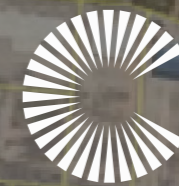


Jensen Village - Masterplan

Counterpoint Architecture

Rev P2 22.03.22



COUNTERPOINT



COUNTERPOINT

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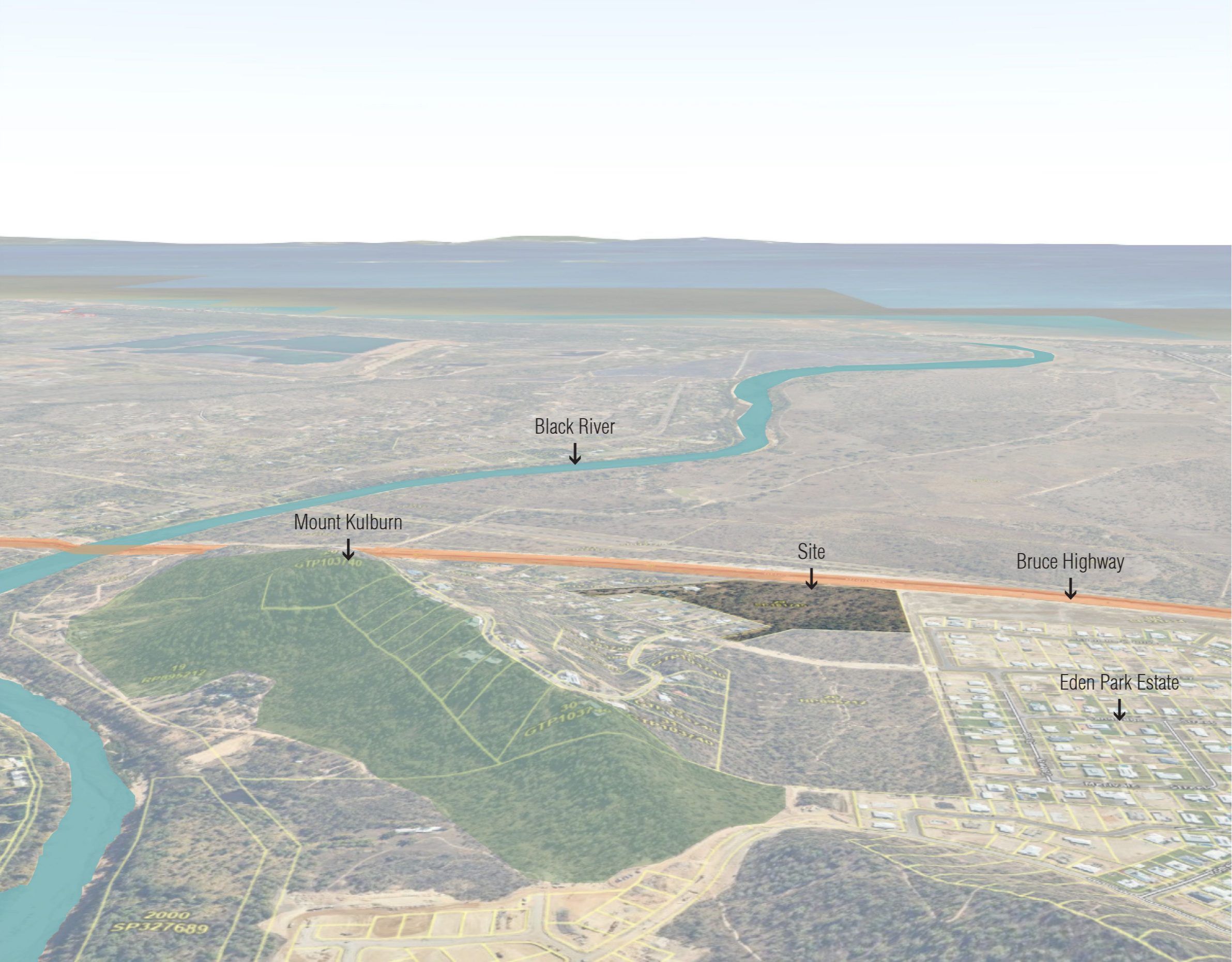
CONTENTS	PAGE
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SITE CONTEXT

3D View

Site size: 94960m² / 23.4 acres





ROAD CONNECTIONS

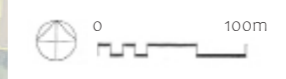
EXISTING & CURRENT UPGRADES (IN PROGRESS)

Scale 1:5000

Site size: 94960m² / 23.4 acres

Townsville Northern Access Intersection Upgrade

Plan from TMR: <https://www.tmr.qld.gov.au/projects/townsville-northern-access-intersections-upgrade-bruce-highway-veales-road-to-pope-road>



Legend:

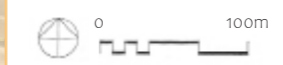
- Existing road connections
- In progress / future road connections
- Infrastructure - Water line (above ground)
- Infrastructure - Water line (under ground)
- Easement



OPPORTUNITIES AND CONSTRAINTS

Scale 1:2000

Site size: 94960m² / 23.4 acres



Legend:

- Existing road connections
- In progress / future road connections
- Infrastructure - Water line (above ground)
- Infrastructure - Water line (under ground)
- Easement

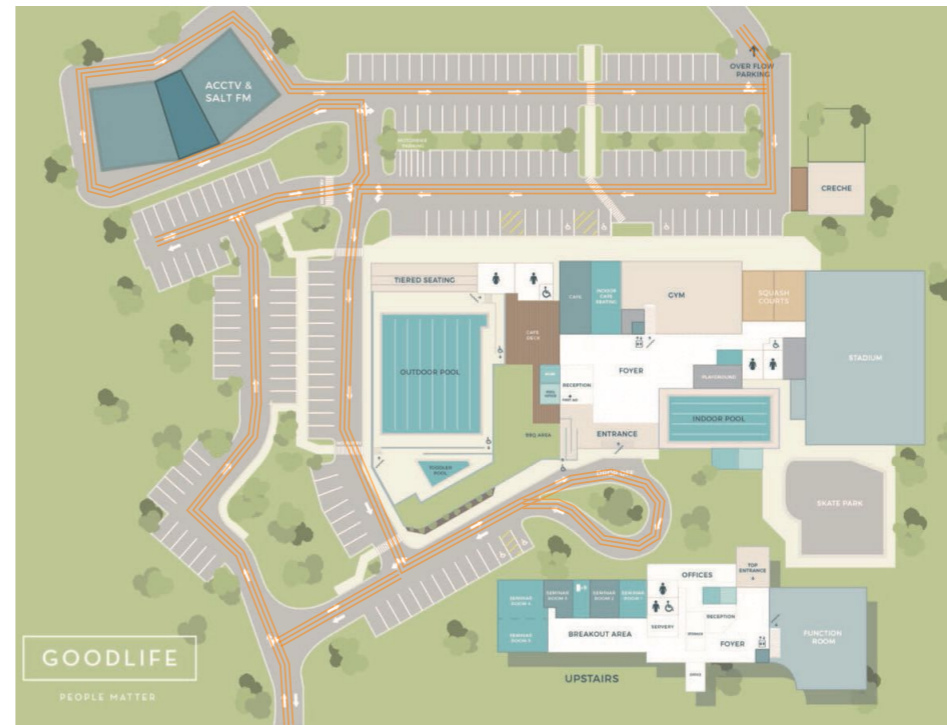


PRECEDENT - GOOD LIFE COMMUNITY CENTRE

Not to scale

Site size: 41970m² / 10.3 acres

Building area: 5279m²



Creche

Squash Courts (x2)

Stadium (full sized basketball court, dividable using sports curtain to allow half court events. Converts to a venue for the church, host for local and regional events.

Skate Park

Indoor Pool

BBQ Area

Cafe + Indoor Seating + Outdoor Deck

Gym

Playground

Outdoor Pool + Toddler Pool. Outdoor pool is 8 lane, 25m long

Seminar Room x 5

Breakout area

Function Room

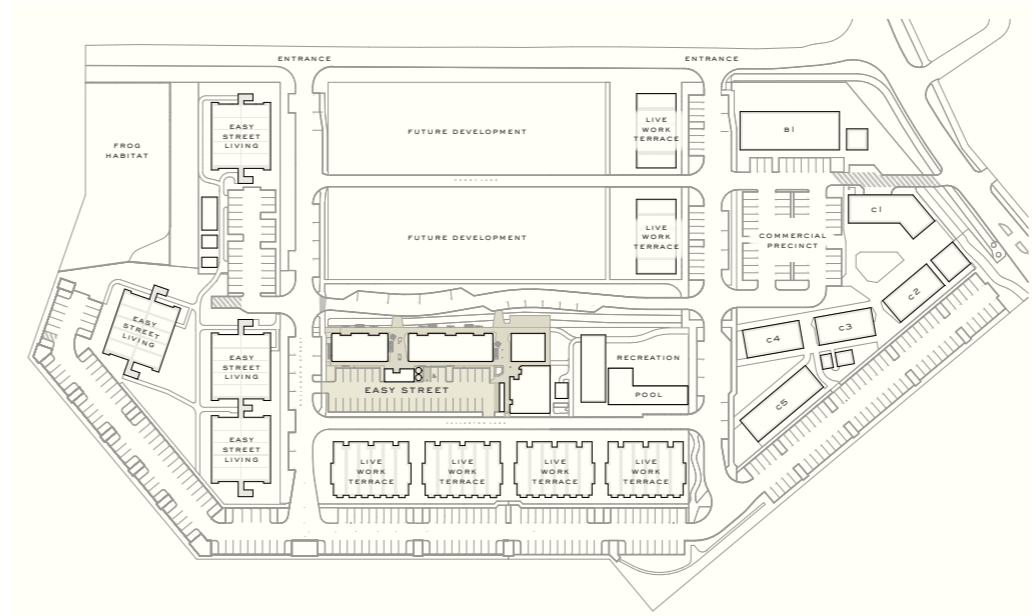






PRECEDENT - HABITAT, BYRON BAY

Not to scale



Easy Street Living

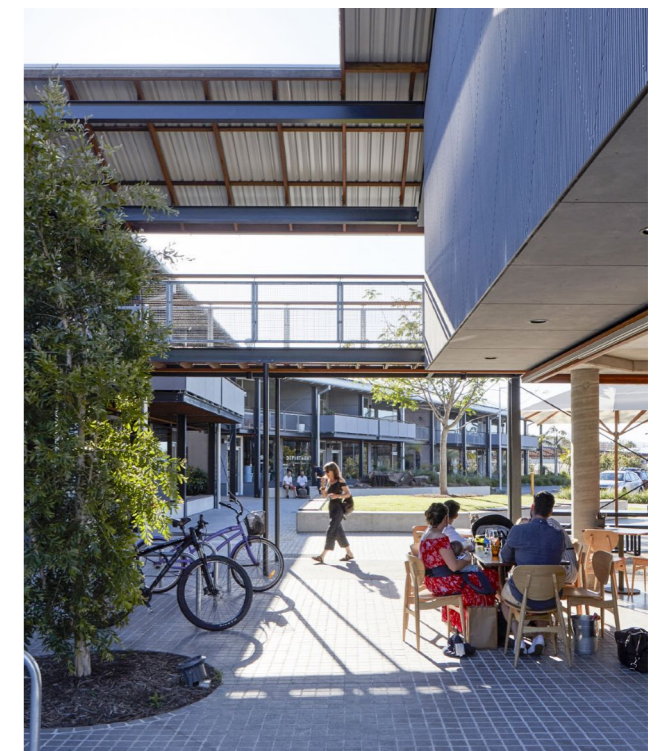
- Commercial spaces and indoor recreational facilities,

Live Work Terrace

- Ground floor commercial space, upper level residential unit

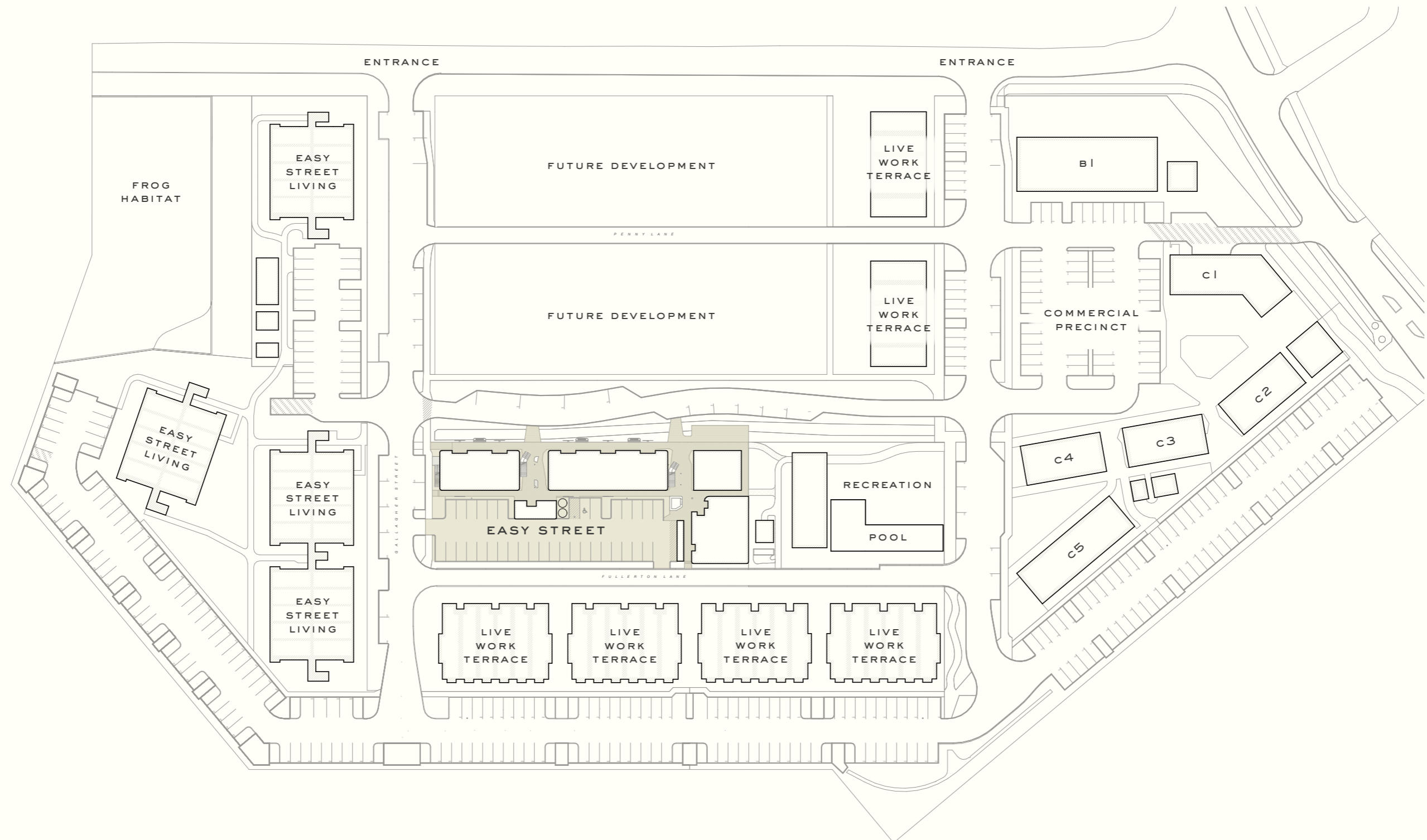
Commercial precinct

- Retail, offices, coworking space, food + beverage hub, amenities, 25m Lap Pool, 5m Therapy Pool



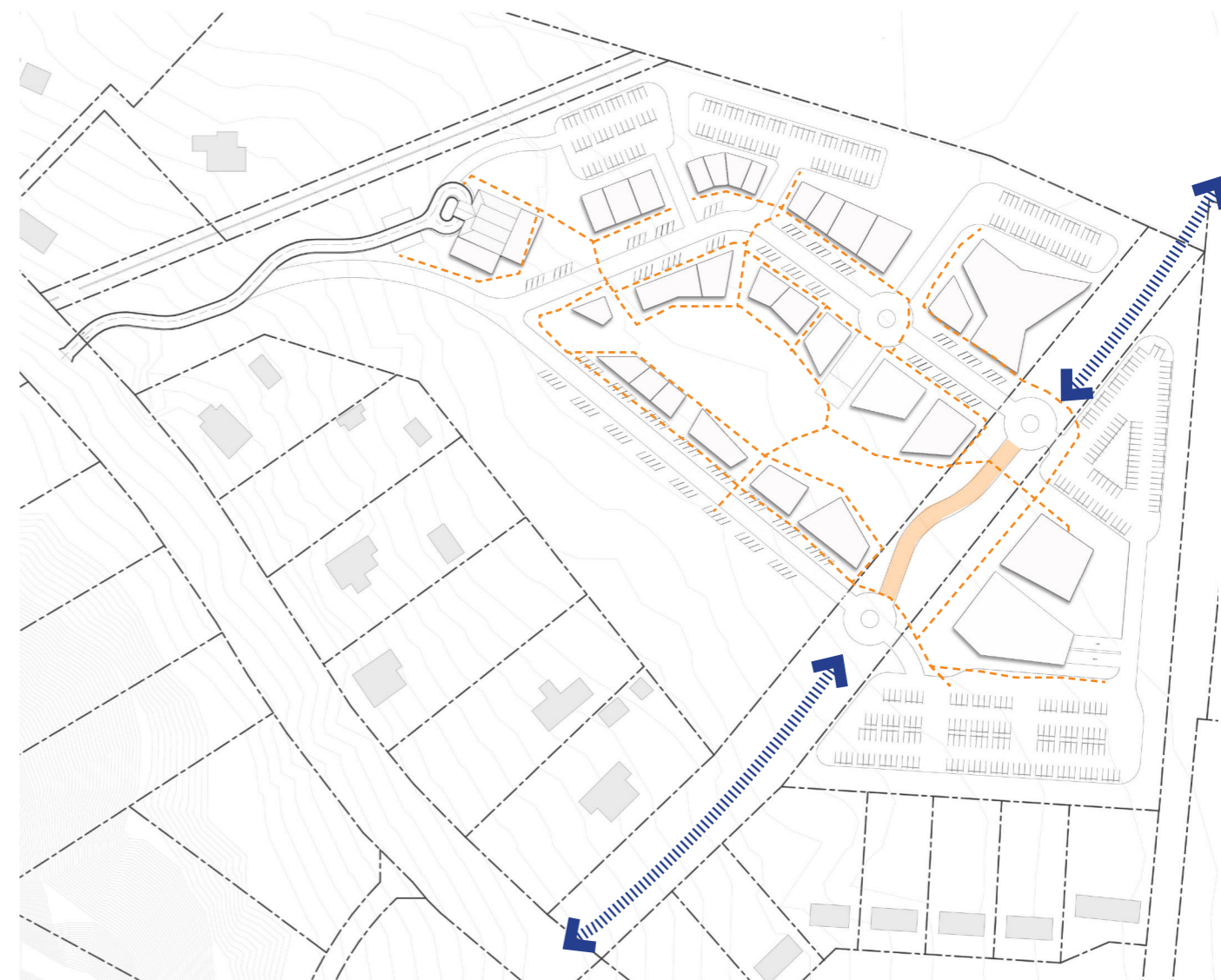
PRECEDENT - HABITAT, BYRON BAY

Not to scale





VIEWS & CENTRAL GREEN SPACE



CIRCULATION AND ACCESS












OVERALL MASTERPLAN

Scale 1:1500

Site size: 94960m² / 23.4 acres



Legend:

-  Church
-  Cafe with indoor and outdoor seating
-  Multi-use space
-  Market style deli
-  Health services
-  Sports facilities - gym, pool, squash courts, indoor soccer
-  Community garden, parkland and landscaping
-  Performing arts centre
-  Play centre, creche and youth centre



STAGING

Scale 1:1500

Site size: 94960m² / 23.4 acres



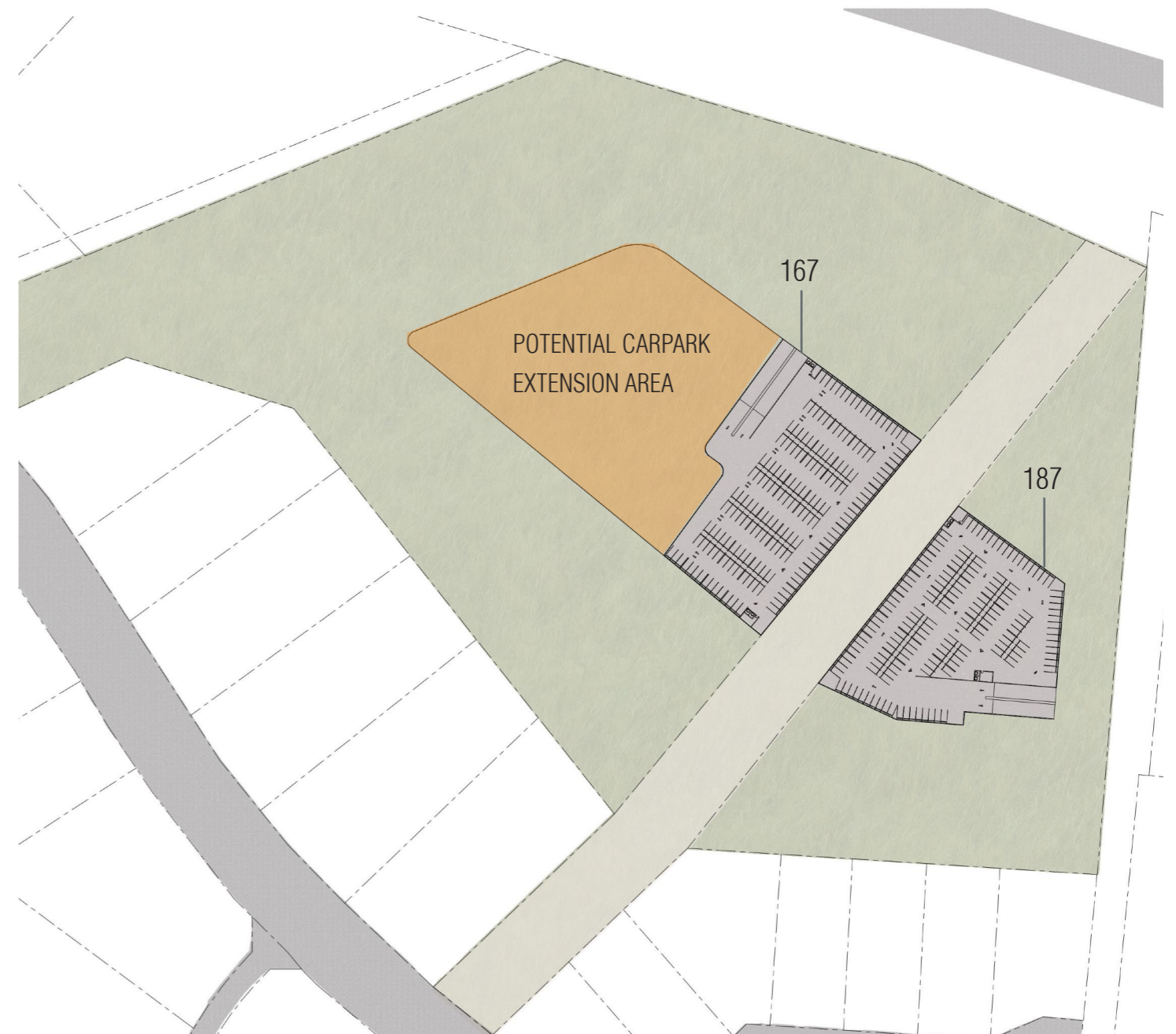
CARPARK LAYOUTS

Scale 1:2500

Site size: 94960m² / 23.4 acres



TOTAL CARPARKS AT GROUND LEVEL = 424



TOTAL CARPARKS AT BASEMENT LEVEL = 354

TOTAL CARPARKS = 778





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