

2 Existing Conditions

2.1 Description of the Site

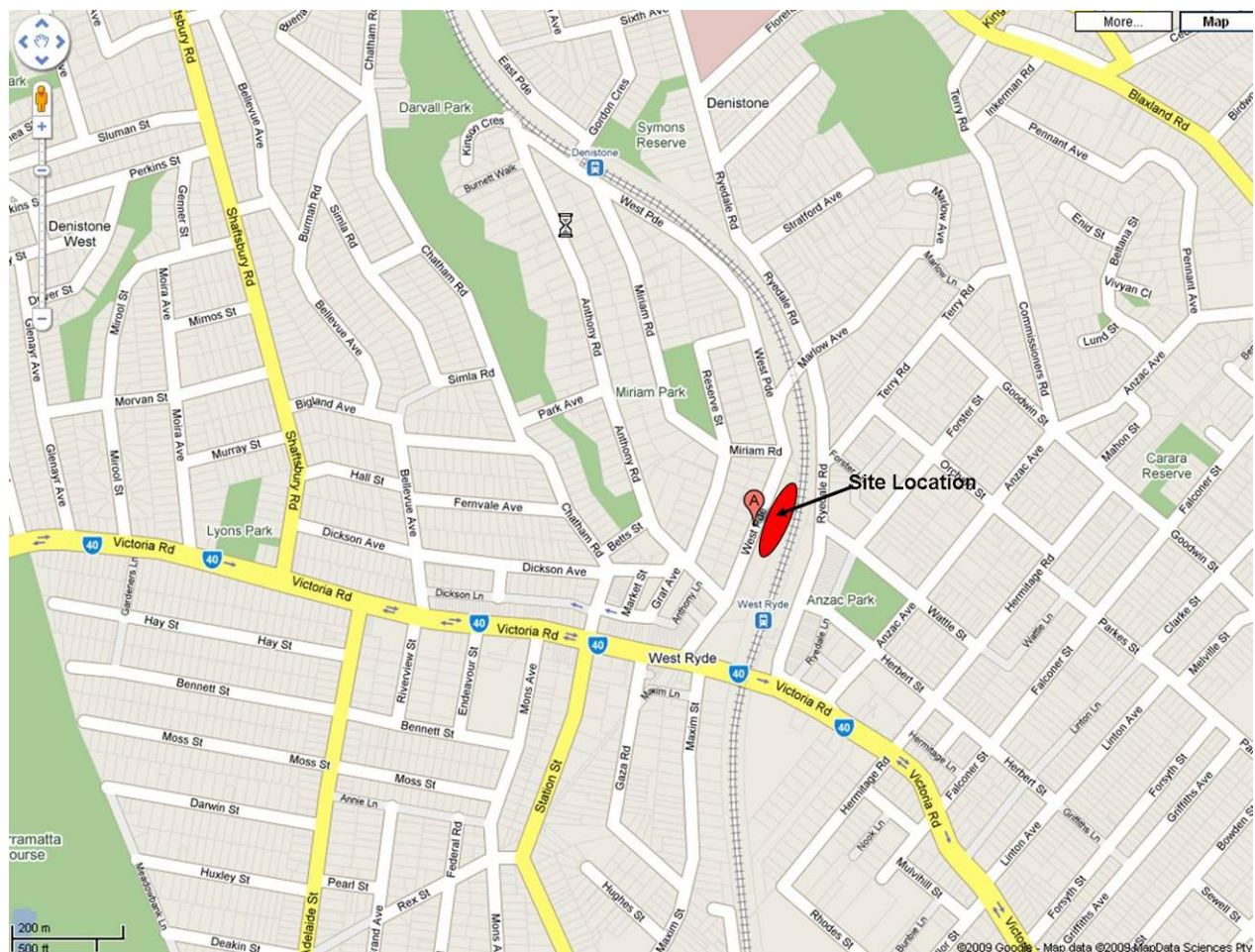
The development site fronts 63 to 77 West Parade in West Ryde adjacent to the West Ryde railway station. The existing site comprises 8 single detached residential dwellings, some now demolished. The frontage road West Parade is a four-lane road with car parking along each kerb and one through traffic lane in each direction. The west side of the road is predominantly one hour un-metered parking which appears to be about 30% utilized during weekdays. The east side is unrestricted parking which is almost 100% utilised as the whole area is under pressure from commuter railway parking, and bus lay by area. Commuter parking extends in all of the unrestricted parking along West Parade, extends the other side of the rail, and it also extends back away from the railway station along the back streets for about a kilometre walking distance from the railway station.

There is therefore a major limit to the amount of on-street car parking in the area and little opportunity for the proposed development to use long term on street car parking as part of its requirement.

2.2 Site Location

The site is north of the overpass intersection of the Strathfield to Epping rail line over Victoria Road, as shown in the following three figures.

Figure 1 Site location



Source: Google Map



West Parade opposite site, view to north



West Parade opposite site, view to south



West Parade / Miriam Road



Railway from the east



West Ryde Station



West Ryde Station Bus and Taxi Interchange off
West Parade



Vehicle access along railway west



West Parade approach to Victoria Road



West Parade/ Marlow Avenue



Subject site frontage view to north

Subject site frontage

Figure 2 Site Photos

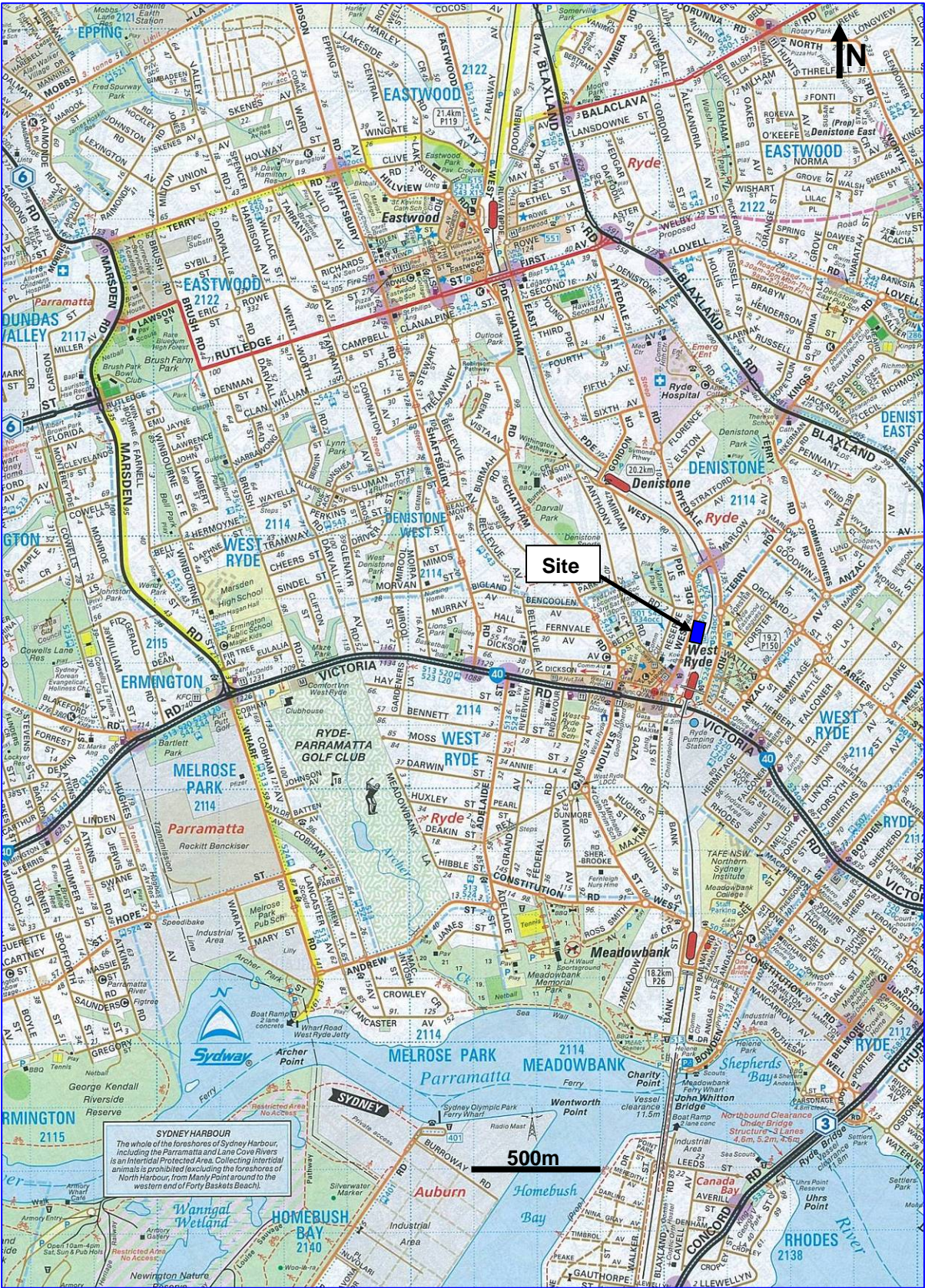


Figure 3 Site Context

2.3 Site Access

Site access is off the frontage road from a series of driveways to the single storey detached dwellings. Driveways on each of the sites give a total of eight driveways along the frontage of the site.

The lots are bound in their south by a nine storey residential complex constructed in the early 1970s and at the northern end by the curve of the railway as it changes to run directly beside West Parade. On the western side of West Parade opposite side is a row of two and three-story residential buildings dating from the 1960s and early 1970s. Further north from the roundabout at the intersection of West Parade, Miriam Road, and West Parade, is a RailCorp commuter car park off-street between West Parade and the railway reserves. There will therefore be significant pedestrian traffic along West Parade for commuters walking to and from the railway station.

At the railway station there is a significant bus and taxi interchange. There are wide driveway accesses near the signalised intersection of Anthony Road and West Parade. This is access only for buses and taxis and accommodates up to ten taxis at a time. There are kerbside bus layover bays for 3 buses approaching southbound on West Street, confirming that this is a significant hub for bus public transport in the area.

West Ryde station provides an accessible pedestrian link bridge up and over the railway to the other side of the railway to Ryedale Road with its shopping centre and services club. The next pedestrian crossings are where Marlow Avenue /West Parade crosses over the rail some half a kilometre to the north, and the Victoria Road rail underpass approximately 100m to the south.

2.4 Road hierarchy

The different roads and speed limits are listed below, although some of the roads may have lower posted speed limits due to the urban environment and local activities (speed limits based on Functional Classification of Roads in Urban Areas, RTA, 1993):

- Motorway (70-110km/h limit)
 - nil
- Arterial Road (70-110km/h limit)
 - Victoria Road
 - Metroad Route 3 Church Street
 - Blaxland Road
 - Marsden Road
- Sub Arterial Road (60-80 km/h limit)
 - Rutledge Street – First Avenue
- Collector Road (40-60km/h limit)
 - Ryedale Road
 - West Parade
 - Chatham Road
 - East Parade
 - West Parade
- Local Road (50km /h limit)
 - All other roads