

THE ROOTY HILL



LEGEND

- | | |
|---|---------------------------------------|
|  | Superlot Boundary |
|  | Indicative subdivision |
|  | Indicative bld. footprint |
|  | Indicative parking layout |
|  | Open Space/
CPW / Conservation |
|  | Preferred location for playground |
|  | Stormwater Strategy |
|  | Remnant vegetation to be retained |
|  | Gas pipeline |
|  | Buffer to Gas pipeline (Belmore Road) |
|  | Parking Access |
|  | Future development |

- 1 - LARGE FORMAT
RETAILER
(w/ undercroft parking)
2 - RETAIL PREMISES/
BUSINESS PREMISES
5 - BULKY GOODS
6 - GARDEN CENTRE
7 - BULKY GOODS
8 - CHILD CARE CENTRE

(location of uses and
areas indicative only)

AREA BREAKDOWN

(all areas are GFA)

Phase 1

Bulky Goods / Large
Format Retail -**24,000sqm**
Retail -**10,458sqm**

Child Care centre - 1,200sqm

Circulation - 1,684sqm

Phase 2

Bulky Goods - 19,300sqm



- 1 LARGE FORMAT RETAILER
(w/ undercroft parking)
- 2 RETAIL PREMISES /
BUSINESS PREMISES*
- 5 BULKY GOODS
- 6 GARDEN CENTRE
- 7 BULKY GOODS**
- 8 CHILD CARE CENTRE

* Includes bulk liquor outlet
** Include adventure, outdoor /
camping centre

(Location of uses and areas
indicative only)

(Refer to Architectural Drawing
No. SK07(C) for further details
on land use, set-back, indicative
vehicle access and floor area
breakdown.)

LANDSCAPE CONCEPT

- 1 Connect and integrate the
adjacent CPW throughout site
- 2 Pedestrian connection to
Church Street
- 3 Provide planting buffer to gas
pipeline (on Belmore Road)
- 4 Gas pipeline easement
- no change
- 5 Decorative species in the
carparks to provide canopy
coverage
- 6 CPW offset planting between
development site and M7
- 7 Preservation of Alluvial
Woodland and Shale Plains
Woodland
- 8 Offsetting of indigenous
Cumberland Plain Woodland
species to provide a strong
'Parklands' theme to this
prominent corner of the site
(in consultation with RMS)
- 9 Formal street trees to provide a
strong landscape character
- 10 Primary entry accent planting
- 11 Street tree planting to
integrate with the local
neighbourhood and street
characters
- 12 Wetland species in lower lying
ground and detention basin
- 13 Stormwater channel planted
with native grasses, recharges
groundwater
- 14 Provision of connected flora
and fauna corridor as much
as possible
- 15 ESD and WSUD principles for
development site landscape
and parking
- 16 Planting philosophy east of
the access road is to infill with
Cumberland Plain Woodland
species and connect up
existing stands. This offsets that
removed west of the access
road
- 17 Truck turning area
- 18 Incorporation of WSUD into
carpark design
- 19 Existing channel over gas
easement is unchanged
- 20 Preferred location of children's
playground
- 21 200Lt trees planted at 20m
centres in seeded grass verge
- 22 Blacktown sign

NORTH



MEL
SYD
PER

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PROJECT
2015-088

DRAWING NO.
SK21

DATE
18.04.2019

DRAWN BY
DDE

MASTERPLAN - LANDSCAPE

CONCEPT PLANNING

Fraser's Property Australia
EASTERN CREEK RC

