

THE ROOTY HILL

MORREAU RESERVE

CHURCH STREET

10m landscape setback

LOADING

6

PHASE B

PHASE A

6

7

11

LOADING

LOADING

min. 10m setback

PENFOLD STREET

CAWARRA STREET

CABLE PLACE

ROOTY HILL ROAD SOUTH

EASTERN CREEK PUBLIC SCHOOL

RURAL FIRE SERVICE

GREAT WESTERN HIGHWAY

WALLGROVE ROAD

SHALE PLAINS WOODLAND TO BE RETAINED - 1.8ha

STORMWATER CHANNEL TO M7 CULVERT

ALLUVIAL WOODLAND TO BE RETAINED - 1.38ha

SHALE PLAINS WOODLAND TO BE RETAINED - 0.75ha

DETENTION BASIN

WESTLINK M7

GRASSED LINED STORMWATER CHANNEL

PARKLANDS BUNGARRIBEE PRECINCT

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

- 2 - RETAIL PREMISES/ BUSINESS PREMISES
  - 6 - OUTLET CENTRE
  - 7 - FUTURE KIOSK/SHED
  - 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



FRASERS PROPERTY AUSTRALIA  
ECQ Stage 3

MASTERPLAN  
CONCEPT PLANNING

PROJECT  
2018-217  
DATE  
29.07.2022

DRAWING NO.  
SK40.21  
DRAWN BY  
DDE

MEL  
SYD  
PER  
1800 422 533 i2c.com.au







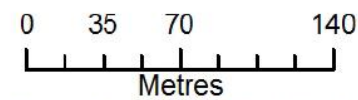
**Legend**

- Study Area
- Layout

**Proposed Offset Area**

- Shale Plains Woodland
- Alluvial Woodland
- Revegetation - Woodland
- Revegetation - DNG
- Revegetation - Wetland

Image: Microsoft Virtual Earth



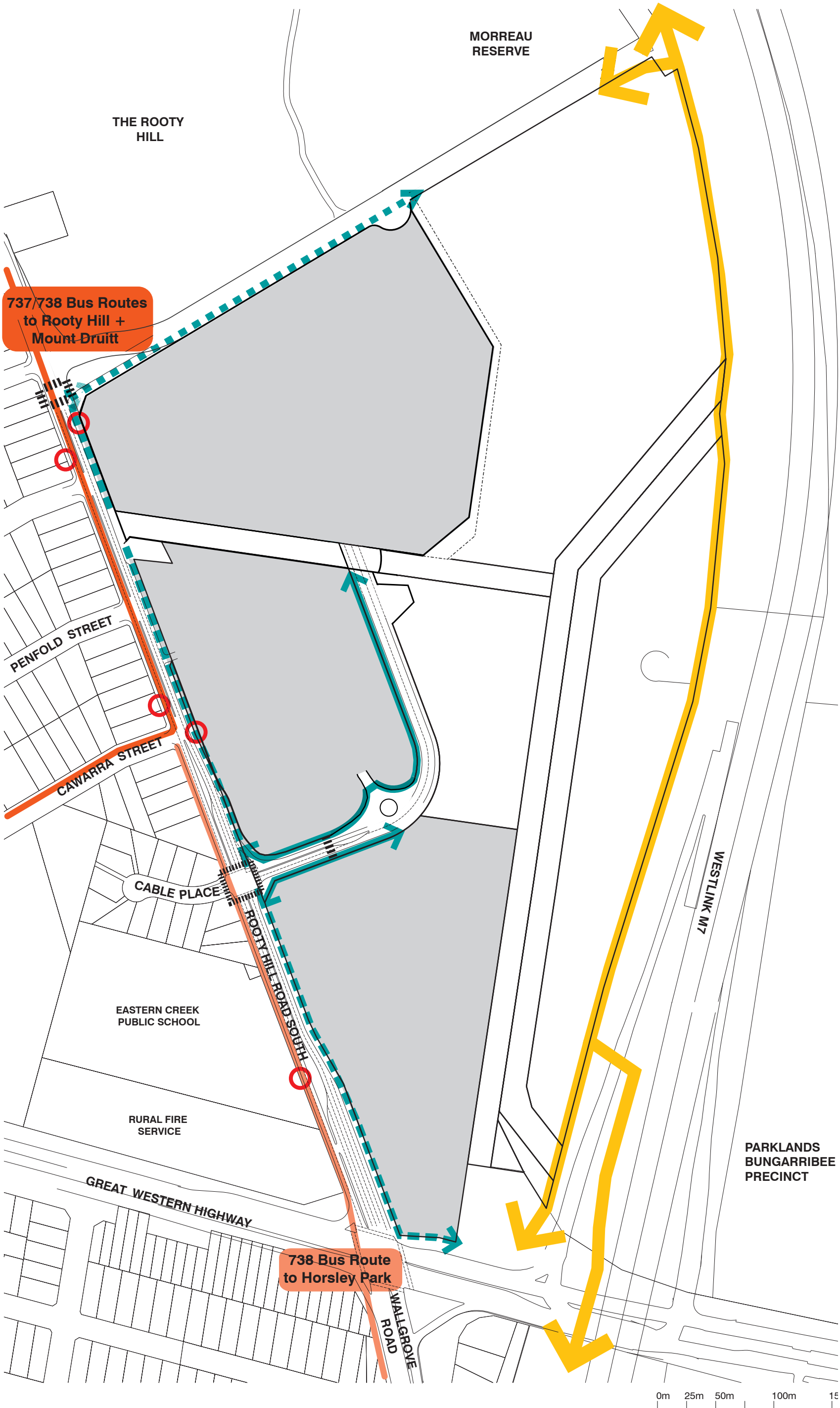
Projection: GDA 1994 MGA Zone 56



**eco**  
**logical**  
AUSTRALIA

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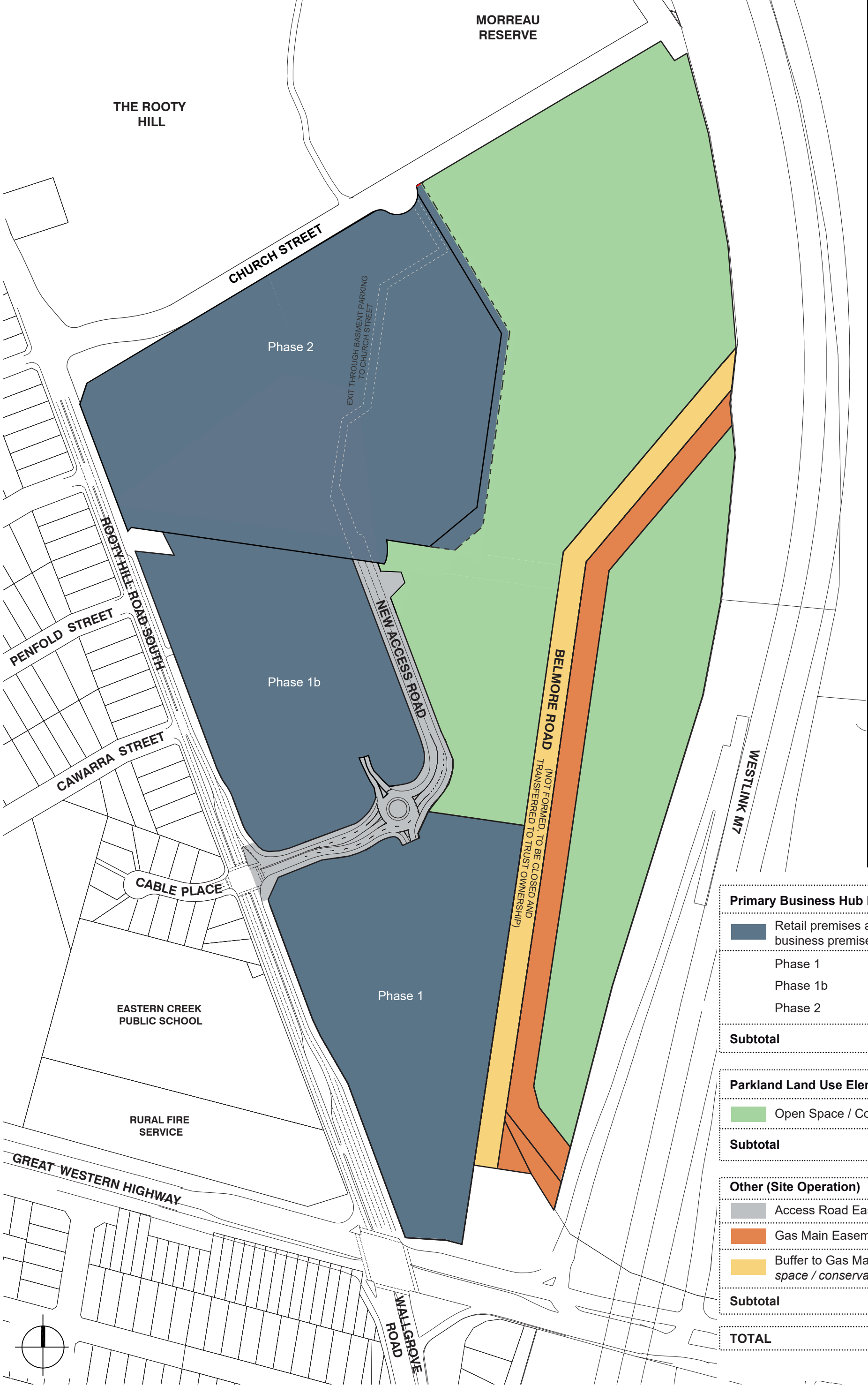
**LEGEND**

- Lot Boundary
- Developable lots
- M7 Cycleway
- Footpath - Phase 1
- Bicycle & footpath extension (as part of future dev't)
- Bus Routes
- Existing bus stops
- New pedestrian crossings









Primary Business Hub Land Use Elements	
<div></div> Retail premises and business premises	
Phase 1	4.76ha
Phase 1b	4.58ha
Phase 2	7.32ha
Subtotal	16.66ha

Parkland Land Use Elements	
<div></div> Open Space / Conservation	13.28ha
Subtotal	13.28ha

Other (Site Operation)	
<div></div> Access Road Easement	1.10ha
<div></div> Gas Main Easement	1.59ha
<div></div> Buffer to Gas Main (open space / conservation)	1.47ha
Subtotal	4.16ha

TOTAL	33.86ha
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THE ROOTY  
HILL

MORREAU  
RESERVE

CHURCH STREET

4  
(6.96ha)  
TOTAL : 8.99

**LOT 3**  
7.32ha  
(INCLUDING PROPOSED  
ROAD + PEDESTRIAN LINK)  
6.82ha  
(NOT INCLUDING PROPOSED  
ROAD + PEDESTRIAN LINK)

PROPOSED  
CONSERVATION

OPEN

SPACE

(2.03ha)

**LOT 2**  
4.58ha

PROPOSED ACCESS ROAD

BELMORE ROAD  
(NOT FORMED, TO BE CLOSED AND  
TRANSFERRED TO TRUST OWNERSHIP)

PROPOSED  
CONSERVATION  
OPEN  
SPACE

**PT1**  
5.53ha

WESTLINK M7

CABLE PLACE

EASTERN CREEK  
PUBLIC SCHOOL

RURAL FIRE  
SERVICE

**LOT 1**  
4.76ha

GREAT WESTERN HIGHWAY

WALLGROVE  
ROAD

*This is an indicative  
subdivision plan and  
should as a guide only.  
It is based on  
Landpartners draft  
subdivision plan.*



- 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

