



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. MOD 2 granted on the 13.02.13

In respect to MP 06-0203

Signed *Sfr*

Sheet No. 1 of 1



NSW GOVERNMENT
Planning

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Approved Section 75W Modification Application

No. MOD 1 granted on the 13.02.13

In respect to MP 08-0225

Signed *Sfr*

Sheet No. 1 of 8



Rev. No.	Description	Date	Drawn	Approved
00	ISSUE FOR SECTIONS	6/11/12	PS	MS

LEGEND

- Development Boundary
- Proposed Property Boundaries
- 1 in 100 yr flood level
- Pedestrian Path
- Shared Path / Cycleway
- Existing Street / Highway Lighting
- New Street Lighting

TREE PLANTING

- Large Street Tree (Road 4)
- Medium Street Tree (Road 1, 2, 3 & 5)
- Eco verge Tree
- Wetland Tree
- Existing Vegetation

PLANTING

- Native Garden Bed
- 75mm Woodchip mulch over 150mm topsoil over 150mm cultivated subgrade
- Turf
- 150 topsoil over 150 cultivated subgrade
- Wetland Basin
- 150 topsoil
- Eco Verge
- Gravel mulch over Filter soil over Saturated zone
- Bioretention Basin
- Filter soil over saturated zone
- Inlet Zone (Refer engineers drawings)

DEVELOPMENT
APPLICATION



TRACT CONSULTANTS PTY LTD
ACN 055 513 942
LEVEL 8, 80 MOUNT STREET
NORTH SYDNEY
NEW SOUTH WALES 2060 AUSTRALIA
TELEPHONE 02 9554 3723
FACSIMILE 02 9554 3825
E-mail: sydney@tract.net.au

Client



BUNGARRIBEE INDUSTRIAL ESTATE
INFRASTRUCTURE WORKS
MASTERPLAN

Drawn	Checked	Approved	Scale	Date
ABS	ME	GG	1:2500 @ A1	6/11/12
Project Number	Drawing Number	Revision		
2120489	LD 1002	00		

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Sheet No. 2 of 8

Detention Basin Allotment Area
Estate Road Allotment Area

Western Sydney Parklands

New Wetland 2.5Ha

Great Western Highway

Future Signalised 4-way Intersection

RMS Future Road Widening

5a
38,906 sqm

5b
30,613 sqm

2
42,617 sqm

4
35,815 sqm

3
179,575 sqm

1
187,923 sqm
Existing Metcash Site

Road 5 (Park Edge)

Road 5 (Park Edge)

Road 1 (Collector)

Road 2 (Local Road)

Road 3 (Local Road)

Road 4 (Entry Boulevard)

Brabham Drive

Huntingwood Drive

M4 Motorway

Area Schedule

Development Site	Site Area
Site 1	187,923 sqm
Site 2	42,617 sqm
Site 3	179,575 sqm
Site 4	35,815 sqm
Site 5a	38,906 sqm
Site 5b	30,613 sqm

Road Allotment Area	40,035 sqm
Detention / Open Space	3,160 sqm
GWS Road Widening	3,627 sqm

Total Area	562,271 sqm
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Key Development Controls *

LGA	Blacktown City Council
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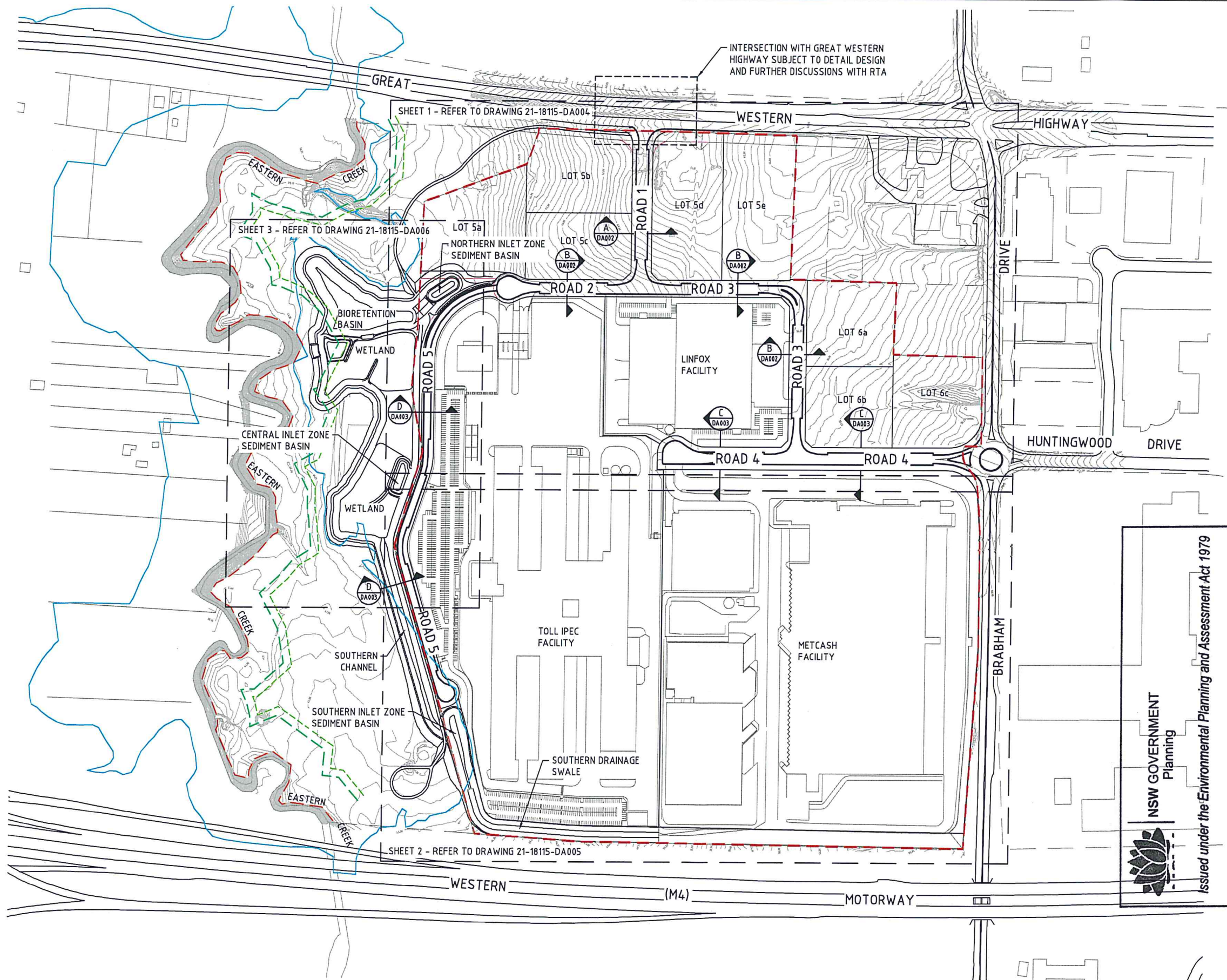
Zoning	IN1 General Industrial
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Site Cover (Incl. Awnings)	65%
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Building Setbacks	
Great Western Highway + M4	20m
Brabham Drive + Collector Roads	15m
Park Edge Road	15m
Local Roads	7.5m
Detention Basins	5m

Landscape Zones	
Great Western Highway + M4	20m
Brabham Drive + Collector Roads	10m
Park Edge Road	10m
Local Roads	7.5m
Detention Basins	5m

* As approved in previous Project Application



- LEGEND**
- SITE BOUNDARY
 - EASTERN CREEK 1 IN 100 YEAR FLOOD EXTENT
 - EASTERN CREEK TOP OF BANK
 - EASTERN CREEK 40m WIDE RIPARIAN CORRIDOR
 - EASTERN CREEK 10m WIDE RIPARIAN BUFFER
 - EXISTING CONTOUR (0.25m INTERVAL)

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Signed *sgw*

Sheet No. *3* of *8*

E	CONCEPT DESIGN REVISED TO INCLUDE TOLL IPEC CHANGES	SA	AM*	CM*	06.11.12	
D	CONCEPT DESIGN TO ACCOMPANY S75W APPLICATION	SA	AM*	CM*	01.11.12	
C	CONCEPT DESIGN REVISED TO SHOW METCASH DETAILS	LD	CM*	CM*	28.11.10	
B	CONCEPT DESIGN REVISED TO REFERENCE METCASH APPLICATION	SA	CM*	CM*	15.09.10	
A	CONCEPT DESIGN TO ACCOMPANY DEVELOPMENT APPLICATION	SA	FC*	CM*	08.07.09	
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date

0 25 50 75 100 125m
SCALE 1:2500 AT ORIGINAL SIZE



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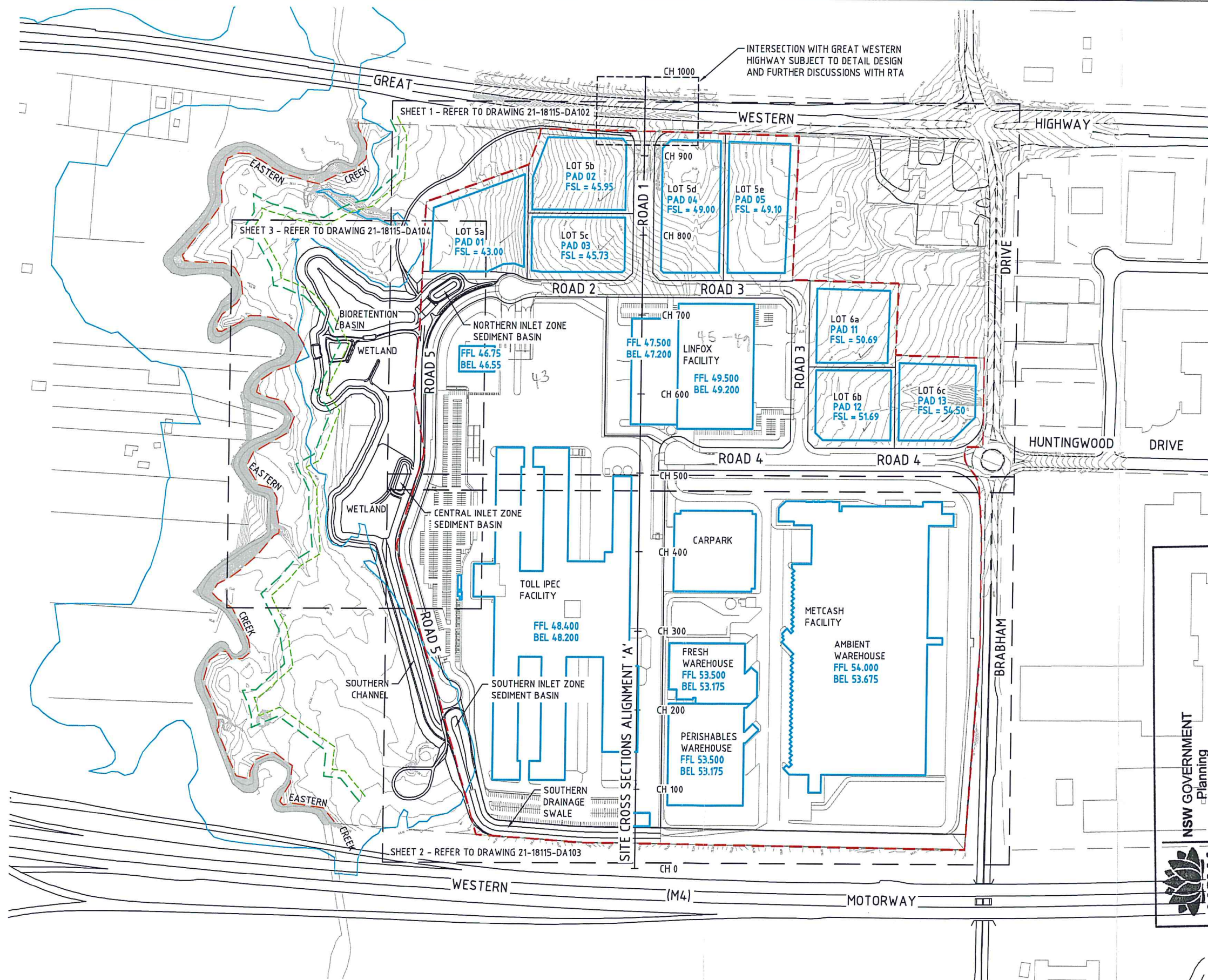
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Drawn	S. ATKINS	Designer	J. MENG SOO
Drafting Check		Design Check	
Approved (Project Director)		Date	
Scale	AS SHOWN	This Drawing must not be used for construction unless signed as Approved	

Client	GOODMAN
Project	BUNGARRIBEE ESTATE - HUNTINGWOOD WEST
Title	CIVIL WORKS GENERAL ARRANGEMENT PLAN
Original Size	A1
Drawing No.	21-18115-DA001
Rev.	E

PRELIMINARY



LEGEND

- BUILDING PAD
- FSL FINISHED BULK EARTHWORKS SURFACE LEVEL
- SITE BOUNDARY
- EASTERN CREEK 1 IN 100 YEAR FLOOD EXTENT
- EASTERN CREEK TOP OF BANK
- EASTERN CREEK 40m WIDE RIPARIAN CORRIDOR
- EASTERN CREEK 10m WIDE RIPARIAN BUFFER
- EXISTING CONTOUR (0.25m INTERVAL)

NOTES:

- REFER TO DRAWINGS 21-18115-DA106 TO DA108 FOR SITE CROSS SECTIONS.

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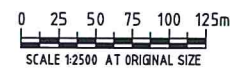
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Signed *Sgt*

Sheet No. 4 of 8

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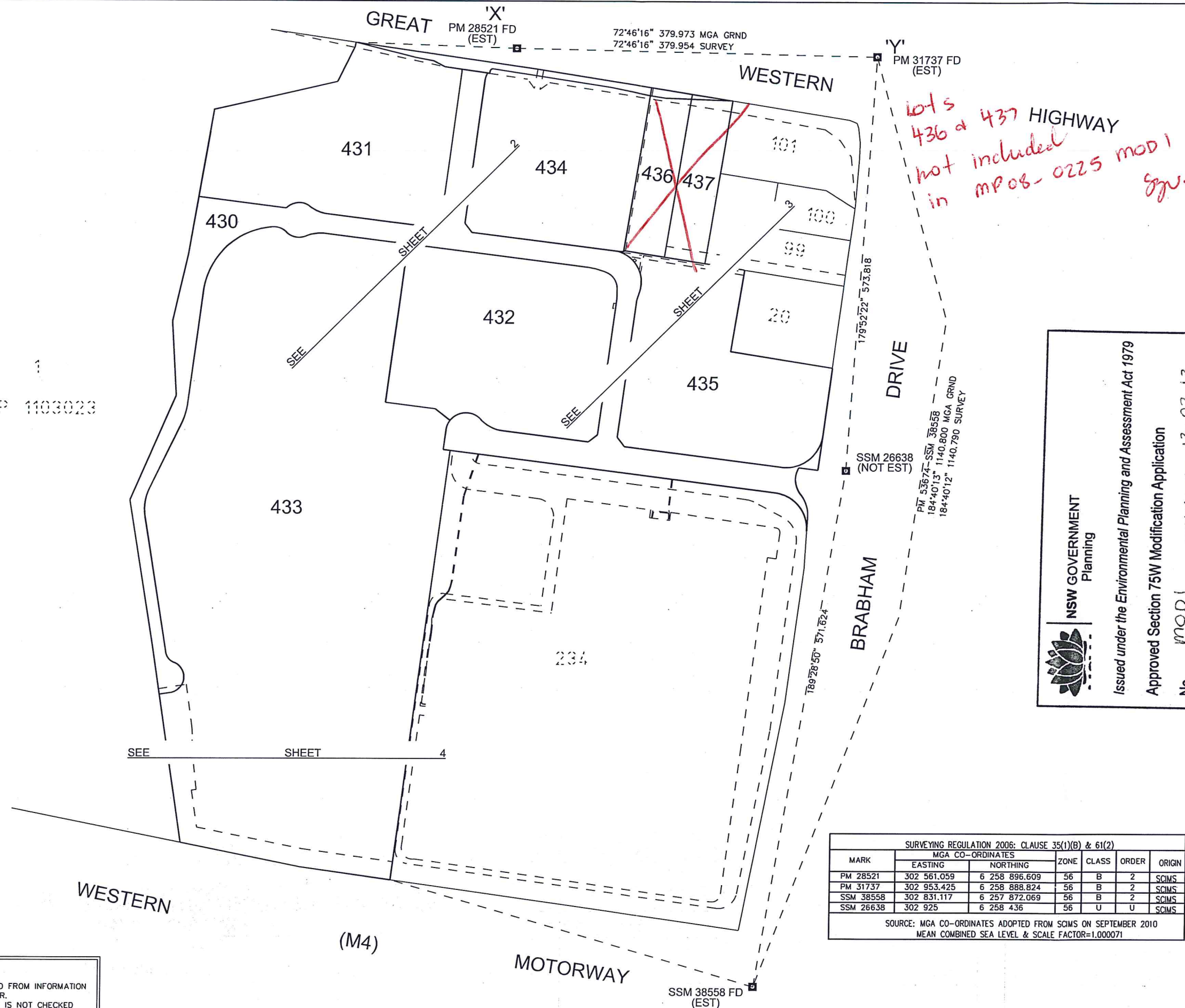
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Project	BUNGARRIBEE ESTATE - HUNTINGWOOD WEST
Title	BULK EARTHWORKS GENERAL ARRANGEMENT PLAN
Original Size	A1
Drawing No.	21-18115-DA101
Rev.	E

PRELIMINARY

DP 1103023

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Sheet No. 5 of 8

SURVEYING REGULATION 2006: CLAUSE 35(1)(B) & 61(2)						
MARK	MGA CO-ORDINATES		ZONE	CLASS	ORDER	ORIGIN
	EASTING	NORTHING				
PM 28521	302 561.059	6 258 896.609	56	B	2	SCMS
PM 31737	302 953.425	6 258 888.824	56	B	2	SCMS
SSM 38558	302 831.117	6 257 872.069	56	B	2	SCMS
SSM 26638	302 925	6 258 436	56	U	U	SCMS

SOURCE: MGA CO-ORDINATES ADOPTED FROM SCMS ON SEPTEMBER 2010
MEAN COMBINED SEA LEVEL & SCALE FACTOR=1.000071

DRAFT SUBDIVISION ONLY

1. THIS PLAN HAS BEEN PREPARED FROM INFORMATION PROVIDED TO HARD & FORESTER.
2. THIS PLAN IS DRAFT ONLY AND IS NOT CHECKED OR REGISTERED BY THE LAND TITLES OFFICE. MINOR ALTERATIONS MAY BE REQUIRED PRIOR TO ACCEPTANCE & REGISTRATION.
3. THE BOUNDARY POSITIONS, DIMENSIONS & AREAS MAY CHANGE PRIOR TO REGISTRATION.
4. EASEMENTS, RESTRICTIONS ETC MAY CHANGE PRIOR TO REGISTRATION.
5. THIS PLAN IS SUBJECT TO COUNCIL APPROVAL.

Surveyor:
Date of Survey: 7.11.2012
Surveyors Reference: 112643022 draft

PLAN OF SUBDIVISION OF LOTS 332 & 333 IN
DP LOT 5 IN DP 1127100, LOT 230 & 231 IN
DP LOT 31 IN DP 1161771 AND LOTS 4 & 5
IN DP 327540

L.G.A.: BLACKTOWN
Locality: EASTERN CREEK
Subdivision No:

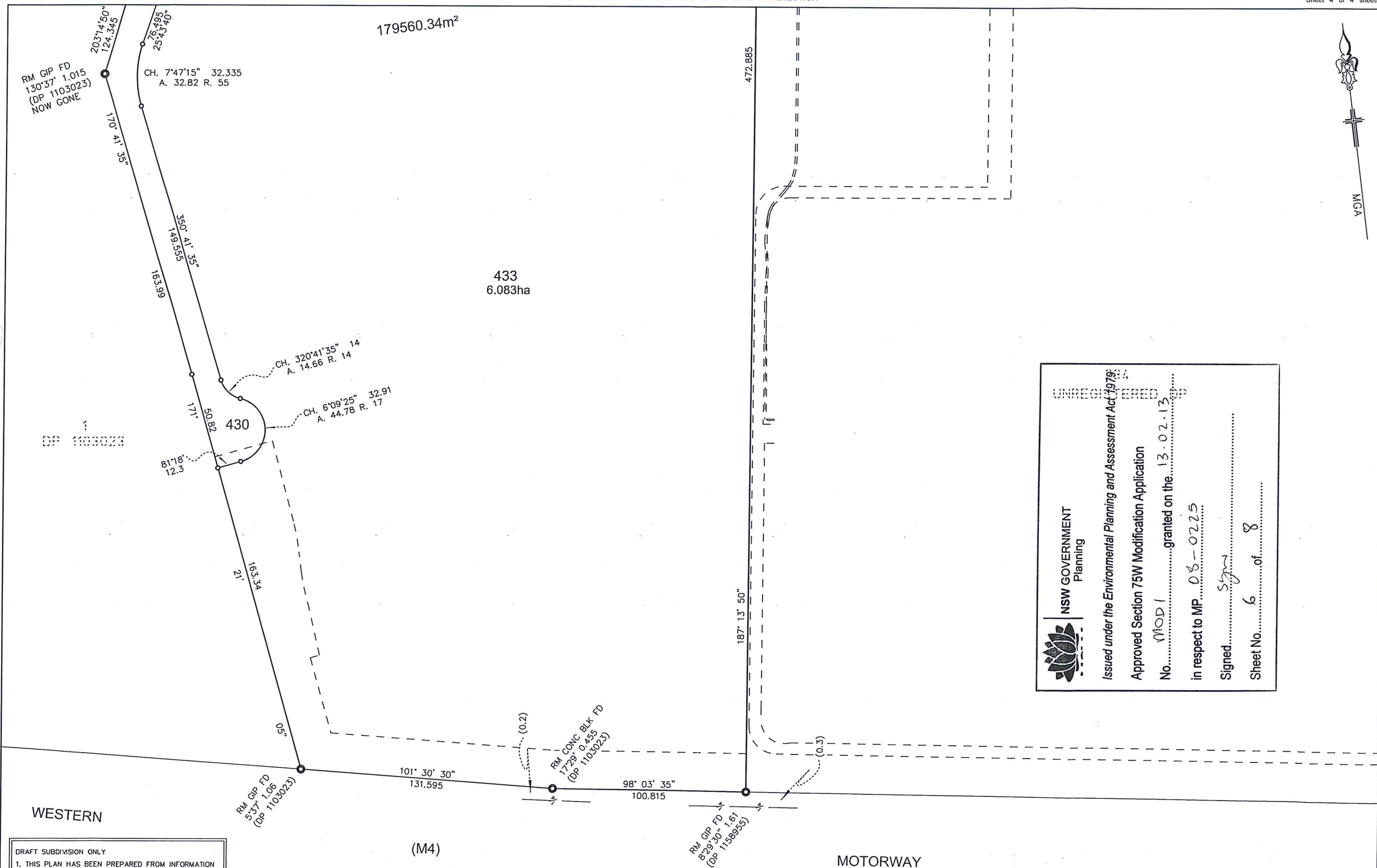
Registered

D.P.

Lengths are in metres.

Reduction Ratio 1:2500

10 20 30 40 50 60 70 80 90 100 110 120 130 140



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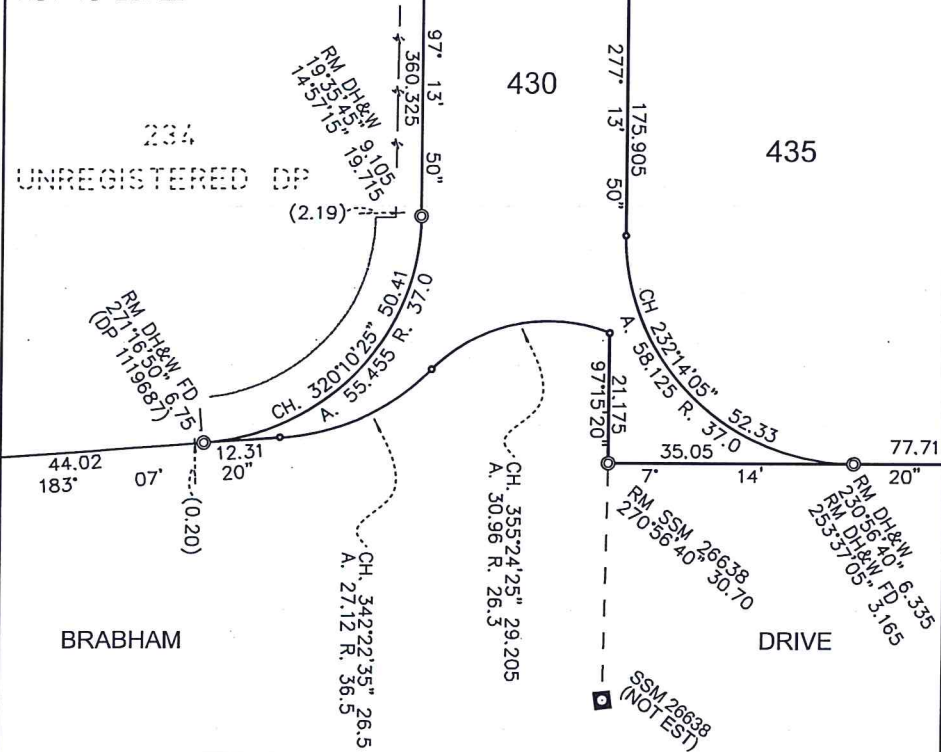
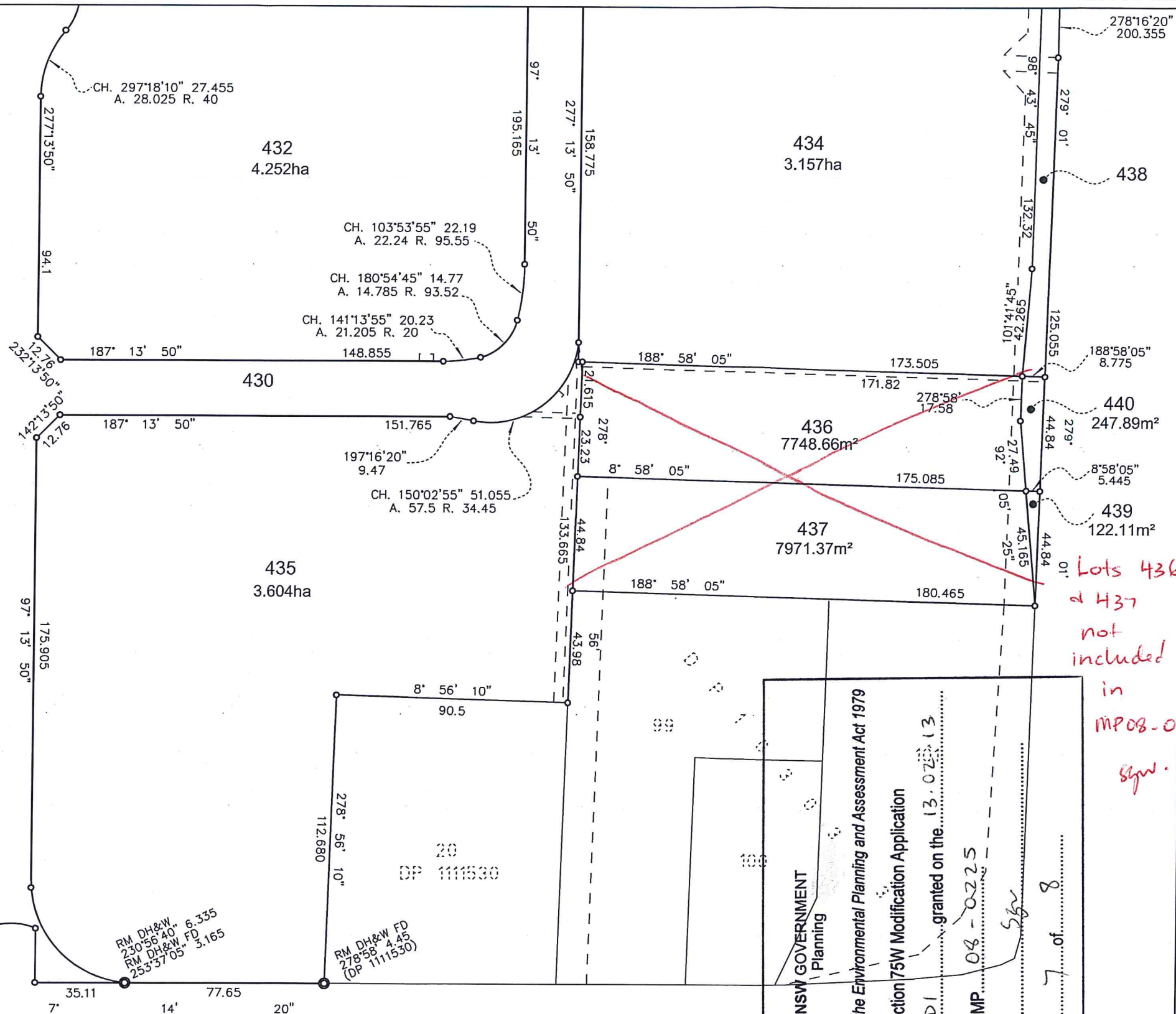
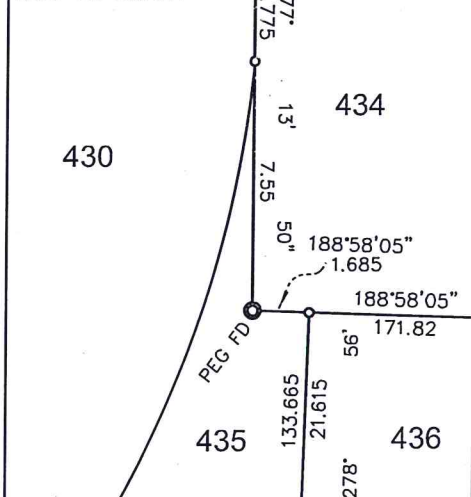
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DP LOT 31 IN DP 1161771 AND LOTS 4 & 5
IN DP 327540

L.G.A.: BLACKTOWN
Locality: EASTERN CREEK
Subdivision No:

Registered

D.P.

DIAGRAM C
NOT TO SCALEDIAGRAM D
NOT TO SCALE

BRABHAM

DRIVE

DRAFT SUBDIVISION ONLY

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MGA

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Date of Survey: 7.11.2012
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DP , LOT 31 IN DP 1161771 AND LOTS 4 & 5
IN DP 327540

L.G.A.: BLACKTOWN
Locality: EASTERN CREEK
Subdivision No:

Registered

D.P.

Lengths are in metres.

Reduction Ratio 1:1250

Lots 436
& 437
not
included
in
MP08-0225
sgw. Mop!

