

**STUART STREET**

**CHARACTERISTICS**

**RATIONALE**

**Residential**

- Medium and/or high rise development with main pedestrian entries fronting Stuart Street

- Activates Stuart Street
- Provides a continuous, active, people-friendly link between Griffith Street and Bay Street

**Retail**

- Initially limited retail facilities
- In longer term, review retail development potential on Stuart Street

- Reinforces activity along Stuart Street
- Provides local venue for residents in immediate vicinity
- Limited number of outlets reinforces Bay Street as first and largest concentration of streetfront retail in Town centre core
- Concentrates retail in clearly defined nodes (Griffith Street, Bay Street, Tweed Mall) rather than dispersing and potentially diluting initial retail provision
- Additional retail can be considered in future when Griffith Street and Bay Street are both strong viable nodes

**Future Development**

- Consider the long term future of the state school site
- Site has high opportunity cost of land, and creates undesirable buffer between Town centre and Griffith Street



**TWEED MALL**

**CHARACTERISTICS**

**RATIONALE**

- Active retail frontage along Bay Street.
- Rededication of the south carriageway of Bay Street adjacent to Tweed Mall for footpath and retail / food services, with two-way vehicle traffic on the north carriageway

- Extends active streetfront pedestrian precinct from town centre core across Wharf Street

- Minimal physical and visual barriers between Tweed Mall's internal pedestrian mall and Bay Street

- Exposes Tweed Mall patrons (the largest volume of patronage within the town centre) to the town centre core, the park and the waterfront
- Provides direct link between new town centre core residents and Tweed Mall
- Contributes to integration of Tweed Mall and the town centre core into a single pedestrian-based retail precinct

- Consider development of high rise residential and/or hotel accommodation fronting south side of Bay Street

- Provides additional 24 hour local market to activate area.
- Takes advantage of highly desirable park proximity and views

