
2.0 Structure Plan

2.5 Built form

This Design Guideline document encourages a built form that establishes a strong relationship to the adjacent open space and the wider Western Sydney Parklands.

Key elements of the intended built form are:

- Visually interesting streets and avoid street views that are dominated by long building elevations not buffered by landscaping or monotonous building forms/designs;
- Buildings that address the street with clearly defined entrances;
- Buildings that have an appropriate scale for an employment area;
- Predominantly single level built form with maximum heights between 8m and 12m and floorplates up to 14,000sqm;
- Landscaped setbacks to Rooty Hill Road South that mitigate the visual impact of development to adjoining residential areas;
- A palette of materials that enhances the parkland character of the business hub;
- Active frontages along primary streets, both existing and proposed, that create a cohesive streetscape and desirable pedestrian environment;
- Appropriate setbacks and landscaping to protect the setting and amenity of the existing dwelling at 151 Rooty Hill Road South.



Figure 13: Aerial perspective from the south looking across the site (Urbis). The large format retailer and bulky goods development addresses the prominent intersection at the Great Western Highway. The eastern half of the site is retained as a conservation area.

2.0 Structure Plan



Figure 14: Artist impression of the gateway entry to the Eastern Creek Business Hub. (Urbis)



Figure 15: Convenience Retail - The small village centre development provides essential services for local area. The built form addresses the street with continuous awnings, footpaths and appropriate landscaping.



Figure 16: Convenience Retail - Continuous full height glazing along the facade and overhead signage ensure that the development provides an active address to the street.



Figure 17: Bulky goods - Shade structures and awnings provide amenity and increase energy efficiency. Two to three materials are used simply and effectively to articulate the entry to the development.



Figure 18: Bulky goods - Contemporary forms and materials can add visual interest to a simple building form.

2.0 Structure Plan



Figure 19: Visually prominent sites are encouraged to provide articulated roofforms that provide site identity at all times of the day.



Figure 20: Open spaces should be designed to include a diverse range of activities to maximise their usefulness to the community.



Figure 21: Street trees within a landscaped setback provide shade and an attractive entry statement to the business hub.



Figure 22: Distinctive signage can provide interest to a simple building form.



Figure 23: Landscape setbacks enhance the parkland character of the site and can still provide a clear and legible address for the development.



Figure 24: Use of simple building elements, materials and colours can create a distinctive building form.

2.0 Structure Plan

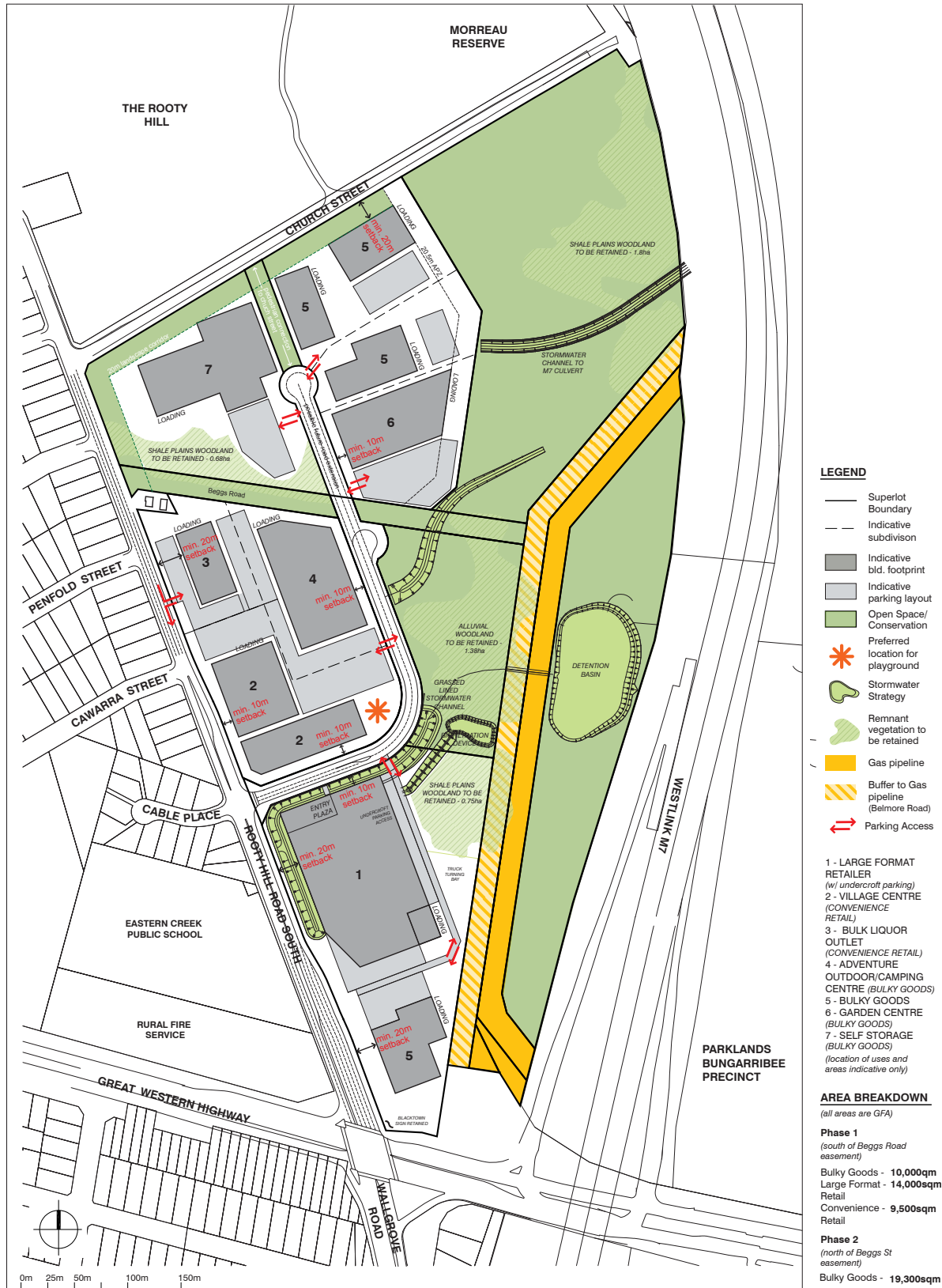


Figure 25: Preferred Indicative Layout