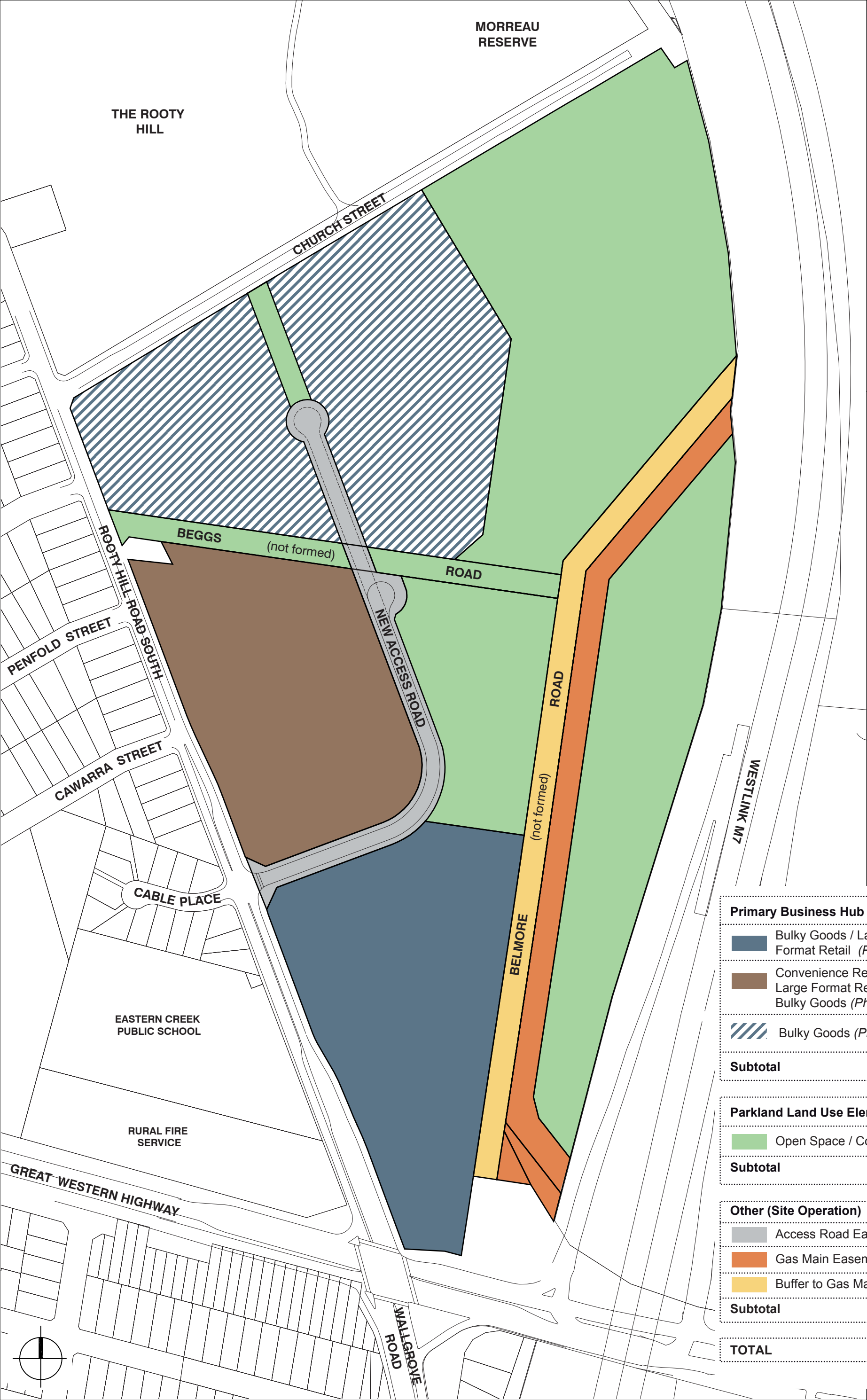
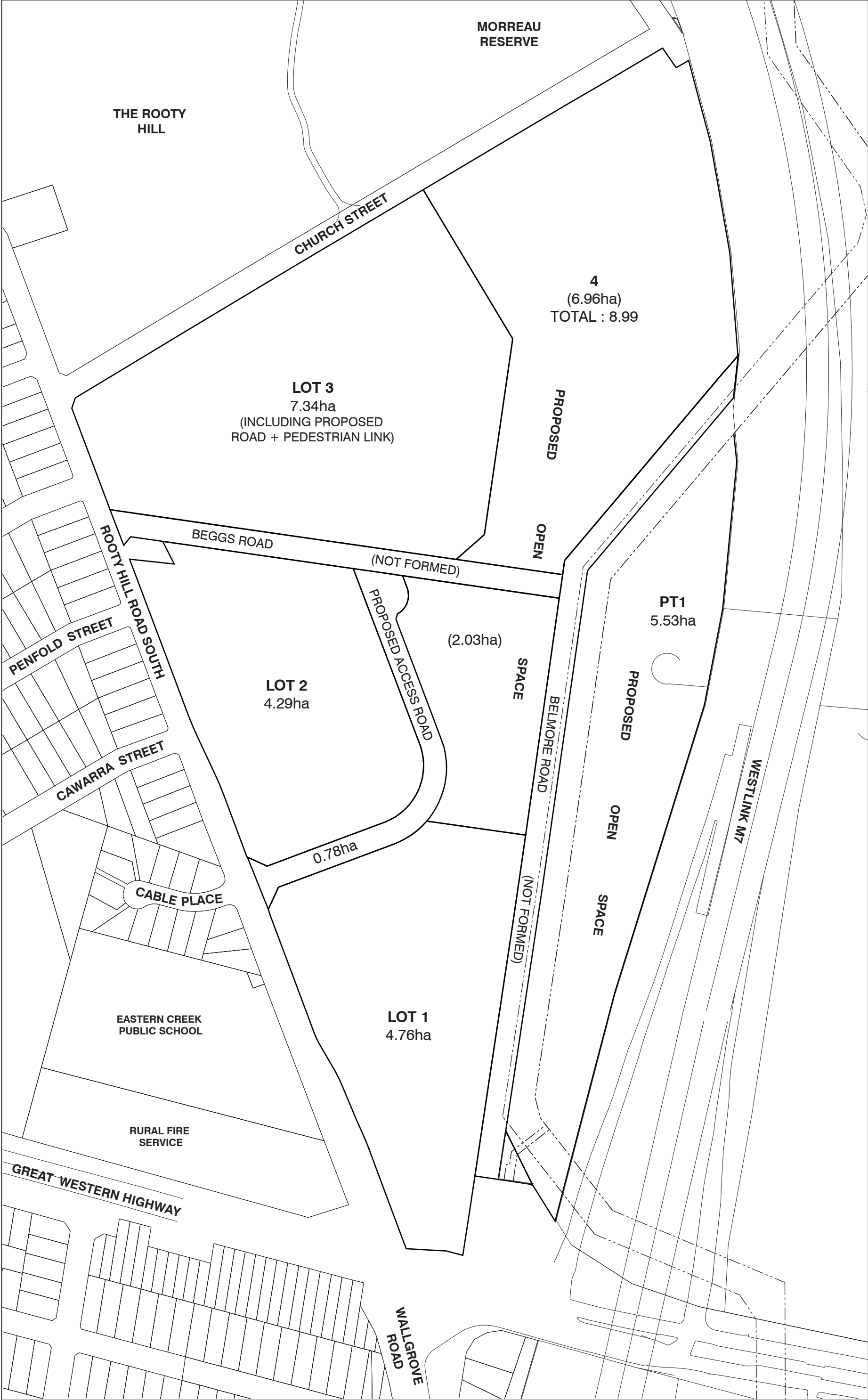




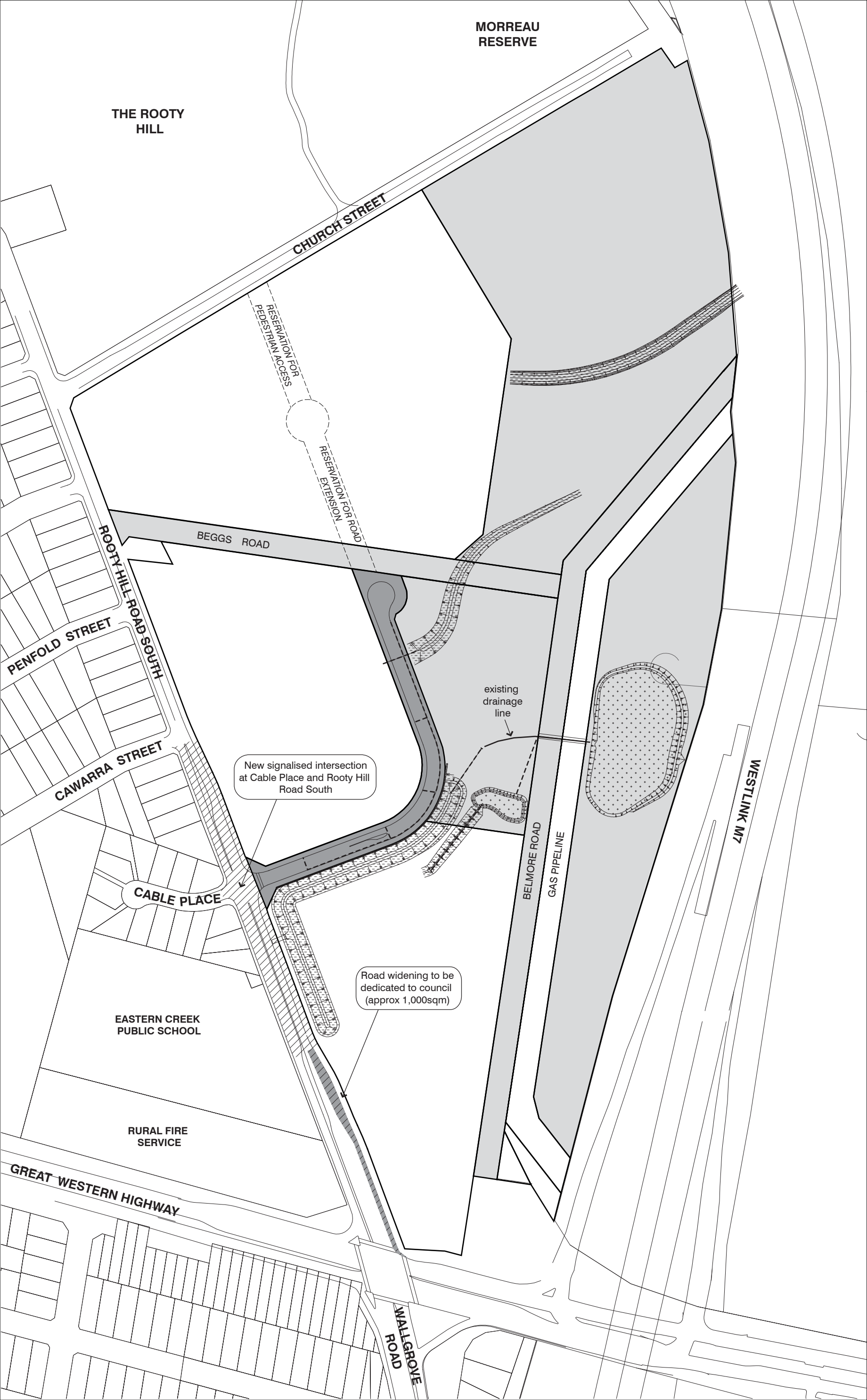
Primary Business Hub Land Use Elements		
	Bulky Goods / Large Format Retail <i>(Phase 1)</i>	4.76ha
	Convenience Retail / Large Format Retail / Bulky Goods <i>(Phase 1)</i>	4.29ha
	Bulky Goods <i>(Phase 2)</i>	6.87ha
Subtotal		15.92ha
Parkland Land Use Elements		
	Open Space / Conservation	13.93ha
Subtotal		13.93ha
Other (Site Operation)		
	Access Road Easement	1.10ha
	Gas Main Easement	1.59ha
	Buffer to Gas Main	1.47ha
Subtotal		4.16ha
TOTAL		34.01ha



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

EASTERN CREEK BUSINESS HUB - WESTERN SYDNEY PARKLANDS

DATE	21st August, 2012	PREPARED FOR	Western Sydney Parklands Trust	PROPOSED SUPERLOT SUBDIVISION	SCALE 1:3000 @ A3	DRAWING NO. EIS-02(D)
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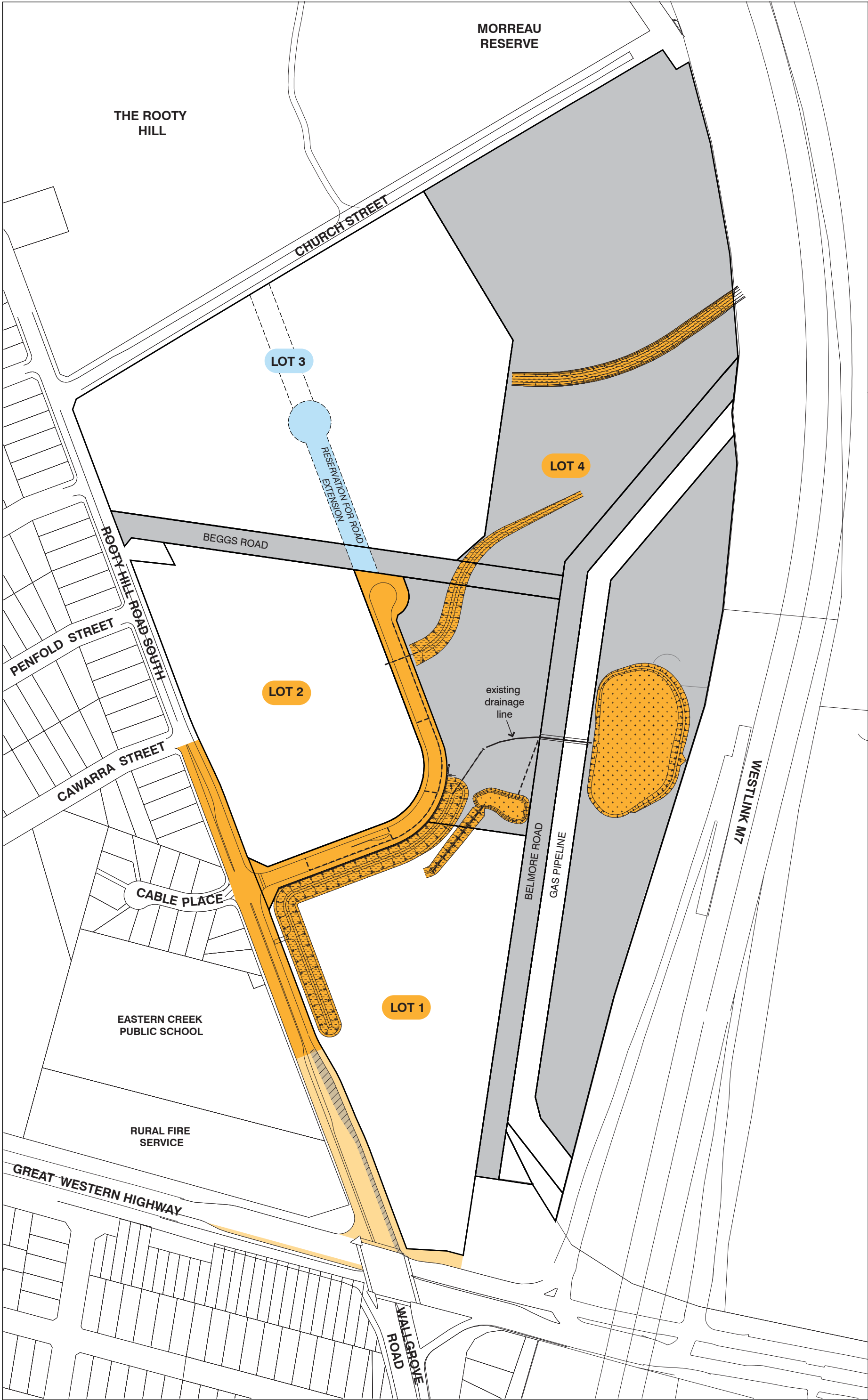


LEGEND

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

Note - *staged over rollout of full development
- CPW planting proposed on council land (Belmore Rd and Beggs Rd)

EASTERN CREEK BUSINESS HUB - WESTERN SYDNEY PARKLANDS



LEGEND

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

Notes:
a) Phase 1 includes early stormwater management works and some open space planting works east of the new access road.
b) Phase 1b road works will be triggered when the GFA in the development reaches a certain figure. This figure will be determined by the RMS.
c) Phase 2 will proceed only when market demand makes development feasible. This could be 10 years or more.

Note - *staged over rollout of full development

EASTERN CREEK BUSINESS HUB - WESTERN SYDNEY PARKLANDS

THE ROOTY
HILL

MORREAU
RESERVE



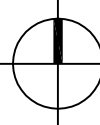
- LEGEND**
- Superlot Boundary
 - Indicative subdivision
 - Indicative bld. footprint
 - Indicative parking layout
 - Open Space/ Conservation
 - Preferred location for playground
 - Stormwater Strategy
 - Remnant vegetation to be retained
 - Gas pipeline
 - Buffer to Gas pipeline (Belmore Road)
 - Parking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

- 1 - LARGE FORMAT RETAILER
(w/ undercroft parking)
2 - VILLAGE CENTRE (CONVENIENCE RETAIL)
3 - BULK LIQUOR OUTLET (CONVENIENCE RETAIL)
4 - ADVENTURE OUTDOOR/CAMPING CENTRE (BULKY GOODS)
5 - BULKY GOODS
6 - GARDEN CENTRE (BULKY GOODS)
7 - SELF STORAGE (BULKY GOODS)
(location of uses and areas indicative only)

AREA BREAKDOWN
(all areas are GFA)

Phase 1
(south of Beggs Road easement)
Bulky Goods - 10,000sqm
Large Format - 14,000sqm
Retail
Convenience - 9,500sqm
Retail

Phase 2
(north of Beggs St easement)
Bulky Goods - 19,300sqm





LEGEND

- Superlot Boundary
- Indicative subdivision
- Indicative bld. footprint
- Indicative parking layout
- Open Space/Conservation
- Preferred location for playground
- Stormwater Strategy
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- 1 - LARGE FORMAT RETAILER
- 2 - VILLAGE CENTRE (CONVENIENCE RETAIL)
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- 5 - BULKY GOODS
- 6 - GARDEN CENTRE (BULKY GOODS)
- 7 - SELF STORAGE (BULKY GOODS)
- (location of uses and areas indicative only)

AREA BREAKDOWN

(all areas are GFA)

- Phase 1 (south of Beggs Road easement)
 - Bulky Goods - 6,500sqm
 - Large Format - 14,000sqm
 - Retail
 - Convenience - 9,500sqm
 - Retail
- Phase 2 (north of Beggs Road easement)
 - Bulky Goods - 19,300sqm

