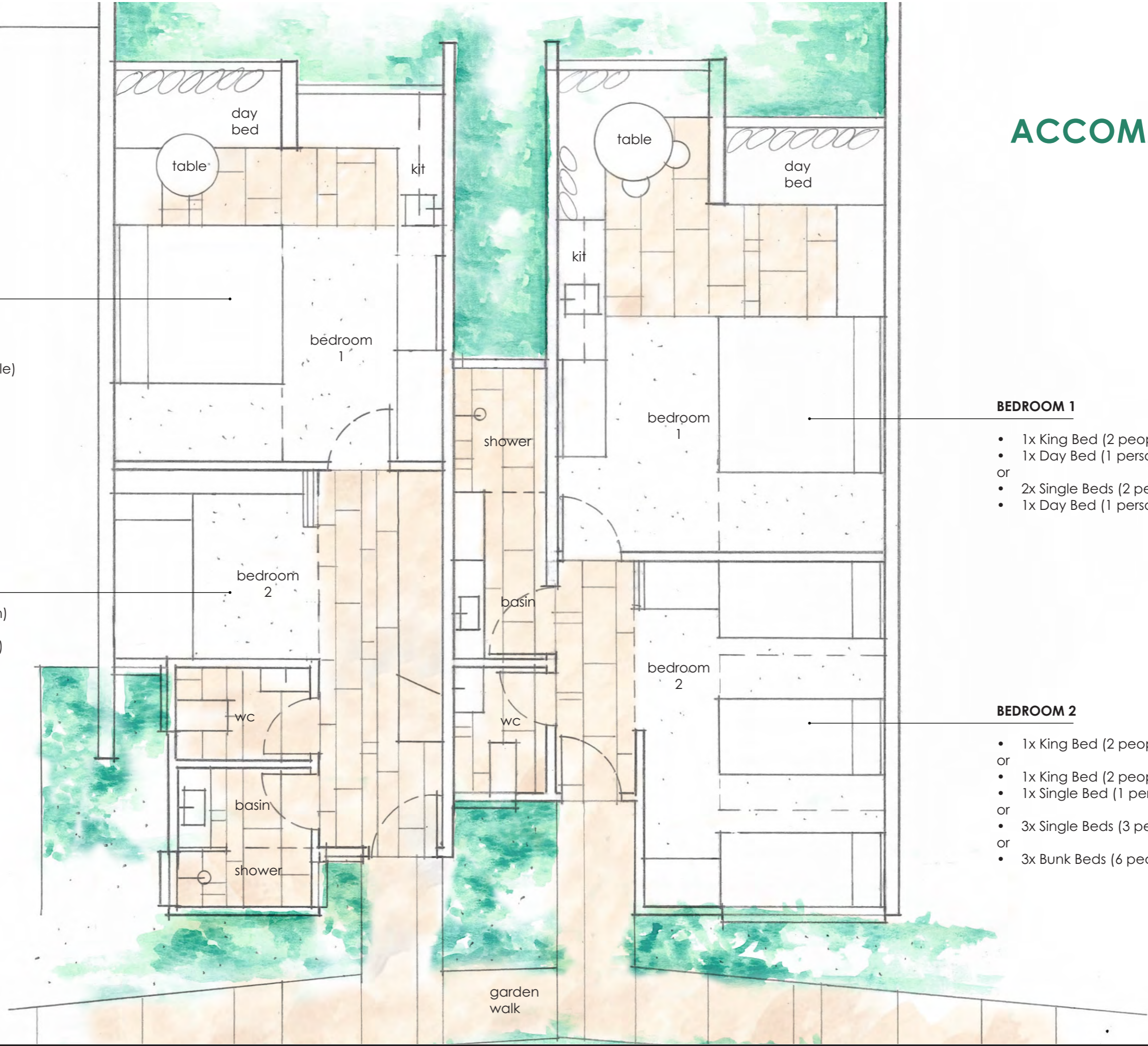
- 1x Single Bed (1 person)
- or
- 1x Bunk Bed (2 people)

BEDROOM 1

- 1x King Bed (2 people)
- 1x Day Bed (1 person)
- or
- 2x Single Beds (2 people)
- 1x Day Bed (1 person)

BEDROOM 2

- 1x King Bed (2 people)
- or
- 1x King Bed (2 people)
- 1x Single Bed (1 person)
- or
- 3x Single Beds (3 people)
- or
- 3x Bunk Beds (6 people)



concept drawing only



TYPE C ACCOMMODATION



BEDROOM 1

- 1x King Bed (2 people)
- or
- 2x Single Beds (2 people)

BEDROOM 2

- 1x Single Bed (1 person)
- or
- 1x Bunk Bed (2 people)

BEDROOM 1

- 1x King Bed (2 people)
- or
- 2x Single Beds (2 people)

BEDROOM 1

- 1x King Bed (2 people)
- or
- 2x Single Beds (2 people)

BEDROOM 2

- 1x Single Bed (1 person)
- or
- 1x Bunk Bed (2 people)

BEDROOM 2

- 1x Single Bed (1 person)
- or
- 1x Bunk Bed (2 people)

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TYPE D ACCOMMODATION

BEDROOM 1

- 1x King Bed (2 people)
- or
- 2x Single Beds (2 people)

BEDROOM 2

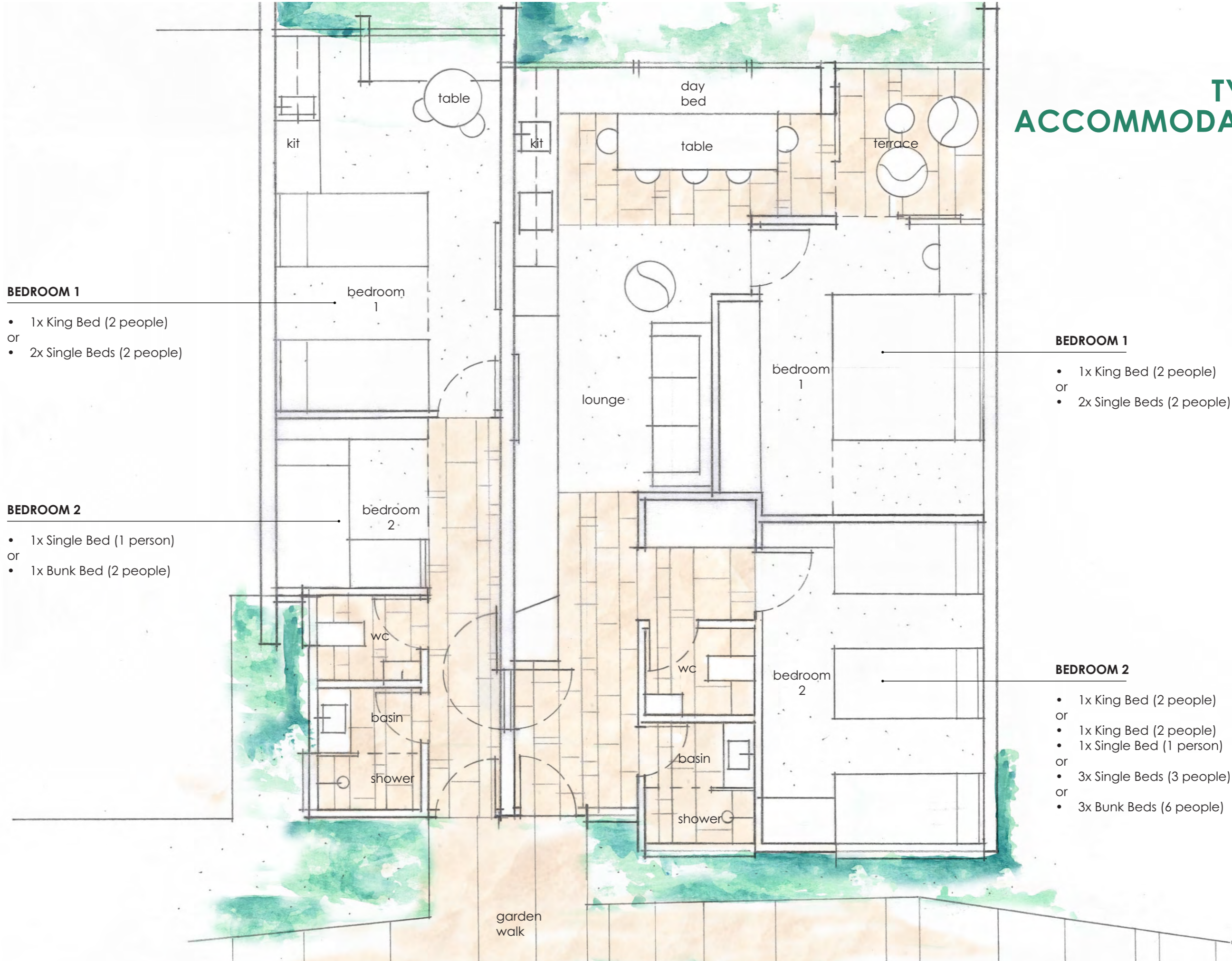
- 1x Single Bed (1 person)
- or
- 1x Bunk Bed (2 people)

BEDROOM 1

- 1x King Bed (2 people)
- or
- 2x Single Beds (2 people)

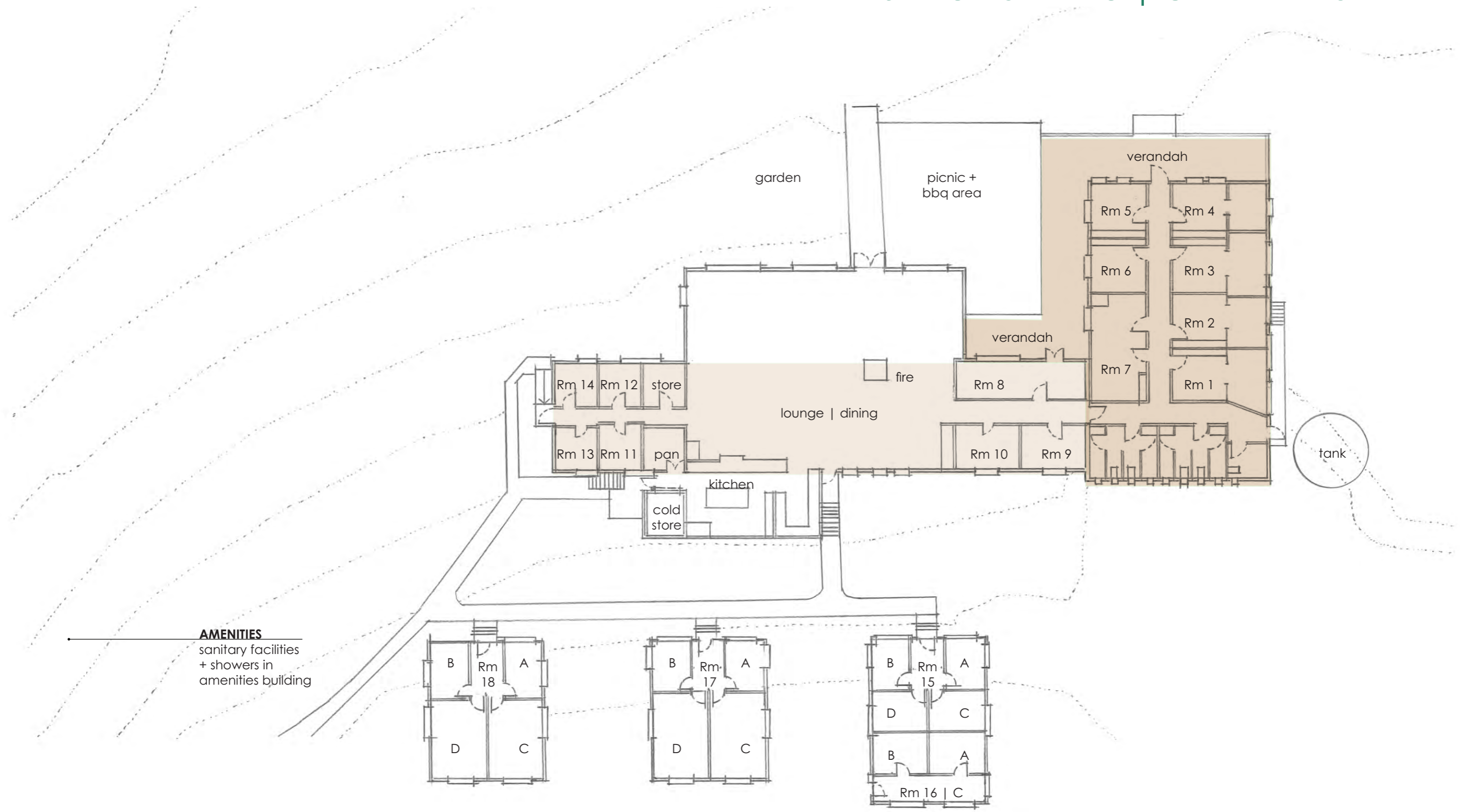
BEDROOM 2

- 1x King Bed (2 people)
- or
- 1x King Bed (2 people)
- 1x Single Bed (1 person)
- or
- 3x Single Beds (3 people)
- or
- 3x Bunk Beds (6 people)



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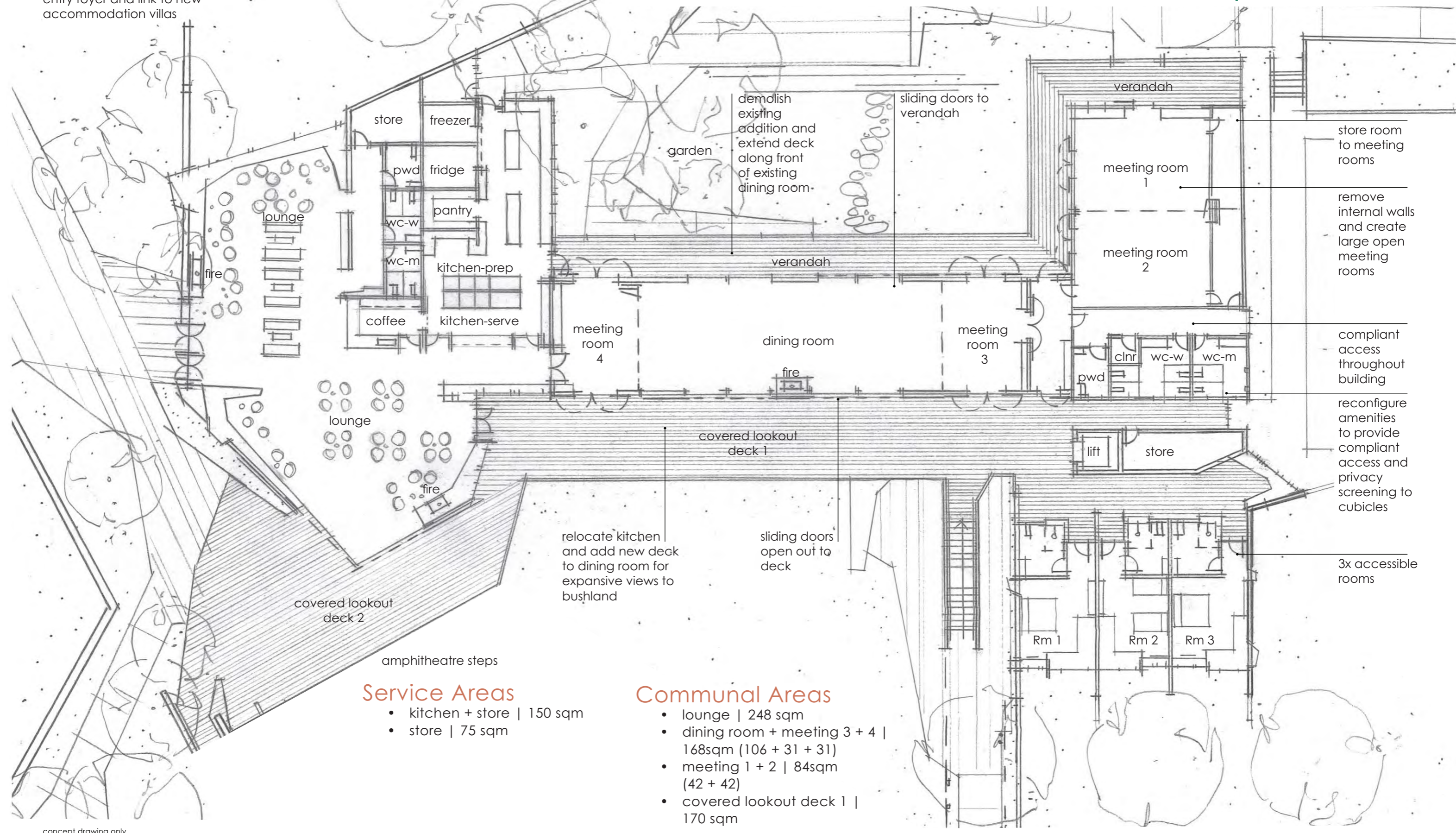
EXISTING BUILDING | CAMP PANORAMA



NEW ENTRY ARRIVAL

positioned to provide accessible connection to auditorium entry foyer and link to new accommodation villas

PROPOSED CAMP PANORAMA | UPPER PLAN



Service Areas

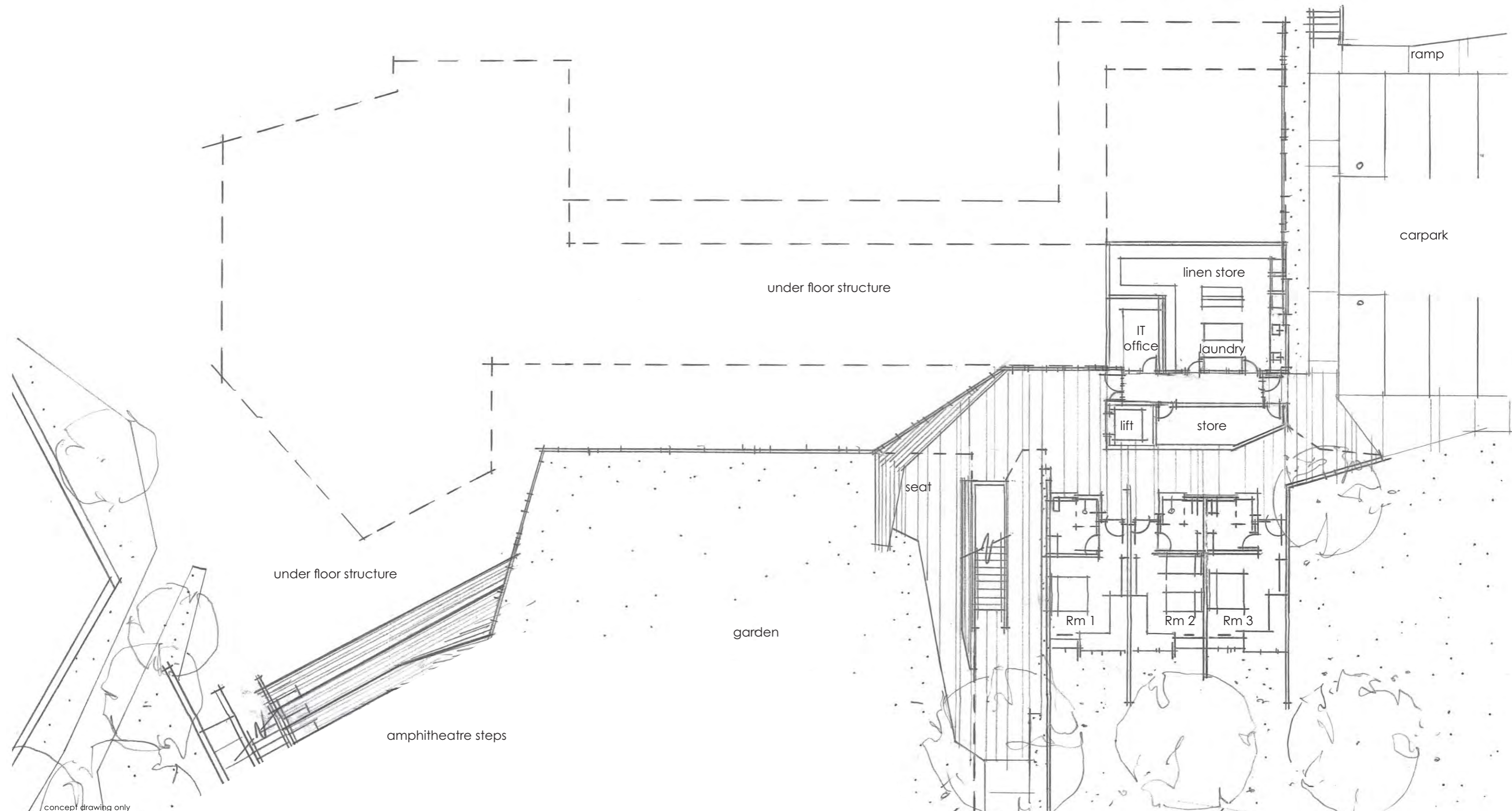
- kitchen + store | 150 sqm
- store | 75 sqm

Communal Areas

- lounge | 248 sqm
- dining room + meeting 3 + 4 | 168sqm (106 + 31 + 31)
- meeting 1 + 2 | 84sqm (42 + 42)
- covered lookout deck 1 | 170 sqm

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PROPOSED CAMP PANORAMA | LOWER PLAN



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NEXT STEPS

- Engage Surveyor to undertake site survey
- Engage Consultants to review revised design and advise on what is required for design to satisfy council requirements on vegetation, fauna, bushfire, traffic and effluent.
- Design to be revised to resolve issues arising from consultant reports
- Pre-lodgement with Scenic Rim Regional Council
- Community Engagement Workshops
- Final design developed, drawings and documents/ reports prepared for lodgement of Development Application by consultants

CONSULTANTS

- Town Planner
- Building Certifier
- Architect
- Landscape Architect
- Environmental Engineer/ Ecological Consultant/ Arborist
- Fire Consultant/ Bushfire Risk Assessment
- Surveyor
- Traffic Engineer
- Geotech/ Civil/ Structural Engineer
- Services Engineer, Mechanical, Electrical, Hydraulic
- Acoustic Engineer (if needed)
- Consider early facilitation of engagement with local indigenous elders or consultant to assist with response to first nations peoples, as part of community consultation process

COMMUNITY ENGAGEMENT WORKSHOPS

Community Engagement 1

- Date TBC
- Invite key community organisations/ special interest groups, residents, and neighbours to register for community engagement sessions to meet with the design team and raise any questions/ comments.
- Community engagement sessions to be held over one or more days at MTCC
- 30min or 60min sessions
- Attending: MTCC + CultivAR + select consultants

Community Engagement 2

- Date TBC
- Follow-up meeting with key community organisations/ special interest groups, residents, and neighbours to communicate response to specific issues that required response.
- Community engagement sessions to be held over one or more days at MTCC
- 30min or 60min sessions
- Attending: MTCC + CultivAR + select consultants



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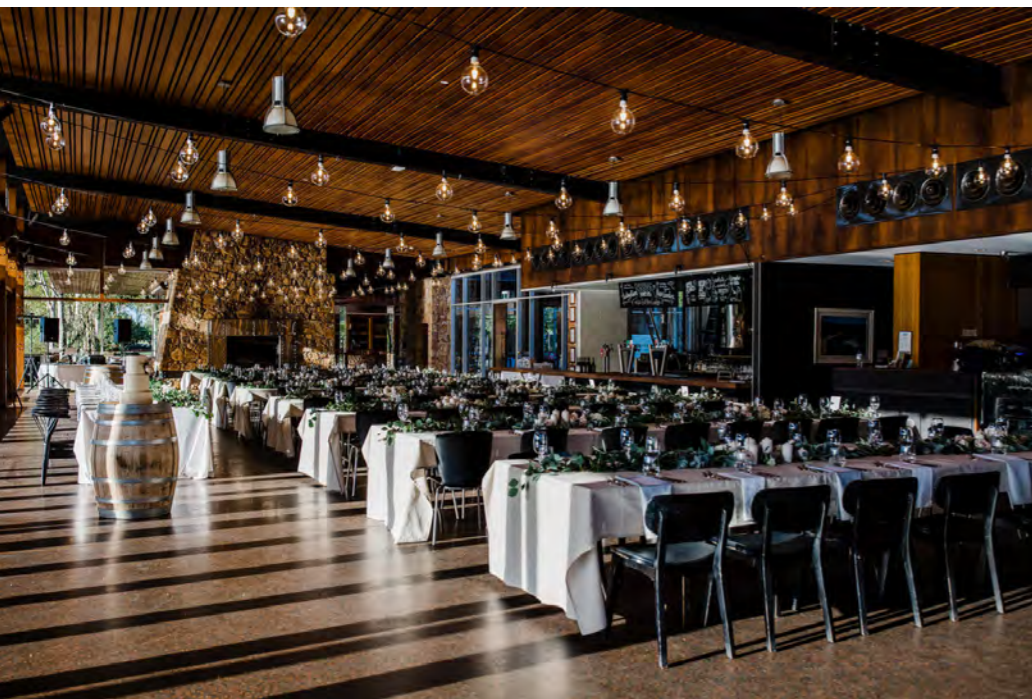
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ADDENDA

Workshop 2

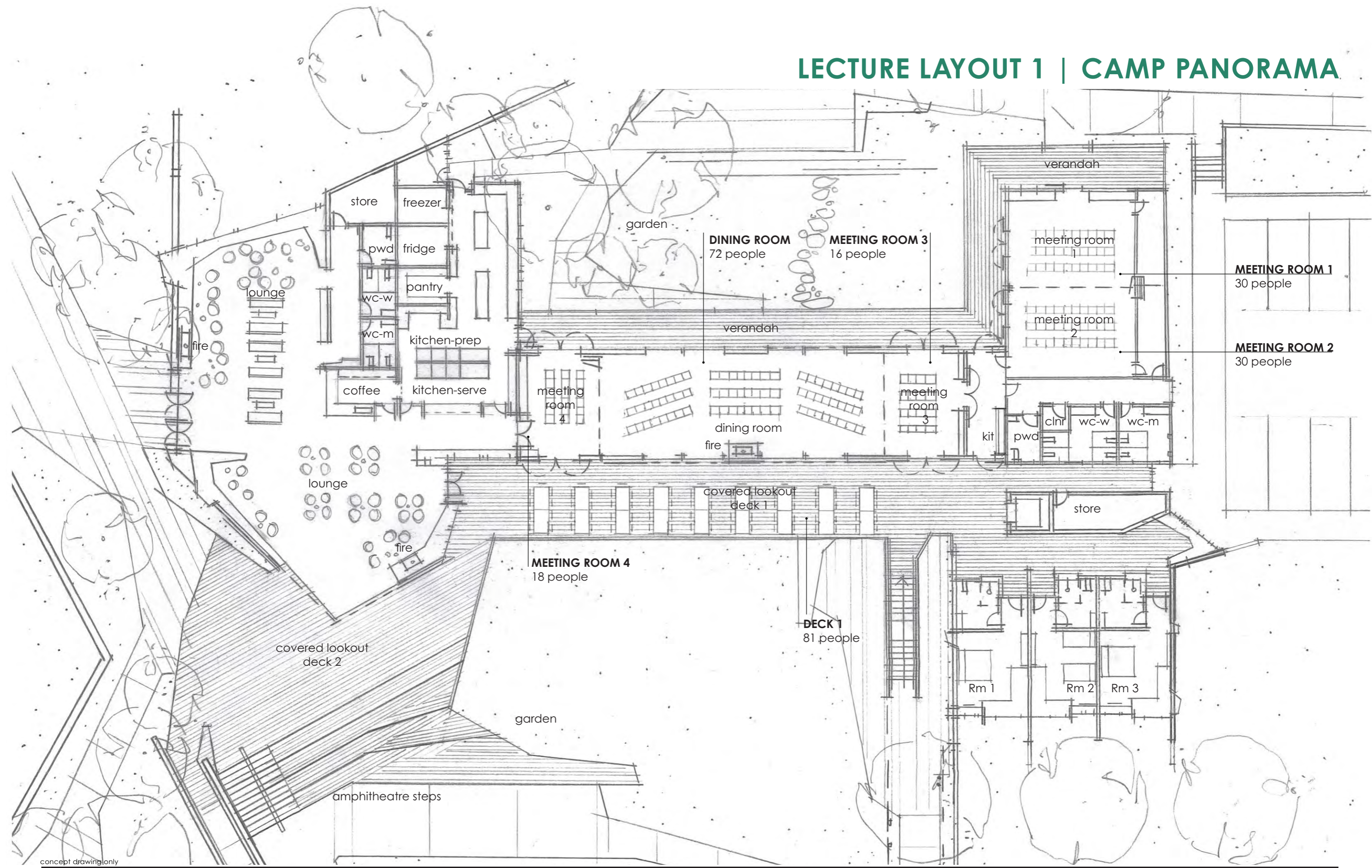


DINING EXPERIENCE



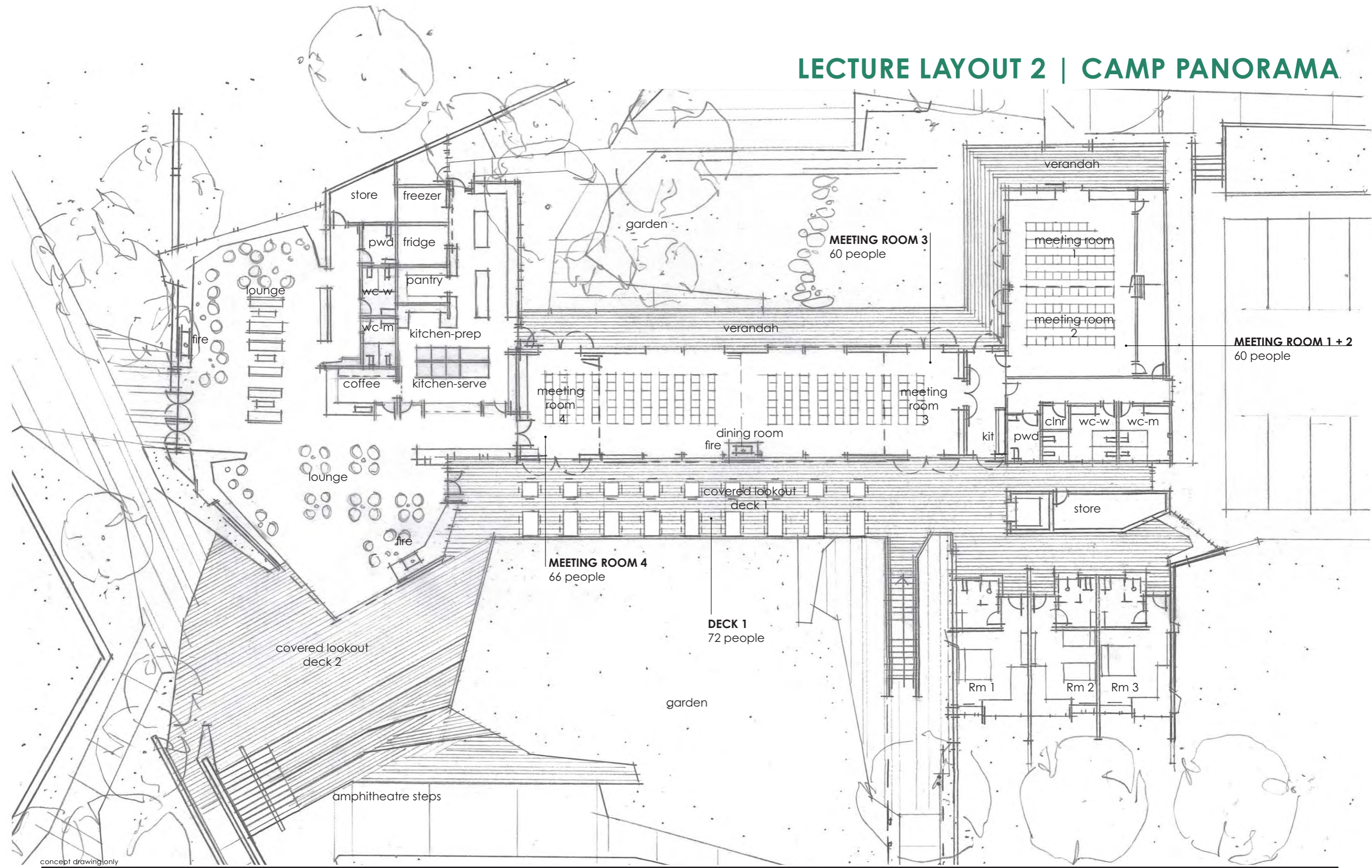
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<https://thefreedomhub.org/events/>
<https://orangeblossombride.com/real-orlando-weddings/rustic-wedding-delamater-house/>

LECTURE LAYOUT 1 | CAMP PANORAMA



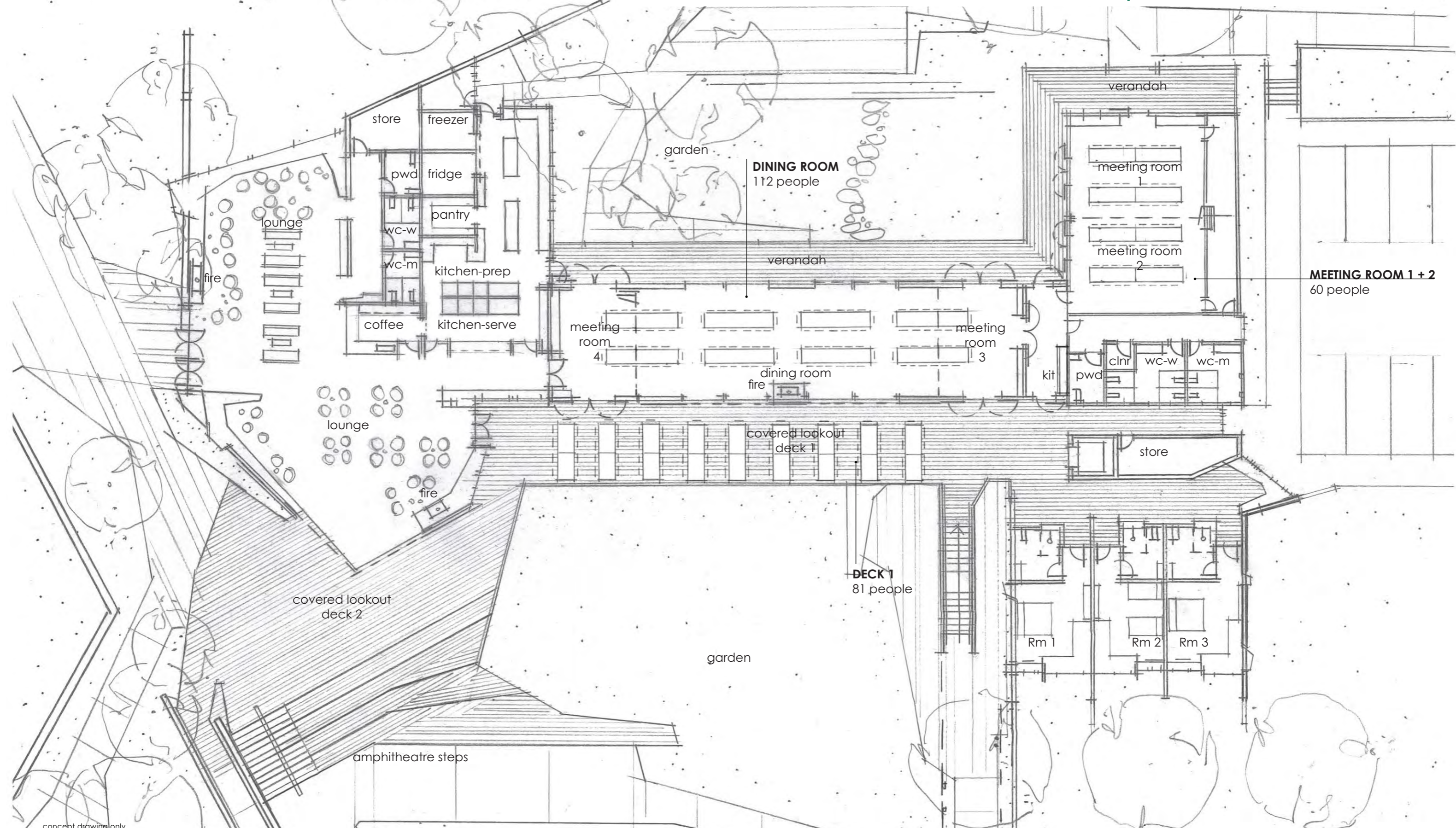
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LECTURE LAYOUT 2 | CAMP PANORAMA



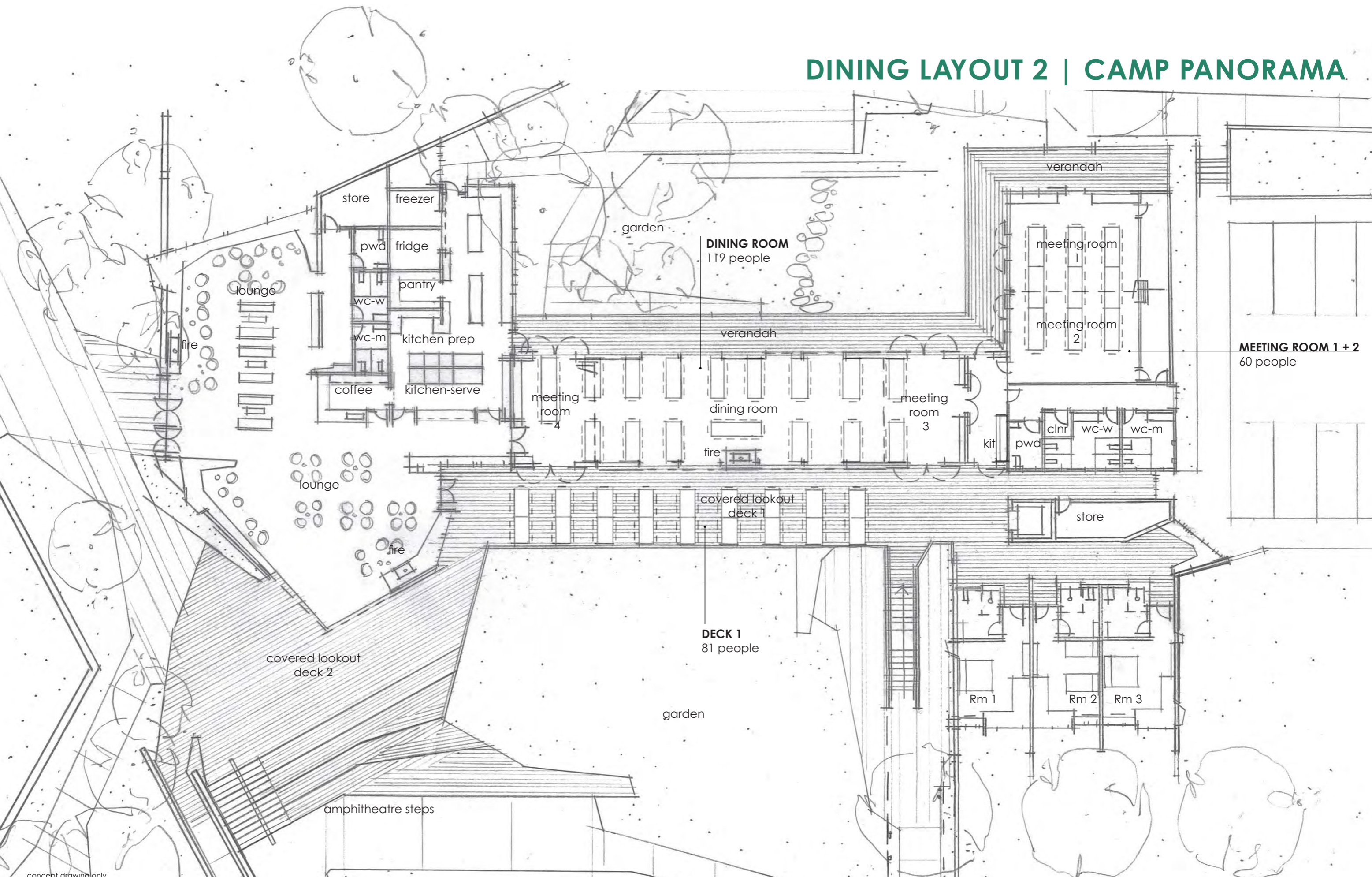
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DINING LAYOUT 1 | CAMP PANORAMA



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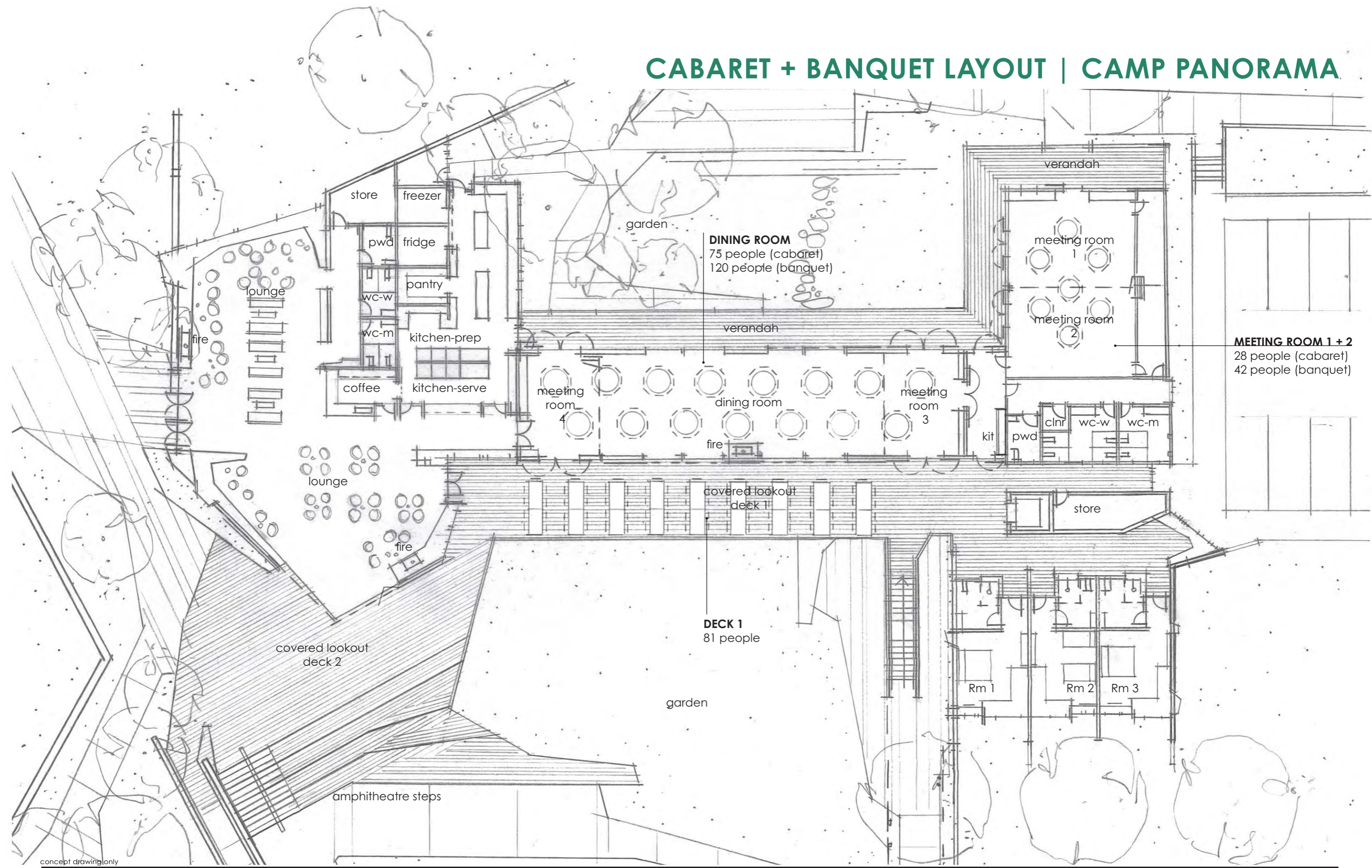
DINING LAYOUT 2 | CAMP PANORAMA



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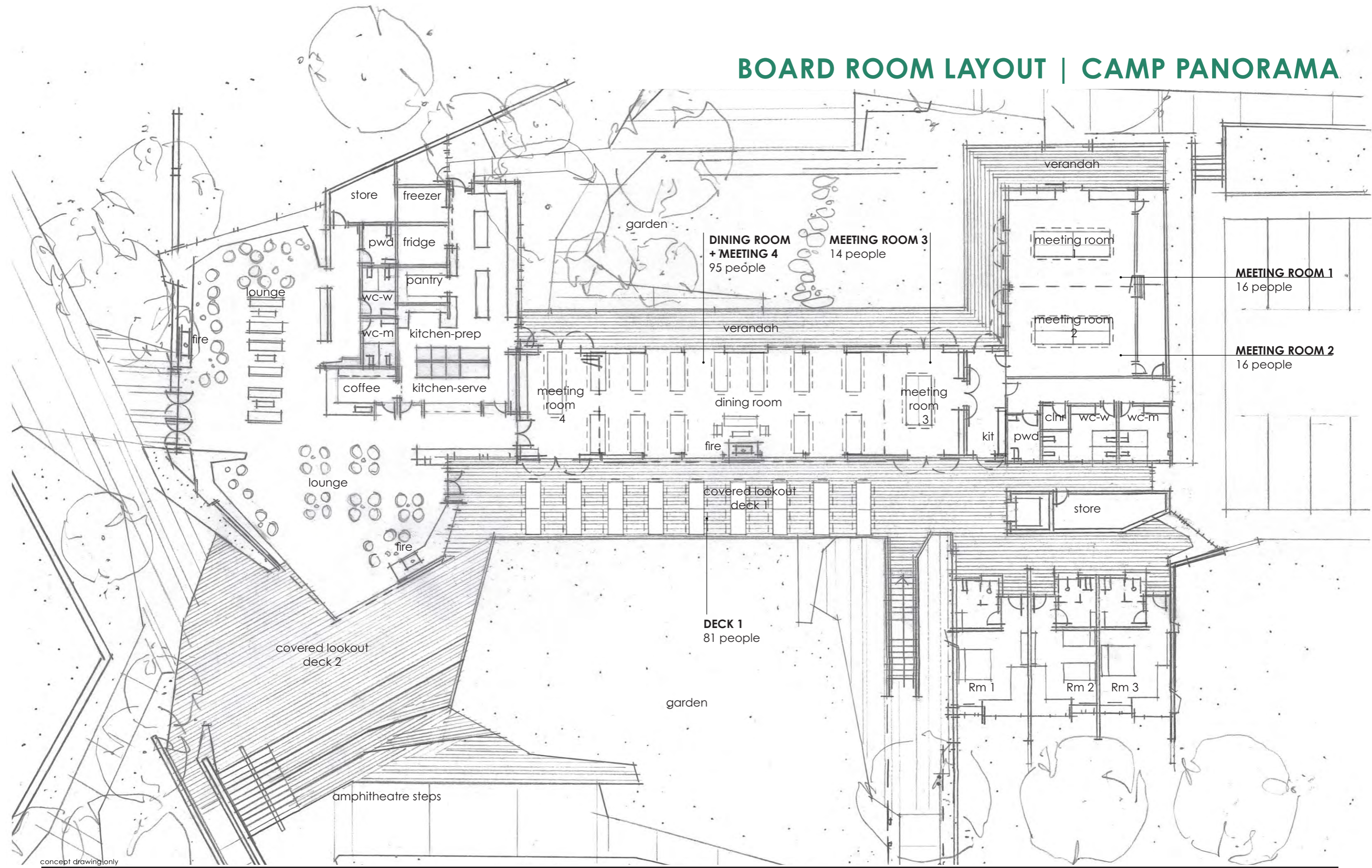


CABARET + BANQUET LAYOUT | CAMP PANORAMA



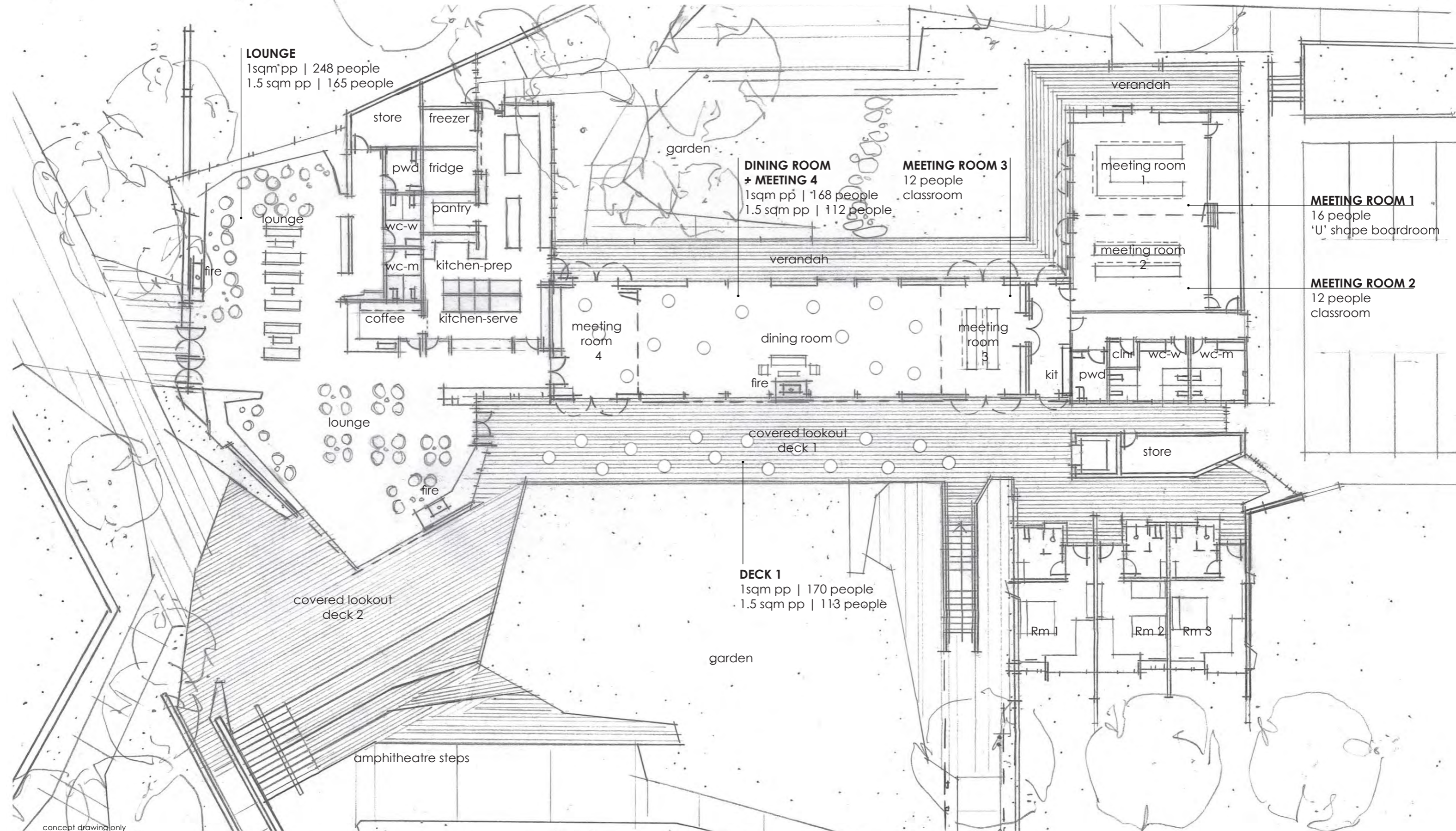
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BOARD ROOM LAYOUT | CAMP PANORAMA



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'U' SHAPE, CLASS + STANDING RECEPTION LAYOUT | CAMP PANORAMA



concept drawing only

maintaining the charm of Panorama Homestead



In considering the potential redevelopment of Camp Panorama, a survey to MTC members identified the following;

DESIRABLE ATTRIBUTES TO BE RETAINED

- large communal lounge/ dining hall with fireplace and piano
- “family feel” of lounge/ dining hall
- open verandahs
- gardens and surrounds
- outdoor seating areas and external fire pit



Photography: MTC Archive

MTCC | RETURNED COMMENTS FROM WORKSHOP 1

Panorama Redevelopment – Visioning Study Feedback

Consultation process undertaken with:

- MTC Board (at Board retreat 27th August and subsequent feedback)
- QCCC – Andrew Grant, Bernie Tane, Ian Partridge, Andrew Maynes
- Vertec Adventure – Sam Skerman, Kylie Dwyer
- CMA (Christian Management Advancement) – Gary Williams
- Belgrave Heights Convention (VIC) – Geoff Gawler

Initial feedback on Stage 1 from stakeholders:

- Vision to have design and buildings fit within environment well received and supported
- Plan to build using contour of land well supported and agreed
- Meeting spaces created in Panorama are good and allow for flexibility during major events and also day meetings and multiple groups at the same time
- Some concern over the width of the Panorama dining hall being too narrow – see thoughts below
- Emphasis on PWD facilities well received

Area	Observation/feedback
Proposed Renovation – Camp Panorama	<ol style="list-style-type: none"> 1. Estimate floorspace and person capacity for Meeting Room 1,2,3,4 and dining room <ul style="list-style-type: none"> ○ Dining room size, concerned that it might be too narrow once tables in place. Do we need to create a hallway or transit way where the front verandah is to allow for groups not to mix during wet weather? 2. Estimate outdoor floorspace on covered deck and per person capacity 3. Remove lift and replace with stairs (downstairs rooms to be for cooks or general accom with upstairs rooms accessible) 4. Include storage room/s for tables/chairs for various meeting spaces, maybe convert one of the accessible rooms on the same level into equipment storage? 5. Tea/Coffee station (shared space) between meeting room 2 & 3 (in hallway) 6. Theme meeting space 1 & 2 to have more premium feel, ability to be able to split meeting room into smaller space for one of the meeting rooms (e.g. meeting room 3 could be divided in half to allow for a smaller space e.g. Boardroom type feel) 7. Room layout types that we have investigated are: <ul style="list-style-type: none"> ○ Boardroom ○ Classroom ○ U Shape ○ Cabaret

New entry lounge + kitchen	<ol style="list-style-type: none"> 1. Need separate access to kitchen for deliveries and waste removal 2. What is the floorspace of the new lounge? 3. Is there a capacity for a 'large' domestic kitchen for groups that have up to 20 people rather than using the commercial kitchen?
Villas	<ol style="list-style-type: none"> 1. Villa A can be excluded, with 3 accessible rooms in Panorama, we would only need 3 in the new villas, using plan B and C 2. Airflow – would the design allow for cross ventilation without the use of air-conditioning? 3. What type of windows are being proposed – sliding, louvre or other? 4. Television/WIFI provision to all units 5. Bathrooms (excluding accessible rooms) <ol style="list-style-type: none"> a. No bath needed b. Flat floor access to shower c. Toilet to be separate to bathroom – to avoid people waiting to use toilet when someone is in the shower. Toilet to preferably have sink/mirror and powerpoint – allow for greater flexible use of toilet/shower areas 6. Day bed – is there a type, style or images from other construction that we can look at to get an idea of how they integrate? 7. Villa type 'D' would need table or eating area as they have kitchenette 8. Villa type 'E' concept (similar to self contained cabin): <ol style="list-style-type: none"> a. Kitchen (larger than kitchenette but smaller than regular kitchen), dining table b. Include from villa type C plan, one small unit and then larger family unit interconnected by door 9. For groups that want to self cater, could there be a kitchen in the breakout spaces between villas? The first breakout space coming from Panorama – could it be a meeting/dining room with small kitchen and toilet?

Camp Somerset has some interesting design aspects, their level of finishing is probably 2 star, whereas we aspire to go higher, but has some interesting concepts which we are looking at for rooms and kitchenettes: <https://www.campsomerset.org.au/new-complex>

MTCC | RETURNED COMMENTS FROM WORKSHOP 2

Panorama Redevelopment – Visioning Study Feedback 2

Area	Observation/feedback
Proposed Renovation – Camp Panorama	<ol style="list-style-type: none"> 1. How many toilets are proposed in area near meeting room 2 & 3? 2. Rather than have Male/Female toilet, would it be better to just have ambulant toilets? 3. We feel that more storage space is needed. If meeting room 1 & 2 walls facing the reinstated veranda (looking at current volleyball court) were pushed out and veranda removed could additional storage space be placed opposite toilets? 4. We need to incorporate a laundry and linen store into the design and thought it could be located below the 3 accessible rooms on the lower level. The 3 rooms on the lower level would become 2 and be set up for staff or chef/cook that need to stay overnight 5. Need to incorporate a 'server room' for router and wifi equipment (maybe downstairs?) 6. We are happy with the room layouts provided showing capacity and placement
New entry lounge + kitchen	<ol style="list-style-type: none"> 1. Can we have an additional ambulant toilet next to PWD in entry area (given the number of people in that space it is a long walk past meeting rooms to main toilets) 2. What is the size of the proposed kitchen, both SQM and also dimensions. The cold room would need to butt up to an external wall due to noise. 3. If necessary, kitchen wall facing auditorium to be pushed out to be in line with edge of lounge giving more usable space in kitchen 4. We are wondering if there could be a barista/coffee space permanently set up in lounge area or incorporated into the kitchen space?

Villas	<ol style="list-style-type: none"> 1. What is the proposed roof pitch for the villas? Branches and leaf matter accumulate on low pitch roofs across site, what can be done to stop this happening on the new villas? Panorama external toilet roof is a case for example 2. Happy with designs as proposed for all villa types, with the only change being removal of bath
General amenity	<ol style="list-style-type: none"> 1. Understanding that these are only preliminary sketches, ahead of our meeting with Council it would be good to incorporate recreational facilities for children and young people, e.g. kids playground; basketball/ volleyball court. Eastern carpark (where volleyball court is at the moment) takes up prime space which could perhaps be used for those recreation facilities with carpark on the northern side of access road (or split across both sides of the road?). 2. In the bushland (along Freemont Road boundary) a notation about the existing high ropes course (which will continue to be developed), walking tracks through rain forest and outdoor education spaces.

enhancing the communal experience

In considering the potential redevelopment of Camp Panorama, a survey to MTC members identified the following;

ATTRIBUTES TO BE ADJUSTED AND ENHANCED

Accessibility + Amenity

- provide accessible paths to all public areas externally and internally
- replace external amenities block to provide accessible amenities within the main building
- provide accessible room accommodation
- provide accessible carparking

Common Areas

- make main entry and foyer more welcoming/ cosy, upgrade furniture and quality
- provide views to the bush
- enclose kitchen to prevent noise/ smells from impacting on lounge/ dining hall use for meetings
- provide meeting / break-out rooms
- develop covered and uncovered outdoor areas
- develop outdoor seating, bbq's, picnic areas
- consider childrens play area
- provide carparking



enhancing the retreat experience



In considering the potential redevelopment of Camp Panorama, a survey to MTC members identified the following;

ATTRIBUTES TO BE ADJUSTED AND ENHANCED

Room Accommodation

- create rooms with ensuites rather than dorm style rooms and external amenities block
- upgrade the rooms in Panorama Homestead to include own ensuites
- demolish existing cabins
- replace cabins with clustered rooms with ensuites
- create a variety of room options for broader experiences
- preference for rooms for 2 people, then, 4 and 6
- consider extending and adding wings to building to upgrade and add rooms
- provide reverse cycle AC, ceiling fans, storage, soundproofing to rooms
- provide window with view to the bush
- provide table/ chair or seat/ lounge
- consider kitchenettes and decks to some rooms
- create 3/ 4 star quality for redevelopment

Redevelop Camp Panorama to achieve the original number of beds allowed, 114 beds.

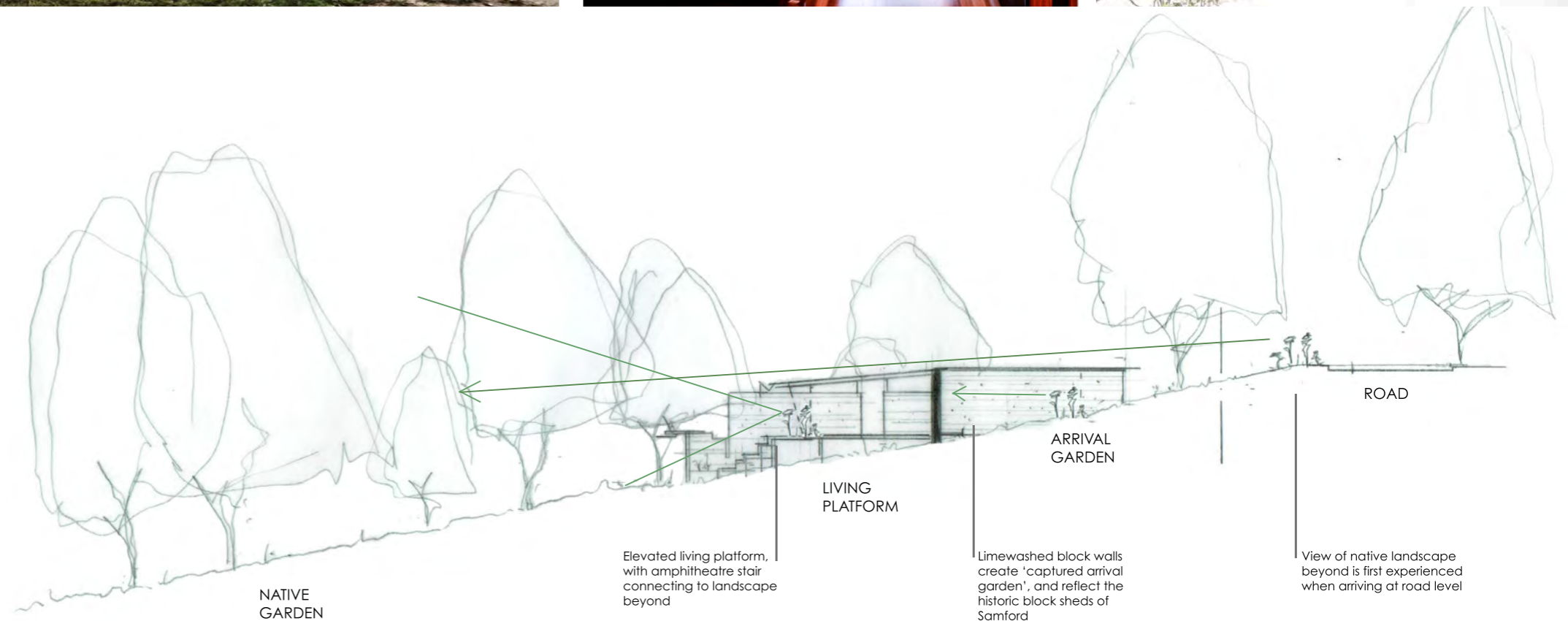
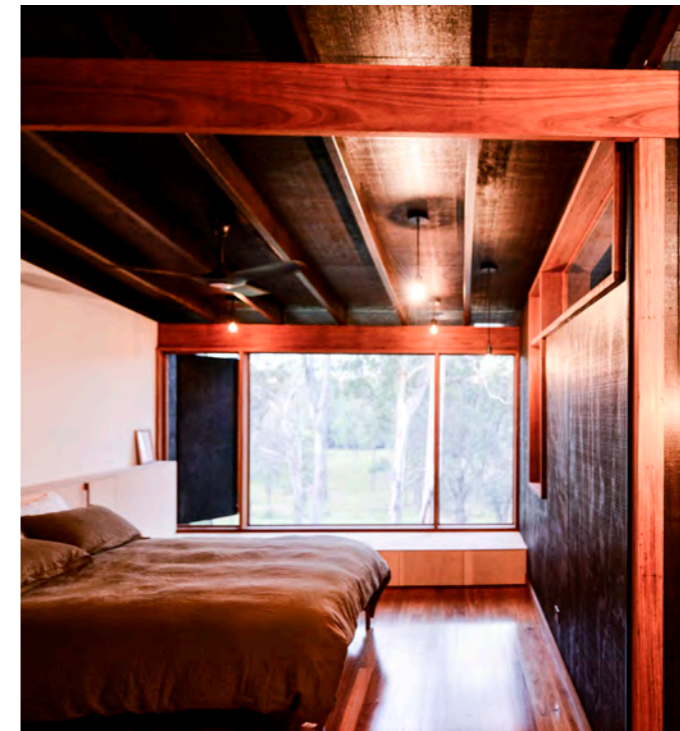
INTEGRATED LANDSCAPE EXPERIENCE



Australian Age of Dinosaurs

Cox + CultivAR
cox.com.au + CultivAR.net.au
Photography: Christopher Frederick Jones

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REFLECTION V

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