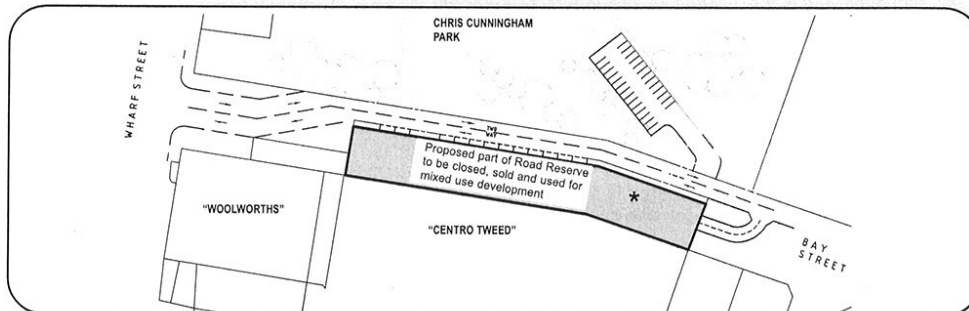


# BAY STREET, TWEED HEADS PROPOSAL TO CLOSE AND SELL PART OF ROAD RESERVE

## THE PROPOSAL:

The proposal is to close part of the road reserve of Bay Street, adjacent to Tweed Centro, and negotiate the sale of the road reserve with Tweed Centro so that they can construct a building on the site that will facilitate the activation of the town centre precinct and adhere to the Masterplan objectives and design principles. Funds from the sale will be used by Council for streetscape and traffic facilities within Council's road reserves. Importantly, two-way traffic will be preserved for all of Bay Street.

■ A conceptual illustration of the redeveloped Bay Street frontage is shown below:



## BACKGROUND:

Council made application to close part of Bay Street in 1995 but due to a number of factors did not proceed. In 2002 a Ministerial Taskforce was established to prepare the Tweed Heads Town Centre Masterplan which was launched in August 2004.

A Project Facilitation Team (PFT) was then created to advance the Masterplan with representatives from, Department of State and Regional Development NSW, Department of Lands, Department of Infrastructure Planning & Natural Resources, Tweed Economic Development Corporation and Tweed Shire Council.

The Tweed Heads Masterplan identified a town centre core precinct, and a Jack Evans Boat Harbour precinct.

Bay Street sits at the common boundary of each precinct.

One of the objectives of the Masterplan was to activate the

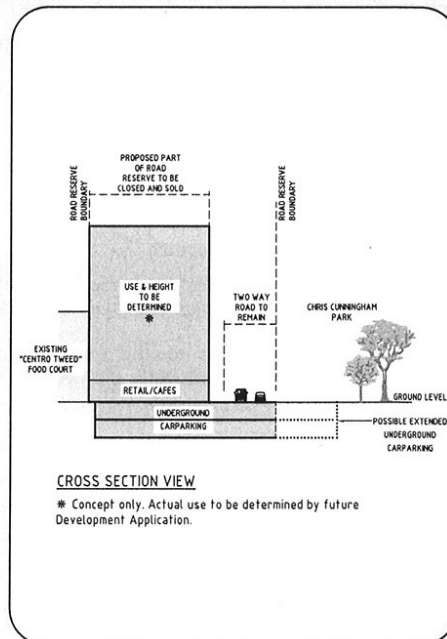
street frontages along Wharf and Bay Streets adjacent to the Jack Evans Boat Harbour.

The urban design principles underpinning these objectives include active street frontages overlooking the Boat Harbour, and the establishment of strong visual and activity connection between Tweed Centro and the harbour zone.

From October 2005 discussions were held between Tweed Centro and members of the PFT relating to a redevelopment of the Bay Street frontage of Tweed Centro in line with the Masterplan objectives.

These discussions were ongoing and further developed design concepts for the proposal which were reported to the full PFT.

The PFT viewed the concept as endorsing the Masterplan objectives to activate Bay Street and capitalising on the existing infrastructure to provide an inner city type development to support the revitalisation of the Tweed Heads Town Centre.



CROSS SECTION VIEW

\* Concept only. Actual use to be determined by future Development Application.

## SUBMISSIONS:

Before making any commitment to proceed with this proposal Council wishes to consult with the public and canvas their views, therefore Council invites submissions about the proposal. Any person may, until 30 November, make a written submission addressed to the General Manager, Tweed Shire Council, PO Box 816, Murwillumbah, NSW, 2484. Public submissions will help inform future Council decision making concerning any further development of the precinct.



# BAY STREET PROPOSED REDEVELOPMENT

**The plan shows provision for high rise development. What would be the height and number of the high-rise buildings?**

*The plan published in the Tweed Link (Issue 587, October 28) shows a conceptual footprint and cross-section of a proposed building. While some more detailed plans have been produced for discussion purposes, these have no formal status and Council does not know what final plans would be submitted by the developer (if the road closure process does proceed).*

*Further, the future building would be subject to submission and approval of a Development Application. At this stage, Council's role is that of a prospective seller of land. The purchaser would have the role of preparing detailed designs and submitting them for planning approval.*

**Currently the height limit in this area is 15 storeys for the Bay Street area. What is the proposed height limit under the new LEP 2008 for this area?**

*The current LEP height limit is 50m AHD (above sea level, approximately 15 storeys). The LEP 2008 proposed height limit is 45m AHD (approximately 13 to 14 storeys).*

**What is the width of the road closure in metres from Tweed Centro's wall and the length of the road closure?**

*See survey plan prepared in 1995 later in this document.*

**Will the road closure require the removal of the paper bark trees on the median strip?**

Yes.

**Does the road closure require the median strip to be removed?**

Yes.

**Will street parking be removed?**

*The concept plan in the Tweed Link shows the retention of parallel parking in part of the affected frontage of Bay Street. The actual configuration would be the subject of detailed design and planning approval.*

**Is there a need to excavate into the grassed footpath area of the Chris Cunningham Park (on the northern side of Bay Street) to allow for the two-way road?**

*No. It is intended to contain all of the two-way road wholly within the remnant of the Bay Street Road Reserve.*

**The existing public car parking area in the park has been altered. How many car spaces will be provided in the new car park? Will these spaces be metered parking?**

*There is currently a car park in Chris Cunningham Park on the north side of Bay Street. The layout shown in the Tweed Link plan is taken from the JEBH concept plan that was exhibited in April/June 2006 and approved by Council in August 2006. This plan reconfigures the park to displace parking further east and open up the area north of Centro Mall as a pedestrian plaza that links with the proposed foreshore boardwalk and the rest of the JEBH pedestrian network. The relocated carpark has 28 spaces. Council has not considered installing meters. The Jack Evans Boat Harbour Concept Plan approved August 2006 is on the last page of this document.*

**The plan shows underground parking, how far does this extend under the park?**

*Underground parking under the park is shown as a possible option. Council does not know if this would be approved by the landowner (NSW Dept of Lands) and it would be a matter for negotiation between the developer and the Department.*

OVER/

**Council intends to build the Visitor Information Centre on the Wharf St/Bay St corner of the park. Will the height of the underground carpark allow for people towing caravans etc to enter?**

*This would be a matter for a future detailed design and planning approval process.*

**Has Council taken into account that this area floods during heavy rain?**

*Council has policies for entry levels for underground car parks that provide for 0.5m freeboard above flood and stormwater levels. The detailed design process would have to comply with these standards.*

**How will Woolworths semi-trailers enter and exit their loading dock which fronts onto the southern side of Bay Street?**

*The Bay Street median would be reconfigured to maintain the existing standard of access to the Woolworths loading facility.*

**Where will the public buses park?**

*There are no scheduled bus services in Bay St (East). Buses now use it as a convenience to park terminated buses. These can be stored at Surfside depot at Ourimbah Rd or alternatively they can use existing bus layby spaces in Boundary St.*

**Can the exhibition period for this proposal be extended?**

*This is a matter that would require a formal resolution of Council.*

PLAN DRAWING ONLY TO APPEAR IN THIS SPACE

ESCALATED SCALE AND EXTENT OF INFORMATION BEING  
FORWARDED TO THE PUBLIC ARE NOT TO BE TAKEN AS  
WARRANTING ANY PARTICULAR USE OF THE INFORMATION

Box:DP 0848723 P /Rev:21-Apr-1995 /Sta:OK /Prt:13-Dec-2000 15:09 /Pg:ALL /Seq:1 of 1  
WARNING Electronic Document supplied by LPI NSW for your internal use only

DP 848723  
Reg Street  
19/4 1995

MARK	EASTING	NORTHING	ZONE	ACC.
PM2C486	352883.773	1888853.67	562	3
PM2D490	353121.783	1888512.899	562	3
PM2D494	353259.321	1888183.252	562	3
PM2D570	353251.684	1888433.081	562	3
MM19546	353259.321	1888464.548	562	3
SOURCE	LAND INFORMATION SYSTEMS (LIS) 1995 CONDENSED GAUGE FACTORS 89/99/94			

THE SYSTEM CROWN LAND  
ROADS ACT 1993  
Ref No X 44779-3  
L.A. No.

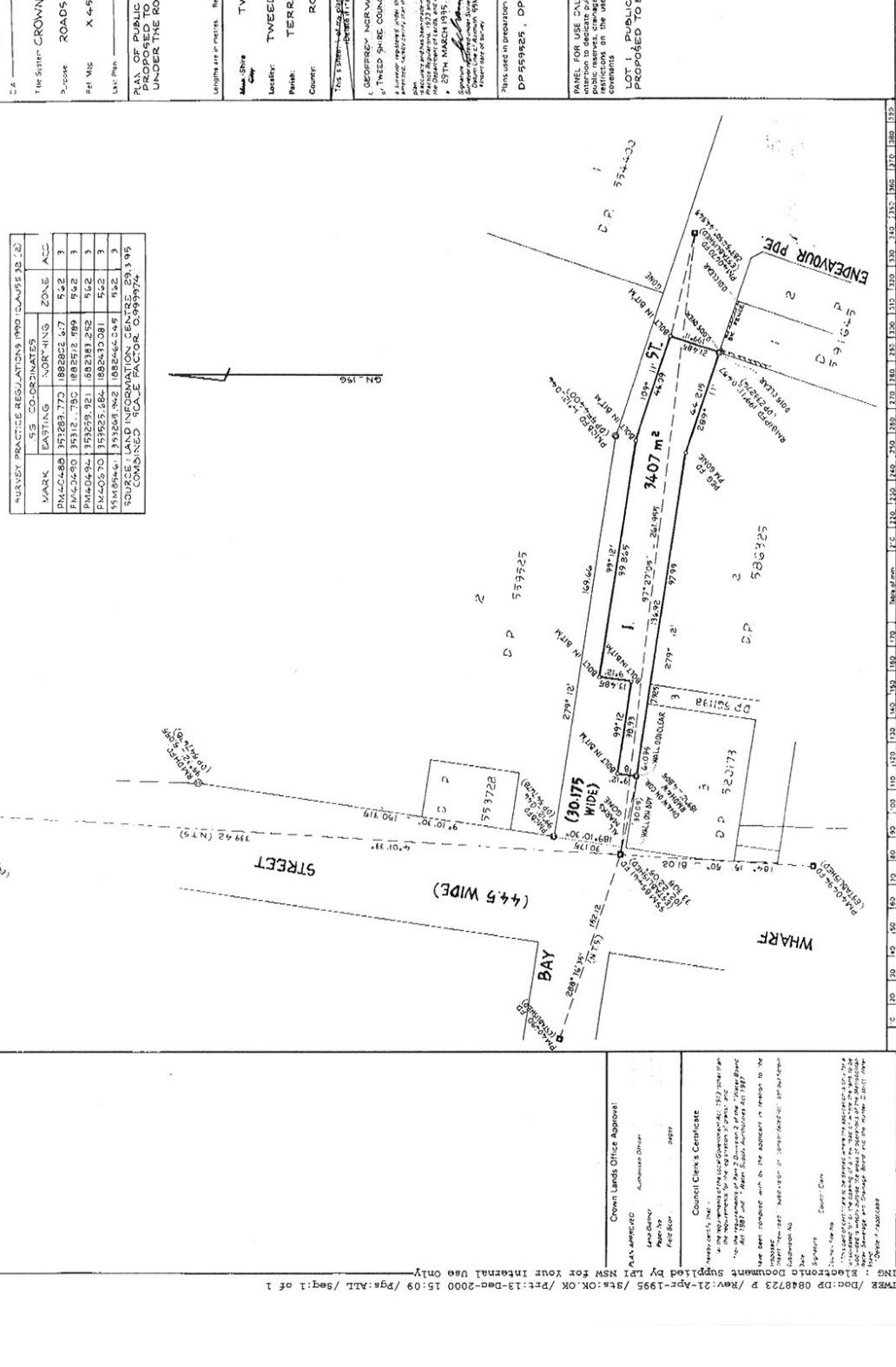
PLAN OF PUBLIC ROAD  
PROPOSED TO BE CLOSED  
UNDER THE ROADS ACT 1993

Length in meters. Rep:10:1 Ratio:1:1000  
Map:Shire TWEED  
Locality: TWEED HEADS  
Parish: TERRANORA  
County: ROUS

This Plan is a plan of a public road proposed to be closed under the Roads Act 1993.  
I, GEOFFREY NORMAN LANCE, Surveyor, do hereby certify that this Plan is a true and correct copy of the original plan deposited with the Surveyor-General, New South Wales, on the 25th March 1995.  
Signed: Geoffrey Norman Lance, Surveyor  
Crown Land Office, 95/100 Bridge Street, Sydney, NSW 2000

Plans used in preparation of survey compilation  
DP 55925, DP 212276.

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create easements on the site of land or easements  
LOT 1, PUBLIC ROAD  
PROPOSED TO BE CLOSED



WARNING: CREATING OR FOLDING WILL LEAD TO REJECTION  
SURVEYOR'S REFERENCE: 9633

Crown Lands Office Approval

Authoriser Officer  
Name: [Blank]  
Position: [Blank]  
Date: [Blank]

Council Clerk's Certificate

Authoriser Officer  
Name: [Blank]  
Position: [Blank]  
Date: [Blank]

Council Clerk  
Name: [Blank]  
Position: [Blank]  
Date: [Blank]

