

Twin Towns Services Club

Existing Site Analysis

APRIL 2007

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PHOTO 1 - OLD BORDER CARAVAN PARK LOOKING TOWARDS JACK EVANS BOAT HARBOUR

1.0 Introduction.

The site of the proposed Twin Town Services Club redevelopment is located on the corners of Wharf and Boundary Street on Lot 1 of DP 777183. The existing development is a multi-storey tower with car parking facilities on the ground level on the eastern portion of the site. A section of this existing car park extends beyond the defined boundary of the site towards Jack Evans Boat Harbour. The purpose of this site analysis is to identify the current potentials and challenges of the site to assist in producing appropriate design solutions that will also reinforce the strategies outlined by the Tweed Heads Shire Town Centre Masterplan.



PHOTO 2 - TWIN TOWNS SERVICES CLUB FROM JACK EVANS BOAT HARBOUR

2.0 Natural Context.

- *Site Vegetation*

There is minimal vegetation on the site as the majority of the allotment is taken up by the structure that is the Twin Towns Services Club. The bulk of the vegetation existing on the site is found on the Wharf Street boundary alignment, in particular those portions facing northwest towards the intersection of Wharf and Boundary Street. Here there are established shrub beds that are planted with low shrubs and groundcovers. The specimens found here are Lilly Turf (*LIRIOPE muscari*), Golden Dew Drop (*DURANTA 'Sheena's Gold'*), Purple Knight (*ALTERNANTHERA dentata*), Sago Palm (*CYCAS revoluta*), and Mock Orange (*MURRAYA paniculata*). Also located within these shrub beds are three Cuban Royal Palms (*ROYSTONEA regia*). Towards the eastern boundary of the site the only other vegetation classified within the site boundary is a row of four Queen Palms (*SYAGRUS romanzoffiana*) (refer to photo 3) and five Tuckeroos (*CUPANIOPSIS anacardioides*).

- *Contextual Vegetation*

The site is flanked on the northern and southern property alignments by two major areas of public open space. To the north is the Old Border Caravan Park site which presently is vegetated by Norfolk Island Pines (*ARAUCARIA heterophylla*) and Common Ironwoods (*CASUSARINA equisetifolia*). To the south of the site is the Anzac Memorial Park and Chris Cunningham Park. These areas are made up of a mix of Screw Pines (*PANDANUS odorotissimus*), Coastal Hibiscus (*HIBISCUS tiliaceus*), Cadagi Trees (*EUCALYPTUS torelliana*), Queen Palms (*SYAGRUS romanzoffiana*), Tea Trees (*MELALEUCA quinquenervia*), Tuckeroos (*CUPANIOPSIS anacardioides*), Coastal Banksia



PHOTO 3 - EXISTING SIGNIFICANT STANDS OF TEA TREES



PHOTO 4 - EXISTING QUEEN PALMS

(*BANKSIA integrifolia*), and an array of understorey planting which consists of New Zealand Christmas Bush (*METEROSIDEROS spp*), Golden Dew Drop (*DURANTA 'Sheena's Gold'*), Lilly Turf (*LIRIOPE muscari*), Bottlebrush (*CALLISTEMON salignus*), African Lilly (*AGAPANTHUS orientalis*) and Mock Orange (*MURRAYA paniculata*).

A section of public open space also exists between the Twin Towns Services Club and Jack Evans Boat Harbour. In this area there are three significant stands of Tea Trees (*MELALEUCA spp*) that have Queen Palms (*SYAGRUS romanzoffiana*) among them with a sparse understorey scattering of African Lillies (*AGAPANTHUS orientalis*) and Coast Rosemary (*WESTRINGIA fruticosa*).

The vegetation on Wharf Street consists of Norfolk Island Pines (*ARAUCARIA heterophylla*) found on the western side of the street along with Tuckeroos (*CUPANIOPSIS anacardioides*) and Alexander Palms (*ARCHONTOPHOENIX alexandra*). The eastern side of the street has some Queen Palms (*SYAGRUS romanzoffiana*) particularly in front of the Anzac Memorial Park. The vegetated road verges and medians are primarily made up of Lilly Turf (*LIRIOPE muscari*) with some areas of Moses in a Basket (*RHOEO discolor 'dwarf'*), Japanese Sacred Bamboo (*NANDINA domestica*), Spiny Mat-rush (*LOMANDRA longifolia*) and New Zealand Christmas Bush (*METEROSIDEROS spp*).

Boundary Street is mainly vegetated by Norfolk Island Pines (*ARAUCARIA heterophylla*) which are planted in the wide median strip. Towards the end of Boundary Street and the intersection of Wharf Street there are also a number of Coconut Palms (*COCUS nucifera*).

3.0 Movement Networks.

The movement networks in this site analysis refer to similar networks as defined by the Tweed Heads Shire Town Centre Masterplan and refers to all modes of movement. This site analysis discusses the existing movement networks which are vehicular, pedestrian, public transport, bicycle and marine.

- *Vehicular*

Vehicular access to the site is via Wharf Street which is identified by the Tweed Heads Shire Masterplan as a primary access road. The main entry point to the site is located on the northwest corner of the site near the intersection of Wharf and Boundary Street. This point of access allows vehicles to both enter and exit the site and allows access to the undercover parking areas of the Twin Towns Services Club. A secondary access point exists on the Wharf Street boundary of the southwest corner of the site. This access point does allow vehicles to exit the site, but is primarily for service vehicle access to the Services Club.



PHOTO 5 - PEDESTRIAN PATH ON BAY STREET



PHOTO 6 - TERMINATING PEDESTRIAN FOOTPATH

Externally to the site the major vehicular networks are found along Boundary, Bay and Wharf Street. Boundary street has generous provisions for parking on the sides of the road and in the median. Wharf street has limited parking on the side of the road as does Bay Street. Public car parking facilities can be found near the Chris Cunningham Park and Old Border Caravan Park.

- *Pedestrian*

The major point of pedestrian access to the Twin Towns Services Club is via an entry located on the ground level on Wharf Street near the location of the existing pedestrian bridge. The pedestrian bridge serves as an form of access for people coming from the Twin Towns Resort located on west of Wharf Street. Other minor entry points exist for pedestrians along Wharf Street but another heavily used access point is from the undercover car parking facility via a staircase.



PHOTO 7 - PEDESTRIAN PATH ON BOUNDARY STREET

Pedestrian paths exist along Bay (refer to photo 4), Wharf and Boundary Street. These paths are usually concrete except for some areas on Wharf Street that front the Services Club and other venues where the footpath is paved. A footpath almost connects Old Border Caravan Park through to Duranbah Beach and also though to Anzac Memorial Park and Chris Cunningham Park except for a portion that simply terminates in the Old Border Caravan Park (refer to photo 5). Anzac Memorial Park has a number of footpaths one of which serves as feature axial access to the memorial. Other paths in this park connect the previously discussed Duranbah Beach connection with Wharf Street.

- *Public Transport*

The Tweed Heads Shire Town Centre Masterplan identifies that, although there are other proposals for public transport in the area, the only form in the current study area is busses. A bus stop for this movement network exists on the eastern side of Wharf Street near the major pedestrian access point discussed previously.

- *Bicycle*

While bicycles may be used as a form of transport in the area, little provision has been afforded for the facilitation of this movement network. The Tweed Heads Shire Town Centre Masterplan concurs with this notion identifying the potential that bicycle connections could have on the area.

- *Marine*

Most of the marine movement networks within the study area occur in the Jack Evans Boat Harbour. These networks consist of passive recreational activities. Some of these activities are identified by the Tweed Heads Shire Town Centre Masterplan as surf rescue boats, dragon boats, small sailing boats and surf skies. The Masterplan also identifies the Volunteer Marine Rescue (VMR) located in the north eastern corner of the Jack Evans Boat Harbour.

4.0 Built Form.

- *Wharf Street*

The majority of the built form on Wharf Street is found on the western side. The eastern side of the street consists of one major development, the Twin Towns Services Club which is six storeys high. The only other structure on this side on the street is the Wright on the Water Restaurant which is a single storey structure. Most of the eastern side of Wharf street fronts on to the Chris Cunningham Park and Anzac Memorial. There is some built form in the memorial by way of a water feature and feature wall. The western side of Wharf Street is completely lined with the built form ranging from two to nineteen storeys in height. The tallest buildings on this side of the street are the Twin Towns Resort that is connected to the Twin Towns Services Club via a covered pedestrian bridge. The other significantly tall structure on this side of the street is a twelve to fifteen storey dual tower development called the Tweed Ultima. The balance of the remaining built form is in the two to three storey range consisting of a variety of shop front developments which include a pawn shop, The Harbour side Bistro, The Deck Saloon, adult shop and a number of vacant shops. The architectural styles on this street are quite varied, in particular the Twin Towns Services Club that has been appended to a number of times has a mix of styles within a single building.



PHOTO 8 - NEW DEVELOPMENT ON WHARF STREET

- *Boundary Street*

For the purposes of this report there is no built form on the southern side of Boundary Street, except for the Twin Towns Services Club located on the corners of Boundary and Wharf Street. There are buildings on this side of the street, but they exist outside of the scope of this report. The northern side of Wharf Street is completely flanked with the built form, which blocks almost all views to Greenmount Beach. These buildings range from six to ten storeys in height and are all forms of holiday and residential accommodation. There is no consistency in architectural style given that some of the developments on this street have only recently been completed. The southern side of Boundary Street is made up primarily of vegetation that leads into the Old Border Caravan Park which opens out to the Jack Evans Boat Harbour.

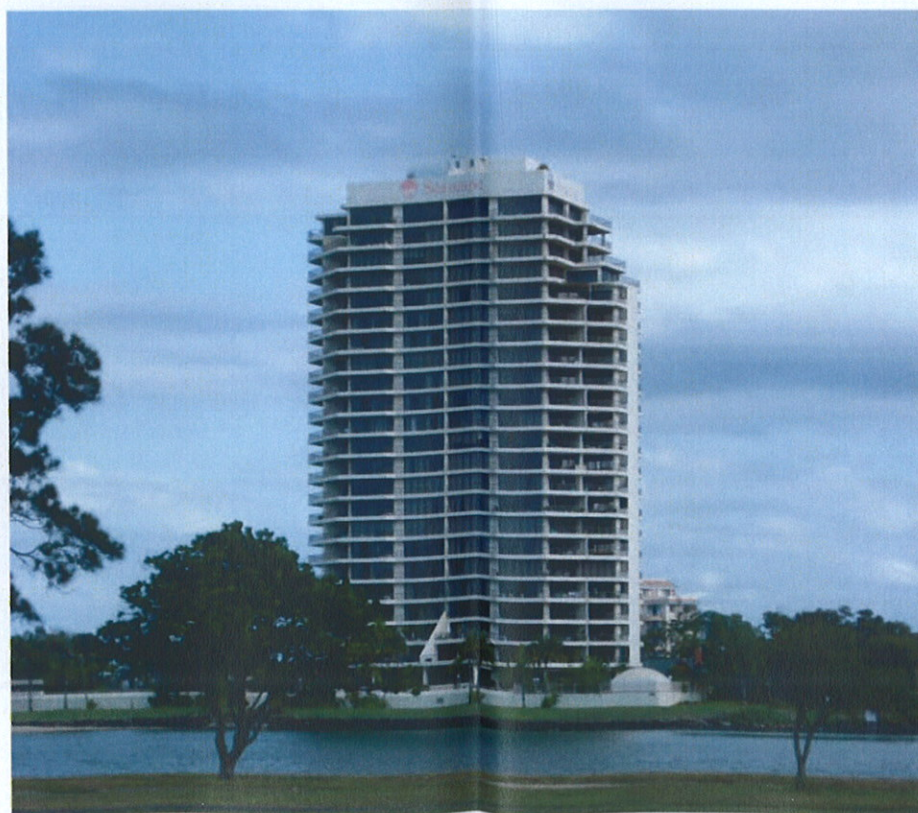


PHOTO 9 - SEASCAPE HOTEL ON BAY STREET

- *Bay Street*

The majority of the built form on Bay Street is on the southern alignment. Here there is a mix of three to four storey buildings consisting of the Tweed Heads Mall and a number of residential unit blocks. The Tweed Heads Mall also has a two level car parking facility. To the north of Bay Street there is little by way of the built form except for a one storey set of public toilets which is mainly hidden by the existing vegetation that has been previously discussed. There is however twenty-four storey hotel (Seascope Hotel) towards the eastern end of Bay Street that is disproportionate to the rest of the built form. The Tweed Heads Shire Town Centre Masterplan identifies that these taller developments usually occur close to the waters edge, particularly the beach, to obtain maximum views and frontage and reduce in size the further away the development is. This structure is the closest structure to the Jack Evans Boat Harbour. There is a mix of architectural styles within these buildings ranging from the tilt-up slab construction of the Tweed Mall, to an older brick veneer construction used in the toilet blocks and residential units.



PHOTO 10 - MULTI-LEVEL UNITS ON BOUNDARY STREET

5.0 Public Domain.

The Tweed Heads Shire Town Centre Masterplan identifies this portion of the site analysis as those portions comprising of 'laneways, open spaces, parks, squares, reserves, beaches, waterways and courtyards,' and further explains that these domains are central to the legibility and amenity of the area. This study area has been broken down into the Jack Evans Boat Harbour, Anzac Memorial Park, Chris Cunningham Park, Old Border Caravan Park, Wharf Street and Boundary Street.

- *Jack Evans Boat Harbour*

The Jack Evans Boat Harbour is considered by the Tweed Heads Shire Town Centre Masterplan as one of the most important parts of this area. For the purposes of this report the harbour is a key element of the legibility and amenity of the study area. It is the common link between all three of the previously discussed streets and is a point of focus for many of the developments in the area. The large amount of public open space that connects to this water

body enhances its useability and connectivity. There is a pedestrian path that runs along most of the perimeter of this harbour except at a point along the Old Border Caravan Park where it stops abruptly and leads nowhere. The visual amenity and recreational activities available in the harbour are why this precinct is a key area in the Tweed Heads Shire.

- *Anzac Memorial Park*

The Anzac Memorial Park is a formal reminder to the community of it's heritage. The axial path leading from Wharf Street focuses on the water feature which precedes a feature wall with plaques and used for the placement of wreaths and flowers. The cultural significance behind this precinct is vital in maintaining the identity of the area. For most of the year this precinct is simply a way point to another destination, but on special occasions this precinct is a place of gathering and a place of reflection.

- *Chris Cunningham Park*

This public park is a simple yet important element of the Tweed Heads Shire. Consisting mainly of grass and previously discussed informal tree planting this park offers a place to sit, a place to eat, and a place to walk. There are several picnic benches in this park with some of them under a covered gazebo. The views onto the Jack Evans Boat Harbour only increase the visual amenity of this park. There are public toilets provided which during the day are relatively safe, but a night could be a place to avoid. A large chess board with a storage locker is also located in this park, but does not get used. The majority of the public parking is found in this precinct. Grass mounding also screens portions of the boat harbour from the adjacent built form and add variety and interest to the park.



PHOTO 11 - JACK EVANS BOAT HARBOUR AND CHRIS CUNNINGHAM PARK