
APPENDIX 8

TOWNSVILLE WATERPARK, HOTEL AND BEACHCLUB PLAN OF DEVELOPMENT



BNC PLANNING
town planning & property development consultants

PLAN OF DEVELOPMENT

TOWNSVILLE WATERPARK, HOTEL AND BEACHCLUB PLAN OF DEVELOPMENT

ASSOCIATED WITH A DEVELOPMENT APPLICATION FOR A PRELIMINARY APPROVAL
PLANNING ACT 2016

IMPACT ASSESSABLE MATERIAL CHANGE OF USE – VARIATION REQUEST UNDER s50 OF THE PLANNING ACT
2016

1-105 RACECOURSE ROAD
CLUDEN QLD 4811

being

LOT 1 ON SP101275 AND LOT 2 ON RP748152

DOCUMENT CONTROL

<u>Prepared by</u>	<u>Client</u>	<u>Report</u>
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Appendix 1 Plan of Development Area and Precinct Plan

Appendix 2 Concept Masterplan

Appendix 3 Townsville Waterpark, Hotel and Beachclub Plan of Development Code

1.0 Preliminary

1.1 Introduction

The *Townsville Waterpark, Hotel and Beach Club Plan of Development* (the Plan of Development) has been prepared as a framework for managing the future development of land addressed as 1-105 Racecourse Road, Cluden QLD 4811 more particularly described as being Lot 1 on SP101275 and Lot 2 on RP748152. See **Appendix 1 – Plan of Development Area**.

1.2 Masterplan Vision

Located in a Greenfield site in Cluden, the Townsville Waterpark, Hotel and Beachclub masterplan project proposes to establish a mixed-use, tourism, recreation, entertainment and accommodation hub anchored by a water-based theme park.

As a sunny coastal city where the vibrant community thrives amidst the tropical climate, the addition of a waterpark and beachclub 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 beachclub 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 short and long term accommodation, 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.

1.3 Character

The intention is to create a unique community destination providing for a range of integrated water-based recreation and entertainment activities, supported by framing commercial and accommodation land uses. The site is an urban zoned, infill brownfield site which offers the opportunity to create a new, modern, endemic sense of place through considered place-making urban design outcomes. This involves making use of the open space assets available both within the development and as shared with the adjoining Townsville Turf Club. The character and streetscape should foster a clear sense of destination and landmarkation.

1.4 Applicability

The provisions of the Plan of Development apply to the Plan of Development Area identified in **Appendix 1**.

1.5 Extent of Variation

The intent of the Plan of Development and the extent to which it seeks to vary the Townsville City Plan is described below:

- define the extent to which the associated development application seeks to vary the effect of the Townsville City Plan;
- establish the area to which the Plan of Development is applicable (the Plan of Development Area);
- set levels of assessment for future development by way of a Table of Assessment;
- set assessment benchmarks for future development by way of a Table of Assessment;
- establish a Plan of Development Code applicable to development within the Plan of Development Area;
- establish an ongoing application framework which will ensure an efficient development assessment process for future uses.

Note – the Plan of Development involves new codes and assessment benchmarks as well as new tables of assessment which seek to change the current categories of development and assessment applied under the planning scheme.

1.6 Relationship with the Planning Act 2016

The Plan of Development forms part of the parent development application made under section 50 of the *Planning Act 2016* (the Act) seeking a Preliminary Approval to vary the effect of a local planning instrument (Townsville City Plan) as it applies to the Plan of Development Area, pursuant to section 61 of the Act.

2.0 Purpose Statement

- (1) The purpose of the Plan of Development is to create a unique, landmark community destination providing for a range of integrated tourism, recreation, entertainment and accommodation activities that takes advantage of the sites sport and recreation zoning, proximity to high order transport infrastructure and high level of access to other existing urban infrastructure networks.

More specially, the purpose and vision of the Plan of Development is to establish a planning framework to deliver a landmark, integrated 'waterplay' based tourism and entertainment destination supported by a mix of support services that will establish a State significant social infrastructure asset for the community.

- (2) The purpose of the PoD will be achieved through the outcomes identified within the Townsville Waterpark, Hotel and Beachclub Plan of Development Code.

3.0 Categories of Development and Assessment

3.1 Preliminary

The table of assessment identifies the categories of development and assessment and the assessment criteria for development within the Plan of Development Area.

3.2 Reading the Table of Assessment

The table identifies the following:

- (1) The category of development:
 - (a) prohibited;
 - (b) accepted, including accepted with requirements; and
 - (c) assessable development that requires code or impact assessment
- (2) The category of assessment, being code or impact, for assessable development in:
 - (a) a zone and, where used, a precinct or sub-precinct of a zone;
 - (b) an overlay where used.
- (3) the assessment benchmarks for assessable development and requirements for accepted development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks for assessable development and requirements for accepted development' column);
 - (b) if there is an overlay:
 - (i) whether an overlay code applies (shown in Table 5.9.1 of the Townsville City Plan); or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks for assessable development and requirements for accepted development' column) applies;
 - (c) any other applicable code(s) (shown in the 'assessment benchmarks for assessable development and requirements for accepted development' column).
 - (d) any requirements for accepted development which will need to be met in order for the development to remain accepted.
- (4) any variation to the category of assessment (shown as an 'if' in the 'Categories of development and assessment' column) that applies to the development.

3.3 Determining the Categories of Development and Assessment

The process for determining a category of development and category of assessment is:

For a material change of use:

- (a) establish the use by reference to the use definitions in Schedule 1;
- (b) determine the category of development and assessment by reference to *Table 1 – Categories of Development and Assessment – Plan of Development*;

- (c) determine the assessment benchmarks by reference to *Table 1 – Categories of Development and Assessment – Plan of Development*;
- (d) if an overlay applies, refer to section 5.9 Categories of development and assessment-Overlays within the Townsville City Plan, to determine if the overlay further changes the category of development or assessment.

For other development types (Reconfiguring a lot, Operational works and Building works) the provisions of the Townsville City Plan apply.

3.4 Categories of Development and Assessment – Plan of Development

The following table identifies the categories of development and assessment and the corresponding assessment benchmarks for assessable development and accepted development for material change of use development within the Plan of Development area. The Plan of Development only applies to material change of use development. For other development types the provisions of the Townsville City Plan apply.

Table 1 – Categories of Development and Assessment – Plan of Development

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Park	Accepted development	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity.	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes.	No assessment benchmarks apply
	Assessable development - Code assessment	
	Otherwise	Plan of Development Code and the following codes from the Townsville City Plan: Healthy waters code Landscape code Transport impact, access and parking code Works code

Caretaker's accommodation	Accepted development subject to requirements	
		Plan of Development Code and the following codes from the Townsville City Plan: Works code
Bar Club Shop	Assessable development - Code assessment	
	If located in Precinct 3.	Plan of Development Code and the following codes from the Townsville City Plan: Healthy waters code Landscape code Transport impact, access and parking code Works code
Food and drink outlet	Assessable development – Code assessable	
	If located within Precinct 3. OR If: (a) located in Precinct 1; and (b) the gross floor area does not exceed 600m ² . <i>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.</i>	Plan of Development Code and the following codes from the Townsville City Plan: Healthy waters code Landscape code Transport impact, access and parking code Works code
Showroom	Assessable development – Code assessable	
	If: (a) located within Precinct 1 or 2; and (b) the gross floor area does not exceed 1,000m ² . <i>Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross</i>	Plan of Development Code and the following codes from the Townsville City Plan: Healthy waters code Landscape code Transport impact, access and parking code Works code

	<i>floor area forming part of the development application.</i>	
Multiple dwelling Rooming accommodation	Assessable development - Code assessment	
	If located in Precinct 2.	Plan of Development Code and the following codes from the Townsville City Plan: Healthy waters code Landscape code Transport impact, access and parking code Works code
Child care centre Community care centre Community use Educational establishment Emergency services Function facility Health care services Hotel Indoor sport and recreation Market Outdoor sport and recreation Short-term accommodation Tourist attraction Tourist park	Assessable development – Code assessment	
		Plan of Development Code and the following codes from the Townsville City Plan: Healthy waters code Landscape code Transport impact, access and parking code Works code
Any other use not listed in this table. Any other undefined use.	Assessable development - Impact assessable	
		The planning scheme The Plan of Development

SCHEDULE 1

DEFINITIONS

SCHEDULE 1 Use definitions

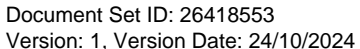
All use definitions applicable for the purpose of applying this Plan of Development are to be taken from Schedule 1 of the Townsville City Council Planning Scheme 2014 (City Plan 2014) as it occurs at the date of the approval of this Plan of Development, with the exception of any variations outlined in **Table SC1.0** below:

Table SC1.0–Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples

APPENDIX 1

PLAN OF DEVELOPMENT AREA AND PRECINCT PLAN





PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND

- RP boundary.
- Reconfigured boundary.

New lot dimensions subject to detailed survey

ALLOTMENT LAYOUT PLAN

Scale 1:2000 @ A1

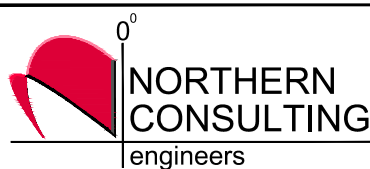
0 20 40 60 80m

ENGINEERING CERTIFICATION

Signed:

ANDREW IAN WALLACE - RPEQ No. 6743

THE ORIGINAL OF THIS DOCUMENT IS COMPLETED TO THE SCALE NOTED.
AS REPRODUCTION CAN DISTORT SIZE & SHAPE USE ONLY THE DIMENSIONS
PROVIDED ON ARCHITECTURAL &/OR ENGINEERING DRAWINGS. VERIFY
DIMENSIONS ON SITE BEFORE CONSTRUCTION.



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Traffic | Flood Modelling

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All work is to be carried out in accordance
with LOCAL AUTHORITY'S standard details.

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

PLAN OF DEVELOPMENT - PRECINCT PLAN



APPENDIX 2

CONCEPT MASTERPLAN



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		
FUTURE DEVELOPMENT SITE 2		11,100m2
		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)

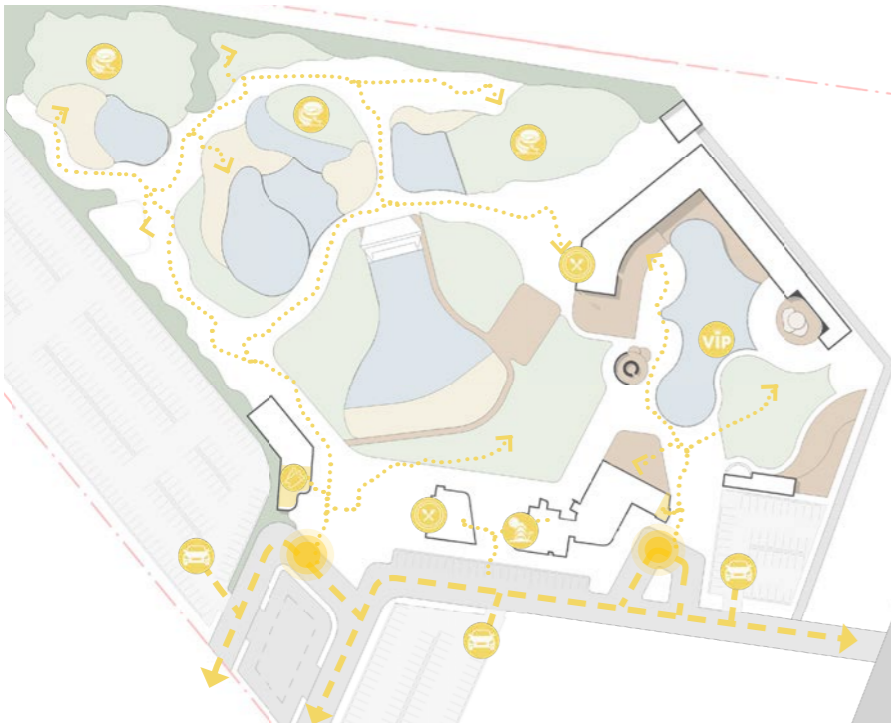
HOTEL SUITES		
- LEVEL 1	SUITES	x 12
- LEVEL 2	SUITES	x 12
- LEVEL 3	SUITES	x 12
- LEVEL 4	SUITES	x 12
- LEVEL 5	SUITES	x 12
- LEVEL 6	SUITES	x 12
TOTAL		x 72 EXTRA ROOMS
TOTAL HOTEL ROOMS		x 281

HOTEL EXPANSION OPTIONS:

OPTION 1 (EXTENSION OF EXISITING)

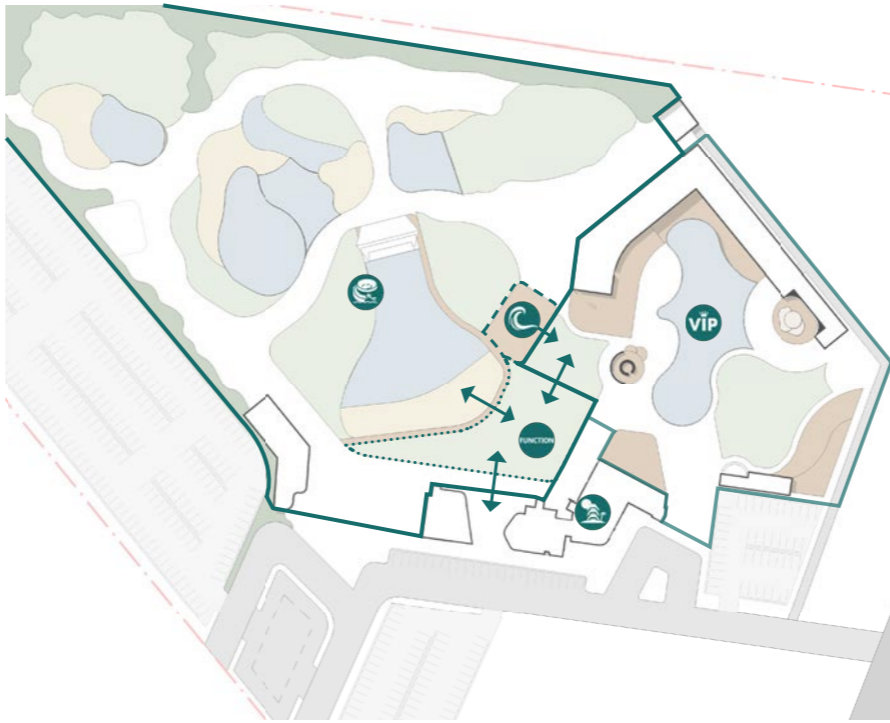
HOTEL SUITES		
- LEVEL 1	SUITES	x 28
- LEVEL 2	SUITES	x 28
- LEVEL 3	SUITES	x 28
- LEVEL 4	SUITES	x 28
- LEVEL 5	SUITES	x 28
- LEVEL 6	SUITES	x 28
- LEVEL 7	SUITES	x 28
TOTAL		x 196 EXTRA ROOMS
TOTAL HOTEL ROOMS		x 405

DESIGN RESPONSE
WATERPARK, VIP BEACH CLUB & HOTEL



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

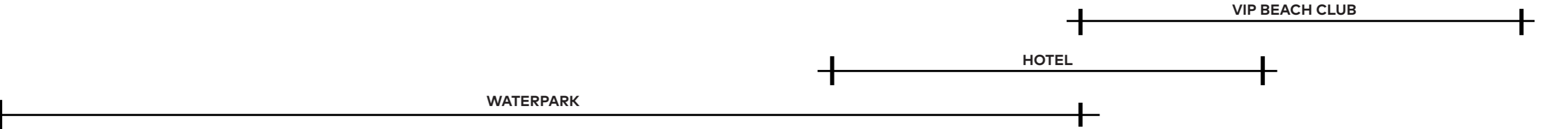
- Three key zones (Water park, Hotel and VIP club) are established within the site
- The inclusion of optional adaptable areas allow for outdoor functions spaces or high- capacity VIP events



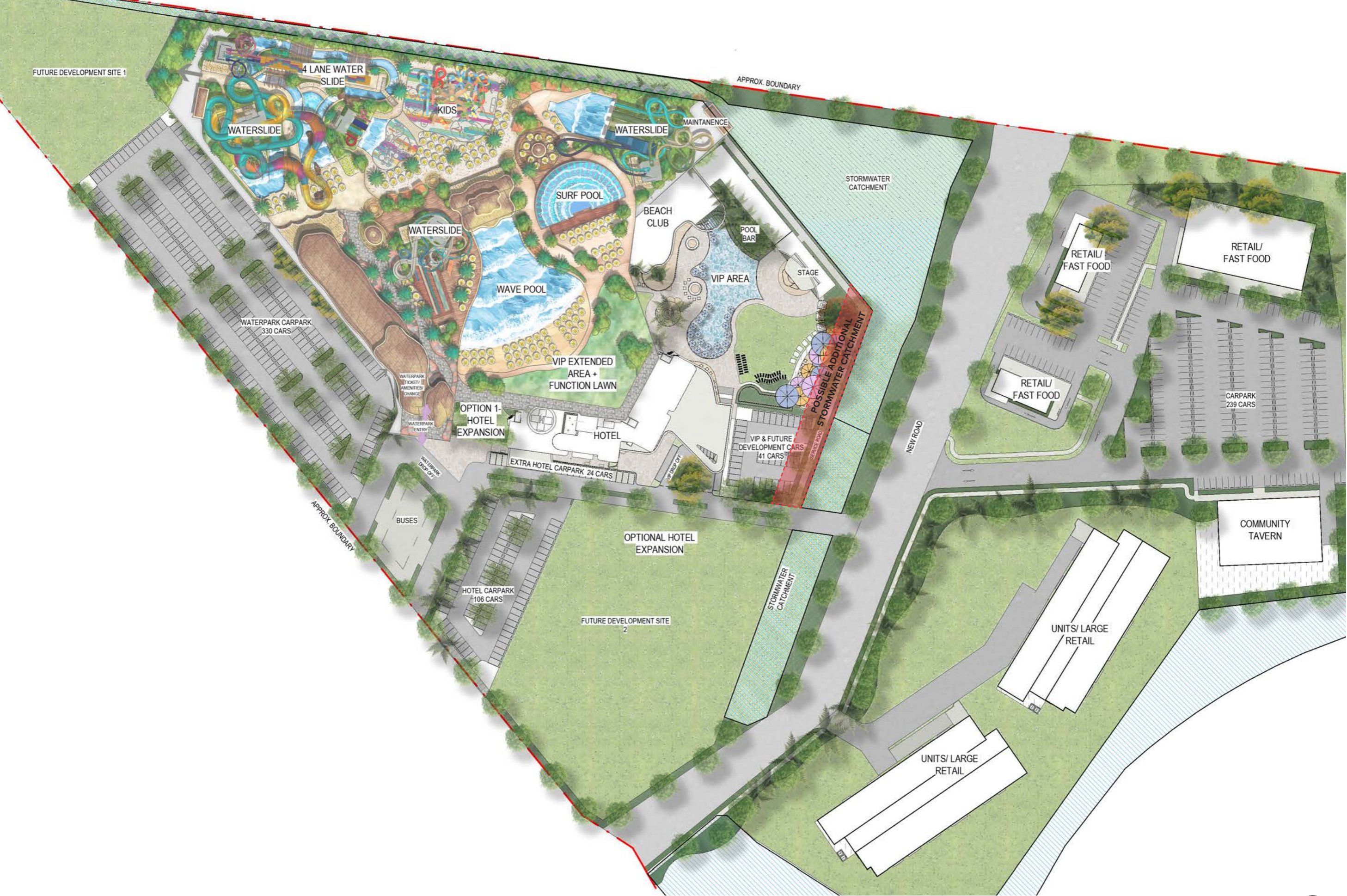
03 ACTIVATION AND ENGAGEMENT

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

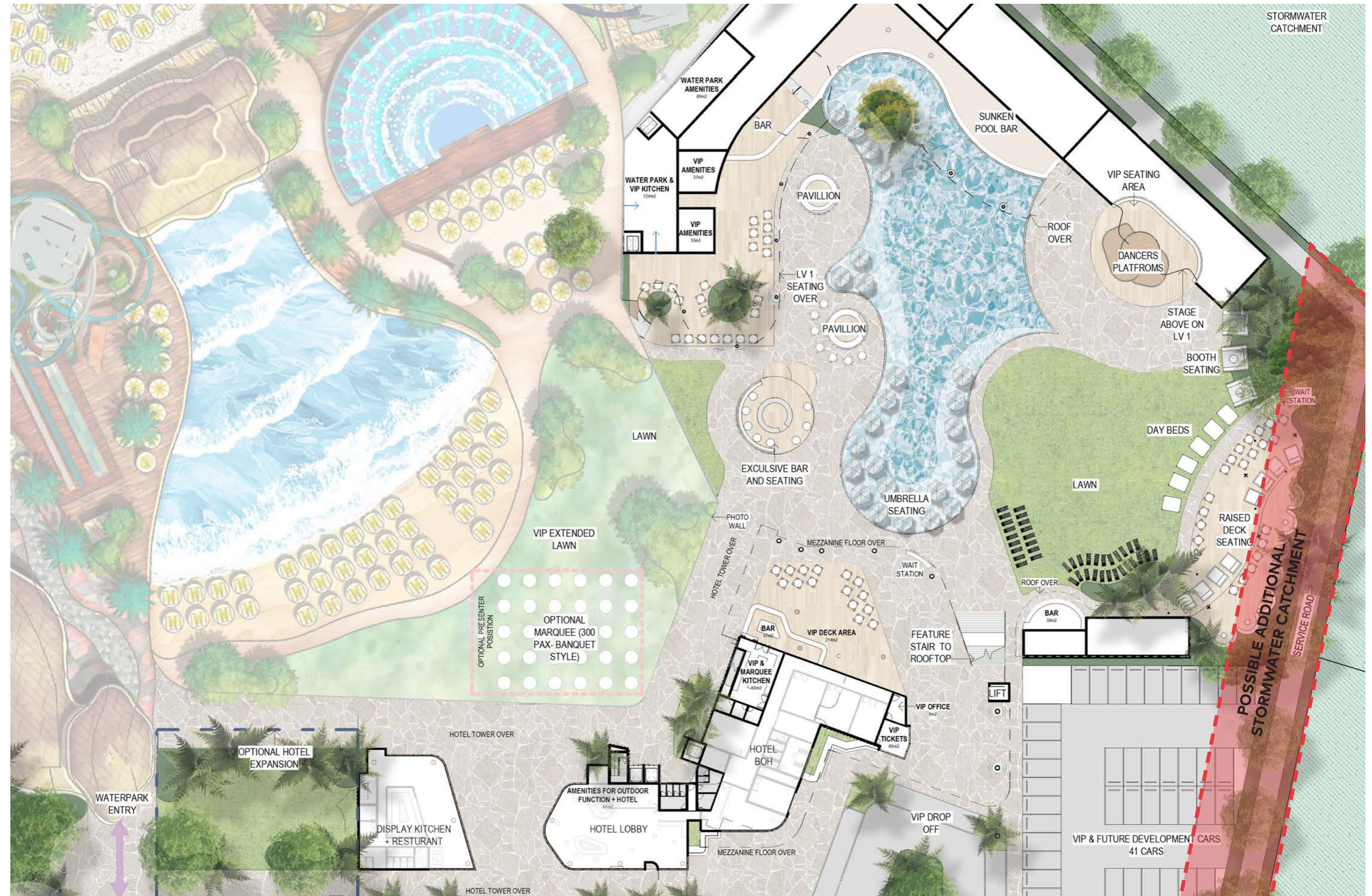
SITE ELEVATION



MASTERPLAN



VIP BEACH BLUB



LEVEL 1
VIP BEACH CLUB



VISUALISATION
VIP BEACH CLUB - BAR / POOL VIEW



VISUALISATION
VIP BEACH CLUB - AERIAL VIEW

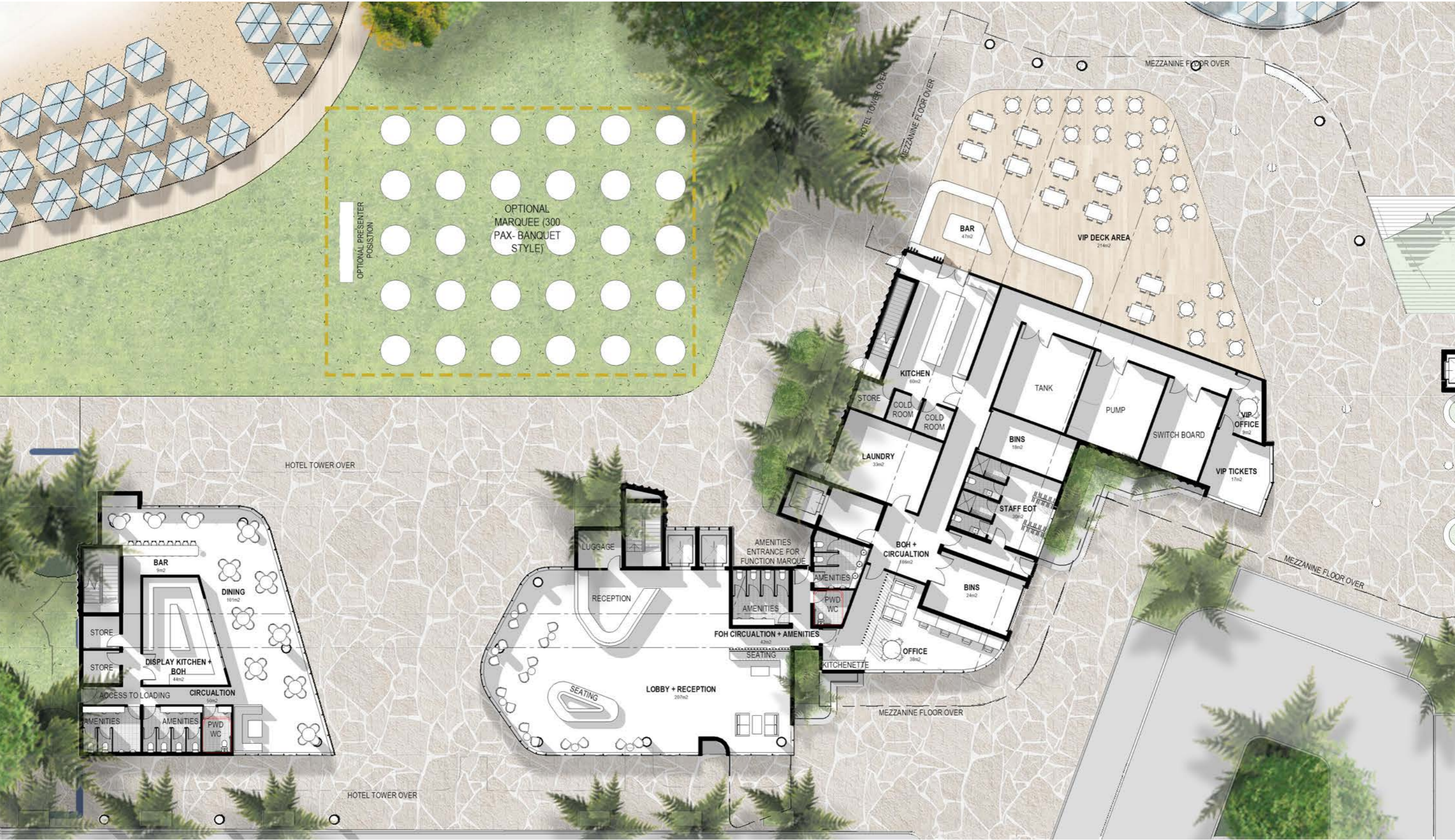


VISUALISATION
VIP BEACH CLUB - VIEW TO HOTEL



SEPTEMBER 2024

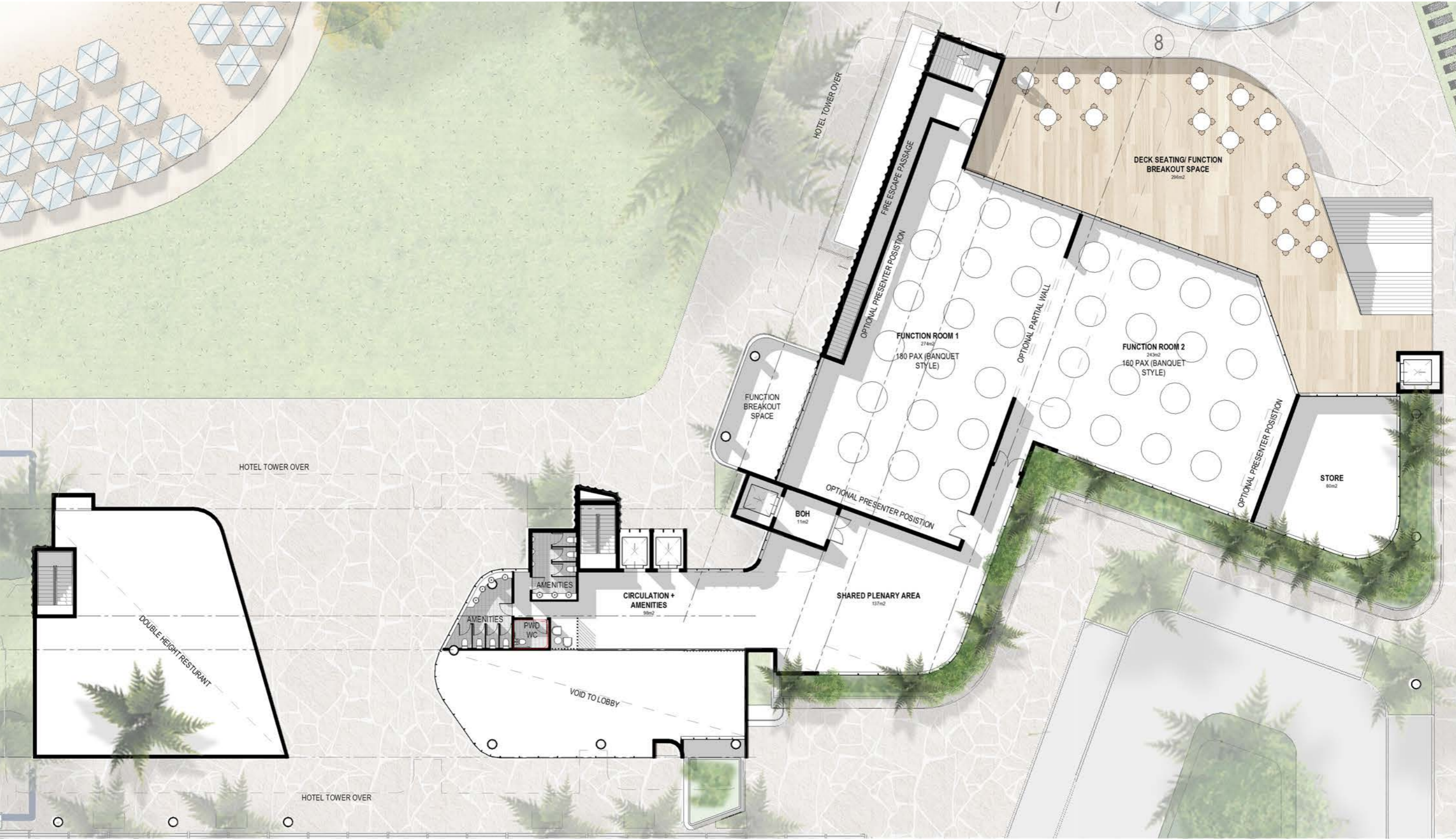
GROUND FLOOR
HOTEL



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

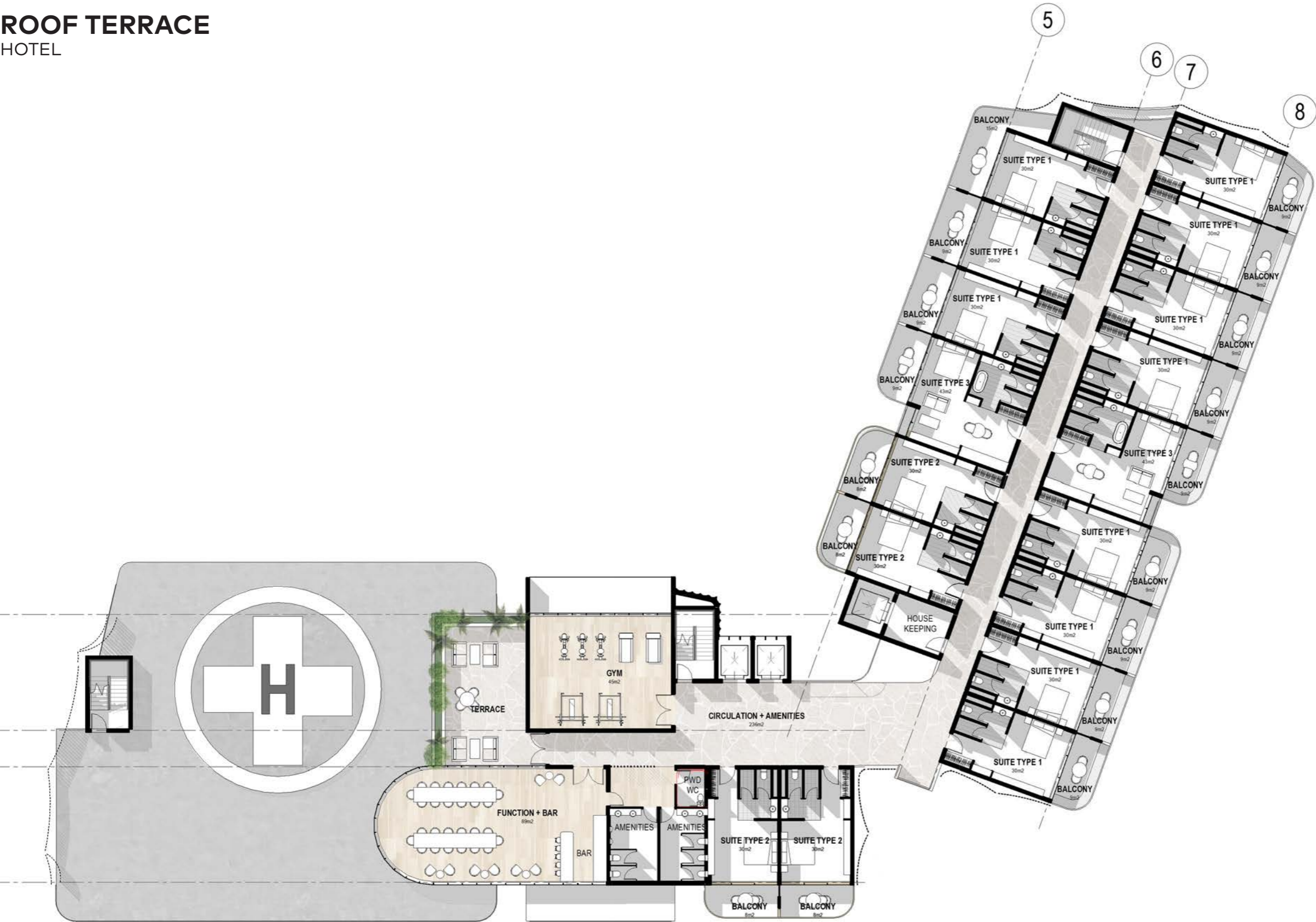


SUITE YEILD	
SUITE TYPE 1 (SML)	x27
SUITE TYPE 1 (LARGE)	x5
TOTAL	x32

GFA	
SUITES	930m ²
BALCONIES	317m ²
COMMON AREAS	250m ²
TOTAL	1,497m ²



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



SEPTEMBER 2024

VISUALISATION
HOTEL - VIEW FROM WATER PARK





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APPENDIX 3

TOWNSVILLE WATERPARK, HOTEL AND BEACHCLUB PLAN OF DEVELOPMENT CODE

Townsville Waterpark, Hotel and Beachclub Plan of Development Code

Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

Purpose

1. The purpose of the Townsville Waterpark, Hotel and Beachclub Plan of Development Code (the POD Code) is:

To create a unique landmark community destination providing for a range of integrated tourism, recreation, entertainment and accommodation activities that takes advantage of the sites sport and recreation zoning, proximity to high order transport infrastructure and high level of access to other existing urban infrastructure networks;

More specifically, the POD Code will support the delivery of the masterplan vision and purpose statement of the Townsville Waterpark, Hotel and Beach Club Plan of Development.

2. The Purpose of the POD Code will be achieved through the following overall outcomes:
 - (a) development directly supports the primary tourism, recreation, entertainment and accommodation function of the site;
 - (b) development provides for the co-location of complementary and compatible commercial and community-related activities;
 - (c) development does not restrict public access and does not detract from the primary function of the site for tourism, recreation, entertainment and accommodation activities;
 - (d) built form and landscaping create an attractive, pedestrian oriented streetscape, and visual amenity along major roads is improved;
 - (e) development provides for safe and convenient internal pedestrian and cyclist pathways and external connections to existing and proposed public transport infrastructure and surrounding activities wherever possible;

- (f) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
- (g) development is designed and operated to minimise adverse impacts on the amenity of surrounding residential neighbourhoods;
- (h) development does not involve industrial uses;
- (i) development does not compromise the intended role or successful functioning of surrounding centres.
- (j) Development does not involve full line supermarkets, discount department stores or department stores;
- (k) development does not compromise the ongoing operation of the Cluden racecourse.
- (l) high-quality public spaces are created that optimise opportunities for community interaction.
- (m) the design of development assists in preventing antisocial behaviour and supporting personal safety.
- (n) Development applies urban design practices that achieve:
 - a. strong integration and consolidation through built form and layout;
 - b. a high quality public realm, with attractive, safe and useable public spaces and streets;
 - c. active uses that attract people on key pedestrian circulation streets and major frontages;
 - d. buildings constructed at or close to the street on key frontages and parking areas and access ways that do not dominate major frontages and pedestrian routes;
 - e. a high level of pedestrian and cyclist accessibility and accessibility by public transport;
 - f. a human scale and pedestrian comfort (shelter and shade), at street level;
 - g. climate responsive design, with the opportunity to adopt sustainable building designs beyond current best practice; and
 - h. connectedness between green spaces and the wider network of natural assets, where practicable.

3. The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Precinct 1 – Fast Food / Community Services:

- (a) promotes drive through food and drink offerings and a community tavern (Hotel) co-located at the entry to the Cluden Racecourse;
- (b) other supported uses may include Child care centre, Community use, Educational establishment, Health care services or Indoor sport and recreation; and
- (c) buildings within the precinct are low-rise (up to 3 storeys in building height) and create a sensitive transition in scale from the Cluden Racecourse.

Precinct 2 – Units / Retail:

- (a) promotes medium to high-rise and high density multiple dwellings and rooming accommodation;
- (b) may accommodate Showroom or large format retail;
- (c) where residential uses are proposed, development provides a high quality residential environment which capitalises on the precinct's proximity to Precinct 3 and the Idalia district centre precinct;
- (d) other supported uses may include Child care centre, Community use, Educational establishment, Health care services or Indoor sport and recreation; and
- (e) buildings within the precinct are generally up to 12 storeys;

Precinct 3 – Waterpark, Hotel & Beach Club

- (a) establishes a new water theme park, entertainment and bar areas, restaurant and food and drink offerings, a range of complimentary small scale shop and retail outlets internalized to the theme park and integrated short-term accommodation;
- (b) is to be the primary and dominate land use outcome for the overall development.
- (c) maintains and supports further development of tourism, recreation, entertainment and accommodation uses in areas identified for future development;
- (d) provides integrated pedestrian pathways achieve a high level of permeability throughout the precinct and with the greater Plan of Development area; and
- (e) buildings within this precinct are generally up to 15 storeys.

Assessment Benchmarks

Table 1.0 – Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Amenity	
PO1 Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the local area.	AO1 The open area used for the storage of refuse, vehicles, machinery, goods and materials on the site is: <ul style="list-style-type: none"> (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen fence.
PO1 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO1.1 Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	AO1.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .
PO3 Residential uses are provided with a reasonable level of privacy.	AO3.1 Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	AO3.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO4 Residential uses centre are provided with a reasonable level of private outdoor living space.	AO4 Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: <ul style="list-style-type: none"> (a) a minimum area of 9m²; (b) a minimum dimension of 3m; and

	(c) clear of any utilities such as gas, water tanks and air conditioning units.
Caretaker's accommodation	
PO2 Development does not compromise the effective operation of the primary use.	AO2.1 No more than one (1) caretaker's accommodation unit is provided on the site.
	AO2.2 The caretaker's accommodation unit has a gross floor area of no more than 70m ² .
For assessable development	
Role and function	
PO1 Development does not prejudice or detract from the primary purpose of the Townsville Waterpark, Hotel and Beach Club Plan of Development.	No acceptable outcome is nominated.
PO2 Uses occur on a site where they: (a) directly support or are directly allied with the primary purpose of the Townsville Waterpark, Hotel and Beach Club Plan of Development; or (b) are subordinate to that primary function.	No acceptable outcome is nominated.
PO3 Development is consistent with the intended role, scale and character of the Townsville Waterpark, Hotel and Beach Club Plan of Development and does not compromise the intended role or successful functioning of the centres hierarchy.	No acceptable outcome is nominated. Editor's note —Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.
Design and built form	
PO5 The design of the precinct provides for: (a) efficient use of the available land; (b) a coherent and integrated built form, public realm and circulation networks; (c) central, accessible and attractive public spaces for people to congregate and interact; (d) continuity and complementarity of streetscape and landscape characteristics; (e) pedestrian friendly and visually interesting frontages to streets and public spaces;	No acceptable outcome is nominated.

<p>(f) optimum energy efficiency;</p> <p>(g) a compatible mix of uses;</p> <p>(h) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and</p> <p>(i) sensitive transitioning of built form and uses to surrounding land.</p> <p>Editor's note—Applicants may be requested to prepare centre design master plans to demonstrate compliance with this performance outcome.</p>	
<p>PO6 Building setbacks and orientation provide for an attractive streetscape and character, that is also sympathetic to existing characteristics of the local area.</p>	No acceptable outcome is nominated.
<p>PO7 Development is sympathetic to the scale of surrounding buildings, avoids expanses of blank walls and includes features that contribute to an attractive streetscape.</p>	<p>A07.1 The maximum length of any unarticulated wall is 15m, without a change in plane of at least 0.75m.</p>
	<p>A07.2 Landscaping is provided along the street frontage, including substantive planting along at least 50% of the length of the frontage.</p>
<p>PO8 Streetscape treatments and street trees are provided along the street frontage to create a visually cohesive precinct and enhance pedestrian amenity.</p>	No acceptable outcome is nominated.
<p>PO9 Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p>	No acceptable outcome is nominated.
<p>PO10 Built form maximises use of natural ventilation, solar heating/cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.</p>	No acceptable outcome is nominated.
Crime prevention through environmental design	
<p>PO14 Development facilitates the security of people and property having regard to:</p> <p>(a) opportunities for casual surveillance and sight lines;</p> <p>(b) exterior building design that promotes safety;</p> <p>(c) adequate lighting;</p>	No acceptable outcome is nominated.

<p>(d) appropriate signage and wayfinding;</p> <p>(e) minimisation of entrapment locations; and</p> <p>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</p> <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	
Accessibility	
<p>PO12</p> <p>Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.</p>	No acceptable outcome is nominated.
<p>PO16</p> <p>Safe and convenient pedestrian and cyclist circulation is provided for as an integrated component of the site layout.</p>	No acceptable outcome is nominated.
Amenity	
<p>PO12</p> <p>Development maintains a high level of general amenity within the site and for surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO13</p> <p>Landscaping is provided to enhance the appearance of development, screen unsightly</p>	No acceptable outcome is nominated.

components, create an attractive on-site environment and provide shading.	
PO20 Streetscape treatments are provided to enhance amenity to contribute positively to the city image, particularly along major roads and streets.	No acceptable outcome is nominated.
Precinct 1 – Fast Food / Community Services	
PO78 Development primary involves drive through food and drink offerings and hotel.	PO78.1 Development involves drive thru food and drink offerings and a Hotel in the form of a community tavern.
	PO78.2 Uses other than drive thru food and drink or a Hotel are generally limited to code assessable uses from the Sport and recreation zone code within the planning scheme.
PO10 Building height creates a low to medium-rise environment.	AO11 Building height does not exceed 3 storeys.
Precinct 2 – Units / Retail	
PO75 Development primarily facilitates high density long-term accommodation uses and Showroom or large formal retail.	PO78.1 Development involves Multiple dwellings, Rooming accommodation and Showroom uses.
	PO78.1 Showroom uses do not exceed 1,000m ² in gross floor area.
PO10 Building height creates a high-rise environment.	AO11 Building height does not exceed 12 storeys.
PO11 Building design and setbacks: <ul style="list-style-type: none"> (a) create an attractive, consistent and cohesive scale along the streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (c) do not prejudice the development or amenity of adjoining land; (d) retain the openness of street vistas, including to the sky, along major elements of the city grid; and 	No acceptable outcome is nominated.

(e) transition to lower scale heritage places and precincts.	
PO12 The size of the development site allows for primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey.	AO12 Where accommodating a building of 5 storeys or more, development sites have a minimum size of 1,000m ² .
PO10 Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	AO10 Vehicle parking structures are located: <ul style="list-style-type: none"> (a) behind the building setback; or (b) behind the building; or (c) at basement level.
For a Multiple dwelling or Rooming accommodation used with a building height of 3 storeys or less in Precinct 2	
PO12 Development is to occur in accordance with PO13 – PO19 of the Medium density residential zone code from the planning scheme.	AO12 Development is to occur in accordance with Acceptable outcomes nominated for PO13 – PO19 of the Medium density residential zone code from the planning scheme.
For a Multiple dwelling or Rooming accommodation used with a building height of 4 storeys or more in Precinct 2	
PO12 Development is to occur in accordance with PO20 – PO26 of the Medium density residential zone code from the planning scheme.	AO12 Development is to occur in accordance with Acceptable outcomes nominated for PO20 – PO26 of the Medium density residential zone code from the planning scheme.
Precinct 3 – Waterpark, Hotel & Beach Club	
AO11 Precinct 3 is to deliver a new water theme park, entertainment and bar areas, restaurant and food and drink offerings, a range of small internalised shops and retail outlets and short term accommodation.	AO11.1 The Waterpark, Hotel & Beach Club are to be developed generally in accordance with the Concept Master Plan.
	AO11.2 No acceptable outcome is nominated.
PO10 Building height creates a high-rise environment.	AO11 Building height does not exceed 15 storeys.