

5.0 Public Domain.

- *Old Border Caravan Park Site*

This area was once a key point of interest due to its previous tenancy. However now the Old Border Caravan Park is simply the remnants of what used to be there. Laneways of asphalt and gravel still exist here in rows where caravans and tents would be situated. Despite being largely unchanged this area still is used to gain access to the Jack Evans Boat Harbour, particularly by those bringing non-powered water craft like canoes and catamarans. The connectivity of this area is disjointed by the same path mentioned on the perimeter of the boat harbour, which comes to point and stops.

- *Wharf Street*

Wharf Street is a highly active public domain. This is due to the shopfront exposure on the western side and the access offered on the eastern side to the Anzac Memorial and Chris Cunningham Park. Pedestrian footpaths on both sides of the street allow for safe efficient movement of pedestrians with two major crossings allowing pedestrians relative safety crossing near the pedestrian bridge of the Twin Towns Services Club and at the end of the axial path of the Anzac memorial. A vegetated median also adds to the visual amenity of the street by softening the mass of the built form, and offering a point of respite for pedestrians crossing the street.

- *Boundary Street*

This street is not as busy as Wharf Street, but has been identified by the Tweed Heads Shire Town Centre Masterplan as a major movement network in the future. In this domain the majority of the movement is vehicular by those accessing the number of accommodation facilities on the northern side of the street. Boundary Street is also a connection through the main town centre to the west and the lookout and beaches located at the eastern most point of the street. The median in this street allows for some angled parking and also offers access for pedestrians travelling west. This domain has potential but at this point remains largely unused because of the current state of the Old Border Caravan Park.



PHOTO 12 - BOUNDARY STREET LOOKING EAST

6.0 Views & Landform

Views

The built form in the study area limits the vistas and views available. The Tweed Heads Shire Town Centre Masterplan identifies for example the major views from Wharf Street to the Jack Evans Boat Harbour have been obstructed by the Twin Towns Services Club. With the loss of this view shed also comes the opportunity of additional view sheds offered by the services club due to elevation. The major views from the services club exist from the south going anti-clockwise to the north which opens up views to the Jack Evans Boat Harbour, Chris Cunningham Park, Tweed River and beaches beyond. Minor views also exist from the northwest corner of the services club through to Greenmount Beach. In general almost all views to the Jack Evans Boat harbour have been limited to those developments along Wharf, Bay and Boundary Street, except where other developments further out have views over the top of these developments. The Tweed Heads Shire Town Centre Masterplan also identifies a view to the Tweed River eastwards along Bay Street.

Landform

A general description of the landform and geology of the area is described by the Tweed Heads Shire Town Centre Masterplan as comprising of *'alluvial flats at the mouth of the Tweed River. These were enclosed and punctured by sharply rising rhyolite and basaltic rock outcrops.'* The landform of the immediate study area is considered to be relatively gentle but rising to some prominent landforms outside the scope of this report. The slope of the immediate site is almost flat, with grading for drainage purposes. Most of the parkland adjoining the Jack Evans Boat Harbour is of a similar gentle grade except at the intersection of the sand and the water. Here the grade can vary, but only over relatively short distances of between five to ten metres. The major landforms in the area are outside the boundary of the scope of this report. These landforms have been identified by the Tweed Heads Shire Town Centre Masterplan as Monastery Hill, adjacent to the Southern Boat Harbour, at fourteen metres AHD and Greenmount at twenty metres AHD.



PHOTO 14 - VIEWS EAST DOWN BAY STREET

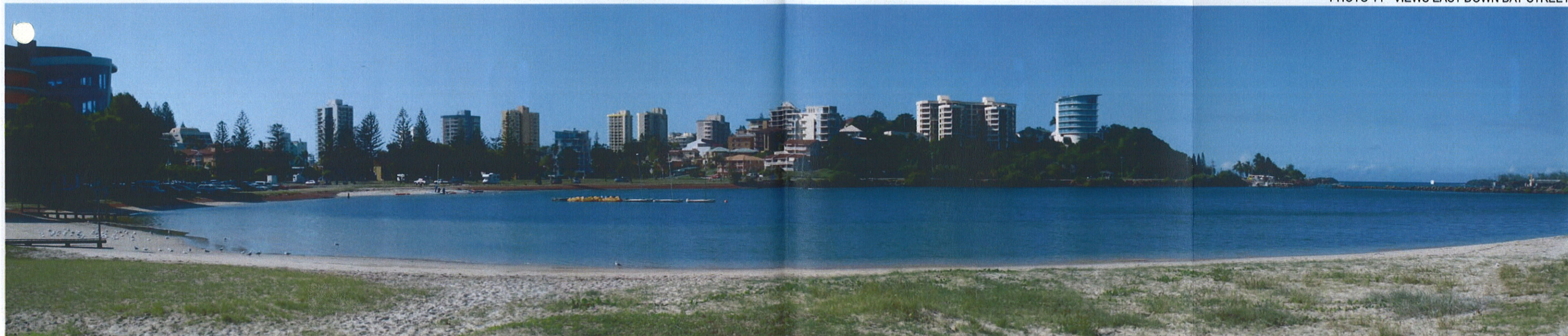


PHOTO 13 - JACK EVANS BOAT HARBOUR LOOKING TOWARDS GREENMOUNT

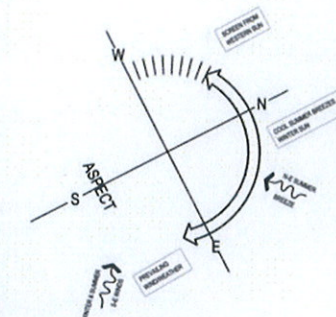


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Project and Client
TWIN TOWNS



Revisions

Title

**VEHICULAR
ACCESS**



Scale 1:500 @ A1

Date APRIL 2001

Drawn AB

Chk WM

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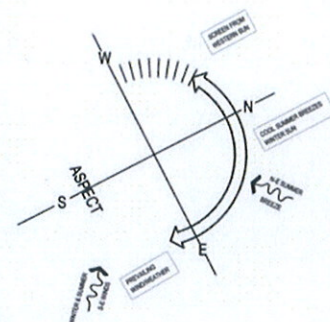


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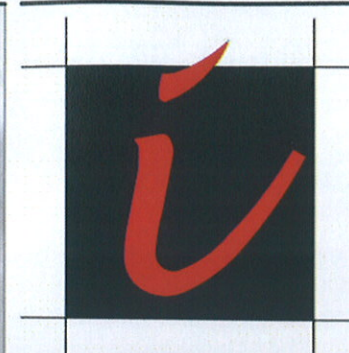
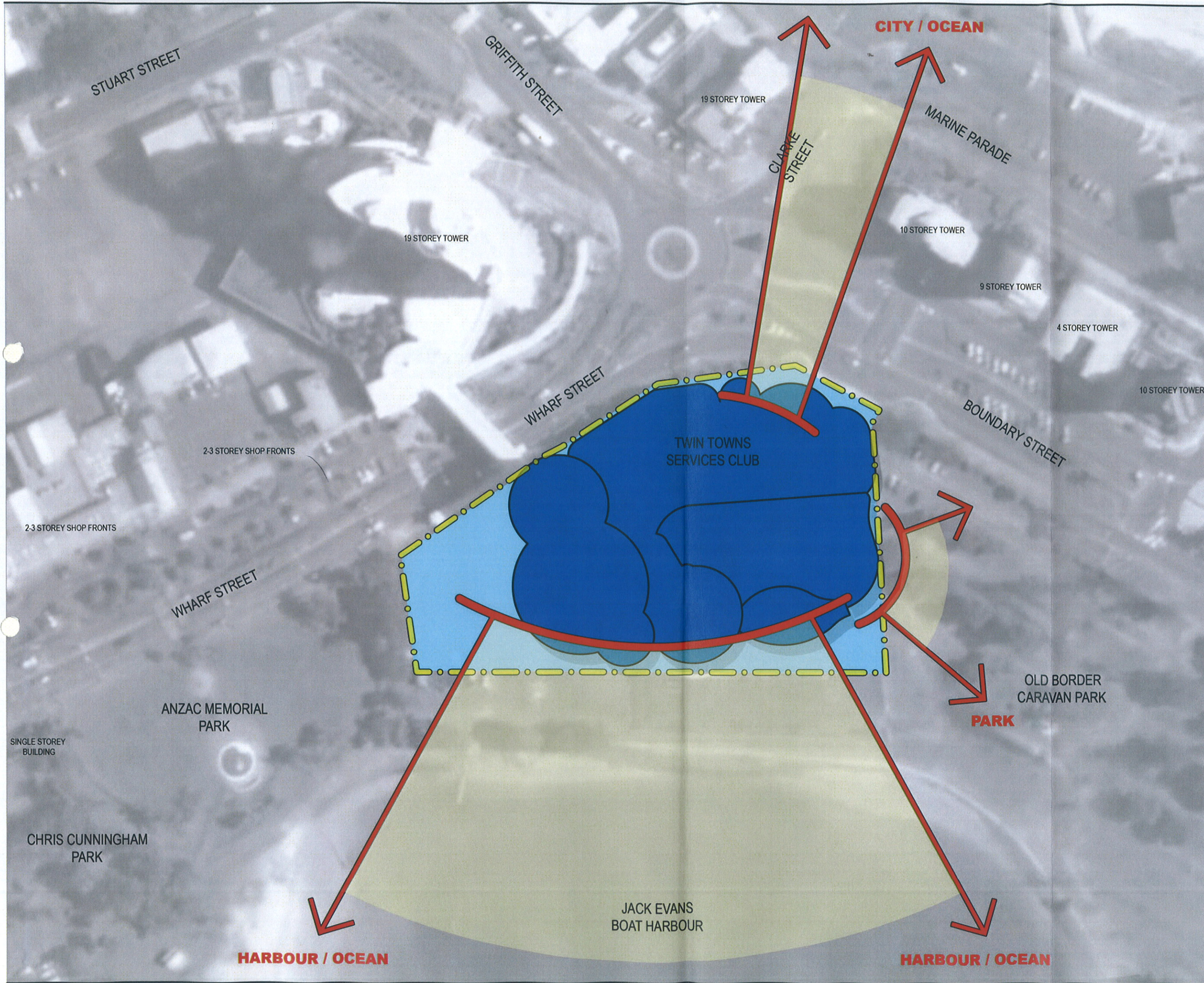
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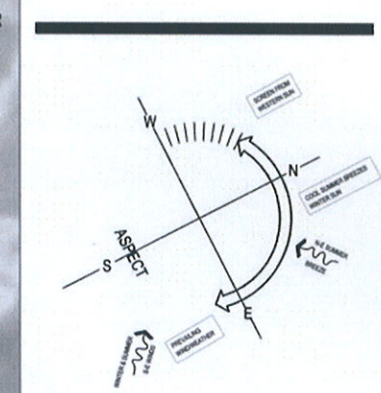
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VIEWS & VISTAS



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Chk UM

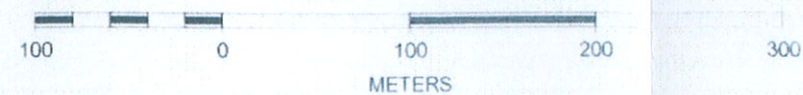
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LEGEND

- 1 JACK EVANS BOAT HARBOUR
- 2 TWEED RIVER
- 3 DURANBAH BEACH
- 4 GREENMOUNT BEACH
- 5 RAINBOW BAY
- 6 CENTRO TWEED
- 7 SEASCAPE APARTMENTS
- 8 CHRIS CUNNINGHAM PARK
- 9 TWIN TOWNS SERVICES CLUB
- 10 JACK EVANS BOAT HARBOUR PARK
- 11 FINGAL HEADS
- 12 BEACHCOMBER INTERNATIONAL RESORT
- 13 OUTRIGGER COOLANGATTA BEACH RESORT
- 14 ANZAC MEMORIAL PARK
- 15 BORDER GATEWAY ENTRY STATEMENT

SCALE 1 : 4,000

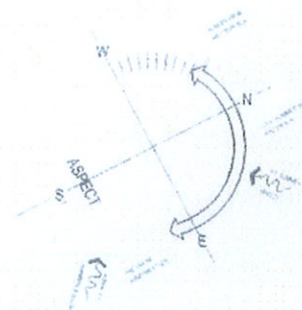


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SPATIAL LAYOUT



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