

Contextual Analysis

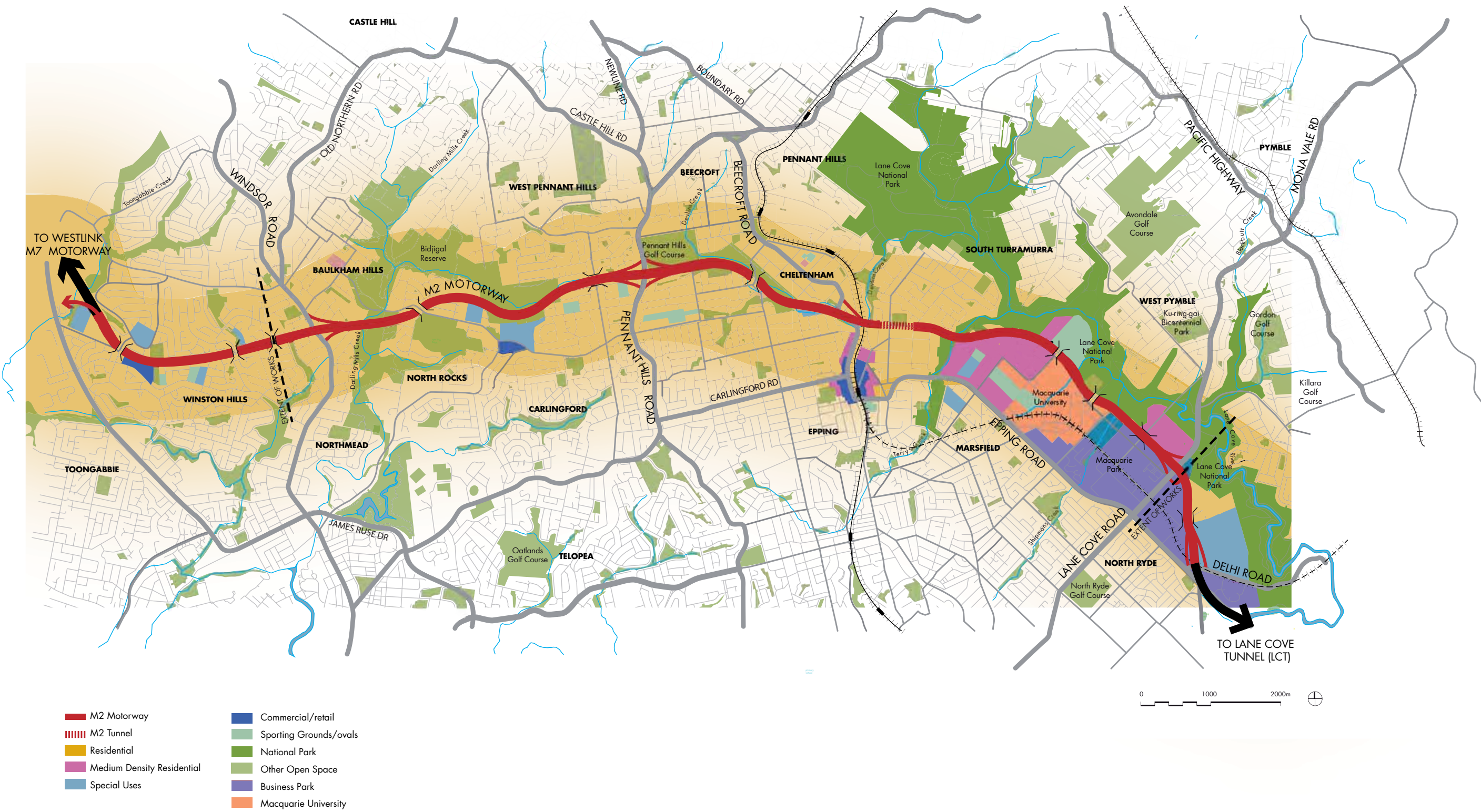


Figure 2.7 Land Use Character

2.6 Land Use Character

Refer to Figure 2.7.

The existing land uses along the edges of the Motorway corridor characterise the visual qualities of the corridor and its landscape setting. The land use character and zonings comprise generally low and medium density residential housing, commercial such as Business Parks, National Parks and Reserves and special uses such as schools and universities.

West of Windsor Road comprises a large industrial area and residential belt which is set into the vegetation and geology of the sparse, flat, Cumberland Plain surroundings. As you travel east, the Plains are replaced by an undulating forest reserve.

The north-western and central sections of the study area are predominantly zoned residential, resulting in a low scale suburban environment with a bushland feel. The numerous street tree plantings along local roads and the hilly topography associated with Bidjigal Reserve and the bushland in Baulkham Hills creates a pleasant leafy suburban environment, as illustrated in Photo 2.20. Heading east towards Pennant Hills Road, the undulating hilly bushland of Bidjigal Reserve and residential Baulkham Hills transition to the low-lying landform of the creek valley.

A small retail and commercial activity node is concentrated around Epping Train Station and a traditional suburban neighbourhood radiates out from that centre. East of Beecroft Road, Lane Cove National Park along with various recreational parks, reserves and vegetated corridors visually dominate the northern edge of the motorway resulting in a leafy suburban character. There is a distinct shift in character after the Terrys Creek Valley from a low scale residential and creek valley character to a larger scale commercial urban form.

The eastern end of the study area includes Macquarie Business Park, Macquarie University and Macquarie Shopping Centre. With the recently completed Epping to Chatswood train line this area has experienced a surge in medium-density residential and large-scale commercial development (as illustrated in Photo 2.21). As a result, the area is now densely populated, and is visually dominated by new multi-storey commercial office built form. On the northern side of the M2 Motorway, the natural vegetation of the Lane Cove National Park and the grassed sports grounds of the University visually contrast with the built up urban areas to the south.



Photo 2.20 Terrys Creek Bridge and low scale residential housing at North Epping



Photo 2.21 Medium density residential housing adjacent to the M2 Motorway at Marsfield