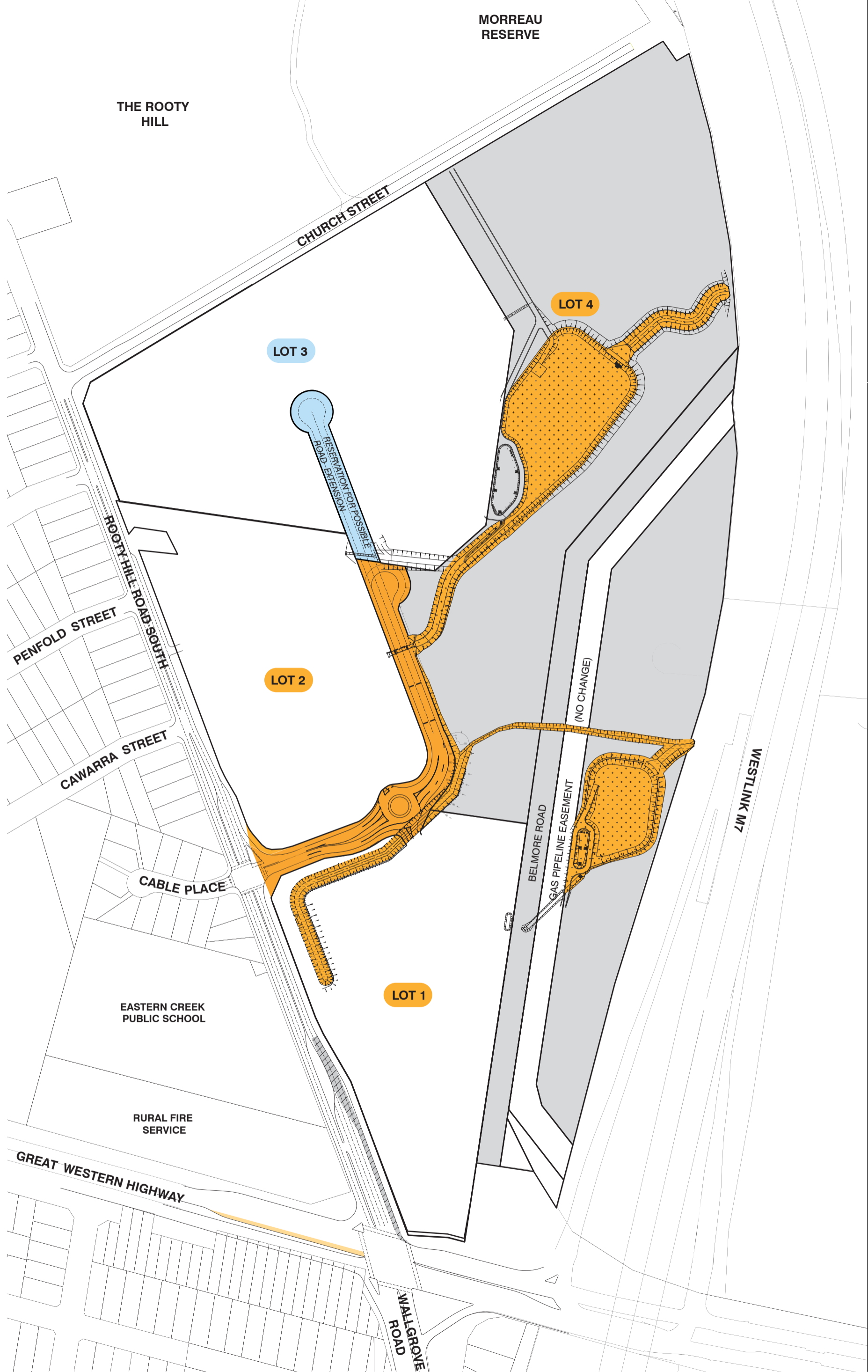


Primary Business Hub Land Use Elements	
<div></div> Retail premises and business premises	
Phase 1	4.76ha
Phase 1b	4.58ha
Phase 2	7.08ha
Subtotal	16.42ha

Parkland Land Use Elements	
<div></div> Open Space / Conservation	13.28ha
Subtotal	13.28ha

Other (Site Operation)	
<div></div> Access Road Easement	1.10ha
<div></div> Gas Main Easement	1.59ha
<div></div> Buffer to Gas Main (open space / conservation)	1.47ha
Subtotal	4.16ha

TOTAL	33.86ha
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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

- 1 - LARGE FORMAT RETAILER (w/ undercroft parking)
 - 2 - RETAIL PREMISES/ BUSINESS PREMISES
 - 5 - BULKY GOODS
 - 6 - GARDEN CENTRE
 - 7 - BULKY GOODS
 - 8 - CHILD CARE CENTRE
- (location of uses and areas indicative only)

AREA BREAKDOWN

(all areas are GFA)

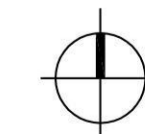
Phase 1

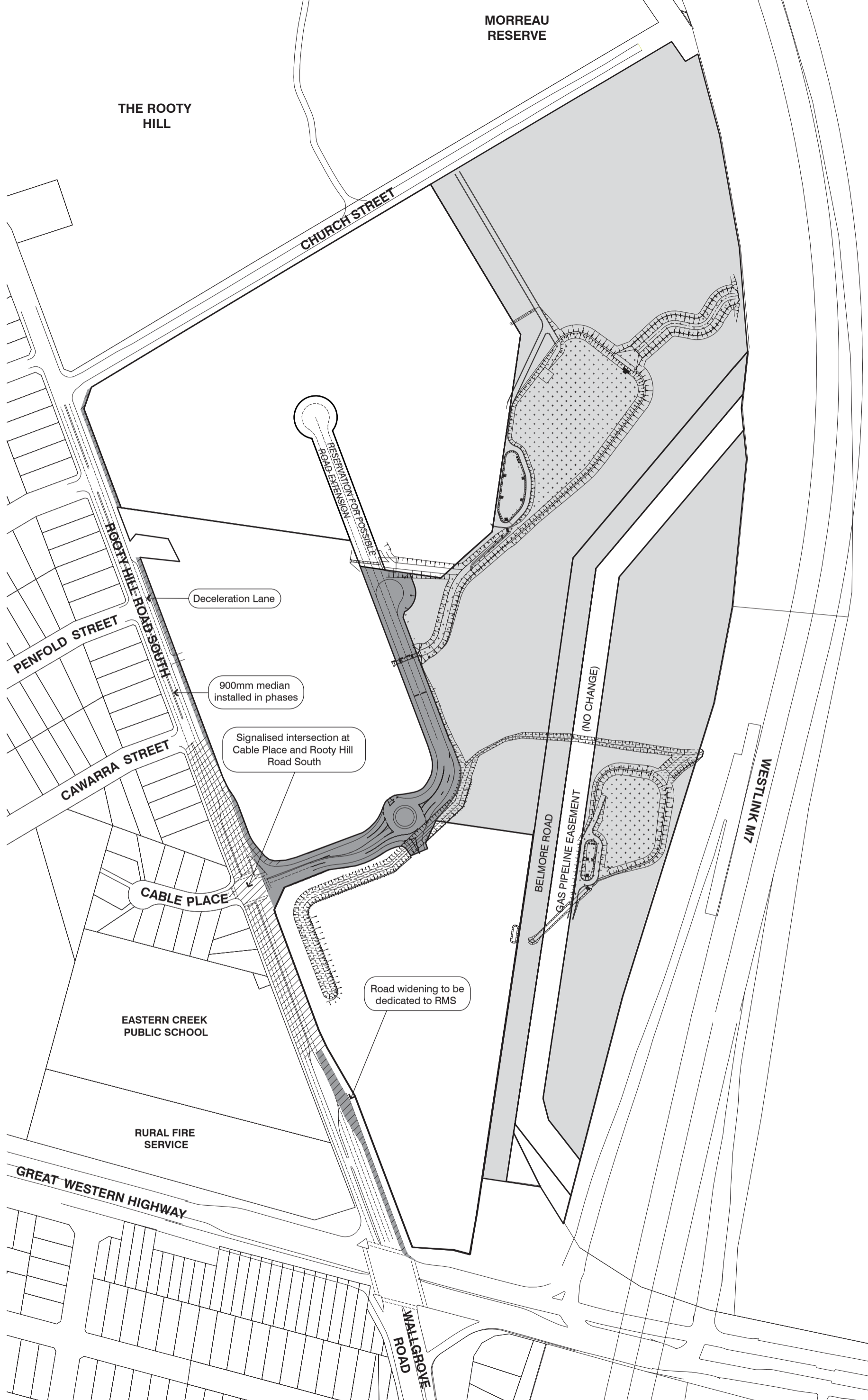
Bulky Goods / Large Format Retail - **24,000sqm**
Retail - **10,458sqm**
Child Care centre - **1,300sqm**
Circulation - **1,684sqm**

Phase 2

Bulky Goods - **19,300sqm**

PARKLANDS BUNGARRIBEE PRECINCT





- 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

Note - *staged rollout as development progresses
- CPW planting proposed on existing Council land (50% of Belmore Rd and Beggs Rd)



ILLUSTRATIVE LANDSCAPE MASTER PLAN
PREFERRED INDICATIVE PLAN & USE

1

LARGE FORMAT RETAILER
(w/ undercroft parking)

2

RETAIL PREMISES /
BUSINESS PREMISES*

5

BULKY GOODS

6

GARDEN CENTRE

7

BULKY GOODS**

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

200L trees planted at 20m
centres in seeded grass verge

22

Blacktown sign

NORTH