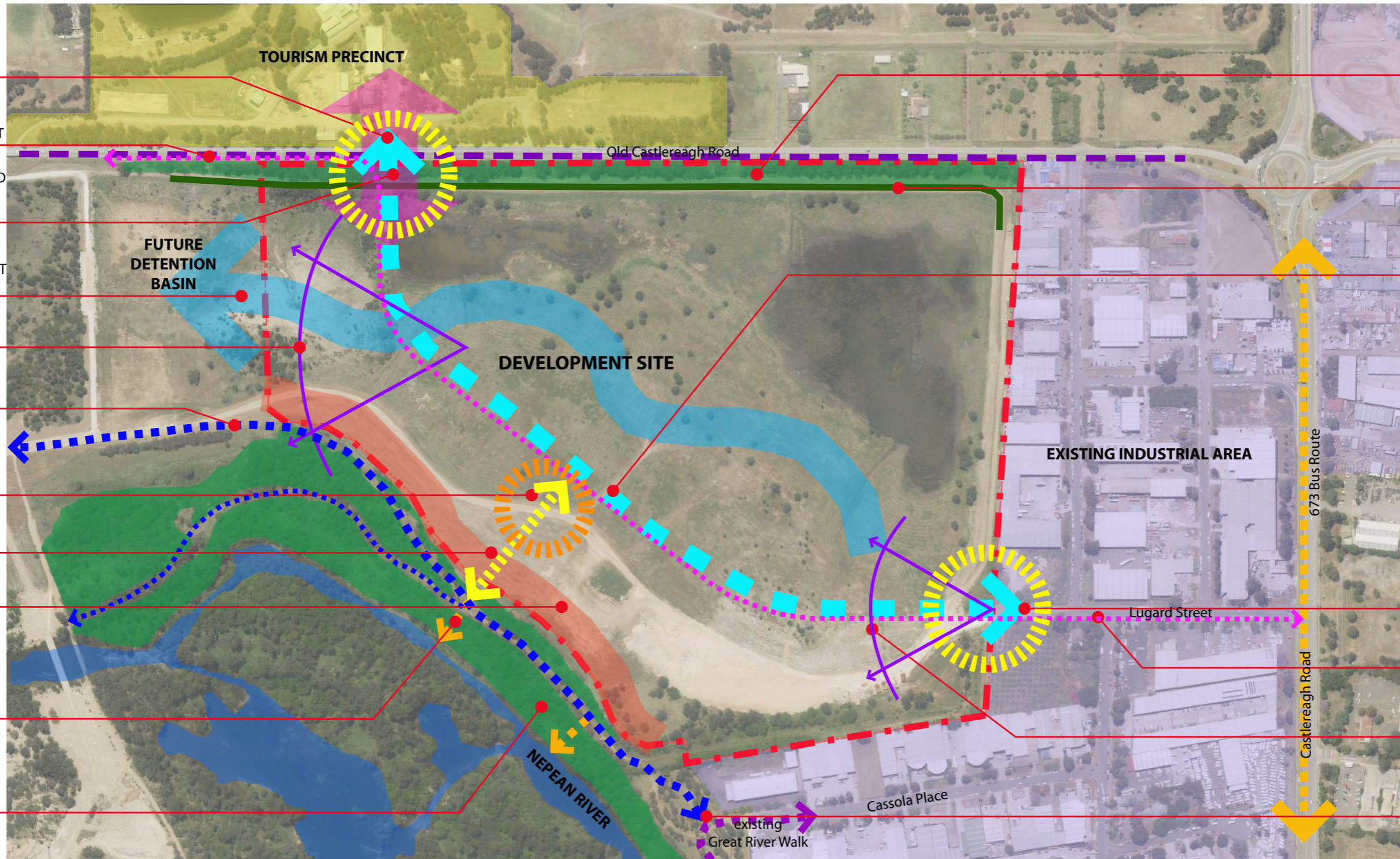


OPPORTUNITIES AND CONSTRAINTS

- POTENTIAL CONNECTION WITH TOURISM PRECINCT ACROSS THE ROAD
- PEDESTRIAN / CYCLE LINK TO CASTLEREAGH VILLAGE, REGATTA CENTRE & LEISURE PRECINCT
- CREATE MAIN ENTRY POINT FROM OLD CASTLEREAGH ROAD WITH AN ENTRY STATEMENT
- SITE LANDFORM REQUIRES TO FALL TOWARDS THE WETLAND TO CONNECT INTO THE PENRITH LAKES SCHEME
- MAINTAIN VIEW BACKDROP TO THE MOUNTAIN RANGE
- POTENTIAL EXTENSION OF GREAT RIVER WALK
- OPPORTUNITY TO CREATE A FOCUS FOR THE DEVELOPMENT, UTILISING AVAILABLE PHYSICAL AND VISUAL CONNECTIONS
- CONNECTION WITH (FUTURE) GREAT RIVER WALK
- POTENTIAL BUSHFIRE THREATS
- NO DIRECT CONNECTION TO THE RIVER DUE TO STEEP DROP FROM THE WALKING TRAIL TOWARDS THE RIVER
- NO VISUAL CONNECTION FROM THE SITE TO THE RIVER DUE TO STEEP DROP & HEAVILY VEGETATED RIVERBANK



- RETAIN GUM TREES WHERE POSSIBLE TO PROVIDE CONTINUOUS GREEN BUFFER ALONG THE OLD CASTLEREAGH ROAD
- UTILISE THE ELEVATED EMBANKMENT TO PROVIDE SUFFICIENT FALL ON SITE
- CREATE CONNECTION BETWEEN OLD CASTLEREAGH ROAD AND LUGARD STREET
- USE EXISTING ACCESS FROM LUGARD STREET DURING INITIAL DEVELOPMENT STAGE
- PEDESTRIAN CONNECTION TO PUBLIC TRANSPORT AT CASTLEREAGH ROAD
- MAINTAIN VIEW BACKDROP TO THE MOUNTAIN RANGE
- EXISTING WALKING TRAIL AND CONNECTION WITH THE GREAT RIVER WALK