
APPENDIX 3

CONCEPT MASTER PLAN AND PLANS OF DEVELOPMENT



CONCEPT DESIGN
TOWNSVILLE WATERPARK, BEACHCLUB & HOTEL
SEPTEMBER 2024

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VISUALISATION
AERIAL VIEW

WATERPARK
PRECINCT

VIP AREA

RETAIL/
FASTFOOD

HOTEL

UNITS/ LARGE FORMAT
RETAIL



MASTERPLAN

OVERVIEW

Located in a Greenfield site in Cluden, Townsville, the masterplan proposes a multi faced development comprising of large format retail, community tavern, multi residential units and a hotel, which are all anchored by a water park with dedicated VIP club.

As a sunny coastal city where the vibrant community thrives amidst the tropical climate, the addition of a waterpark and VIP club serves as a fitting oasis for locals and tourists alike. The facility would serve not just as recreational facility; but as a testament to the city's commitment to leisure, entertainment, and embracing its natural surroundings.

Townsville's warm climate provides the perfect backdrop for a waterpark adventure. This is bolstered by Townsville's strong emphasis on community and outdoor recreation, with a waterpark catering to a diverse range of age groups and interests, fostering a sense of unity and camaraderie among residents.

Likewise, the VIP Beach Club aligns with the city's lifestyle and love for entertainment, and is further reinforced through Townsville's thriving tourism industry and affluent demographic making it an ideal location to create a popular destination for both domestic and international travellers. By hosting curated events and live performances, the beach club becomes a focal point for entertainment, and leisure in the city.

Further supported by units, hotel, and large format retail, the development has the potential to become a hub of entertainment and social activity, further enhancing the city's vibrant waterfront scene and adding to the depth and dynamism to the city's social fabric, attracting a diverse audience and fostering a sense of community pride and belonging.



MASTERPLAN
BUBBLE DIAGRAM

PRECINCT BREAKDOWN

PRECINCT 1 - RETAIL/ FASTFOOD

SITE AREAS		
- AREA		24,300m2
COMMERCIAL SITE AREAS		
- RETAIL FAST FOOD 1		3,700m2
- RETAIL FAST FOOD 2		3,600m2
- RETAIL FAST FOOD 3		3,000m2
-COMMUNITY TAVEN		3,100m2
PARKING		
- REQUIRED		x 275 (EST)
- SUPPLIED		x 240

PRECINCT 2 - UNITS OR LARGE FORMAT RETAIL

SITE AREAS		
- AREA		23,250m2
APARTMENTS A + B AS SHOWN		
- GROUND	x 170 CARS	
- LEVEL 2	x 178 CARS	
- LEVEL 3	x 44 UNITS	
- LEVEL 4	x 44 UNITS	
- LEVEL 5	x 44 UNITS	
- LEVEL 6	x 44 UNITS	
- LEVEL 7	x 44 UNITS	
- LEVEL 8	x 10 UNITS	
TOTAL	x 230 UNITS	
PARKING		
- REQUIRED (1.5/UNITS)	x 173	
- SUPPLIED	x 174	

PRECINCT 3 - WATERPARK/ VIP/ HOTEL

SITE AREAS		
- HOTEL		1,030m2
- WATERPARK		24,284m2
- VIP CLUB		9,596m2
- VIP EXTENDED AREA		1,600m2
FUTURE DEVELOPMENT SITE 1		
		11,100m2
FUTURE DEVELOPMENT SITE 2		
		5,950m2

HOTEL SUITES		
- LEVEL 1	SUITES	x 32
- LEVEL 2	SUITES	x 32
- LEVEL 3	SUITES	x 32
- LEVEL 4	SUITES	x 32
- LEVEL 5	SUITES	x 32
- LEVEL 6	SUITES	x 32
- LEVEL 7	SUITES	x 17
TOTAL		x 209

PARKING		
- REQUIRED		x 300 (EST)
- SUPPLIED		x 477



HOTEL EXPANSION OPTIONS:

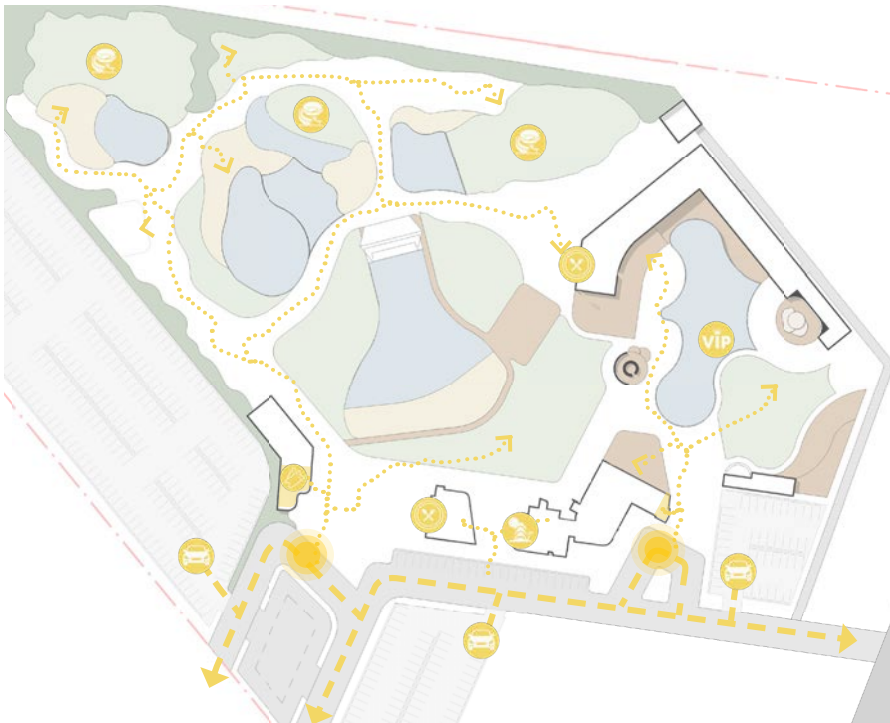
OPTION 1 (EXTENSION OF EXISITING)

HOTEL SUITES		
- LEVEL 1	SUITES	x 12
- LEVEL 2	SUITES	x 12
- LEVEL 3	SUITES	x 12
- LEVEL 4	SUITES	x 12
- LEVEL 5	SUITES	x 12
- LEVEL 6	SUITES	x 12
TOTAL		x 72 EXTRA ROOMS
TOTAL HOTEL ROOMS		x 281

HOTEL EXPANSION OPTIONS:

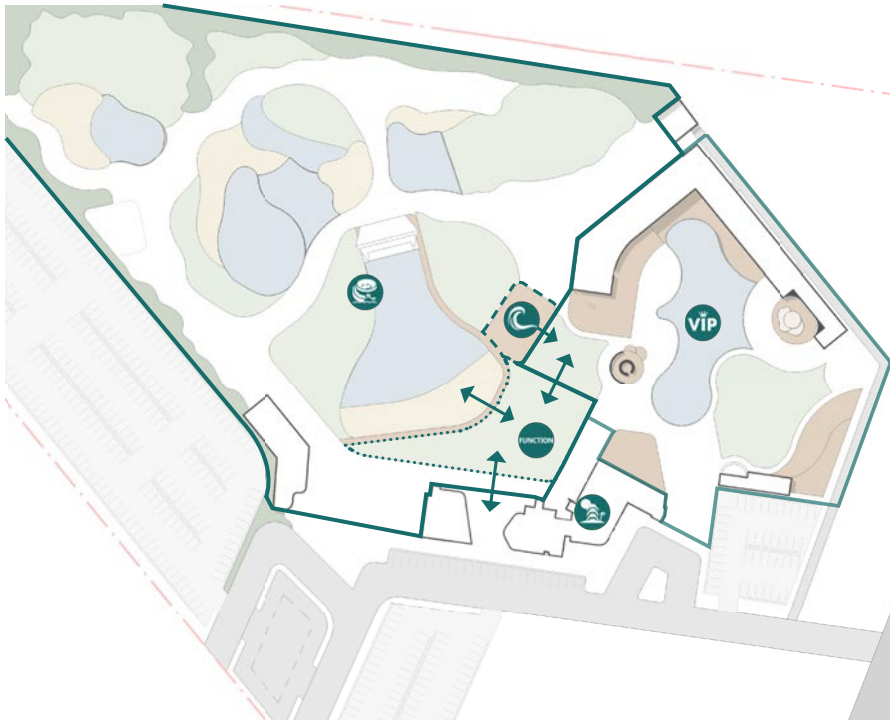
OPTION 1 (EXTENSION OF EXISITING)

HOTEL SUITES		
- LEVEL 1	SUITES	x 28
- LEVEL 2	SUITES	x 28
- LEVEL 3	SUITES	x 28
- LEVEL 4	SUITES	x 28
- LEVEL 5	SUITES	x 28
- LEVEL 6	SUITES	x 28
- LEVEL 7	SUITES	x 28
TOTAL		x 196 EXTRA ROOMS
TOTAL HOTEL ROOMS		x 405



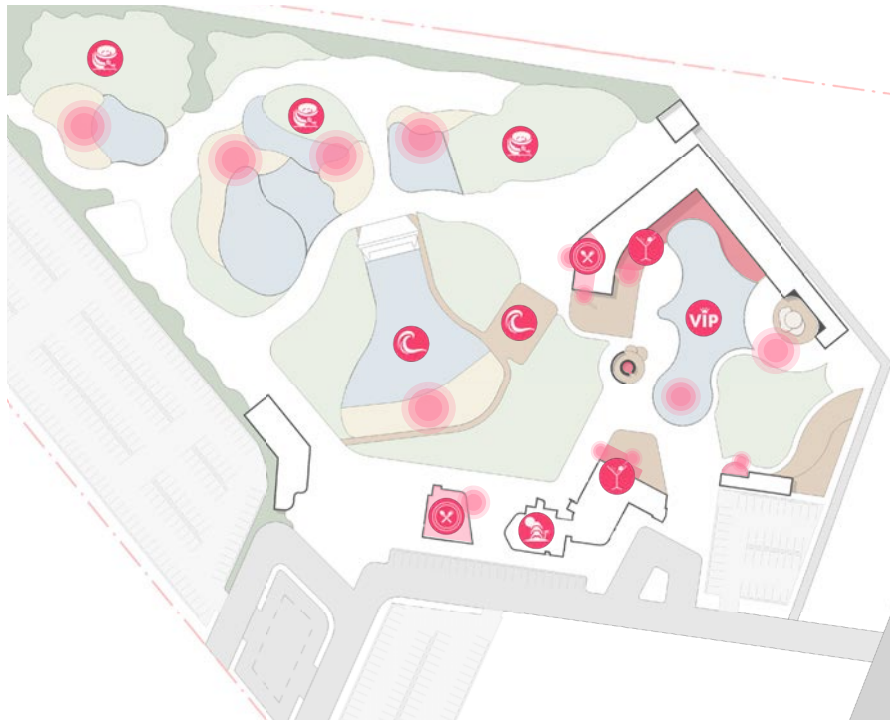
01 CIRCULATION

- Pathways throughout the site influence connection between waterslides, pools and restaurants
- One main entrance road directs traffic to a range of drop off spots and car parks for each functional area



02 ZONING

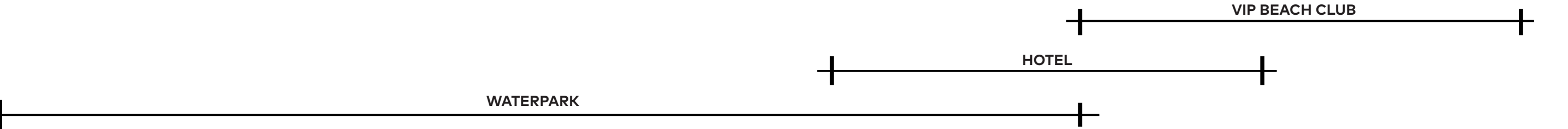
- Three key zones (Water park, Hotel and VIP club) are established within the site
- The inclusion of optional adaptable areas allow for outdoor functions spaces or high- capacity VIP events



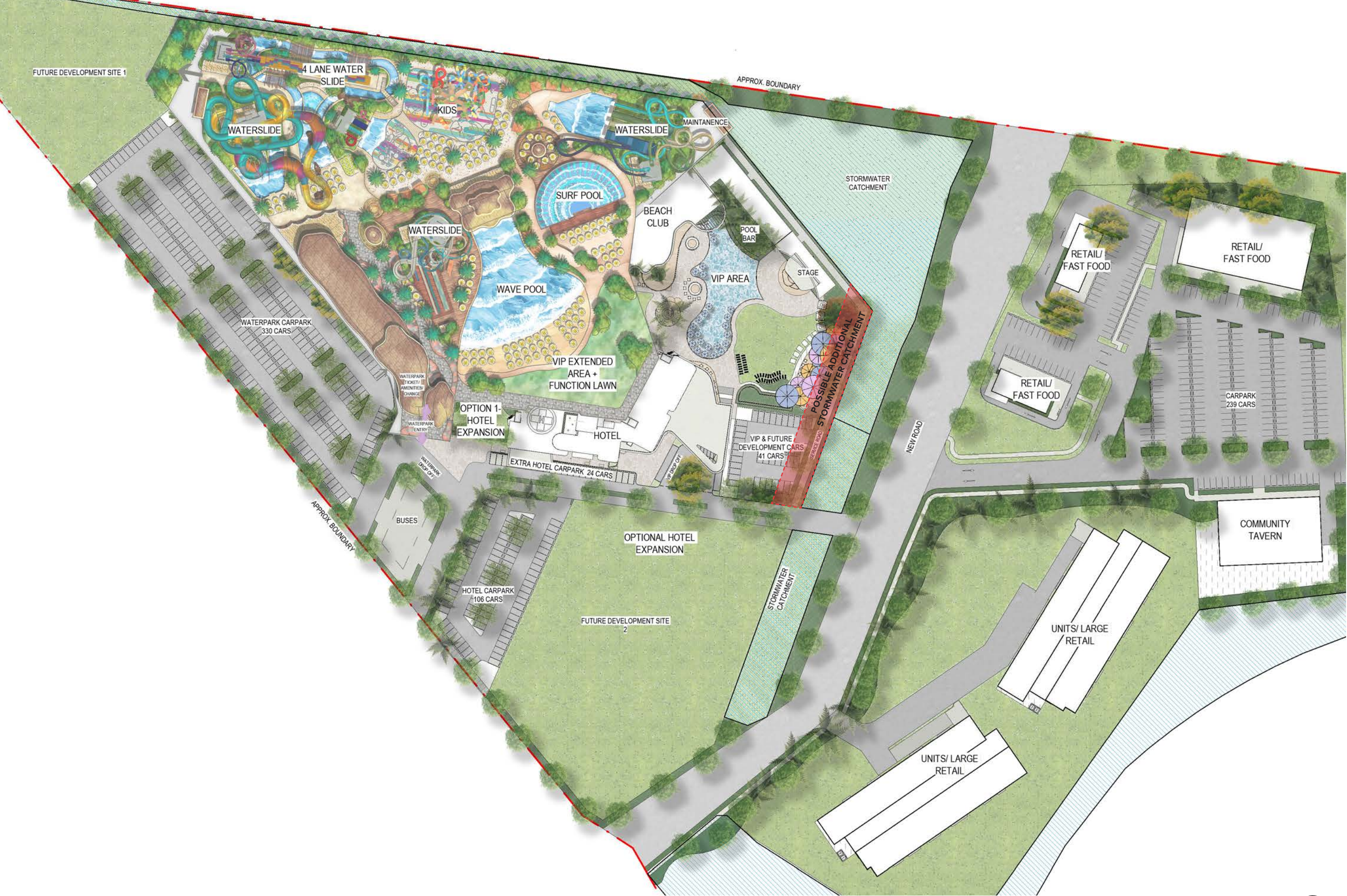
03 ACTIVATION AND ENGAGEMENT

- Activation throughout each of the precincts invites a range of key establishments and activities, promoting circulation and engagement.

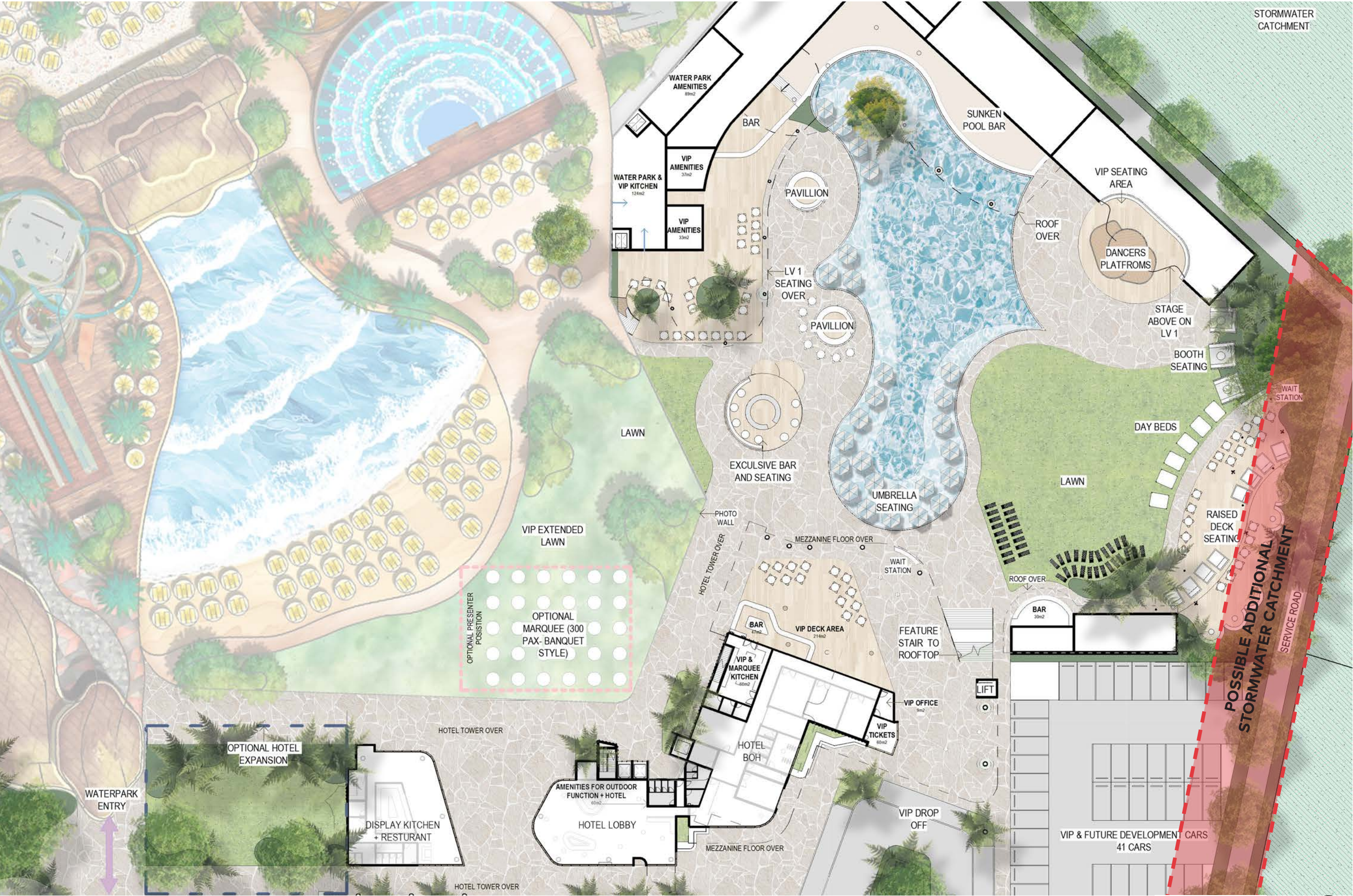
SITE ELEVATION



MASTERPLAN



GROUND FLOOR
VIP BEACH BLUB



SEPTEMBER 2024

LEVEL 1
VIP BEACH CLUB



SEPTEMBER 2024

VISUALISATION
VIP BEACH CLUB - BAR / POOL VIEW



VISUALISATION
VIP BEACH CLUB - AERIAL VIEW

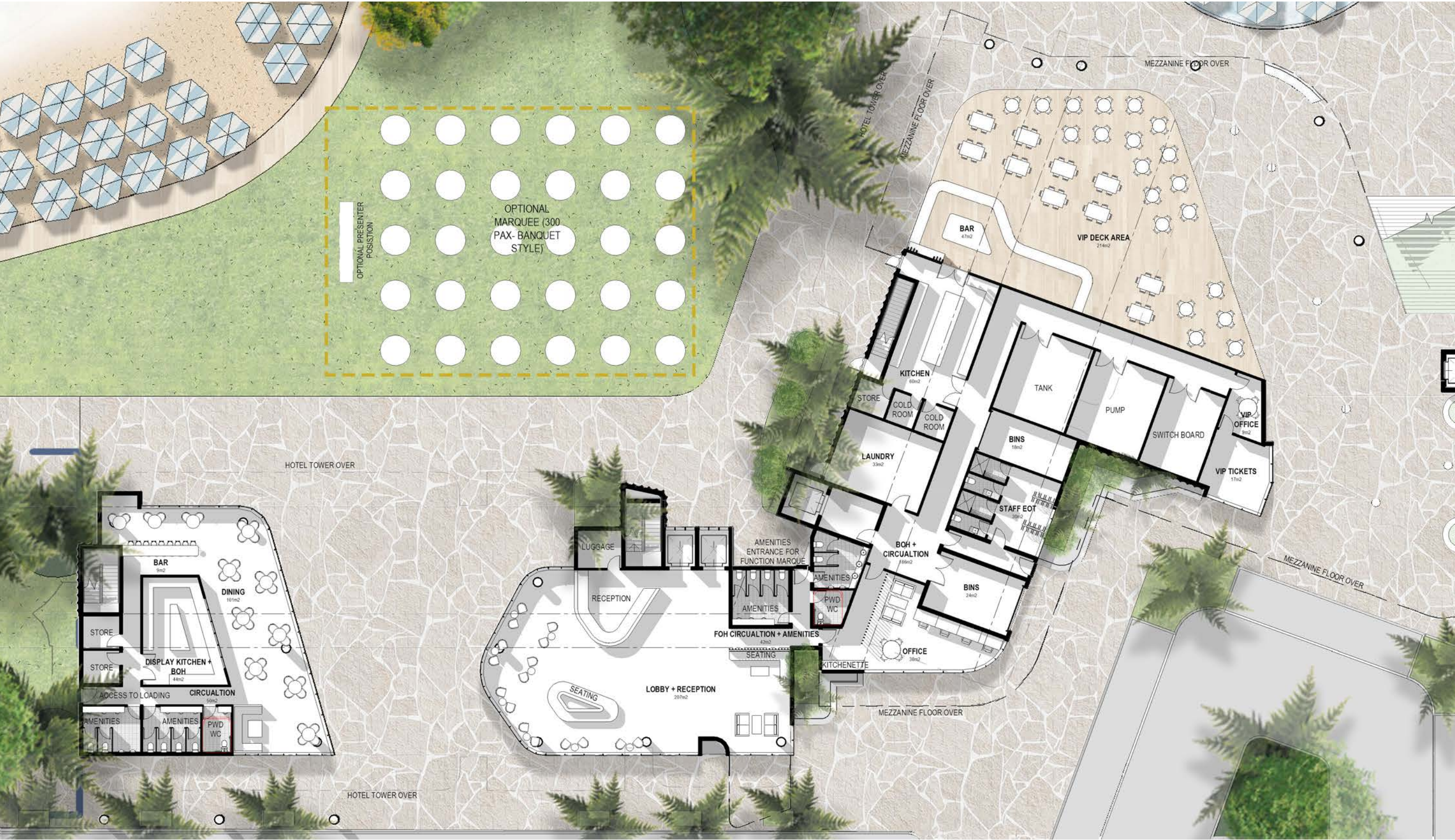


VISUALISATION
VIP BEACH CLUB - VIEW TO HOTEL



SEPTEMBER 2024

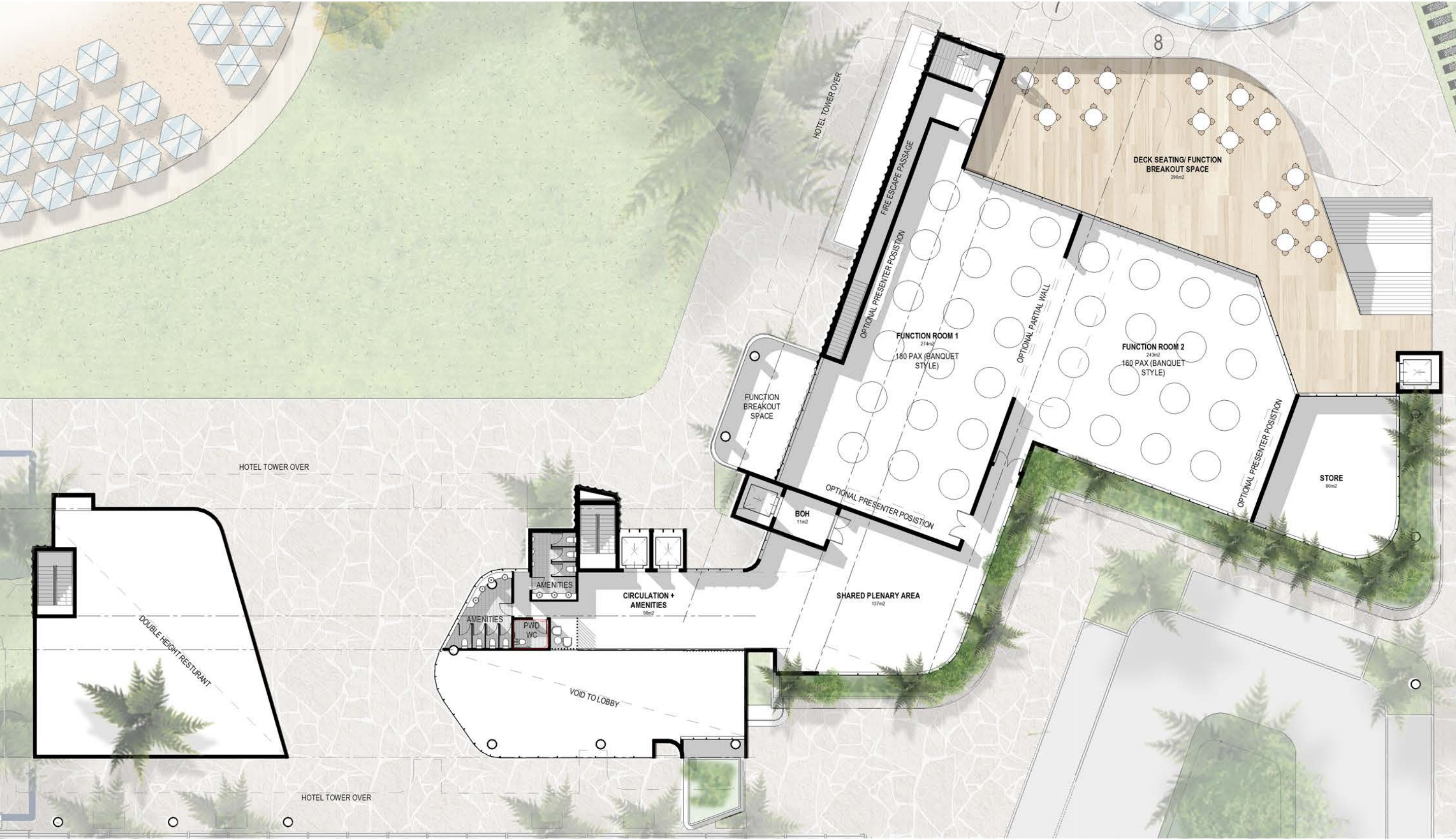
GROUND FLOOR
HOTEL



RESTURANT GFA		HOTEL GFA	
BOH AREAS	44m ²	BOH AREAS	389m ²
DINING & COMMON AREAS	160m ²	FOH AREAS	249m ²
TOTAL	204m ²	TOTAL	638m ²
VIP GFA			
TICKETS + OFFICE	26m ²		



MEZZANINE FLOOR
HOTEL



GFA	
COMMON AREAS	235m ²
BOH AREAS	91m ²
FUNCTION SPACE 1	274m ²
FUNCTION SPACE 2	243m ²
TOTAL	843m²



TYPICAL TOWER FLOOR
HOTEL

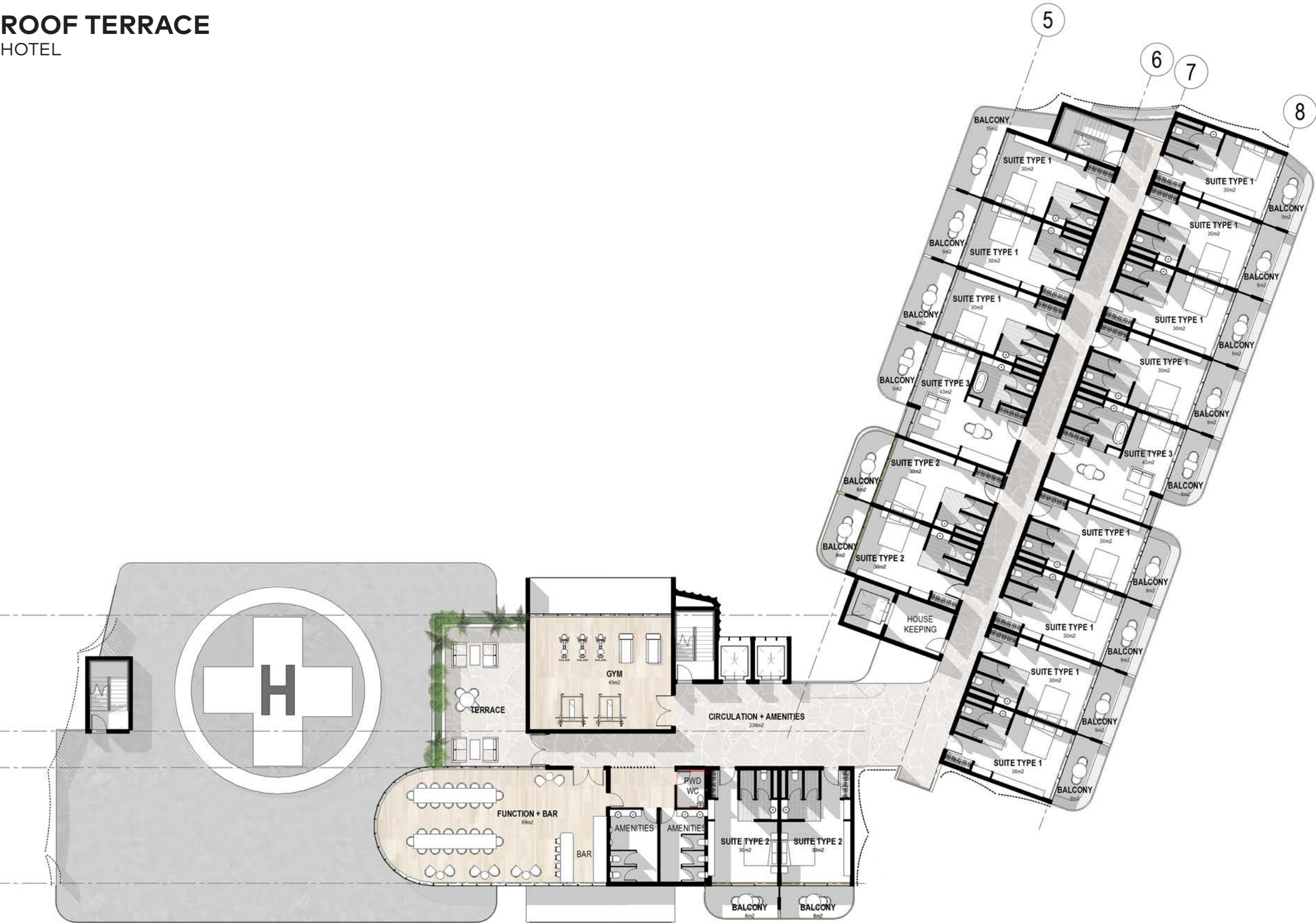


SUITE YEILD	
SUITE TYPE 1 (SML)	x27
SUITE TYPE 1 (LARGE)	x5
TOTAL	x32

GFA	
SUITES	930m²
BALCONIES	317m²
COMMON AREAS	250m²
TOTAL	1,497m²



ROOF TERRACE
HOTEL



SUITE YEILD	
SUITE TYPE 1 (SML)	x15
SUITE TYPE 1 (LARGE)	x2
TOTAL	x17

GFA	
SUITES	536m²
BALCONIES	155m²
COMMON AREAS	370m²
TOTAL	1,061m²



VISUALISATION
HOTEL - ARRIVAL VIEW



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VISUALISATION
HOTEL - VIEW FROM WATER PARK

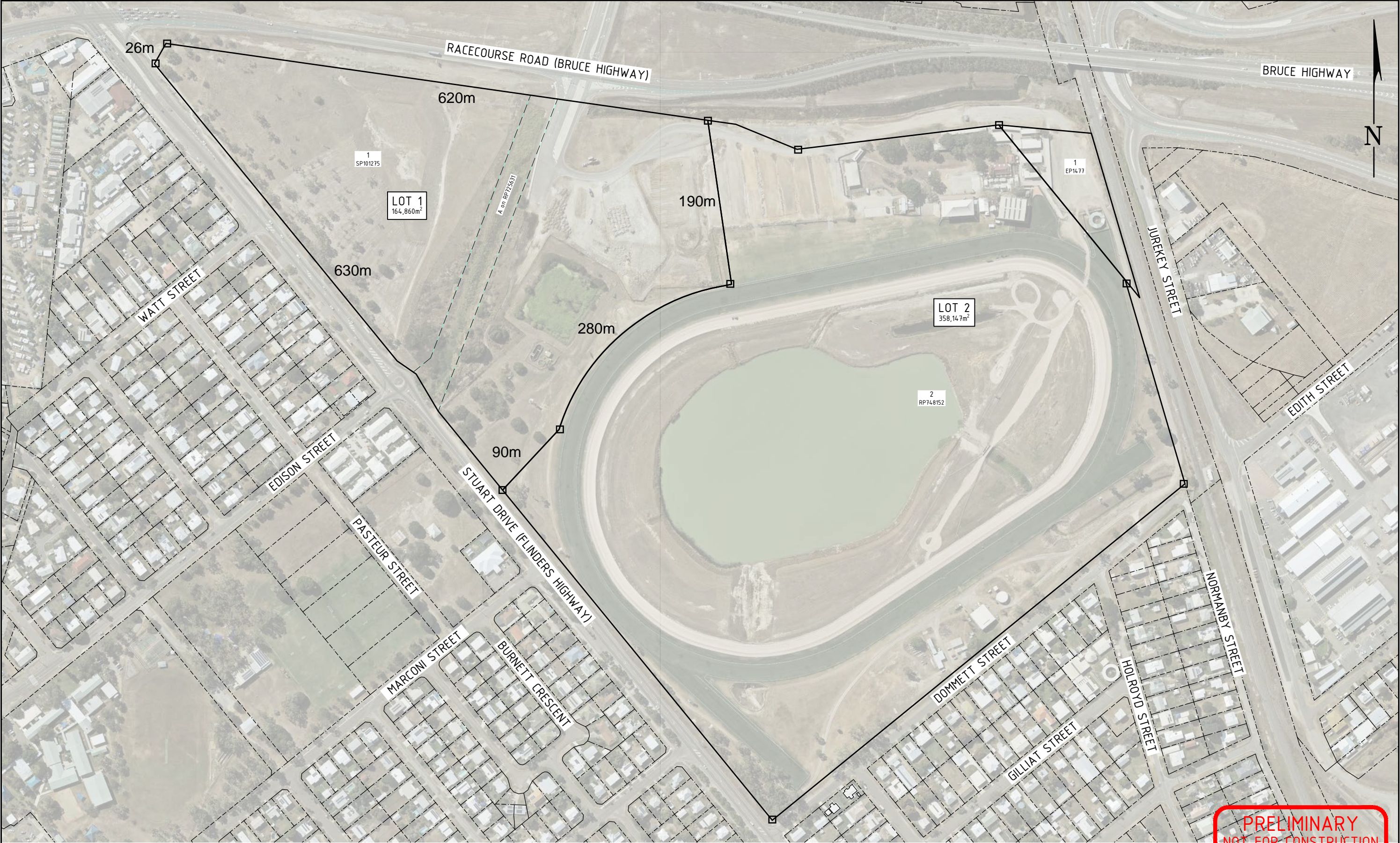


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PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND

- RP boundary.
- Reconfigured boundary.

New lot dimensions subject to detailed survey

ALLOTMENT LAYOUT PLAN

Scale 1:2000 @ A1

ENGINEERING CERTIFICATION

Signed:

ANDREW IAN WALLACE - RPEQ No. 6743

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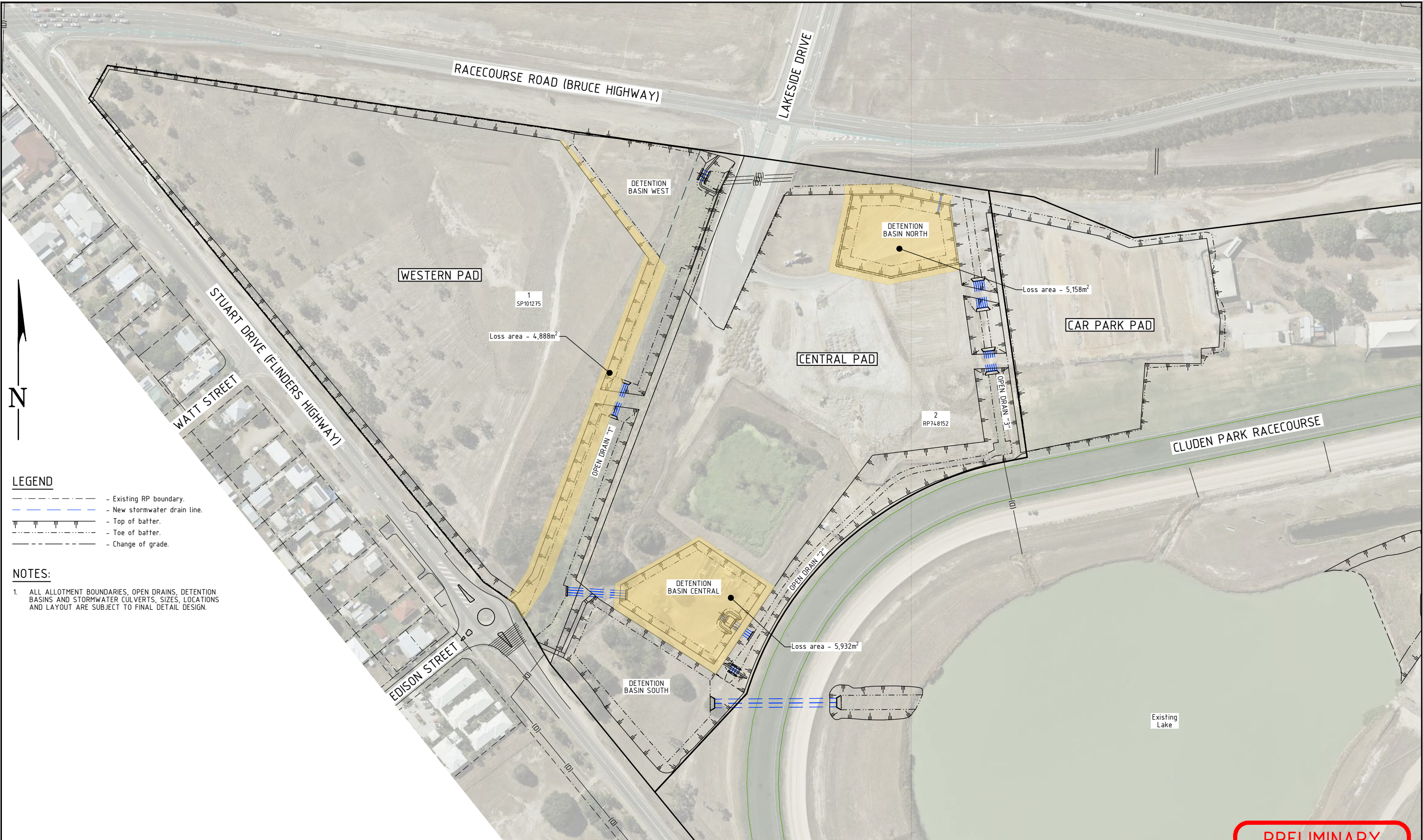


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P1 PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR APPROVAL.		15/08/2024
Issue	Description	Date
Drawn DC Date 15/08/2024	In Association With MCK TSV Pty Ltd	ALLOTMENT LAYOUT PLAN
Checked AW	TOWNSVILLE WATERPARK AND HOTEL	
Approved AW	STUART DRIVE, CLUDEN (1 on SP101275, 2 on RP748152)	
COPYRIGHT ©		
Drawing Number BNC0084/C02		Issue P1



LEGEND

- Existing RP boundary.
- New stormwater drain line.
- Top of batter.
- Toe of batter.
- Change of grade.

NOTES:

1. ALL ALLOTMENT BOUNDARIES, OPEN DRAINS, DETENTION BASINS AND STORMWATER CULVERTS, SIZES, LOCATIONS AND LAYOUT ARE SUBJECT TO FINAL DETAIL DESIGN.

LAYOUT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

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P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR APPROVAL.	26/08/2024
Issue	Description	Date
Drawn DC Date 26/08/2024	In Association With MCK TSV Pty Ltd	REDUCED DEVELOPMENT AREA FOLLOWING REVISED FLOOD MODELLING LAYOUT PLAN
Checked AW	BULK EARTHWORKS	
Approved AW	STUART DRIVE, CLUDEN TOWNSVILLE TURF CLUB	
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Drawing Number BNC0084/C03		Issue P1

Scale 1:1250 @ A1

0 12.5 25 37.5 50m

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