
APPENDIX 3

CONCEPT MASTER PLAN AND PLANS OF DEVELOPMENT



CONCEPT DESIGN
TOWNSVILLE WATERPARK, BEACHCLUB & HOTEL
SEPTEMBER 2024

CAIRNS | BRISBANE | TOWNSVILLE | DARWIN
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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	24,300m ²
COMMERCIAL SITE AREAS	
- RETAIL FAST FOOD 1	3,700m ²
- RETAIL FAST FOOD 2	3,600m ²
- RETAIL FAST FOOD 3	3,000m ²
- COMMUNITY TAVEN	3,100m ²
PARKING	
- REQUIRED	x 275 (EST)
- SUPPLIED	x 240

PRECINCT 2 - UNITS OR LARGE FORMAT RETAIL

SITE AREAS	
- AREA	23,250m ²
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	1,030m ²
- WATERPARK	24,284m ²
- VIP CLUB	9,596m ²
- VIP EXTENDED AREA	1,600m ²
FUTURE DEVELOPMENT SITE 1	11,100m ²
FUTURE DEVELOPMENT SITE 2	5,950m ²

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 EXISTING)

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 EXISTING)

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

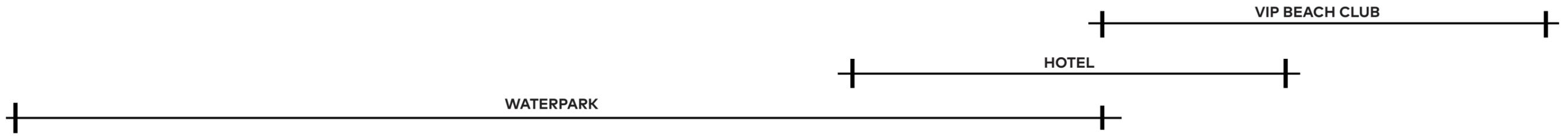
- Three key zones (Water park, Hotel and VIP club) are established within the site
- The inclusion of optional adaptable areas allow for outdoor functions spaces or high- capacity VIP events



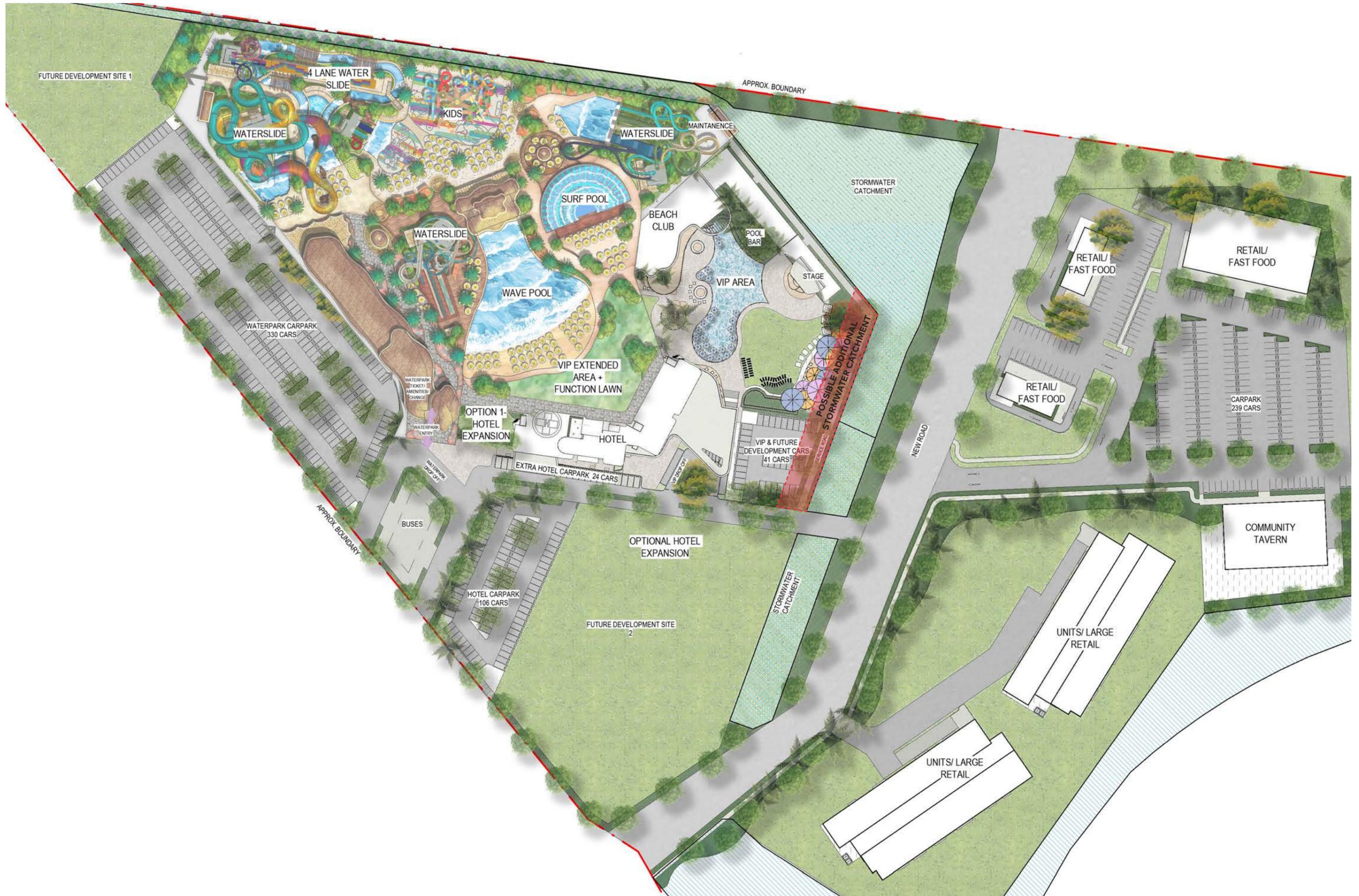
03 ACTIVATION AND ENGAGEMENT

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

SITE ELEVATION

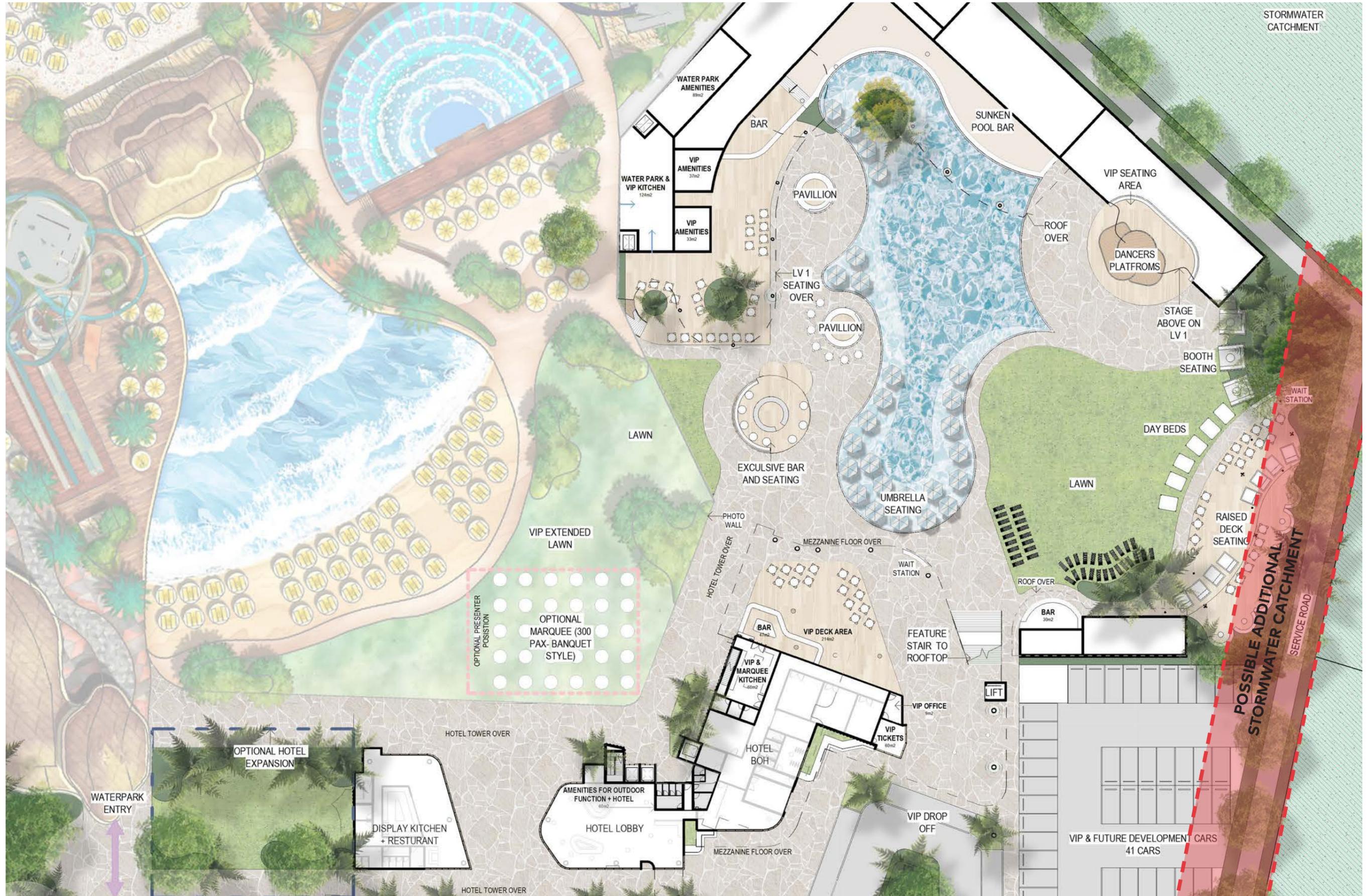


MASTERPLAN



GROUND FLOOR

VIP BEACH BLUB

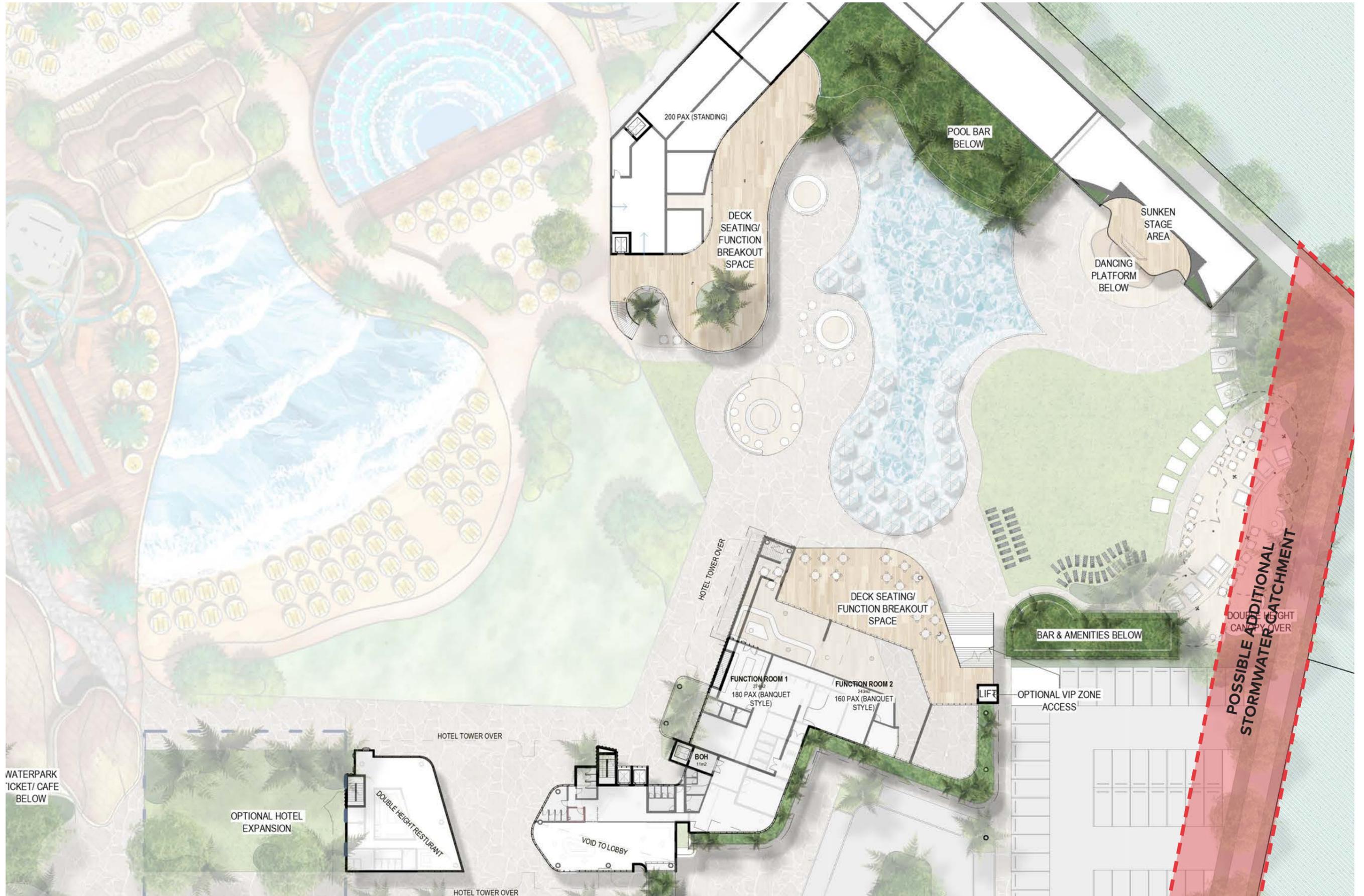


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LEVEL 1

VIP BEACH CLUB



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VISUALISATION

VIP BEACH CLUB - BAR / POOL VIEW



VISUALISATION
VIP BEACH CLUB - AERIAL VIEW



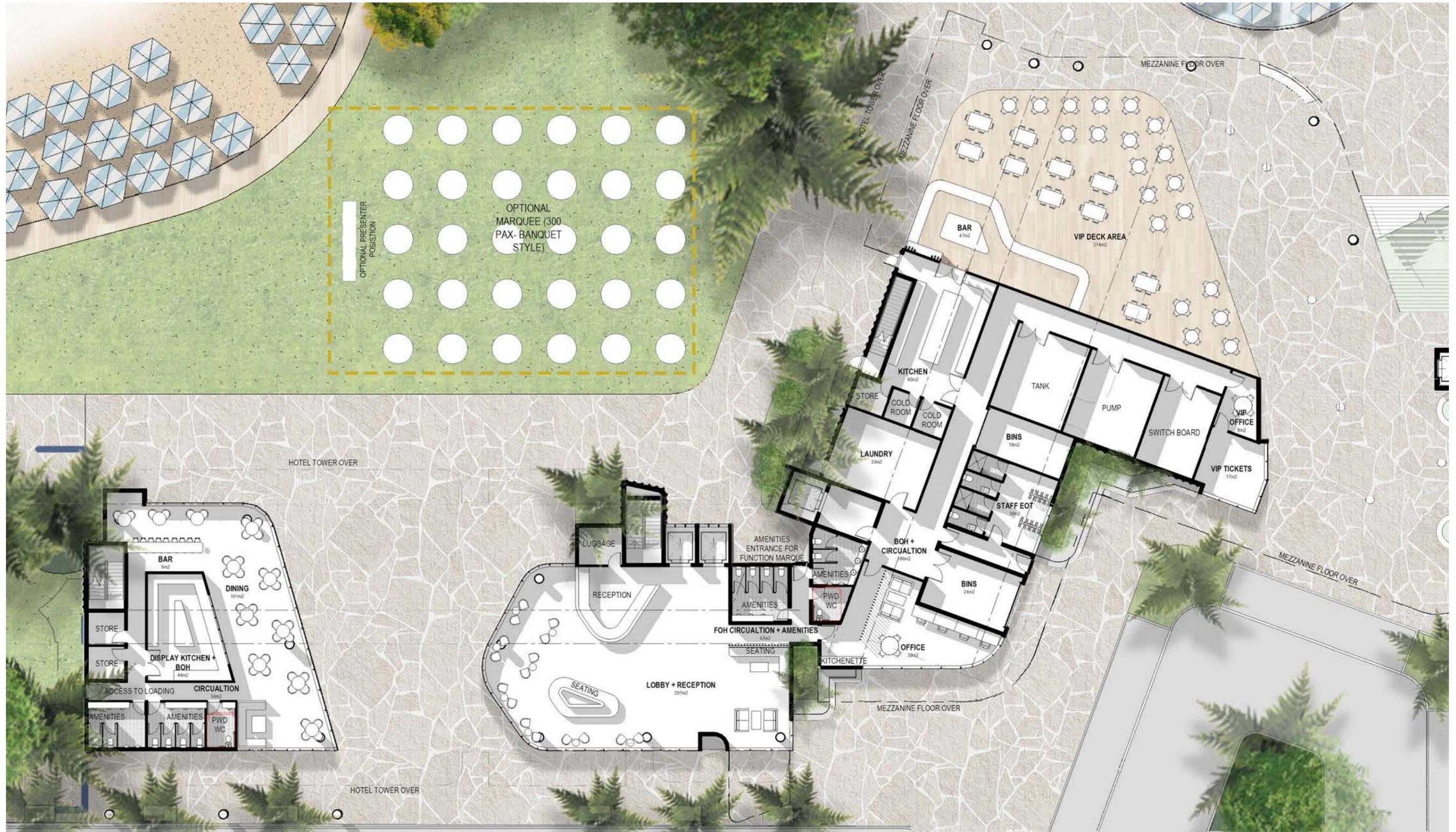
VISUALISATION
VIP BEACH CLUB - VIEW TO HOTEL



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GROUND FLOOR

HOTEL



RESTURANT GFA

BOH AREAS	44m ²
DINING & COMMON AREAS	160m ²
TOTAL	204m²

VIP GFA

TICKETS + OFFICE	26m ²
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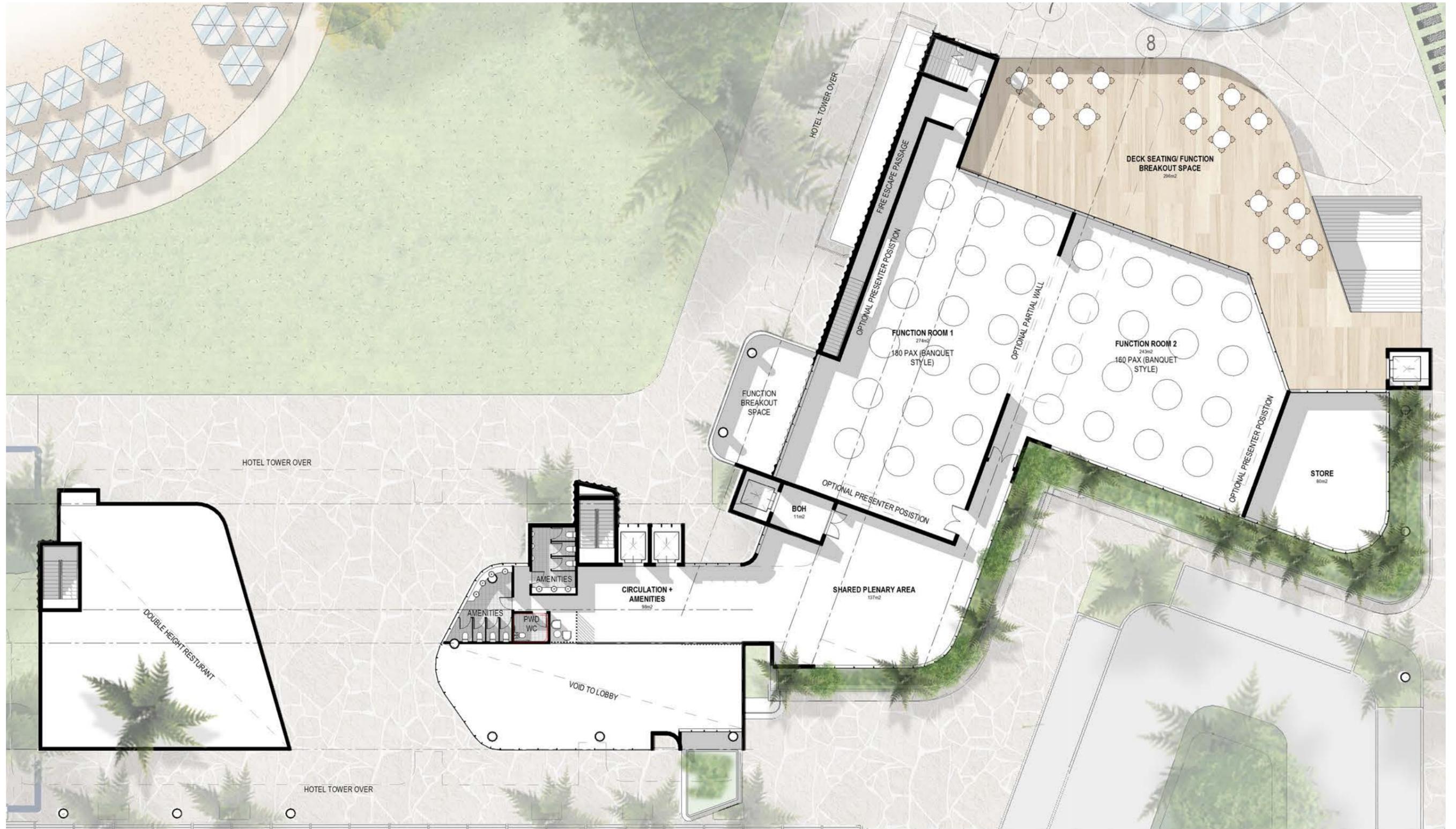
HOTEL GFA

BOH AREAS	389m ²
FOH AREAS	249m ²
TOTAL	638m²



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

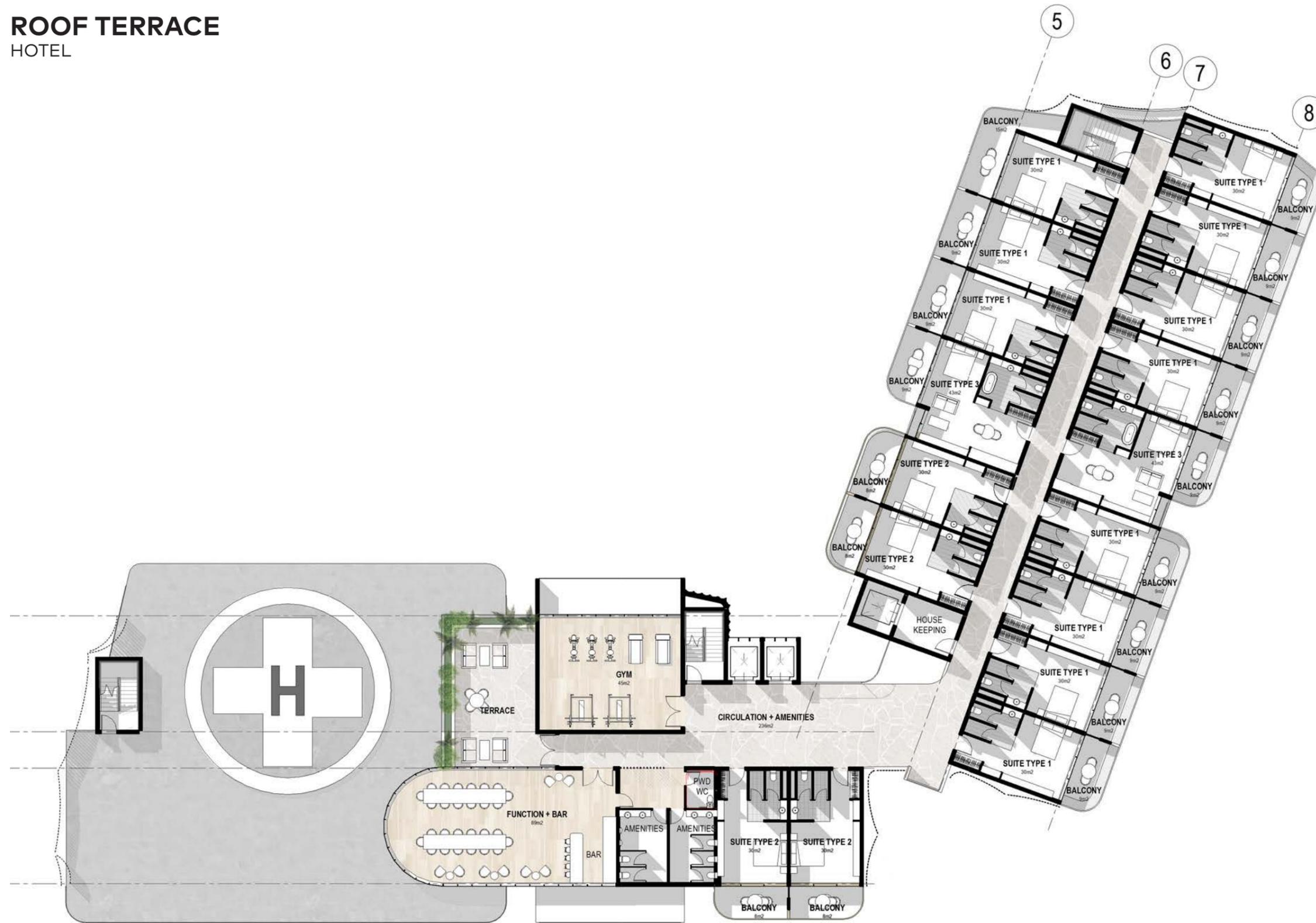


SUITE YIELD	
SUITE TYPE 1 (SML)	x27
SUITE TYPE 1 (LARGE)	x5
TOTAL	x32

GFA	
SUITES	930m ²
BALCONIES	317m ²
COMMON AREAS	250m ²
TOTAL	1,497m²



ROOF TERRACE HOTEL



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

GFA	
SUITES	536m ²
BALCONIES	155m ²
COMMON AREAS	370m ²
TOTAL	1,061m²



VISUALISATION
HOTEL - ARRIVAL VIEW



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VISUALISATION

HOTEL - VIEW FROM WATER PARK



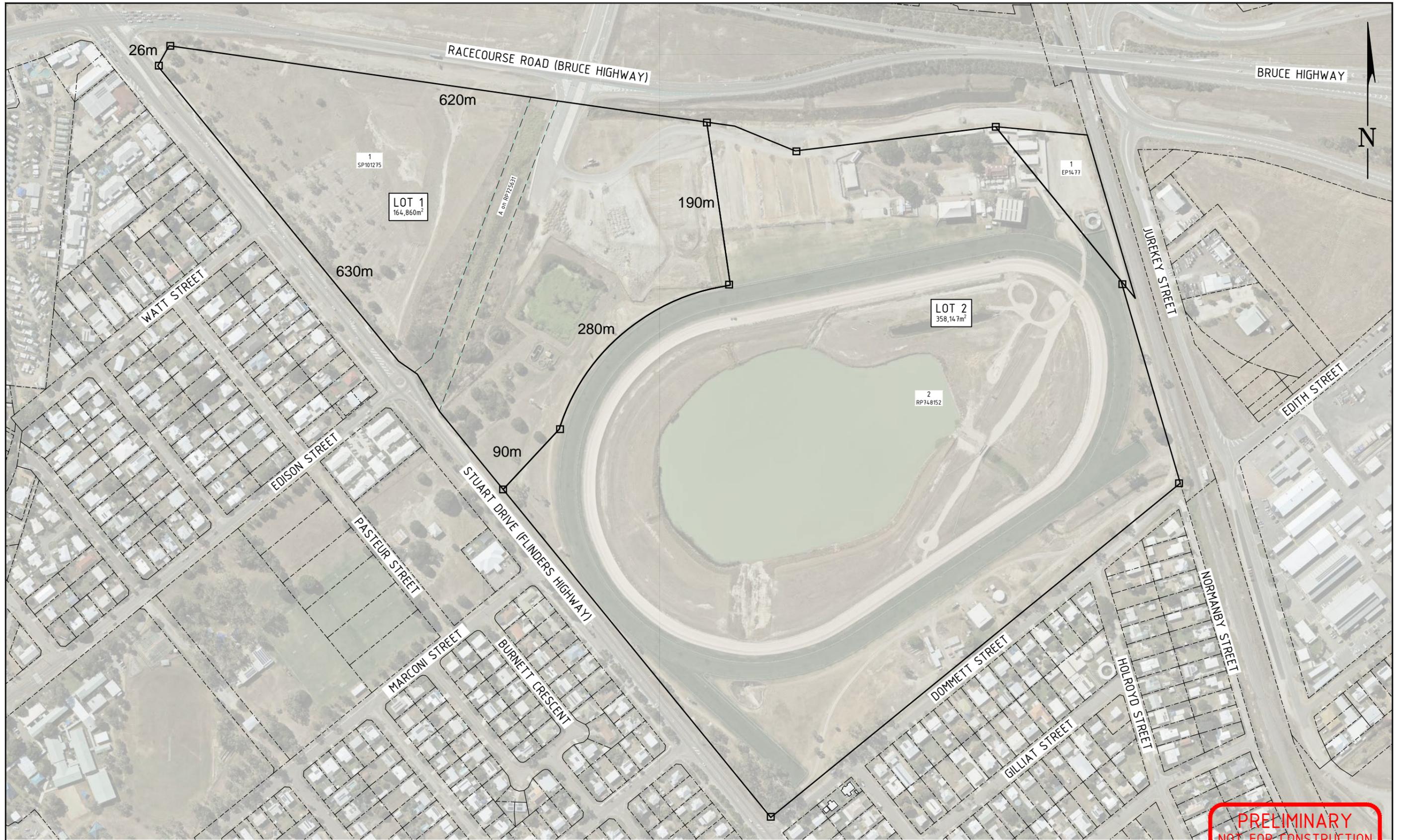
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ARCHITECTS

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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
0 20 40 60 80m

ENGINEERING CERTIFICATION

Signed:
ANDREW IAN WALLACE - RPEQ No. 6743

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

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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 Approved AW COPYRIGHT ©	TOWNSVILLE WATERPARK AND HOTEL STUART DRIVE, CLUDEN (1 on SP101275, 2 on RP748152)	
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
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Scale 1:1250 @ A1

0 12.5 25 37.5 50m
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Issue	P1 PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR APPROVAL.	Date	26/08/2024
Drawn	DC	In Association With	MCK TSV Pty Ltd
Date	26/08/2024	Checked	AW
Approved	AW	Approved	AW
Copyright	©	BULK EARTHWORKS STUART DRIVE, CLUDEN TOWNSVILLE TURF CLUB (1 on SP101275, 2 on RP748152)	
Description			REDUCED DEVELOPMENT AREA FOLLOWING REVISED FLOOD MODELLING LAYOUT PLAN
Drawing Number			BNC0084/C03
Issue			P1