

An architectural rendering of the Mossman Riverside Leisure Park. The scene depicts a modern outdoor pool area with a large, cantilevered roof structure supported by thick concrete pillars. The roof is made of a translucent material that allows natural light to filter through. Underneath the roof, there are lounge chairs, umbrellas, and people relaxing. In the foreground, a person is diving into the pool. The background features lush tropical vegetation, including palm trees, and a paved walkway with more people. The overall atmosphere is bright and sunny.

Mossman Riverside Leisure Park **CONCEPT MASTER PLAN**

DOUGLAS SHIRE COUNCIL
17 AUGUST 2018

ONE. INTRODUCTION

Project Objectives
Study Area

TWO. THE NEED FOR UPGRADES

Existing Site Imagery

THREE. CONCEPT MASTER PLAN

1. Reception and Wellness Centre
2. Camp Amenities and Spectator Area
3. Swimming Pool
4. Club House, Learn to Swim and Splash Pool

FOUR. YOUR FEEDBACK

ONE. INTRODUCTION

Douglas Shire Council owns the Mossman Riverside Leisure Park. The leisure park consists of a caravan park and swimming pool facility on adjoining allotments, located on Park Street in Mossman.

Currently the operation of the Leisure Park is managed under a lease arrangement between council and private operators.

The leisure park is an important community facility with many local residents enjoying the swimming pool, which is also home to the Mossman Meteors Swimming Club. The caravan park is also an important facility and provides a rest stop for travellers and visitors to the region.

However, over the years the standard of facilities has declined and the leisure park is now in need of a major renovation. This is to ensure that it remains an important recreational and tourism asset that can continue to be enjoyed by all members of the community.

Douglas Shire Council has engaged AECOM Australia Pty Ltd (AECOM) to assist with the preparation of a new master plan for the leisure park. Early discussions have taken place with key stakeholders and regular users of the leisure park to prepare the master plan and now Council is providing the opportunity for the whole community to provide their feedback on the proposals.

This community consultation report provides a general overview of the proposed improvements. Your comment and feedback on the project is welcomed.

PROJECT OBJECTIVES

Both the Mossman Pool and Caravan park facilities have been running for over 30 years and are due for a transformation. The objectives of the project which informed the development of the master plan include the following:



Re-establish the leisure park as a flagship recreational and tourist facility for the Mossman community



Upgrade the swimming pool and associated facilities to be suitable for both local and state competitions



Ensure that inclusive access to the leisure park is possible for all members of the community



Improve health and wellbeing for the community through access to good quality recreational facilities



Establish the leisure park as a 'must stop' facility for travellers and visitors to Mossman



Provide a place for travellers to stop and unwind, enjoying the best of the region.



TWO.

THE NEED FOR UPGRADES

The leisure park is a much loved facility. It may well have been the place that many local children first learnt to swim, entered their first swim carnival or been an overnight stay on family holidays. However, the existing facilities, due to their age and general condition are in need of replacement or major renovation. In some circumstances the facilities no longer meet modern standards.

Several site inspections have been carried out and a detailed audit of the existing facility has been completed. Whilst the existing leisure park is operational, there is a need to upgrade it to meet modern standards and compete with other similar leisure parks in the region.

Key findings from the audit include:

- Need to modernise and improve the look and appearance of the leisure park office building and reception. This includes providing some additional services such as a small selection of grocery and convenience goods
- Refresh of the external landscaping to ensure that it captures the tropical atmosphere of Mossman and creates a sense of arrival for visitors
- Refurbishment of guest facilities including all amenities blocks, laundry and camp kitchen is necessary to meet modern standards and visitor expectations
- Additional facilities are needed to achieve a higher rating for the caravan park. This includes new features such as a BBQ area, family bathroom, playground and social room
- The existing park only provides two self-contained cabins which are popular during peak season. New high quality self-catering cabins would broaden market appeal of the leisure park
- Currently the pool only meets standards for local competitions under Swimming Australia guidelines. Upgrades to the pool, starting blocks and timing equipment is required to attain regional competition status
- The existing changing rooms are dated and need total refurbishment
- The existing shade structure only partially covers the pool and obscures some spectator seating. A new shade structure is required to provide complete coverage of the pool and improve spectator viewing
- Existing water play facilities are dated and a splash play area and learn to swim pool would improve the appeal of the leisure park for new visitors and local community
- The addition of a wellness centre including a therapy pool, treatment rooms and gym would also be a valuable addition to the leisure park. This would offer new training and therapeutic facilities for the community.

HAS ANYTHING BEEN MISSED?

*WE WANT TO KNOW YOUR EXPERIENCE
OF THE MOSSMAN RIVERSIDE LEISURE
PARK AND WHAT NEEDS TO BE PART OF
THE MASTER PLAN?*

EXISTING SITE PHOTOS



THREE.

CONCEPT MASTERPLAN

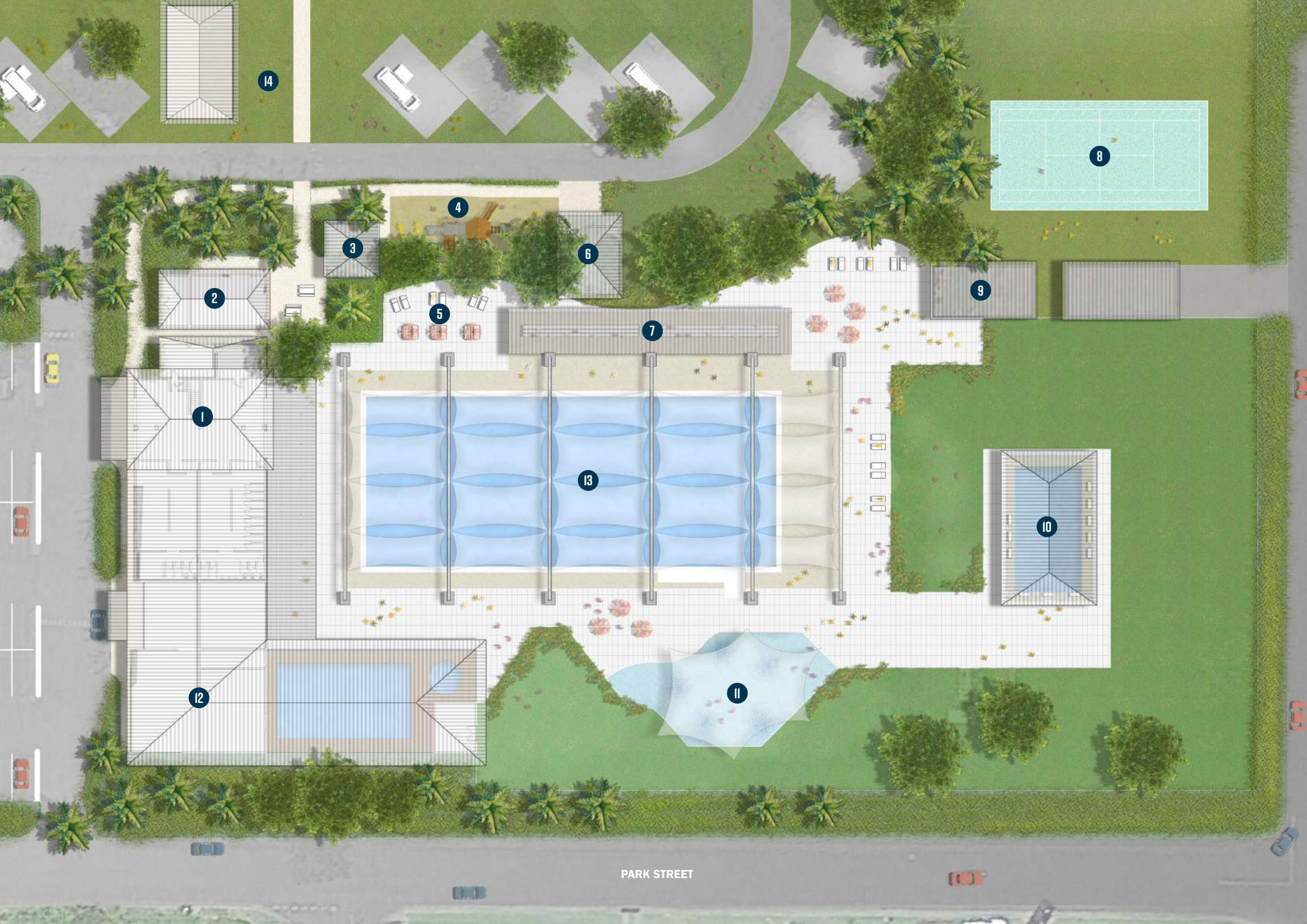
THE VISION FOR THE MOSSMAN RIVERSIDE LEISURE PARK IS TO TRANSFORM THE CARAVAN PARK AND SWIMMING POOL INTO A MULTI-PURPOSE SPORTING PRECINCT, TOURIST SITE AND WELLNESS CENTRE.

By offering a multi purpose leisure park, the master plan is able to significantly improve the quality of experience for visitors at the caravan park and provide a new health and wellbeing facility for the local community. This includes a new aquatic centre capable of hosting regional swim events in addition to offering modern training and therapy services.

But more to that it is a fun and exciting place to visit, go for a swim and importantly relax and enjoy the tropical Mossman weather. The key elements of the master plan include:



- 1 Refurbished reception, kiosk and change room
- 2 New Camp kitchen
- 3 New BBQ area
- 4 New Play ground
- 5 New Pool furniture
- 6 New Rec and games room
- 7 New Spectator seating
- 8 New Tennis court
- 9 New Club house
- 10 New Indoor Learn to swim facility
- 11 New Shaded splash pool
- 12 New Wellness Centre
- 13 Upgraded Swimming pool to regional competition pool standards
- 14 Upgraded Tourist site - Caravan and camp ground



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PARK STREET

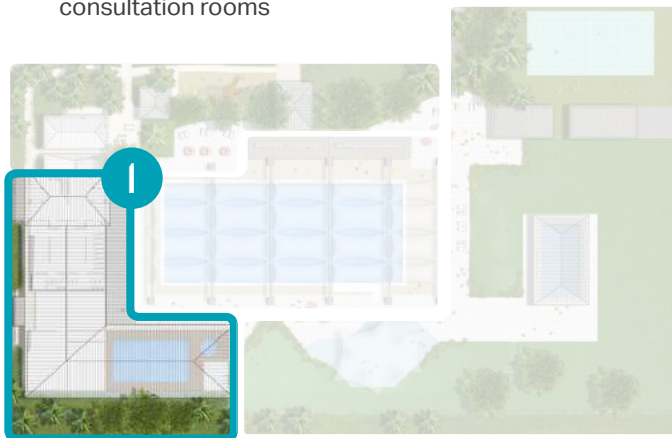
KEY FEATURES OF THE MASTER PLAN

1 RECEPTION & WELLNESS CENTRE

Acting as the new front door to the leisure park the reception would be refurbished to provide a welcoming space for visitors to the swimming pool and caravan park. Other options include an upgrade to provide a small shop offering essential items to make the visit a bit more comfortable.

The Wellness Centre is a facility offering a range of therapeutic treatments and includes an indoor warm pool. Combined with refurbished changing rooms and a new gymnasium it is an excellent addition to the range of fitness facilities at the leisure park.

- Refurbished Reception, Kiosk, and change rooms to improve aesthetics and functionality
- Enhanced entry with landscaping and accessible ramp to provide a welcoming atmosphere
- New wellness centre with gym, massage, warm pool and consultation rooms



PRECEDENT IMAGERY



GYMNASIUM



MASSAGE



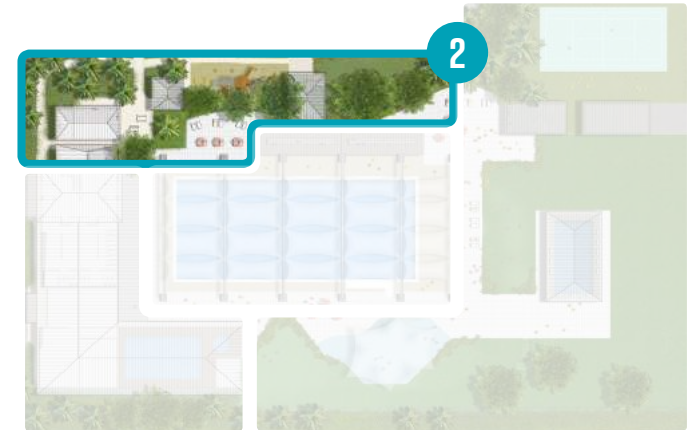
GAMES/ENTERTAINMENT ROOM



WARM POOL



ARTISTS IMPRESSION



2 CAMP AMENITIES & SPECTATOR AREA

A new space that can be shared between the caravan park and the swimming pool will be created that offers a selection of new services and amenities. This will improve the standard of accommodation for the caravan park by creating a resort style area that interfaces with the swimming pool

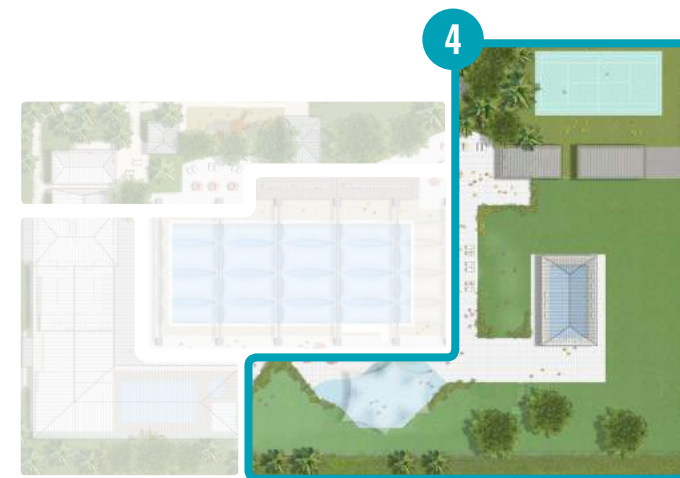
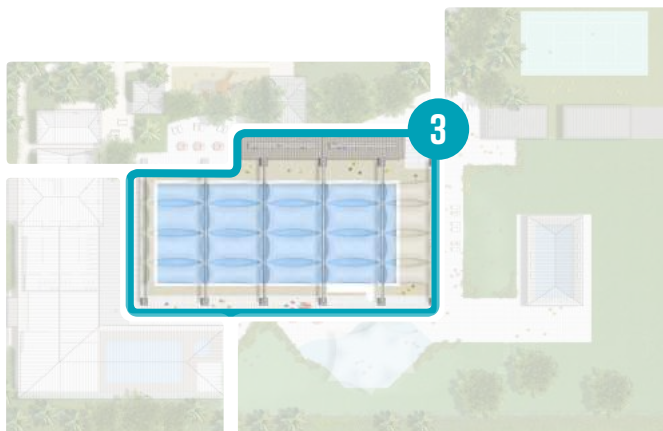
- New camp kitchen with outdoor seating
- New covered BBQ area
- New playground and soft fall area
- New pool furniture including shading, seating, sun lounges and new landscaping
- New recreation and games rooms
- New spectator stand



PLAYGROUND



SPLASH POOL



3 SWIMMING POOL

The swimming pool is the centre piece for the leisure park. Catering for the both serious professional and the keen amateur it will be upgraded to be suitable for regional competition events with new starting blocks, timing equipment, pool concourse and water treatment system.

Combined with a new shade structure the pool will become a spectacular venue for years to come. Hopefully the place where the next Australian swimming champs start their sport!

- Removal of the existing pool gutter system to increase the depth of the pool to meet regional competition standards
- Install new pool concourse incorporating new drainage
- New tiled concourse between the reception and extending around the pool area
- Install new starting blocks for eight lanes on both ends of the pool with provision to connect to Queensland swimming timing systems
- Remove existing pool stairs and replace with new recessed stairs and disabled access ramp



4 CLUB HOUSE, LEARN TO SWIM POOL & SPLASH POOL

We all have to start somewhere and a new splash pool and learn to swim pool will be the starting point for the next generation of swimmers. It will provide a fun and safe place for visitors to cool off and relax and will be available to visitors of the caravan park. The learn to swim pool will be fully covered offering a safe and controlled environment for junior swimmers. The new club house will provide a home base for the local swim club.

- Full size Tennis court
- New Club house for swim club activities
- New covered Learn to Swim facility with heated pool
- Shaded Splash pool
- Open grass and landscaped area
- New pool pump and plant room

FOUR.

YOUR FEEDBACK

We hope that you find the vision to transform the Mossman pool and caravan park into a multi-purpose sporting facility and tourist site exciting.

However, we want your feedback on the master plan to ensure that the project can be a success. This is part of Council's commitment to providing lifestyle-boosting projects that are influenced and owned by the Douglas Shire community.

Over the next month there will be a series of consultation events throughout the Douglas Shire area. Council will be staffing displays at various locations including the Saturday Markets in Mossman and Sunday Markets in Port Douglas.

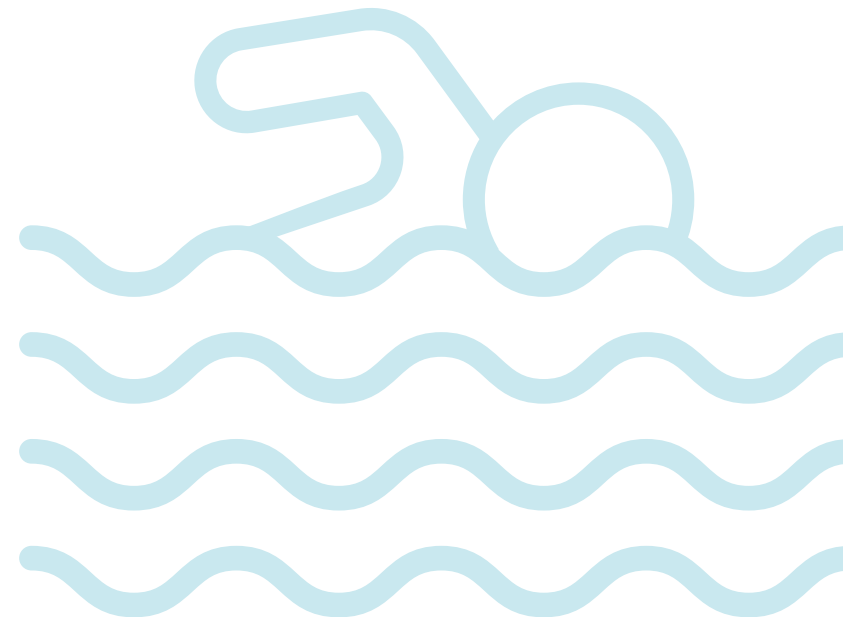
Venues, dates and times will be published on Council's website and Facebook page.

WHERE TO FROM HERE?

Commencement of public consultation on the concept master plan will start on the **20th of August 2018** with the deadline for feedback on the **30th of September 2018**.

Please send your feedback by either:

1. Emailing enquiries@douglas.qld.gov.au with Mossman Pool in the Subject Line or;
2. Mailing written comments to PO Box 723, Mossman Qld 4873.





Mossman Riverside Leisure Park CONCEPT MASTER PLAN

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