

THE ROOTY HILL

MORREAU RESERVE



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
- Basement parking
- Asset Protection Zone

- 2 - RETAIL PREMISES/ BUSINESS PREMISES
  - 6 - OUTLET CENTRE
  - 7 - FUTURE KIOSK/PAVILION
  - 8 - CHILD CARE CENTRE
  - 9 - SPECIALISED RETAIL PREMISES
  - 10 - INDOOR RECREATION/ VEHICLE REPAIR STATION
  - 11 - PLAZA
  - 12 - LANDSCAPE / RECREATION
- (location of uses and areas indicative only)

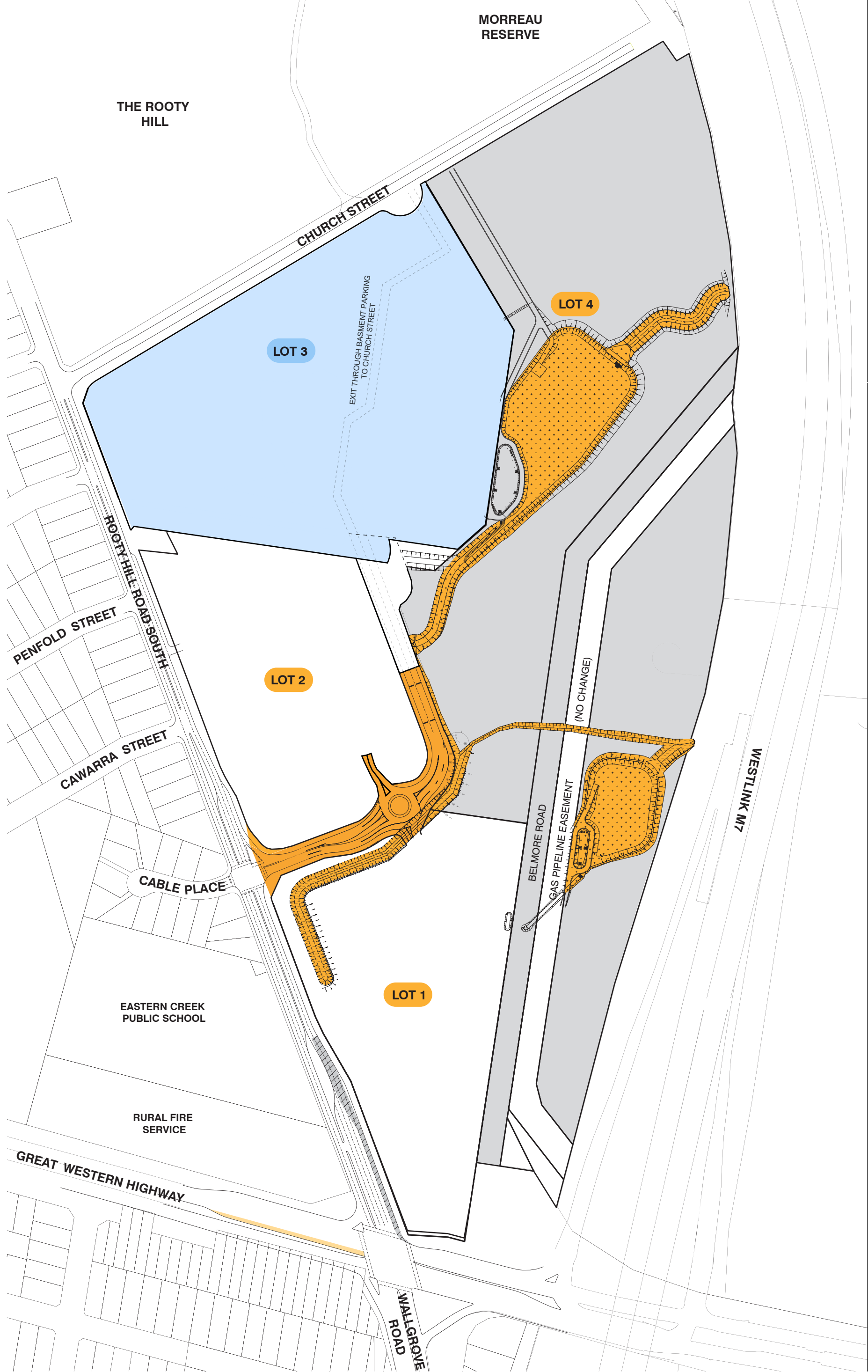
**Phase 1** (south of Beggs Rd)  
Convenience Retail - 9,749 sqm  
Child Care Centre - 708 sqm  
Circulation - 1,684 sqm

**Phase 2**  
Specialised  
Retail Premises- 10,637 sqm  
Convenience retail - 850 sqm

**Phase 3**  
Outlet Centre /  
Ancilliary- 30,000 sqm  
Circulation - 9,500 sqm

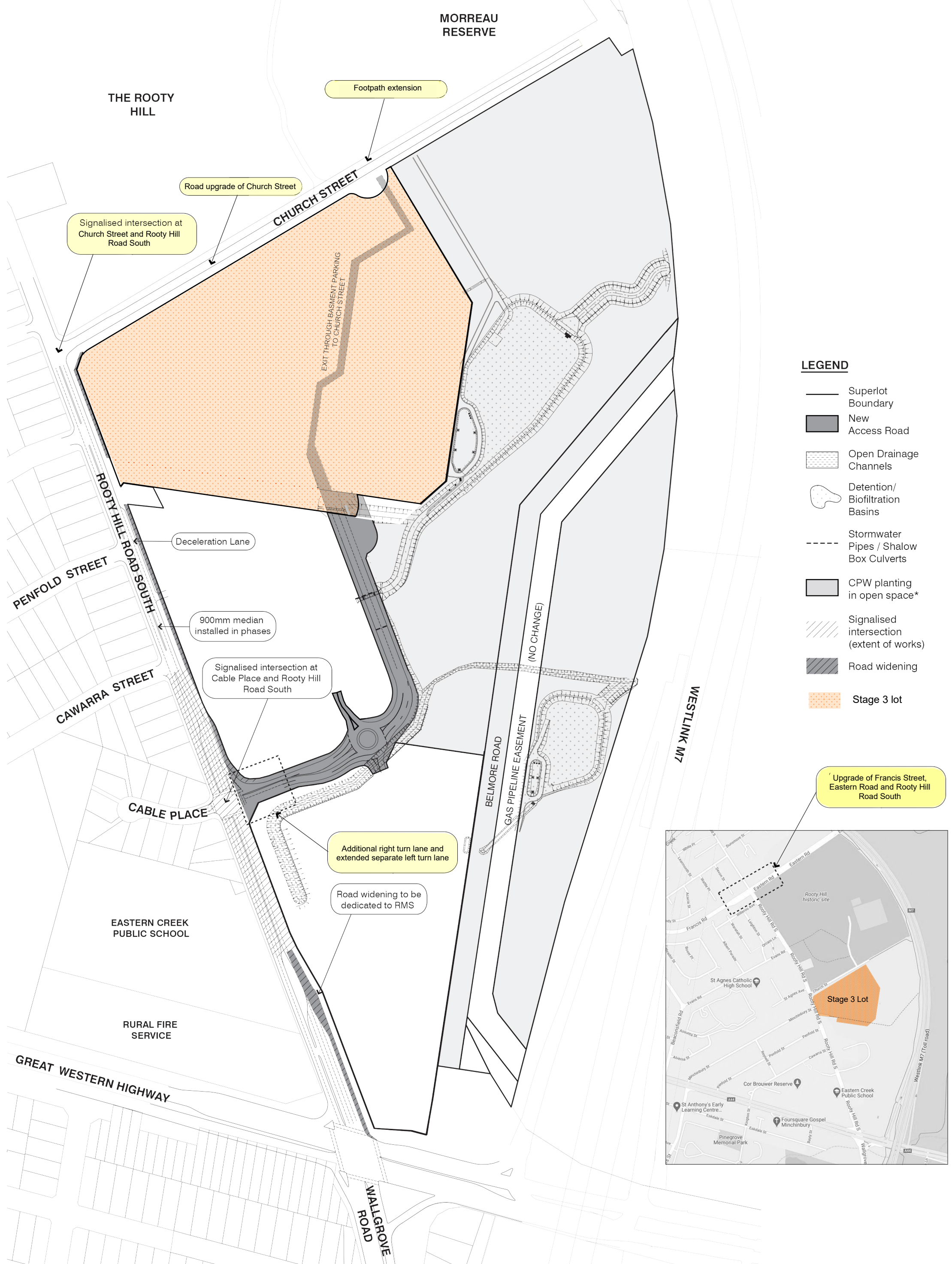






#### LEGEND

- Superlot Boundary
- Phase 1
- Phase 2
- Open Drainage Channels
- Detention/ Biofiltration Basins
- Stormwater Pipes / Shallow Box Culverts
- CPW planting in open space\*
- Road widening





- 1 LARGE FORMAT RETAILER  
(w/ undercroft parking)
  - 2 RETAIL PREMISES /  
BUSINESS PREMISES\*
  - 5 OUTLET CENTRE
  - 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
- 23 Recreation /  
Landscape

