

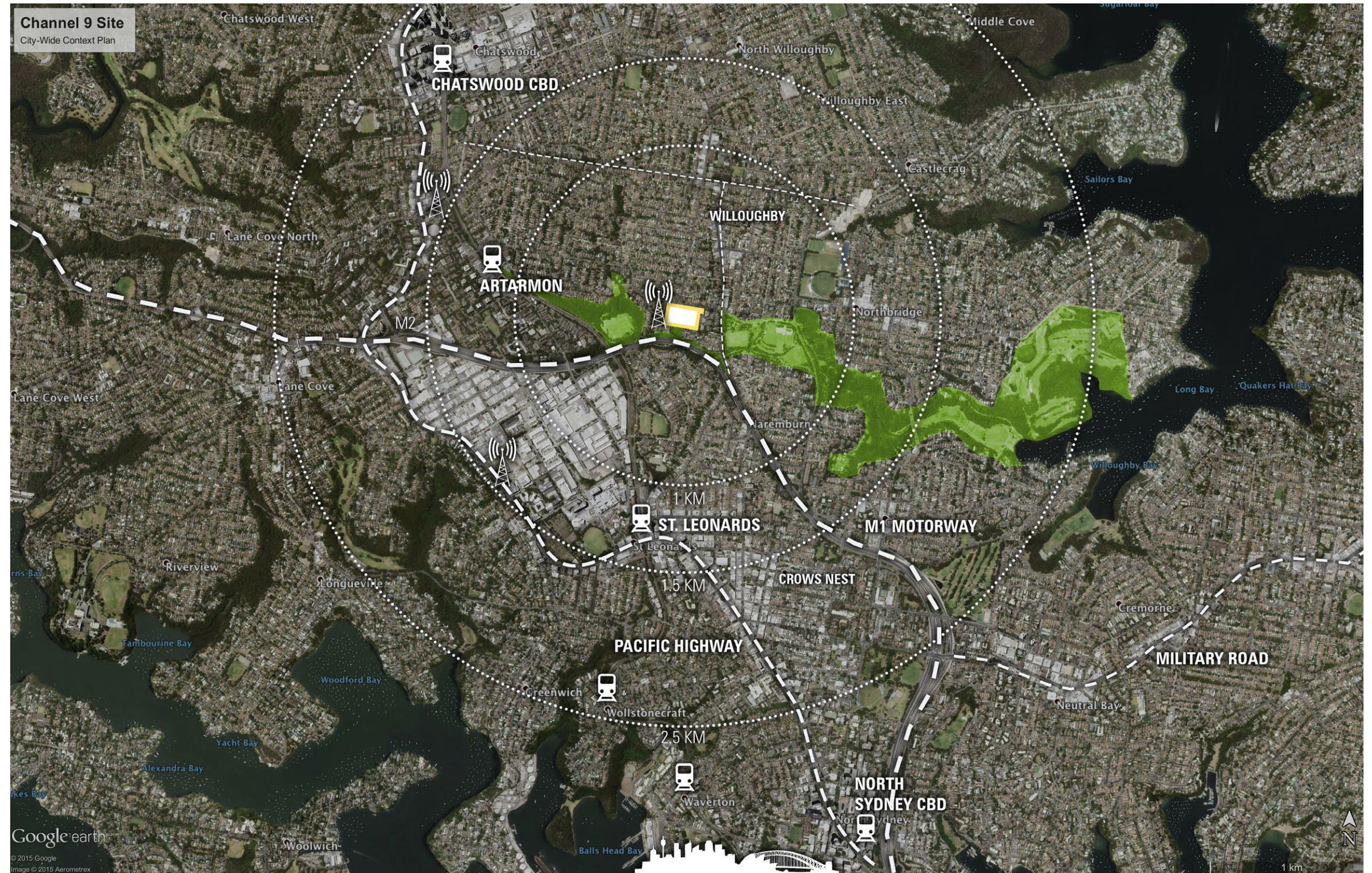


02 SITE ANALYSIS

2.1 STRATEGIC CONTEXT

ON A HILL TOP WITH
VIEWS TO CHATSWOOD, ST
LEONARDS AND THE CITY

WHILE HAVING
CONNECTION WITH A
REGIONAL GREEN BELT



2.2 LOCAL CONTEXT

- ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
EXISTING CYCLE WAY
- ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○
EXISTING PEDESTRIAN ROUTE
- ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
POSSIBLE NEW CONNECTIONS FOR CYCLE
OR PEDESTRIAN

A SITE ON THE THRESHOLD
BETWEEN ESTABLISHED
RESIDENTIAL SUBURBAN
STREETS AND THE LARGER
SCALE LANDFORMS OF
THE ESCARPMENT, GREEN
BELT AND FREEWAY TO THE
SOUTH



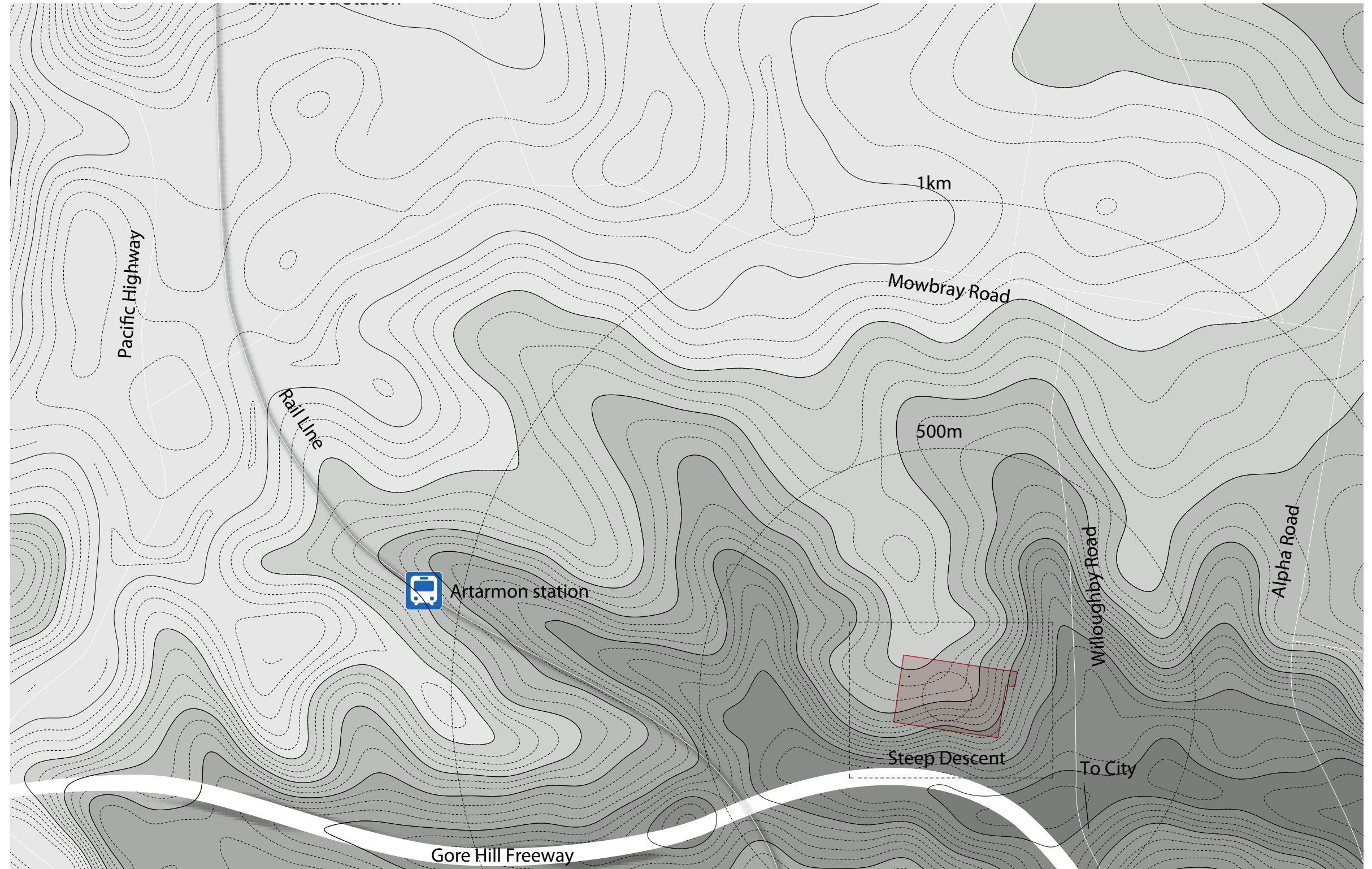
2.3 IMMEDIATE CONTEXT

THE 29, 724M² SITE IS BOUNDED BY ARTARMON RD TO THE NORTH, RICHMOND AVE TO THE WEST, THE CASTLE VALE DEVELOPMENT AND WILLOUGHBY ROAD TO THE EAST AND THE GORE HILL FREEWAY AND WALTER STREET RESERVE TO THE SOUTH. THE SITE INCLUDES SCOTT STREET AND A BUILDING KNOWN AS 'THE LOFT' TO THE EAST. IN THE SOUTH WEST CORNER OF THE SITE THE TELECOMMUNICATION TOWER TXT SITS STANDING AT A HEIGHT OF 233M.



2.4 TOPOGRAPHY

THE SITE SITS ON A
UNIQUE HEADLAND RIDGE
WITH A STEEP DESCENT
TO THE SOUTH AND THE
GORE HILL FREEWAY.
THE ELEVATED POSITION
OFFERS DISTRICT VIEWS
TO ST LEONARDS, THE
CITY AND CHATSWOOD.



2.5 WALKING DISTANCES TO KEY SERVICES

REGIONAL CONNECTIONS AND PUBLIC TRANSPORT:

The site is located in Willoughby, within 1.25km walking distance to Artarmon Station and 1.7km walking distance to St Leonards Station. Within a 250m walk there is a bus stop on Willoughby Road, with express buses to the CBD which take 9-15 minutes depending on the time of day and coming every 2-5 minutes in the morning peak. Buses also depart to Chatswood which takes 10-13 minutes.

There is steep topography in this area that may make walking unsuitable for some people. These routes are suitable for cycles. There is also a 3km designated separated cycle path from Chelmsford Ave to Chatswood Station and shops.

GTA have considered future transport connections in the area noting:

“With the introduction of the Sydney Metro and the CBD light rail extension, it is anticipated that the regional public transport services will be reviewed to provide increased capacity and improved efficiency in bus services in the study area.

The Sydney Metro will develop new stations through the north shore area. As outlined in the Environmental Impact Statement for the project, a station has tentatively been identified at the Pacific Highway and Oxley Street. This represents a distance of 2.5 kilometers from the proposed development to gain access to modern, high quality transport infrastructure. Bus services linking the community to the metro station should be a key future consideration.”



2.6 WALKING DISTANCES TO KEY SERVICES

LOCAL CONNECTIONS:

Willoughby shops are 400m north on Willoughby Rd, whilst the nearby Northbridge Plaza with Woolworths supermarket is 1.2km east along Small St.

The site is located adjacent to an existing childcare centre. It is also well serviced by a regional green belt that connects the site down to the water at Tunks Park.

The regional green belt includes many reserves and public facilities such as the nearby Willoughby Leisure centre (600m away on Small St) which includes the Incinerator Art Space, netball courts, baseball field and the Hallstrom Park children adventure playground.

Within a maximum 2.5km radius the closest local centres for shopping and cafes exist at Chatswood, St Leonards, Crowsnest, Northbridge plaza, and Lane Cove.

The site is within 1.2km of the Royal North Shore Hospital.

