



Open  
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# Scarborough Harbour

Alternative Master Plan March 2024

# Alternative Scarborough Harbour Master Plan



Habitat Expansion

Destination Holiday Park

Maritime Research Centre & Aquarium

Public Boardwalks

Public Boardwalks

New Public Parking

Marine Industry & Drydocks

Signature Coastal Parkland

Connected Parkland

Expanded Trailer Parking



# Proposal Summary

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The alternative Masterplan proposal for Scarborough Harbour addresses the community concerns with the current TMR Masterplan proposal. It will provide enhancements in:

- Hospitality, dining & retail
- Events, activities and activation
- Boat ramp capacity
- Usable Green space
- Harbour views & destinations
- Wildlife habitat & protection
- Wayfinding & CPTED



## Existing Vs. TMR Masterplan

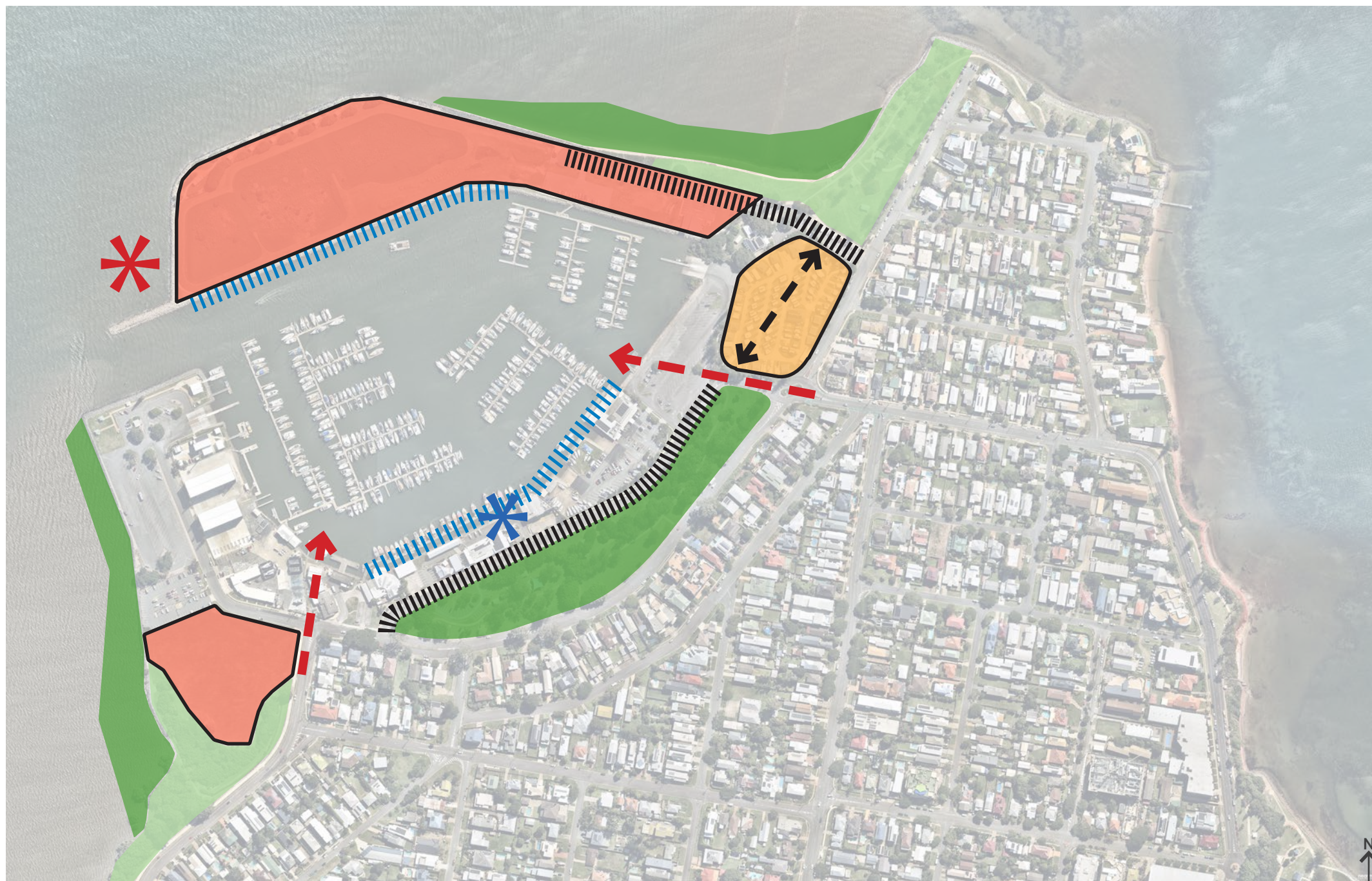
	Existing Conditions	TMR Masterplan	Change (Value)	Change (%)
Green Space (Ha)	12.06 Ha	6.42 Ha	- 5.64 Ha	- 47 %
Industry Area (Ha)	4.37 Ha	8.6 Ha	4.23 Ha	97 %
Land Reclamation (Ha)	17.08 Ha	16.46 Ha	0.62 Ha	- 4 %
Parking (Spaces)	556	618	62	11 %
Parking - Trailer (Spaces)	225	190	- 35	- 16 %

## Existing Vs. Proposed Masterplan

	Existing Conditions	Proposed Masterplan	Change (Value)	Change (%)
Green Space (Ha)	12.06 Ha	11.47 Ha	- 0.59 Ha	- 5 %
Industry Area (Ha)	4.37 Ha	8.9 Ha	4.53 Ha	104 %
Land Reclamation (Ha)	17.08 Ha	21.19 Ha	4.1 Ha	24 %
Parking (Spaces)	556	916	360	65 %
Parking - Trailer (Spaces)	225	264	39	17 %



# Existing Conditions

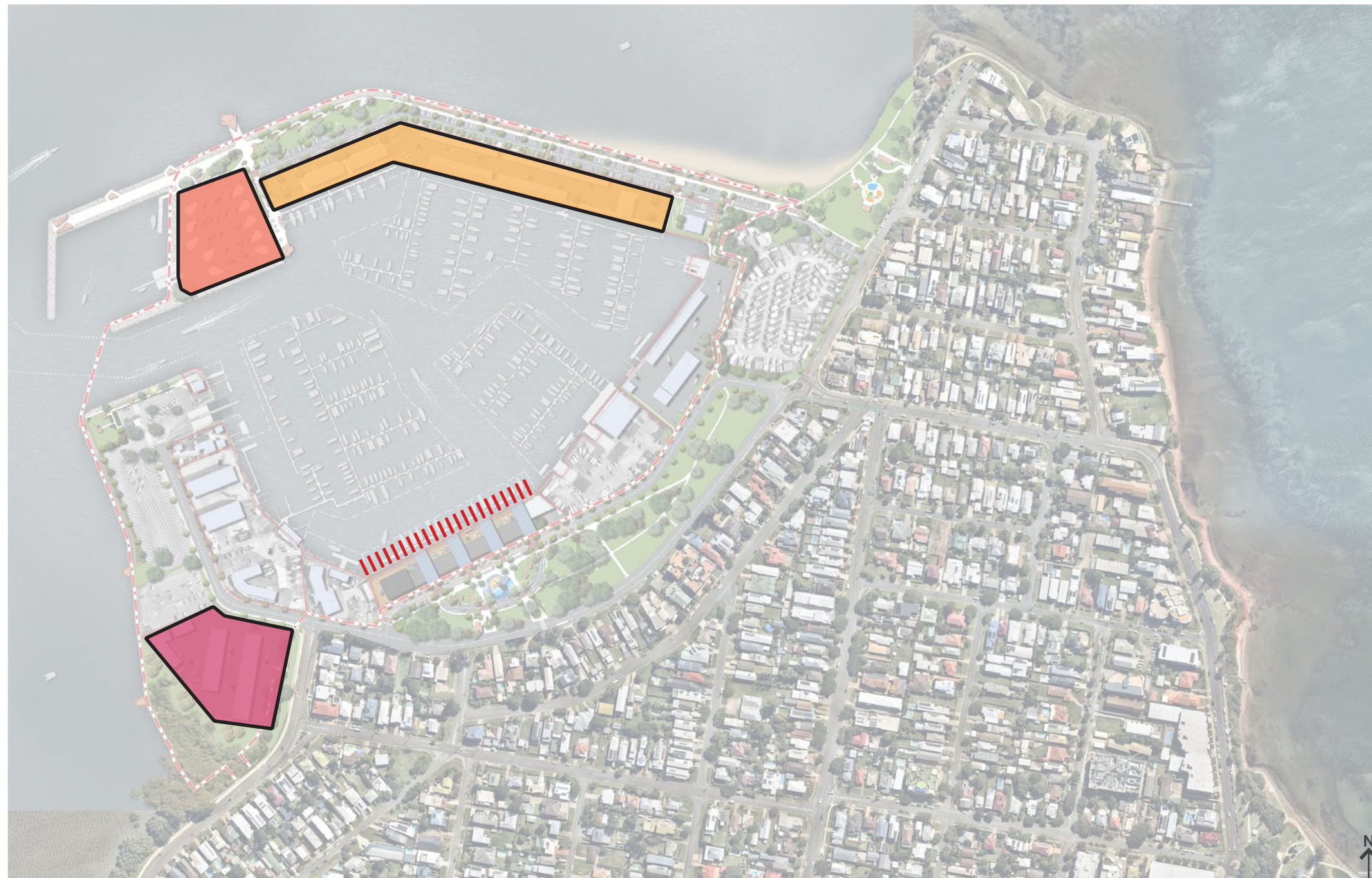


## Legend





- Amenity improvement / waterfront relocation opportunity
- Waterfront & parkland improvement opportunity
- Place sensitive industry development opportunity
- Key marina view & public access opportunity
- Access improvement opportunity
- Iconic public destination opportunity
- Parking & access constraints
- Public boardwalk opportunity
- Loading & servicing challenges
- Environment protection & enhancement opportunity



# TMR Proposed Masterplan



## Legend

-  Suggested Marine Industry for this location prefers harbour access
-  Query extent of Marine Industry demand
-  Carpark located in prime position on north of harbour
-  Extended travel distance creates additional cost and time for tourism operators and loss of spectacle with fishing trawlers



# Proposal Summary

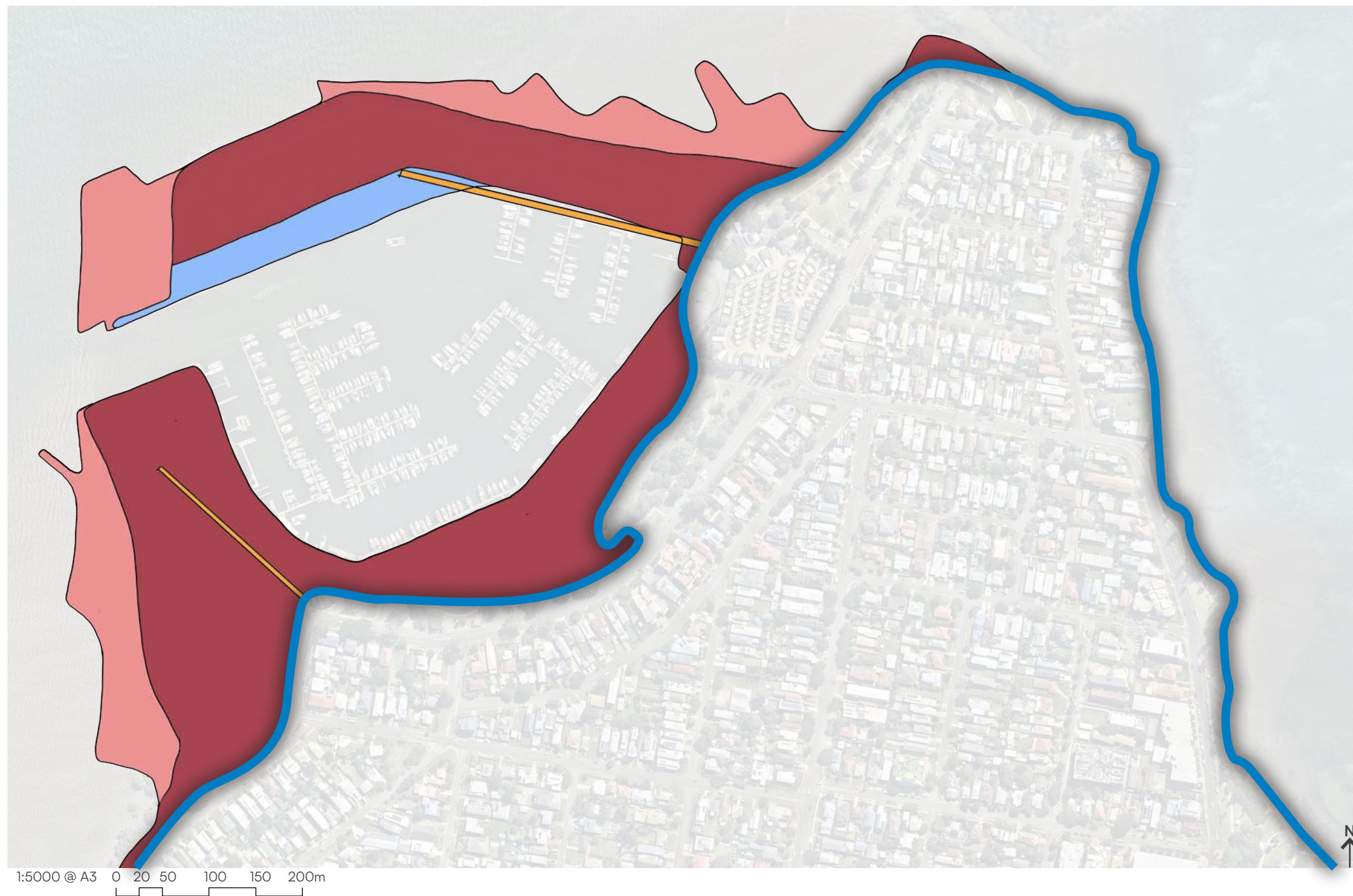


## Legend

- Commercial Activity Centre
- Public Boardwalk
- Working Marine Industry
  - Mechanical, electrical services, marine engineering workshop
  - Boat repair & maintenance
  - Sail makers, marine trimmers, boat detailing, upholstery
  - Slip yard
  - Fuelling facilities and fuel storage
  - Dry storage
  - Chandlery
  - Bait, tackle and ice supplies
  - Rubbish collection, sewage disposal, biosecurity facilities
  - Administration office
- Destination Holiday Park
- Greenspace



# Reclaimed Land



## Legend

- Original Foreshore Location - 1956
- Original Jetty Locations - 1956
- Land reclaimed since harbour inception - 1964
- Proposed land reclamation areas for foreshore improvement
- Proposed excavation areas for harbour expansion



# Framework for Renewal



Recreation & Green Spaces



Commercial & Harbour Industry



Road & Parking



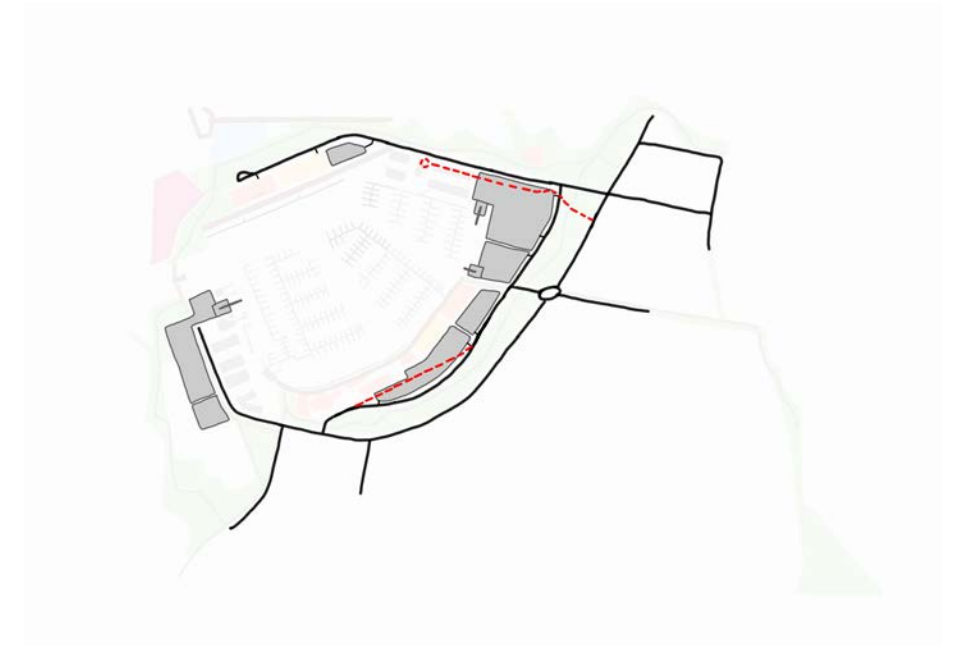
# Framework for Renewal



Recreation & Green Spaces



Commercial & Harbour Industry



Road & Parking



# Recreation & Green Spaces





# Recreation & Green Spaces



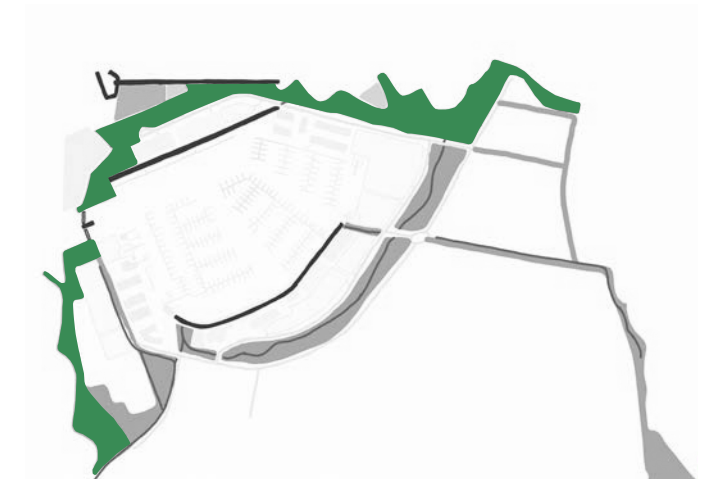
## Legend

- 1 Coastal Parkland
  - 2 Upgraded & extended parkland with new coastal links
  - 3 New Pedestrian Green Link
  - 4 Public Boardwalks
  - 5 Bridge & Parkland
  - 6 Marina Views Plaza
  - 7 Ocean Baths & Swimming Pools
  - 8 Bathing Jetty
  - 9 Fishing Jetty
  - 10 Relocated Dining Pavilion
  - 11 Coastal Habitat Expansion
- █ Greenspace
  - █ Public Boardwalks
  - █ Pedestrian Path Network



# Coastal Parkland

## Exemplar Projects



Jack Evans Boat Harbour | Qld



Jack Evans Boat Harbour | Qld



Proyecto Volcadero | Venezuela



# Public Boardwalks

## Exemplar Projects



Shell Harbour Marina | NSW



Cairns Esplanade | Qld



Hillarys Boat Harbour | WA



# Retractable Bridge Link

Exemplar Projects



**V&A Waterfront Bridge | South Africa**



**Great Harbour Bridge | Taiwan**



**Tallinn Harbour Bridge | Estonia**



# Waterfront Plazas

## Exemplar Projects



**South Harbour | Finland**



**Waitemata Harbour | New Zealand**

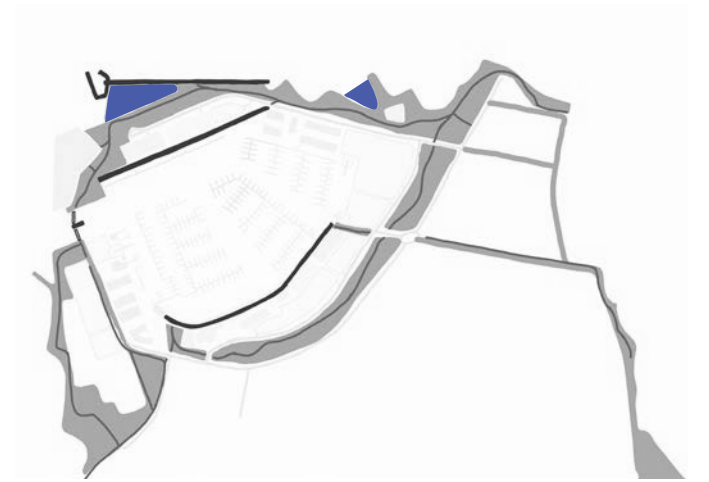


**Huanglong Waterfront | China**

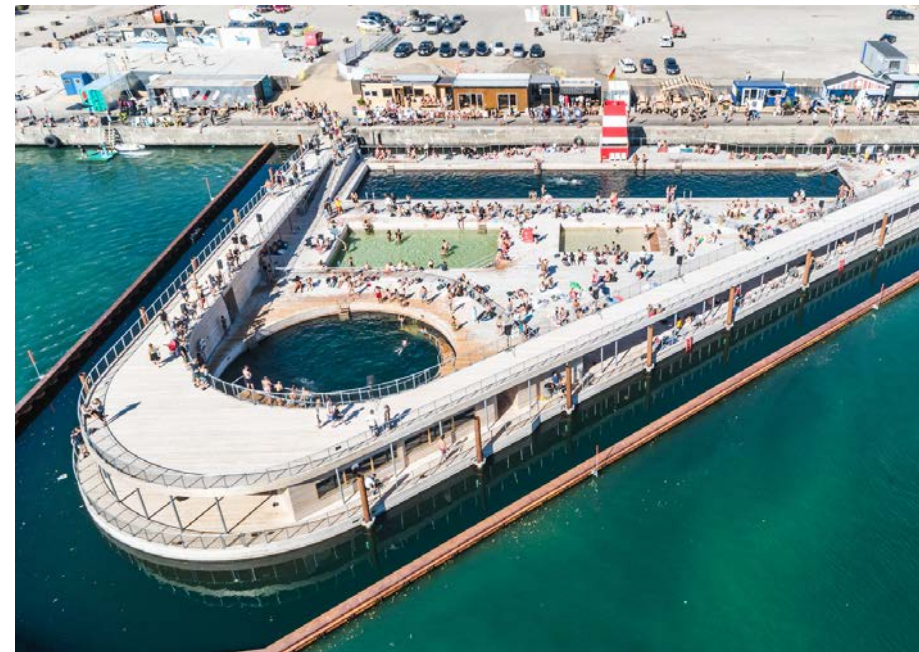


# Ocean Baths

## Exemplar Projects



Sørrenga Sjøbad | Norway



Aarhus Harbor Bath | Denmark



Aarhus Harbor Bath | Denmark



# Bathing Jetty

Exemplar Projects



**Copenhagen Harbor Bath | Denmark**



**Kastrup Sea Bath | Denmark**

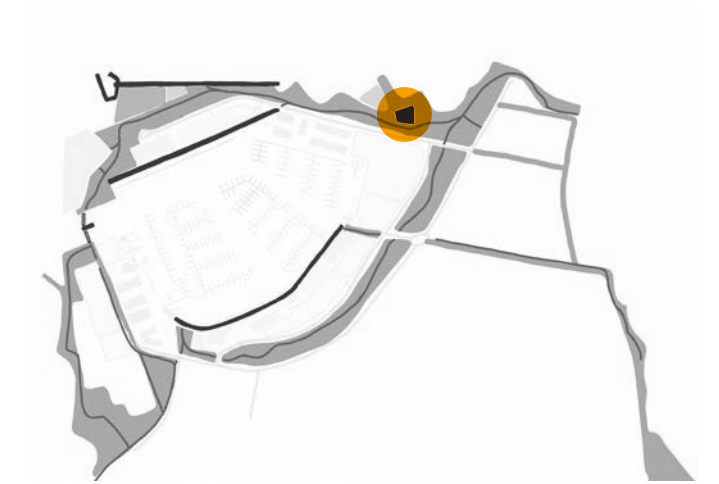


**Knubben Bath | Norway**



# Dining Pavilion

Exemplar Projects



Cottesloe Beach Pavilion | WA



Long Reef Surf Club | NSW

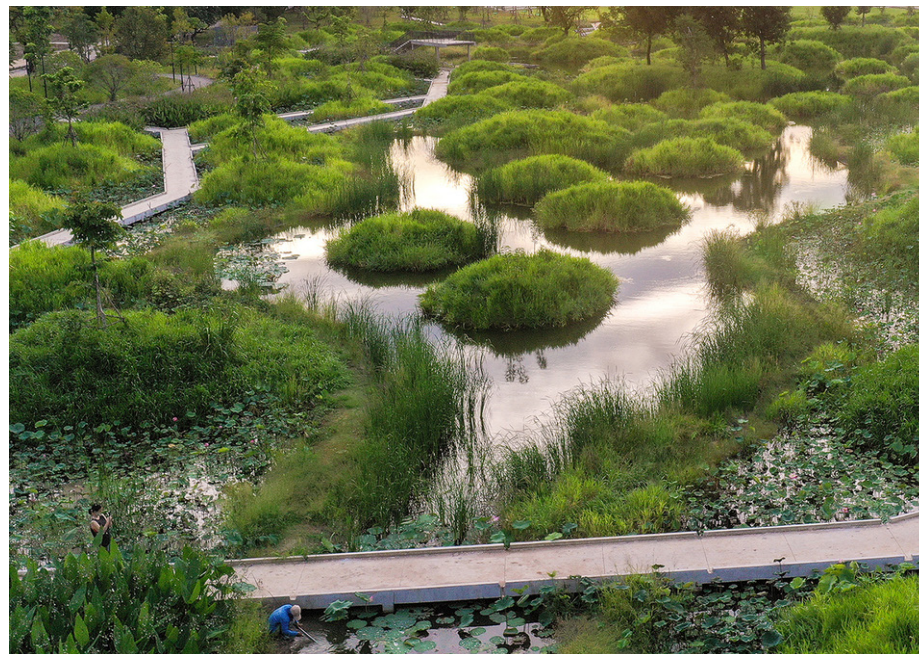


East Beach Cafe | England



# Coastal Habitat Expansion

## Exemplar Projects



**Benjakitti Forest Park | Thailand**



**Benjakitti Forest Park | Thailand**



**Don River Valley Park | Canada**

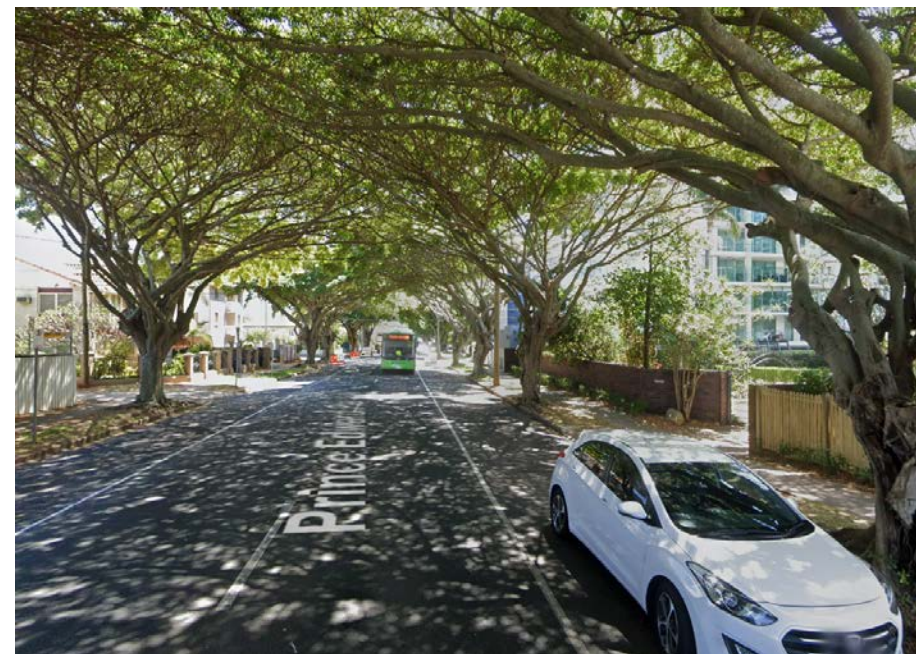


# Green Links

## Exemplar Projects



Lynbrook Development | Vic



Prince Edward Parade | Qld



Green Belt of Vitoria Gasteiz | Spain



# Commercial & Harbour Industry





# Commercial & Harbour Industry



## Legend

- 1 Subtropical Coastal Aquarium & Research Centre
- 2 New Mixed Use incl. Signature Hotel
- 3 Relocated Dining Pavilion
- 4 Seafood Market
- 5 Destination Holiday Park
- 6 New Public Mixed Use
- 7 Moreton Bay Boat Club Expansion
- 8 Relocated MBBC Boat Yard & Ramp
- 9 New Marine Industry
- 10 Fishing Berths
- 11 Tourism & Ferry Berths
- 12 New Marina Berths
- 13 Relocated Commercial Lease
- 14 No change to existing

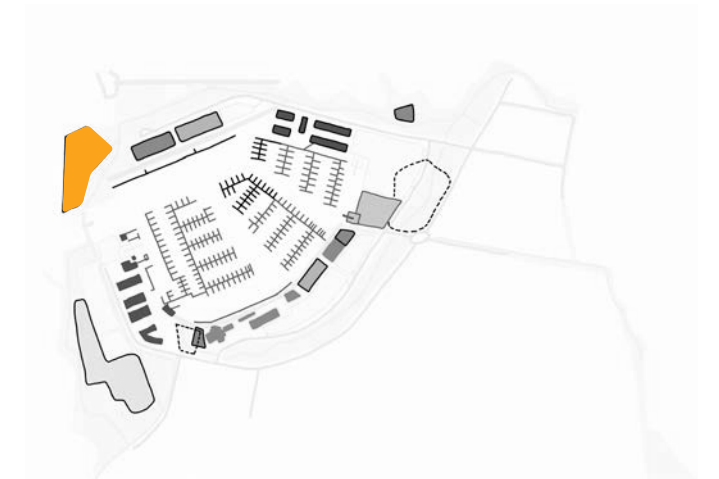
- Marine Industry
- Dining / Mixed Use
- Commercial
- Technology & Education
- Carparking
- New Infrastructure
- Demolished Infrastructure

1:5000 @ A3 0 20 50 100 150 200m

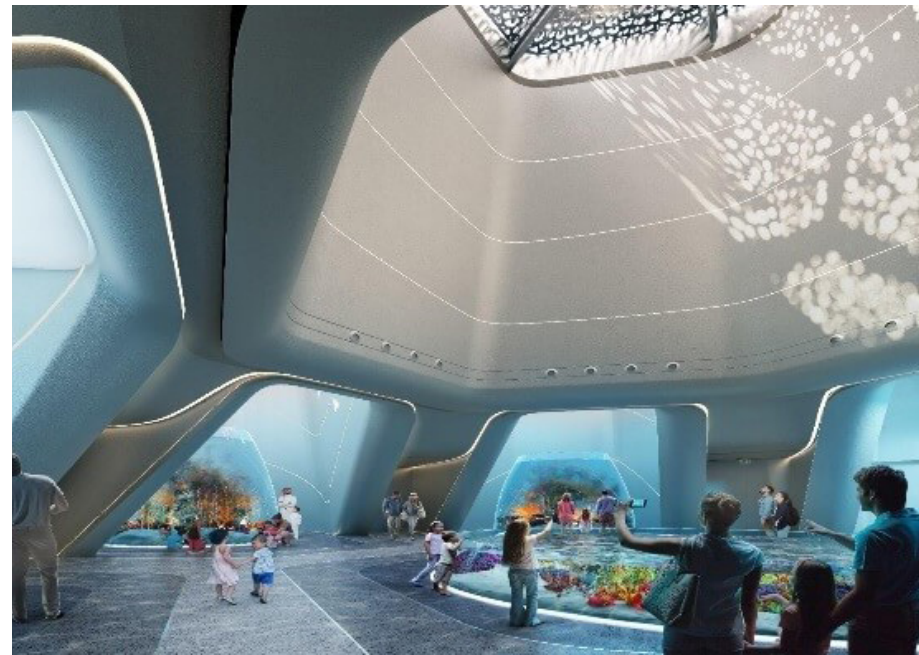


# Subtropical Coastal Aquarium & Research Centre

Exemplar Projects



Marine Life Centre | Saudi Arabia



Marine Life Centre | Saudi Arabia

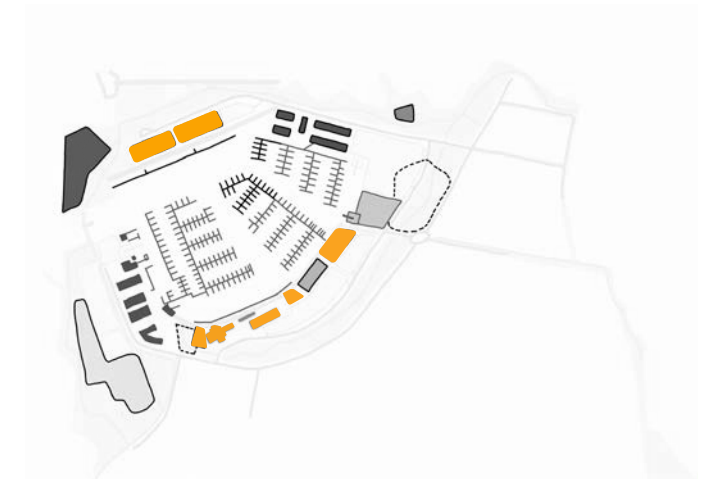


Marine Life Centre | Saudi Arabia



# Public Mixed Use

## Exemplar Projects



V&A Waterfront | South Africa



Hillarys Boat Harbour | WA



# Seafood Market

## Exemplar Projects



Besiktas Fish Market | Turkey



Besiktas Fish Market | Turkey

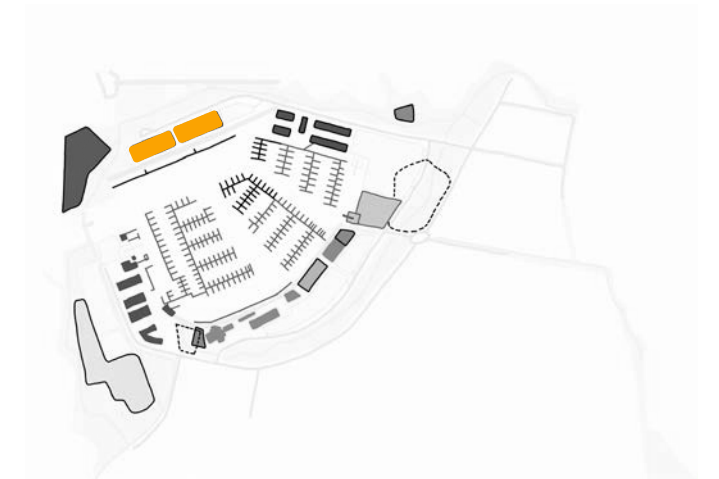


Sydney Fish Market | NSW



# Signature Hotel

Exemplar Projects



MACq 01 Hotel | Tasmania



Marina Mirage | Qld

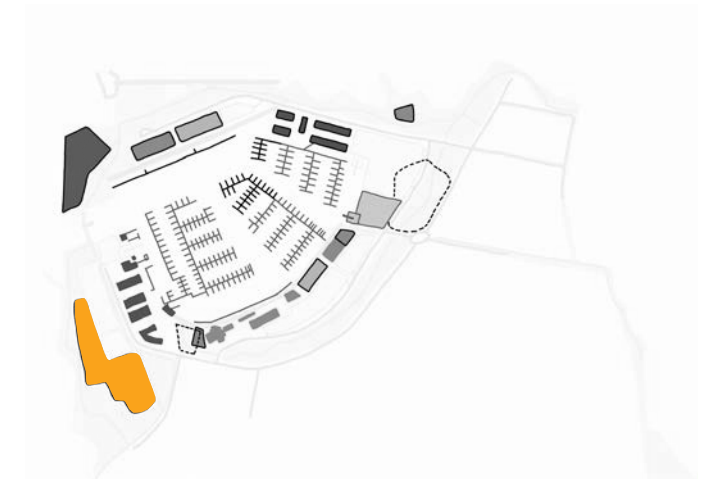


MACq 01 Hotel | Tasmania



# Destination Holiday Park

## Exemplar Projects



Broadwater Tourist Park | Qld



Big 4 Caloundra | Qld

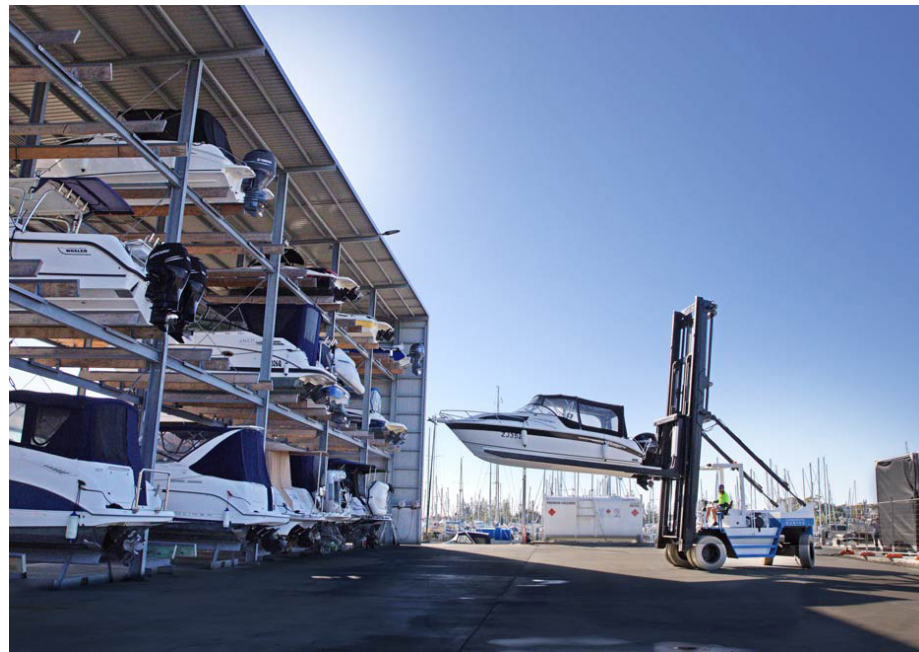
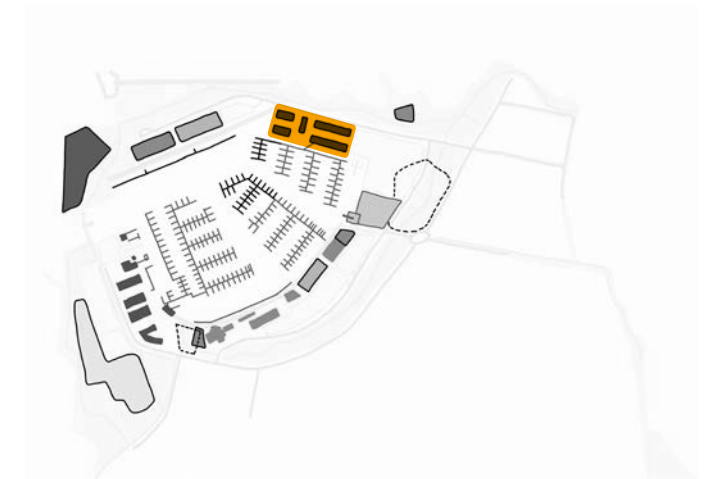


Sandstone Point Holiday Resort | Qld



# Marine Industry

## Exemplar Projects



Scarborough Marina | Qld



Conwy Marina | Wales



Yalikavak Palmarina | Turkey

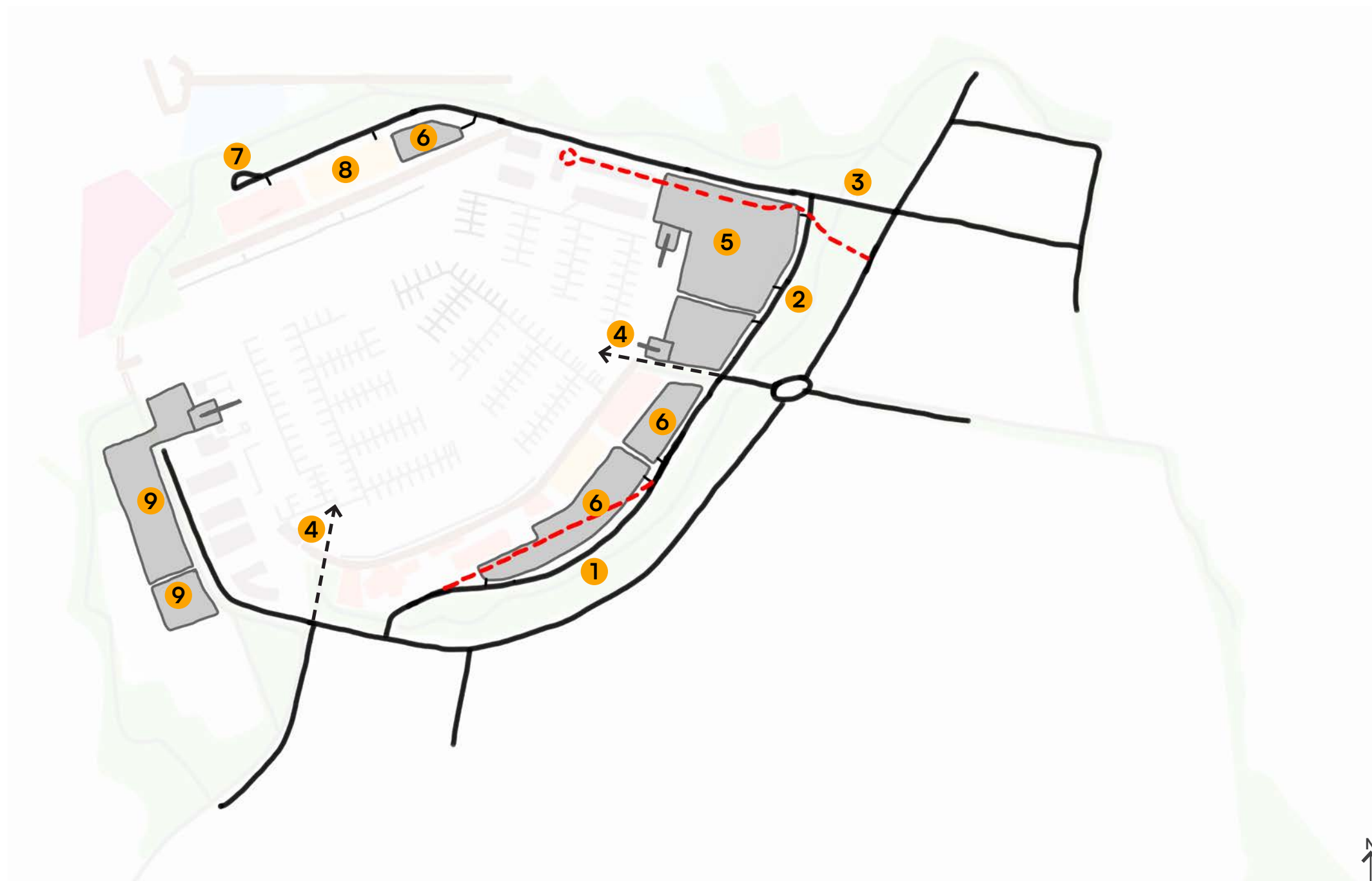


# Roads & Parking








# Roads & Parking



## Legend

- 1 Realignment of Bird O'Passage Parade
- 2 Extension of Bird O'Passage Parade
- 3 Realigned road connection to Third Avenue
- 4 Key view from main intersection
- 5 Relocated Scarborough Public Boat Ramp and parking
- 6 New & expanded public carparking
- 7 New passenger drop-off and vehicle turnaround
- 8 New building underground carparking
- 9 No change to existing

-  Carparking
-  Road Network
-  Demolition



# Proposed Master Plan





# Alternative Masterplan

## Diagram



### Legend

- 1 Coastal Parkland
- 2 Ocean Baths & Swimming Pools
- 3 Subtropical Coastal Aquarium & Research Centre
- 4 Mixed Use incl Signature Hotel
- 5 Public Mixed Use Dining
- 6 Dining Pavilion
- 7 Moreton Bay Boat Club Expansion
- 8 Seafood Market
- 9 Marina Views Plaza
- 10 Public Boardwalks
- 11 Bridge & Parkland
- 12 Thurecht Park Expansion
- 13 Coastal Habitat Expansion
- 14 Destination Holiday Park
- 15 Bird O'Passage Parade Extension
- 16 Public Parking
- 17 MBBC Boat Yard & Ramp
- 18 Boat Ramp & Trailer Parking
- 19 Additional Marina Berths
- 20 Tourism & Ferry Berths
- 21 Fishing Berths
- 22 Marine Industry



# Alternative Masterplan

Detailed



## Legend

- 1 Coastal Parkland
- 2 Ocean Baths & Swimming Pools
- 3 Subtropical Coastal Aquarium & Research Centre
- 4 Mixed Use incl Signature Hotel
- 5 Public Mixed Use Dining
- 6 Dining Pavilion
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- 19 Additional Marina Berths
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- 21 Fishing Berths
- 22 Marine Industry



# Alternative Masterplan

## Staging



### Legend

- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Stage 5









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