

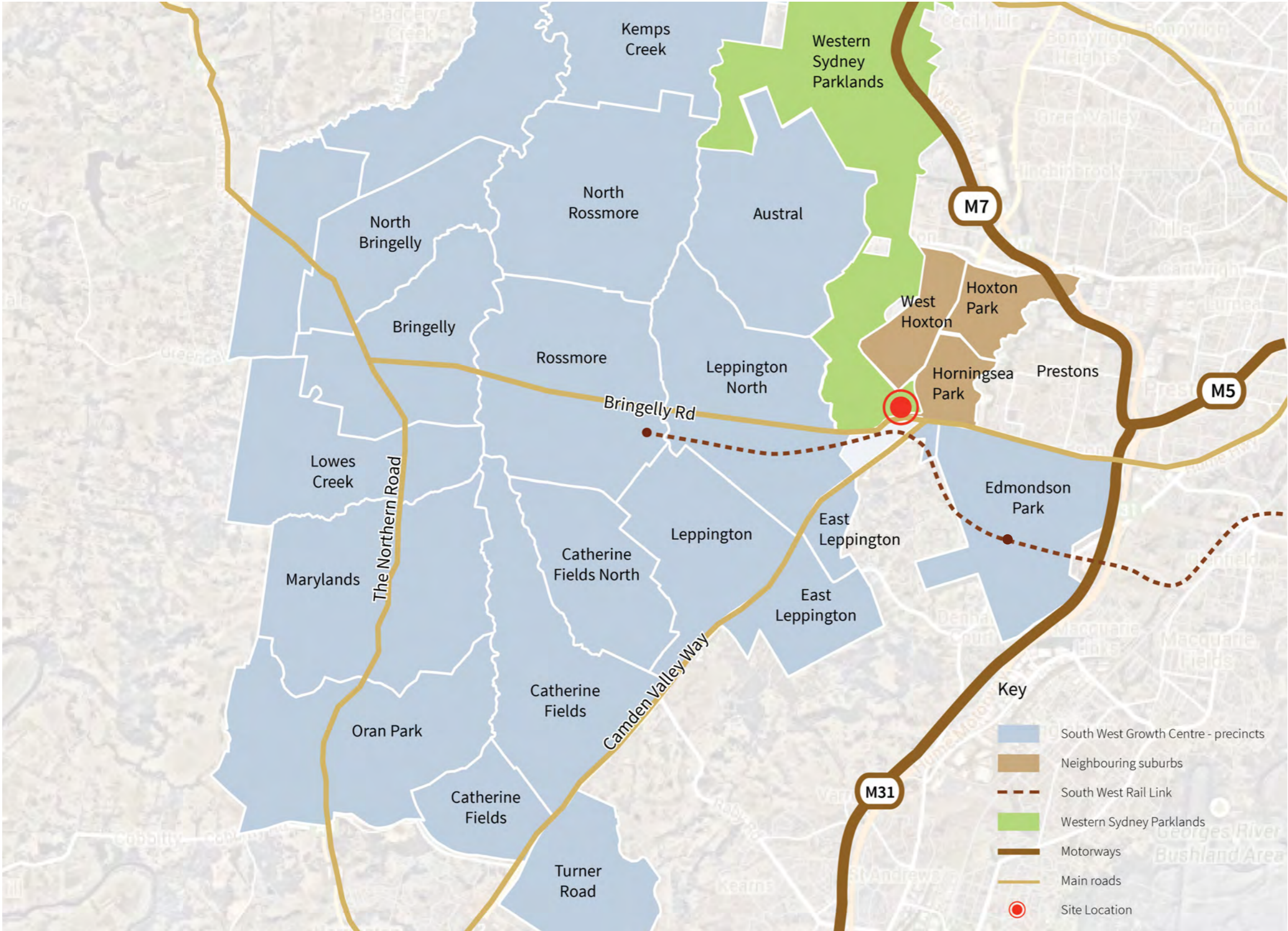
Urban Design Master Plan

Bringelly Road, Leppington

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Context



Opportunities

1 Predominantly cleared site

2 Existing Bringelly road alignment – opportunity to utilise for the proposed internal road alignment

3 Near to residential development – provides more jobs closer to home and convenient access for customers



4 Serviced by several bus routes and has ability to connect to the future pedestrian and cycle paths

5 Bringelly Road

- main arterial road – accessible to a major road network
- high visibility and connectivity in terms of future customer catchment
- access for construction vehicles without using local roads

19 December 2014

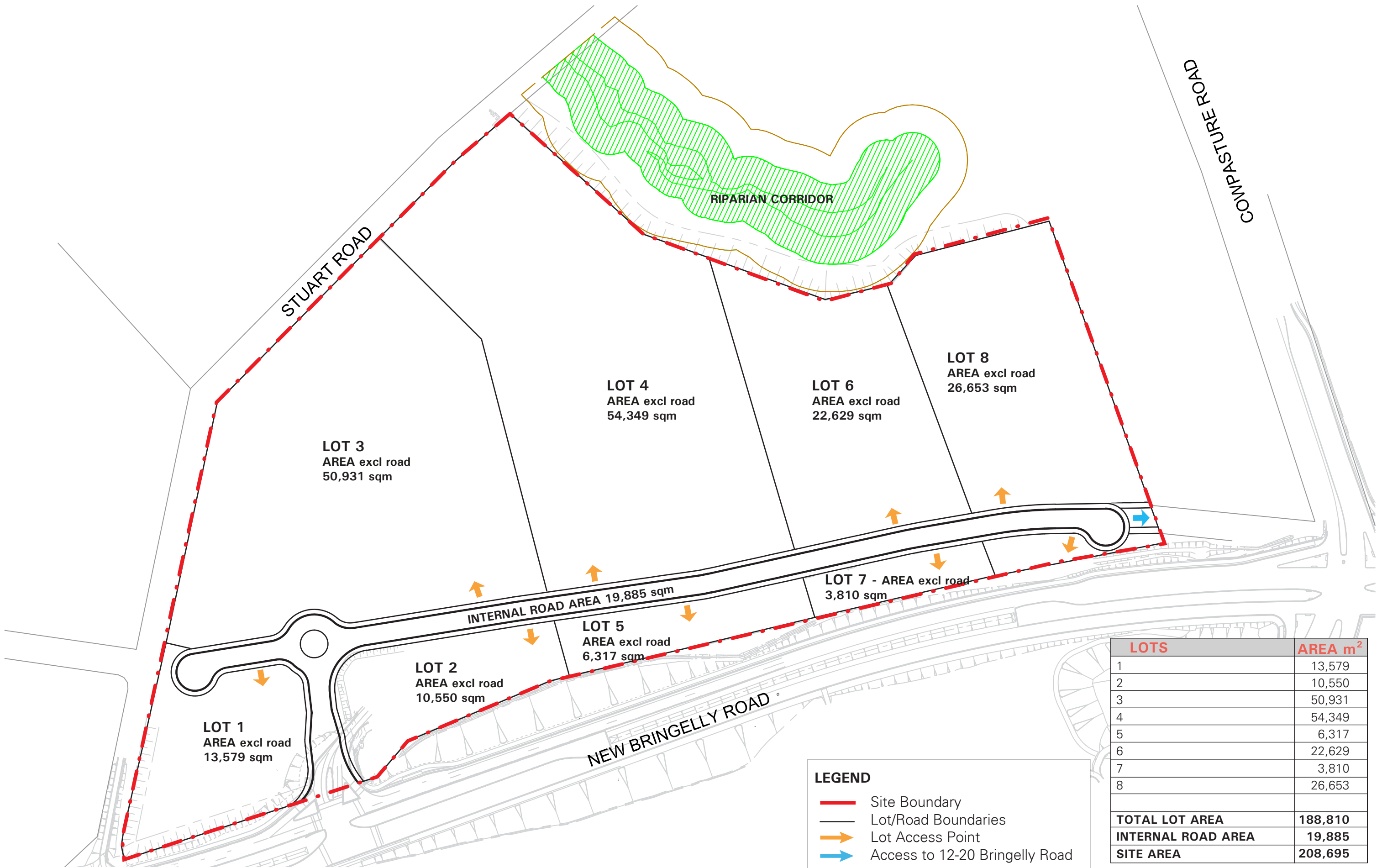
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Constraints

- 1 Topography for the site – uneven, sloping – requires bulk earthworks to level the site and make suitable for development
- 2 Riparian corridor – constrains development to the north, and requirement for a vegetation buffer
- 3 Residential land uses to the north east and east – land use conflicts – potential for noise, and traffic impacts



- 4 Service easements across the site and existing Bringelly Road alignment
- 5 Existing development on the site – houses and dams – need to be demolished for development



LOTS	AREA m ²
1	13,579
2	10,550
3	50,931
4	54,349
5	6,317
6	22,629
7	3,810
8	26,653
TOTAL LOT AREA	188,810
INTERNAL ROAD AREA	19,885
SITE AREA	208,695

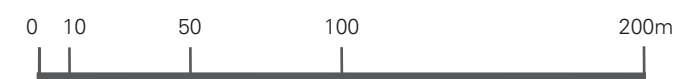


SITE AREA : 208,695 sqm

BUILDING FOOTPRINTS	AREA m ²
A	3,017
B	9,357
C	10,382
D	10,849
E	13,275
LOT 1,3,4 (Large Format Retail)	49,269
F	10,360
G	12,389
LOT 6,8 (Industrial)	22,749
H	563
I	782
J	563
K	481
L	481
LOT 2,5,7 (Service Centre)	2,870
TOTAL INDICATIVE	74,888

LEGEND

- . - Site Boundary
- Lot/Road Boundaries
- Large Format Retail Use
- Industrial Use
- Service Centre Use
- ↔ Car Access point
- ↔ Truck Access Point



Scale: 1:2500 @A3

Drawing No.: 5





COMASTURE ROAD

STUART ROAD

POSSIBLE TRUCK LANE

POSSIBLE TRUCK LANE

STUART STREET

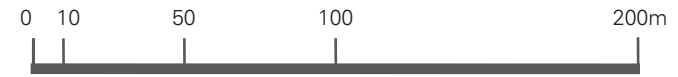
NEW BRINGELLY ROAD

NEW BRINGELLY ROAD



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Revision No.	Revision Date	Revision Details:	Approved By:	File name:
1	19_12_14	Indicative Master Plan	GK	



Scale: 1:2500 @A3

Indicative Master Plan
 13525 | Bringelly Road Business Hub



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1	19_12_14	Indicative Car Parking Scheme	GK	

Indicative Car Parking Scheme

13525 | Bringelly Road Business Hub



Scale: 1:2500 @A3

Drawing No.: **7**



LEGEND

- 15m APZ to be provided adjoining the Riparian Corridor
- 10m APZ is to be provided to the west and south

Revision No.	Revision Date	Revision Details:	Approved By:	File name:
1	19_12_14	Built Form Controls	GK	

