

THE ROOTY HILL

MORREAU RESERVE

CHURCH STREET

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

GRASSED LINED STORMWATER CHANNEL

WESTLINK M7

PARKLANDS BUNGARRIBEE PRECINCT

Area subject to SSD 5175

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

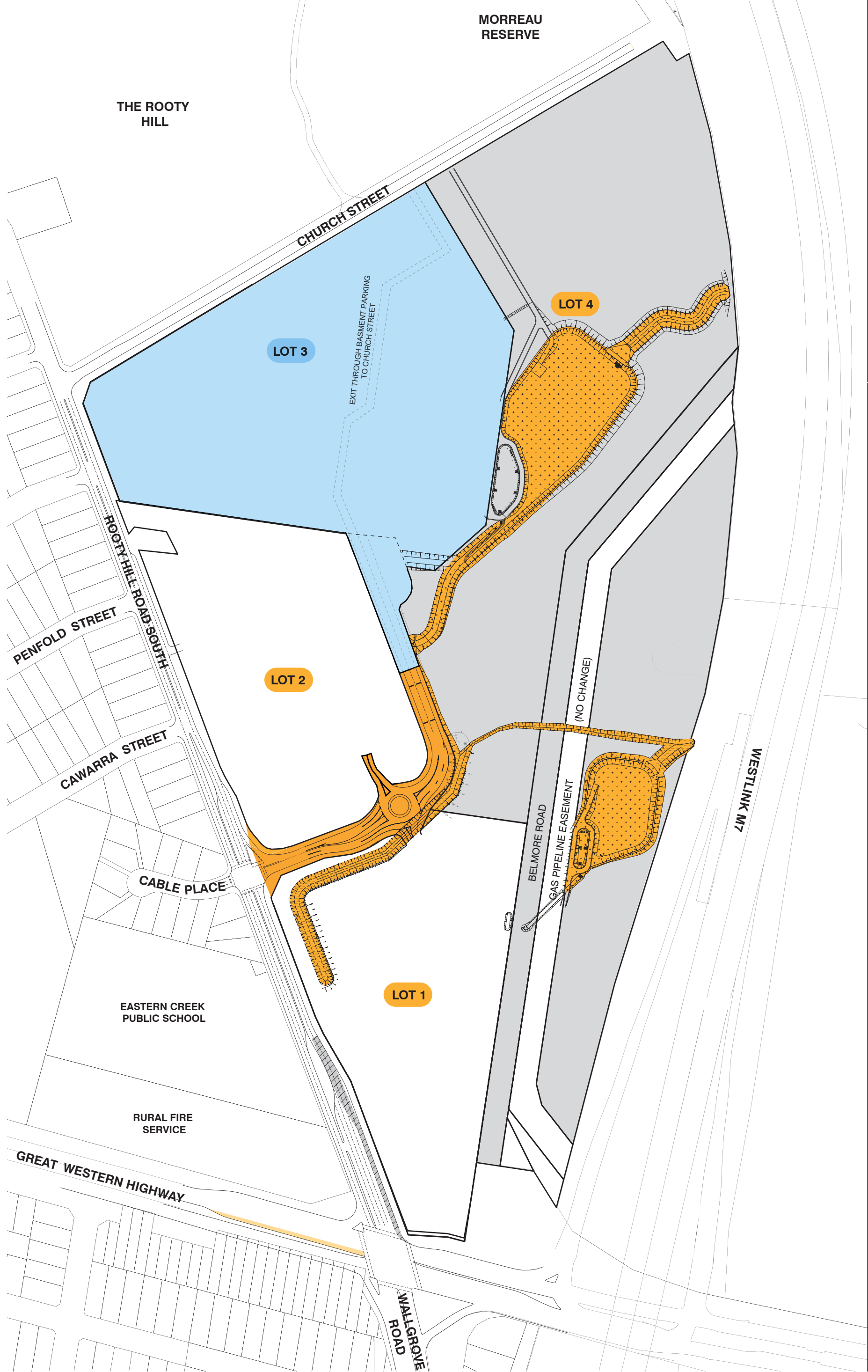
- 2 - RETAIL PREMISES/ BUSINESS PREMISES
 - 6 - OUTLET CENTRE
 - 7 - FUTURE KIOSK/PAVILION
 - 8 - CHILD CARE CENTRE
 - 9 - SPECIALISED RETAIL PREMISES
 - 10 - INDOOR RECREATION/ VEHICLE REPAIR STATION
 - 11 - PLAZA
 - 12 - LANDSCAPE / RECREATION
- (location of uses and areas indicative only)

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

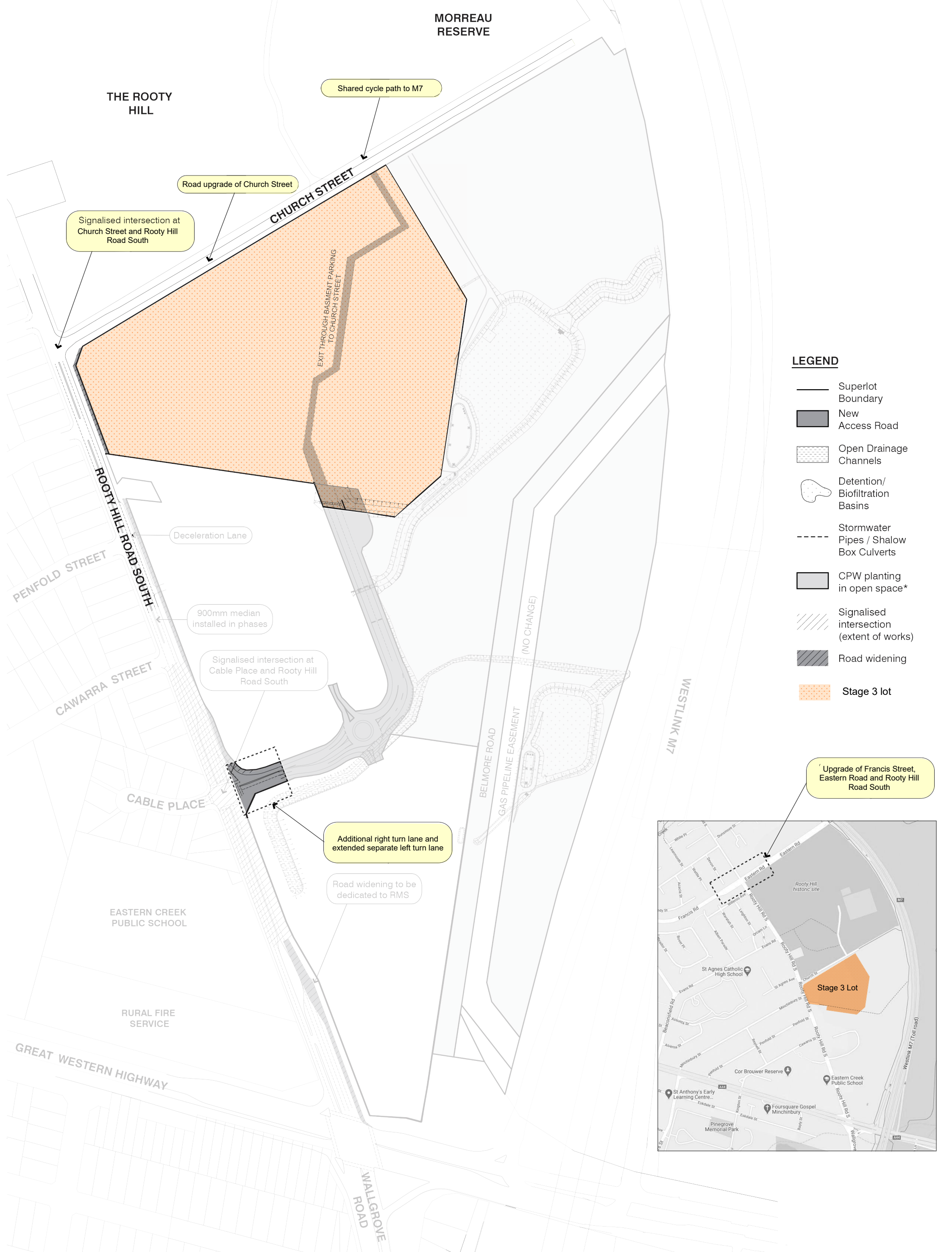
Phase 3
Outlet Centre / Ancilliary- 30,000 sqm
Circulation - 9,500 sqm





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



LEGEND

- Superlot Boundary
- New Access Road
- Open Drainage Channels
- Detention/Biofiltration Basins
- Stormwater Pipes / Shallow Box Culverts
- CPW planting in open space*
- Signalised intersection (extent of works)
- Road widening
- Stage 3 lot

- 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

