



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

- 2 - RETAIL PREMISES/ BUSINESS PREMISES
 - 6 - GARDEN CENTRE
 - 8 - CHILD CARE CENTRE
 - 9 - SPECIALISED RETAIL PREMISES/ INDOOR RECREATION/ VEHICLE REPAIR STATION
- (location of uses and areas indicative only)

AREA BREAKDOWN

(all areas are GFA)

- Phase 1 (south of Beggs Rd)
 - Specialised Retail Premises - 23,500 sqm
 - Retail - 10,754 sqm
 - Child Care Centre - 1,200 sqm
 - Circulation - 1,684 sqm
- Phase 2
 - Specialised Retail Premises - 19,300 sqm



- 2 RETAIL PREMISES /
BUSINESS PREMISES*
- 6 GARDEN CENTRE
- 8 CHILD CARE CENTRE
- 9 SPECIALISED
RETAIL PREMISES

* includes bulk liquor outlet

(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

NORTH



MEL
SYD
PER

1800 422 533 i2c.com.au

PROJECT
2017-164

DRAWING NO.
SK63.3

DATE
13.09.2019

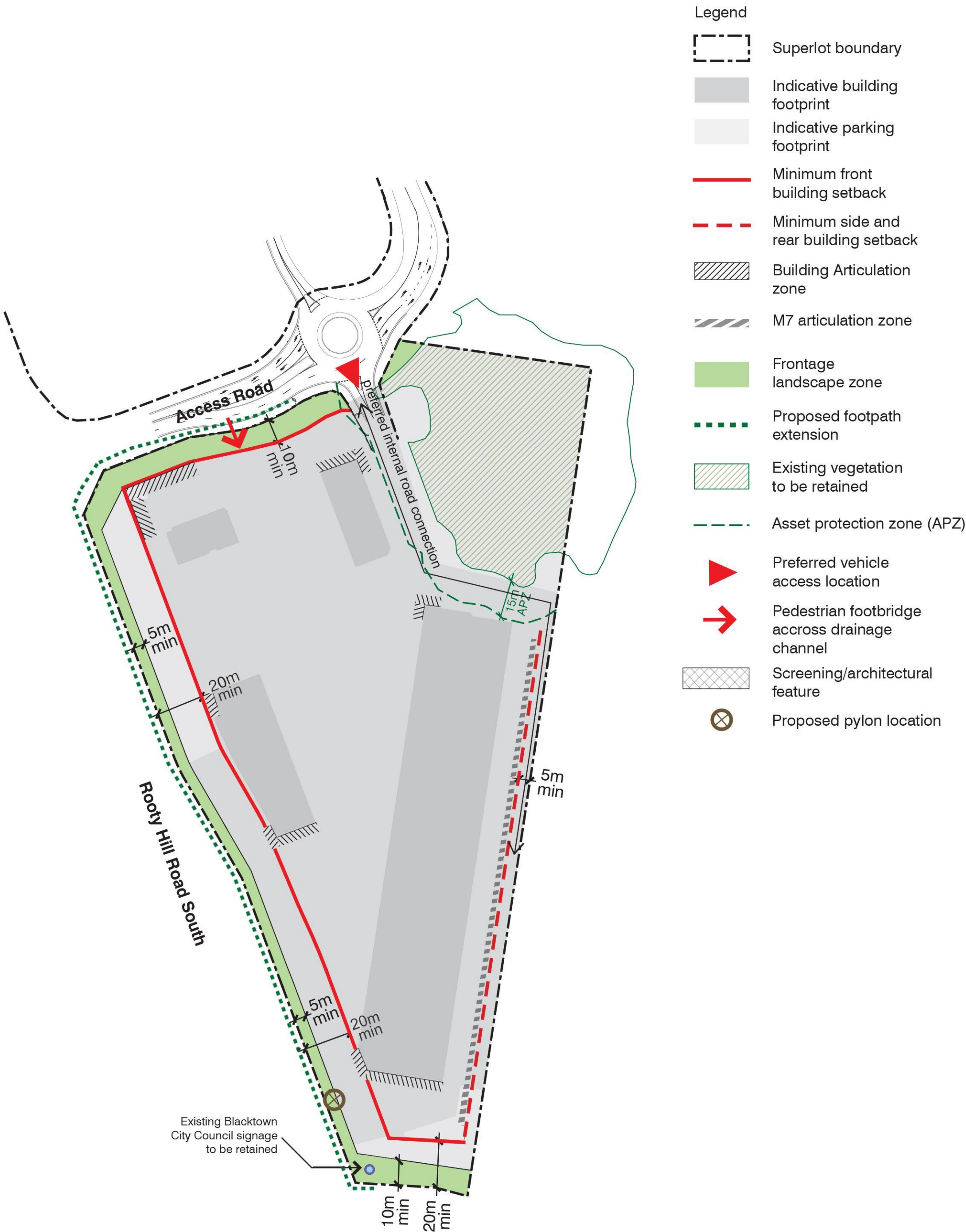
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LANDSCAPE MASTERPLAN

PLAN

Fraser's Property Australia
EASTERN CREEK QUARTER





- Legend
- Superlot boundary
 - Indicative building footprint
 - Indicative parking footprint
 - Minimum front building setback
 - Minimum side and rear building setback
 - Building Articulation zone
 - M7 articulation zone
 - Frontage landscape zone
 - Proposed footpath extension
 - Existing vegetation to be retained
 - Asset protection zone (APZ)
 - Preferred vehicle access location
 - Pedestrian footbridge across drainage channel
 - Screening/architectural feature
 - Proposed pylon location