

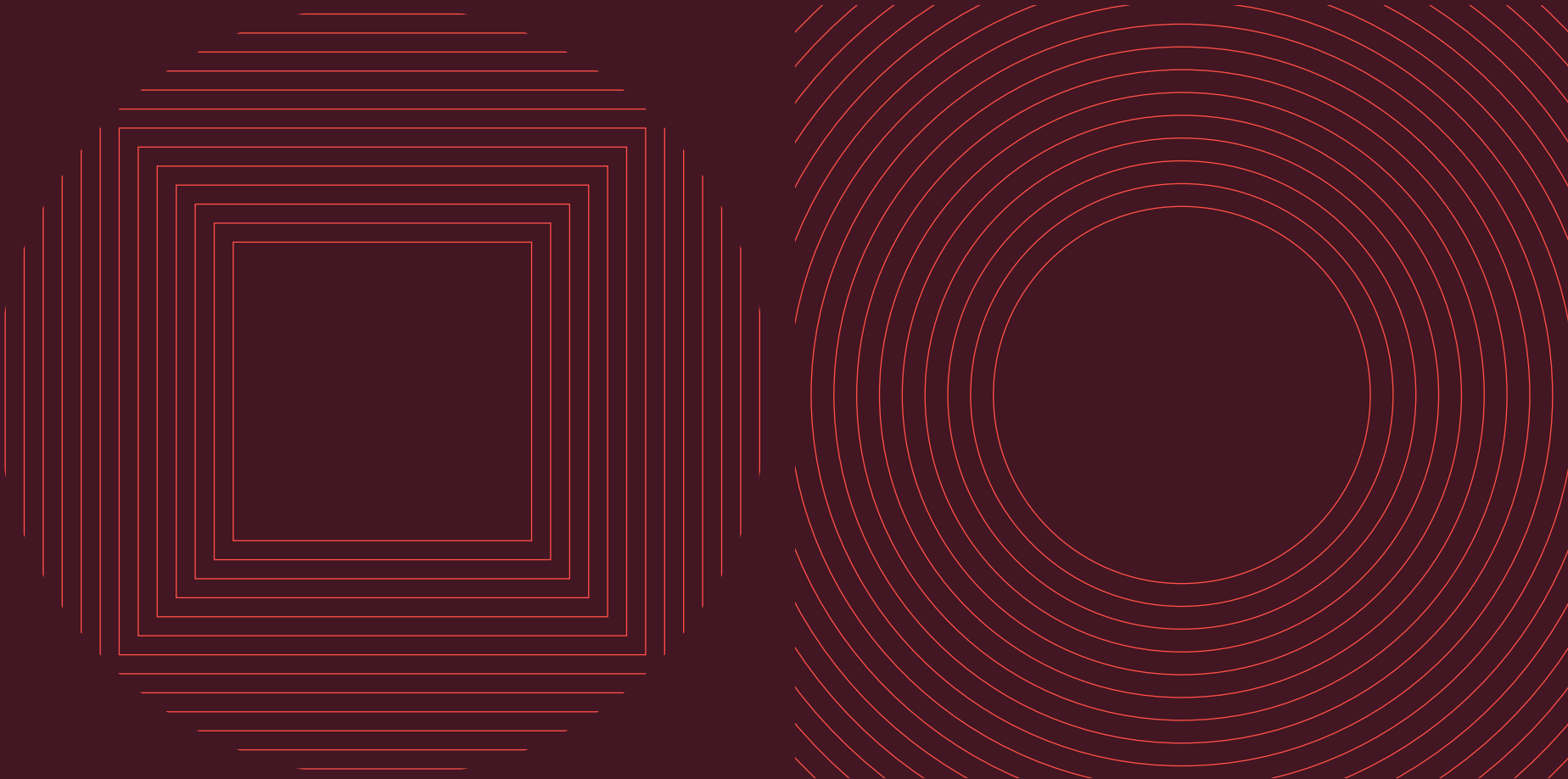
APPENDIX E

Development Concept Plans prepared by Buchan

brazier mott



BUCHAN



Client & Project Team

Oreana has assembled the following consultant team:

- Architect
- Planning Consultant
- Acoustics Engineer
- ESD Consultant
- Services Engineer
- Traffic Engineer
- Waste Consultant
- Civil Engineer
- > Buchan
- > Brazier Motti
- > ADP Consulting
- > ADP Consulting
- > ADP Consulting
- > SLR
- > SLR
- > Premise

Revision	Date	Status	Prepared By
1	06 FEB 2026		Buchan

Contents & Agenda

The Vision

01

Site Analysis

02

Design Principles

03

Architectural
Expression

04

Shadow Studies

05

Architectural
Drawings

06

01 | The Vision

“To create a vibrant and engaging town centre, that is easily accessible, where people love to shop, meet, and connect”

The North Shore Precinct seeks to establish North Townsilles activity and community hub. An anchor which interlinks a variety of social and commercial activity for a growing community. Its convenient location alongside the primary vehicle route in and out of Townsville CBD makes this an ideal place to service not only local residents but those from neighbouring towns and long haul commuters including transport and tourists.

The architecture has been developed in response to local character and environmental surrounds. It seeks to integrate with the natural horizon dominated by Townsilles unique and identifiable mountain ranges. These mountain ranges, symbolic of time and nature, have been utilised in orientation and establishing a sense of place and destination for thousands of years.

The North Shore Precinct seeks to create the norths new destination. A place identified as integrated city linked by landscaped boulevards and amenity providing strong connections to neighbouring surrounds. A place for gathering, a place to replenish and a place to orientate.

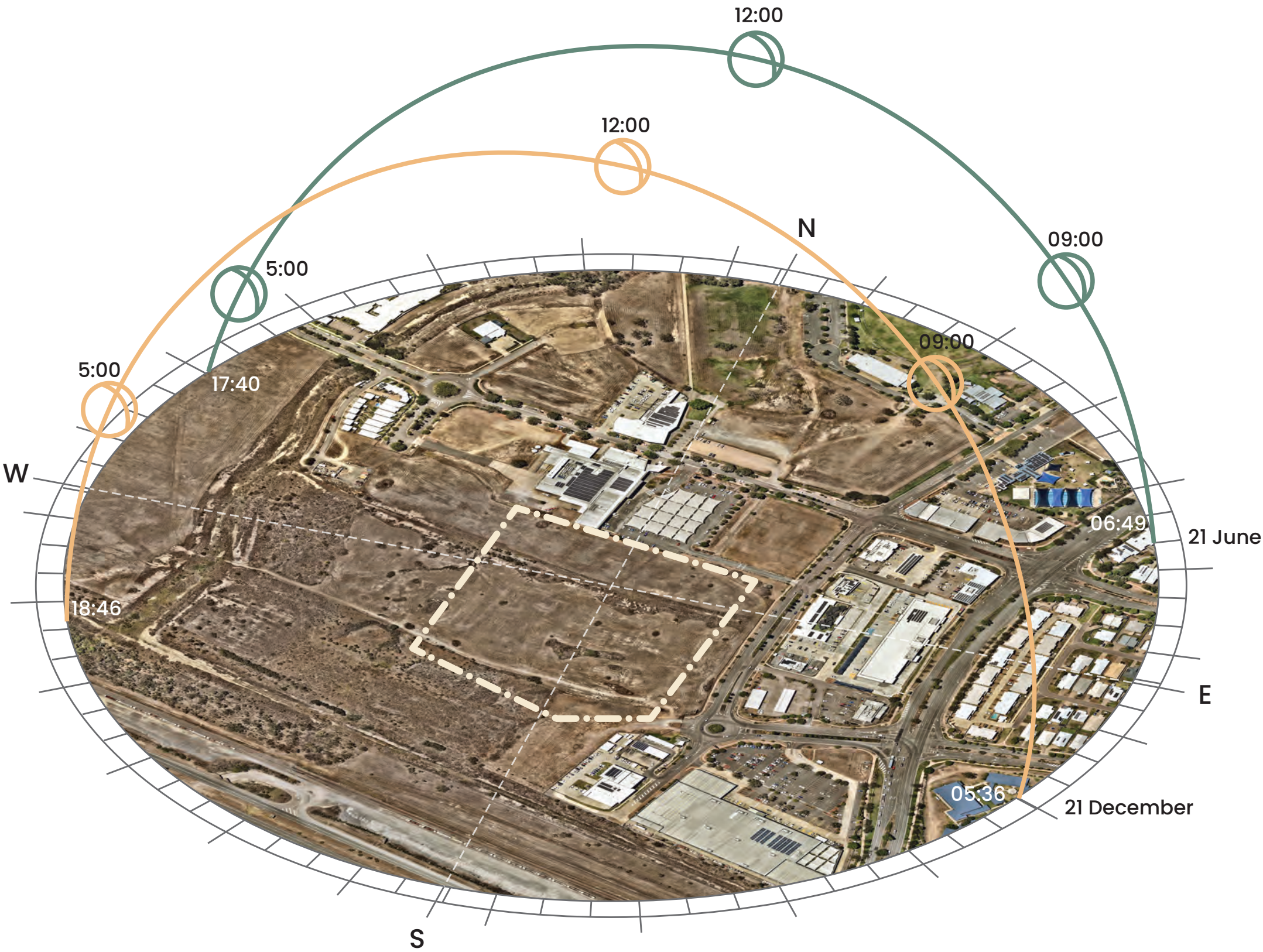
02 | Site Analysis
Proximity



02 | Site Analysis
Zoning and Function



02 | Site Analysis
Sun Diagram

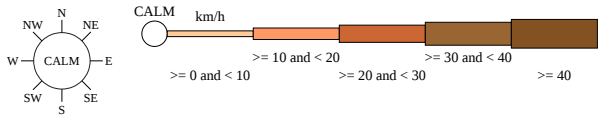


Summer Solstice Sun Path
21 December



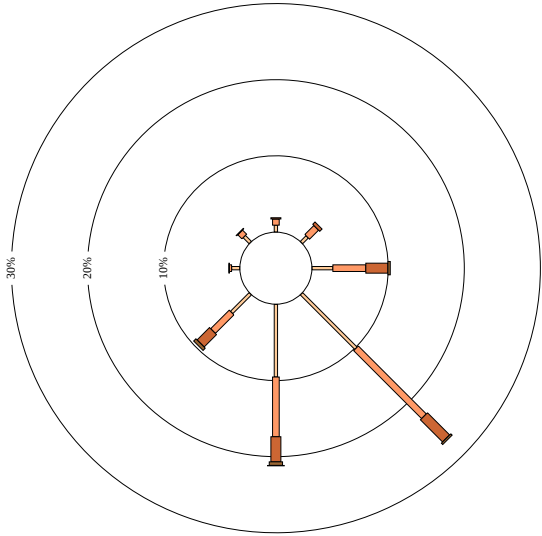
Winter Solstice Sun Path
21 June

02 | Site Analysis
Wind Diagram

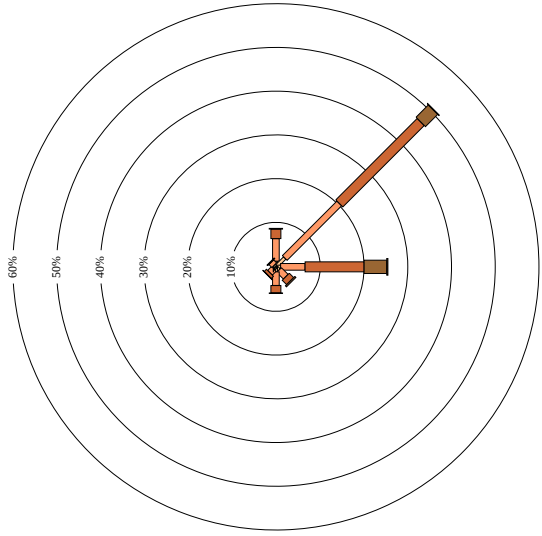


Northern Dry Season
May – Sept

09:00
Calm 24%

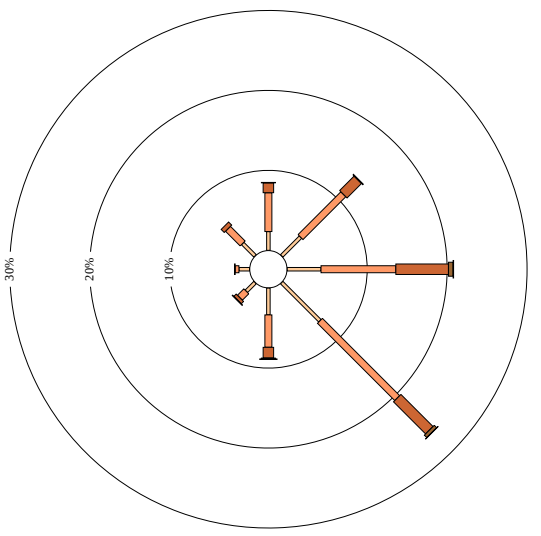


15:00
Calm 1%

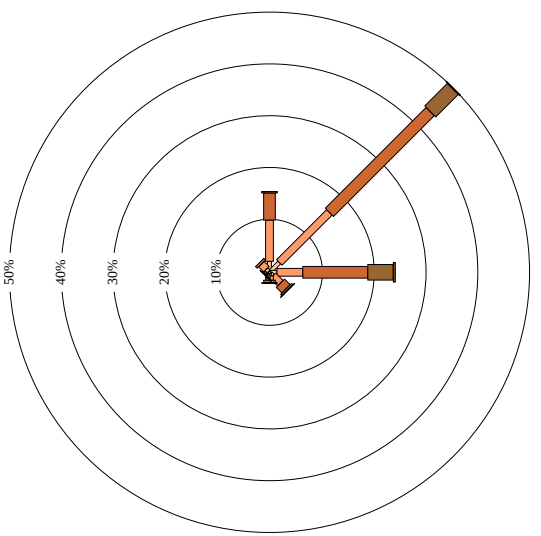


Northern Wet Season
Oct – Apr

09:00
Calm 12%



15:00
Calm 1%



02 | Site Analysis
Streetscape

Mains Street

Mains Street bounds the north of the site and is fronted by the North Shore Tavern to the north, and the North Shore Marketplace to the south.



Market Street

Market Street bounds the east of the site.



02 | Site Analysis
Streetscape

The site is bounded by Main Street to the north, Market Street to the East, Earlando Lane (to be extended south) to the West and the proposed extension of Nexus Drive to the south.



Arcare Aged Care North Shore



Earlando Lane Residential Units



North Shore Tavern



North Shore Marketplace

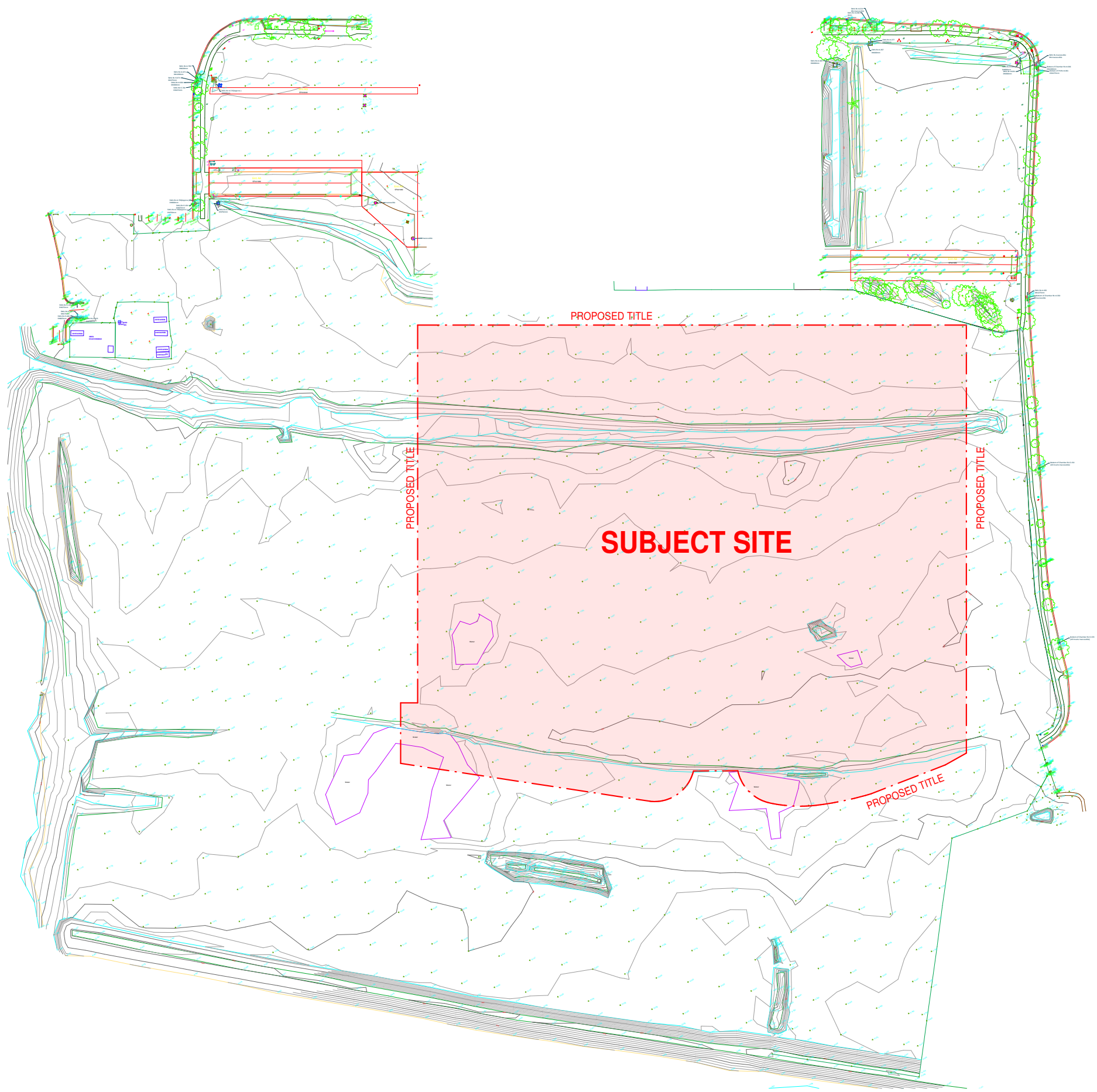


Bunnings North Shore Townsville



North Shore AFL Football Fields

02 | Site Analysis
Topographic Survey



03 | Design Principles Narrative

The North Shore Precinct seeks to create the norths new destination. A place identified as integrated city linked by landscaped boulevards and amenity providing strong connections to neighbouring surrounds.

A place for gathering, a place to replenish and a place to orientate.

"A haven amongst the mountains."

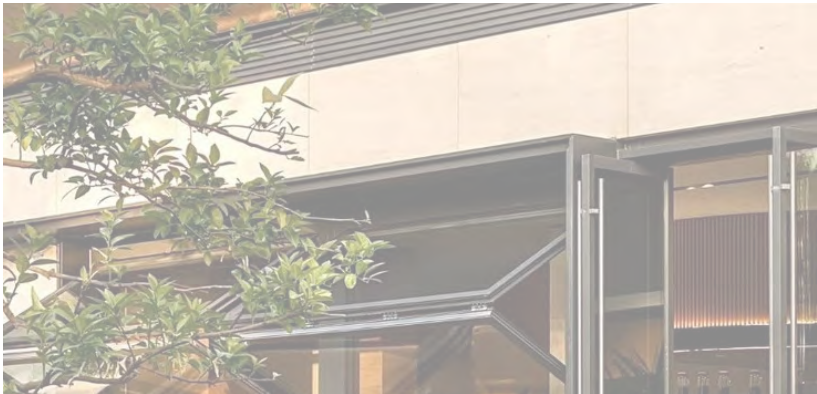
03 | Design Principles
Urban Character



a haven
amongst the
mountains

03 | Design Principles

Defining the Urban Character: The Offer. The Character. The Lifestyle.



Best Practice Retail Centre Design



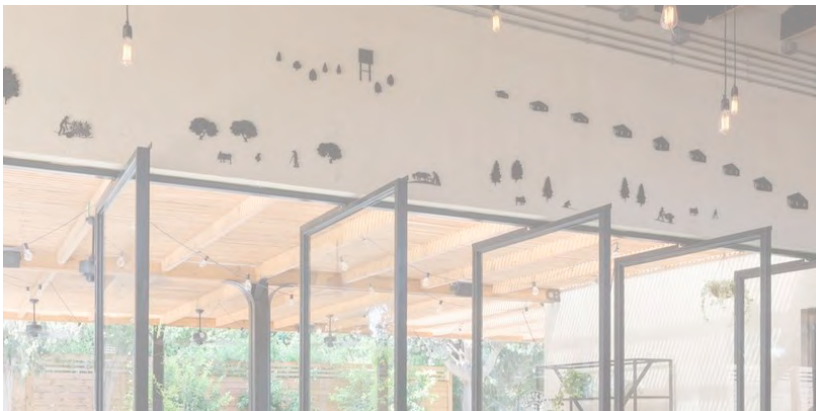
Cost-Efficient Design



Tenant Attraction



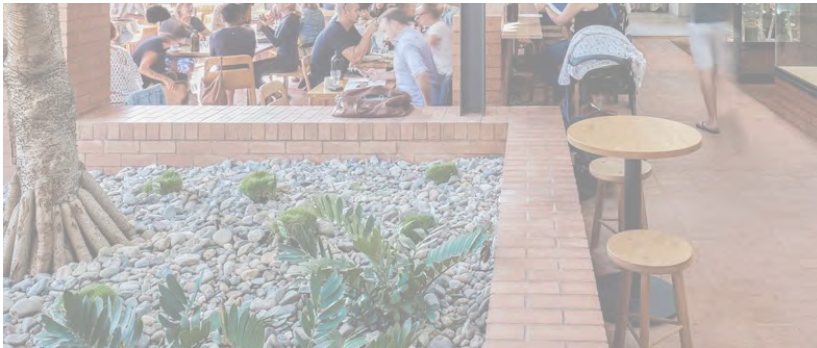
Ease of Access and Parking



Curated Tenancy Mix



Maximising Returns

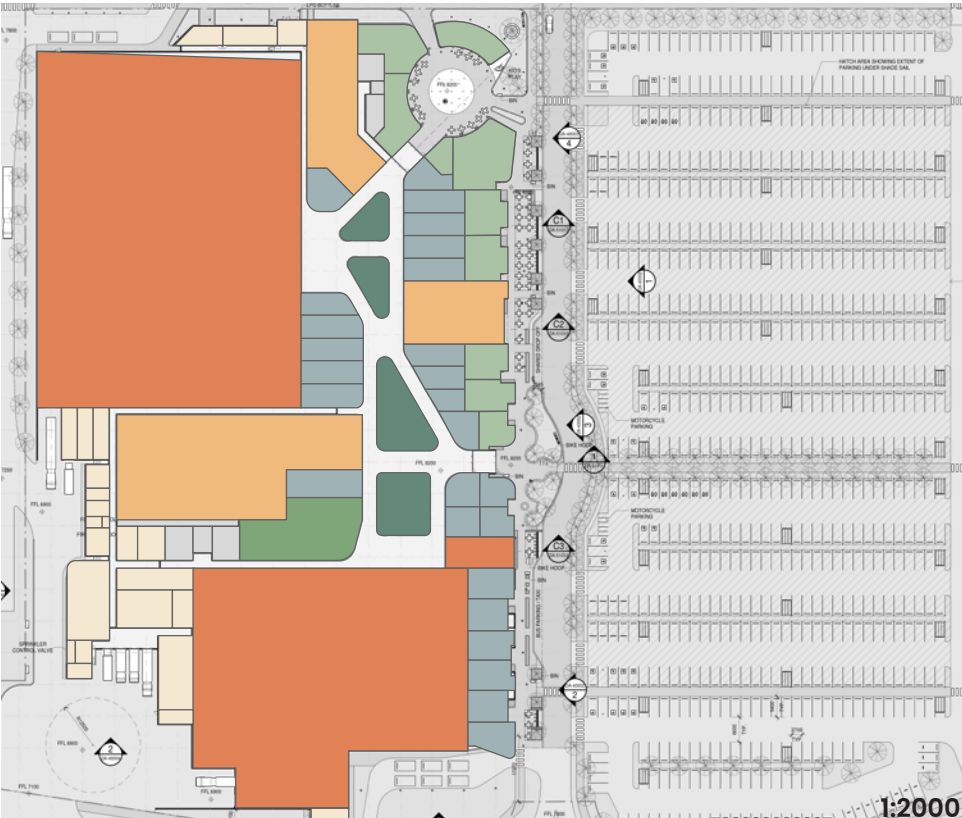


03 | Design Principles
Driving Site Conditions



- NORTH SHORE TOWNSVILLE MARKET
- FUTURE DEVELOPMENT
- CONTEXTUAL CONNECTIVITY
- PEDESTRIAN LINK
- PREDOMINANT VEHICLE THOROUGHFARE
- PERIMETER LOOP ROAD
- PRIMARY CUSTOMER ACCESS
- SECONDARY CUSTOMER ACCESS
- TERTIARY CUSTOMER ACCESS
- PRIMARY ENTRY POINTS & ACTIVITY ZONES
- ACTIVE FRONTAGE
- SENSITIVE EDGE
- STORMWATER NETWORK

03 | Design Principles



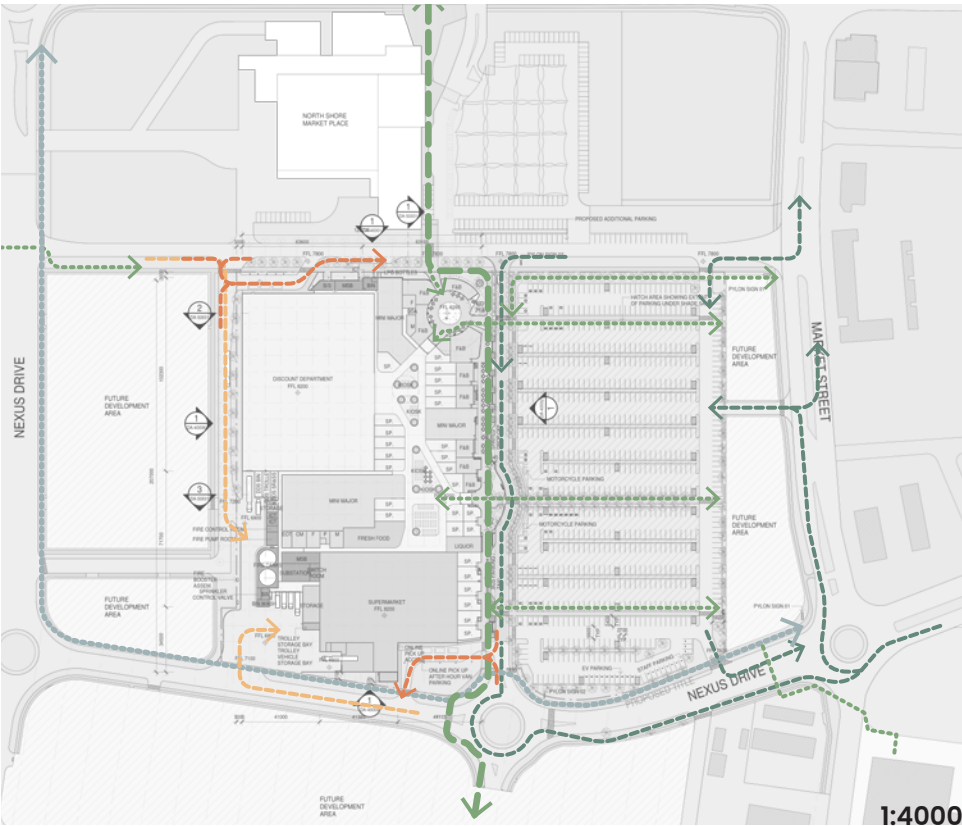
Zoning

- ANCHOR
- MINI MAJOR
- SERVICES
- FRESH
- F&B
- KIOSK
- SPECIALTY RETAIL
- AMENITY



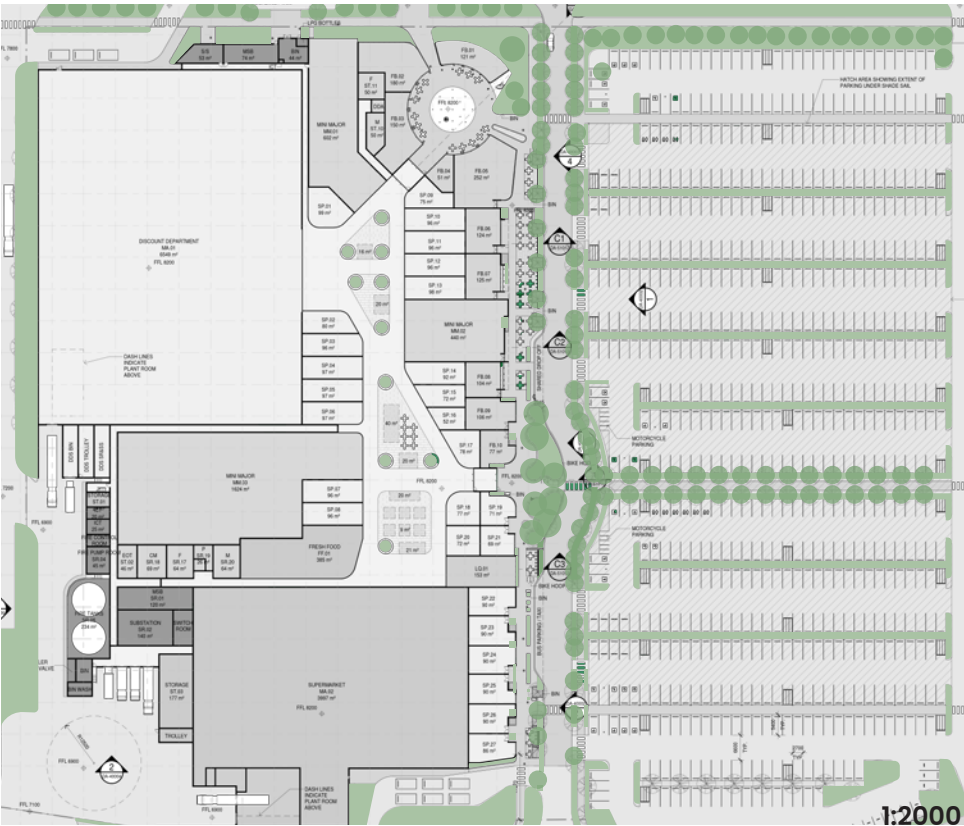
Function

- ACTIVITY CENTRES
- SIGHT LINES
- CUSTOMER CIRCULATION



Pedestrian, Vehicle and Loading circulation

- VEHICLE
- CLICK AND COLLECT
- LOADING
- PEDESTRIAN
- SHARED PEDESTRIAN AND BIKE



Active edge and landscape plan

- LANDSCAPE
- TREE

04 | Architectural Expression
Material Board

