

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

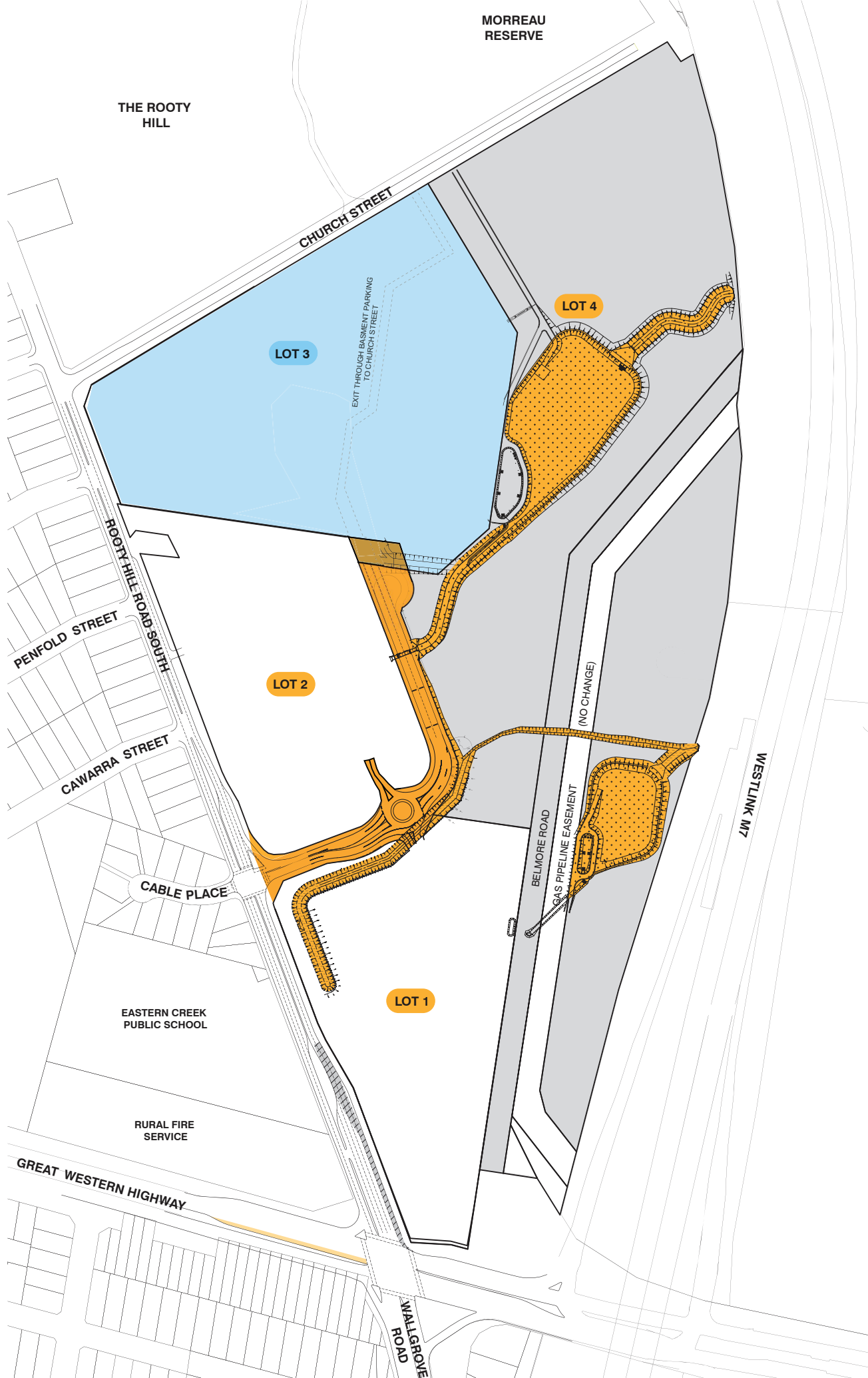
- 2 - RETAIL PREMISES/ BUSINESS PREMISES
 - 6 - OUTLET CENTRE
 - 7 - FUTURE KIOSK/PAVILION
 - 8 - CHILD CARE CENTRE
 - 9 - SPECIALISED RETAIL PREMISES
 - 10 - INDOOR RECREATION/ VEHICLE REPAIR STATION
 - 11 - PLAZA
 - 12 - LANDSCAPE / RECREATION
- (location of uses and areas indicative only)

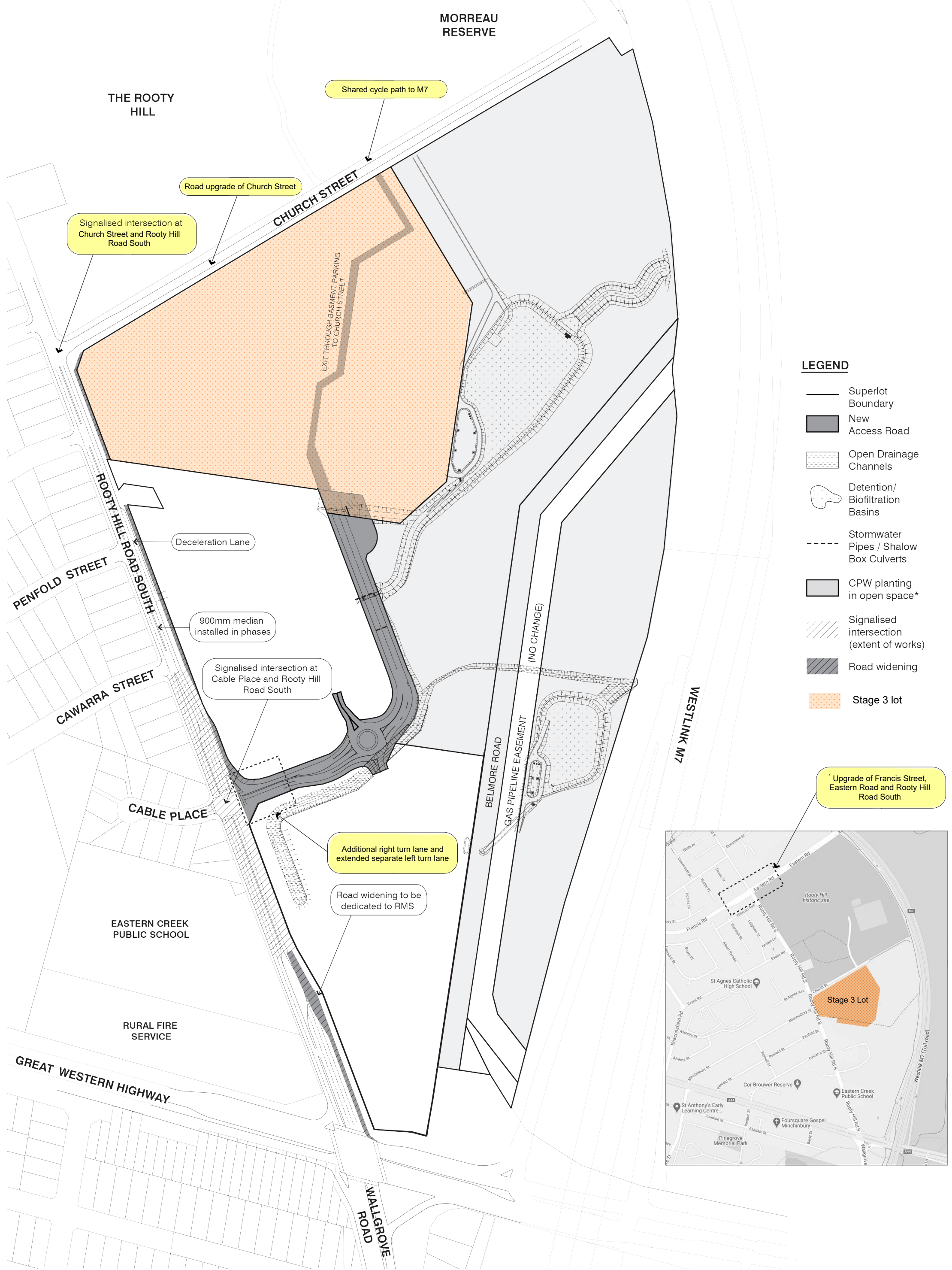
Phase 1 (south of Beggs Rd)
Convenience Retail - 9,749 sqm
Child Care Centre - 708 sqm
Circulation - 1,684 sqm

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

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



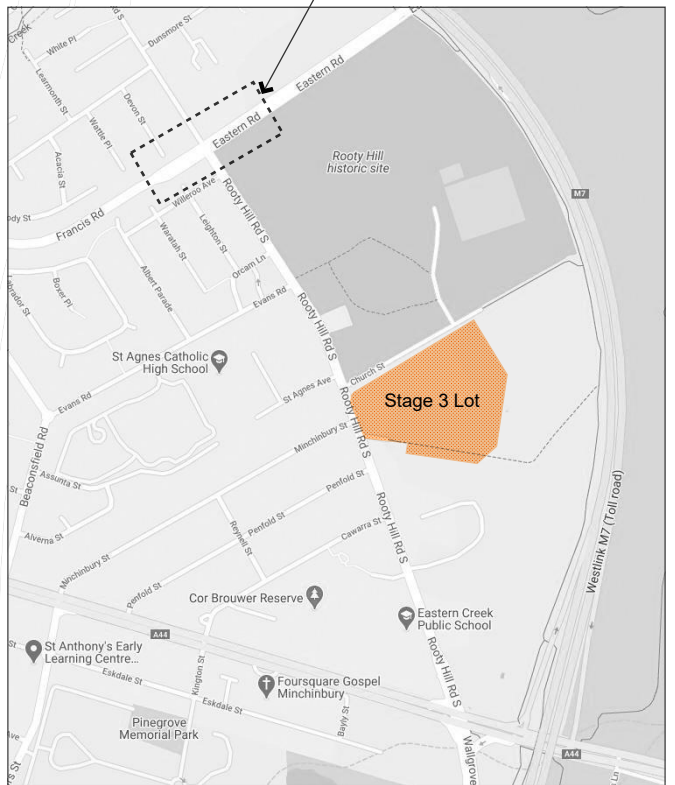




LEGEND

- Superlot Boundary
- 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

'Upgrade of Francis Street, Eastern Road and Rooty Hill Road South





- 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

