




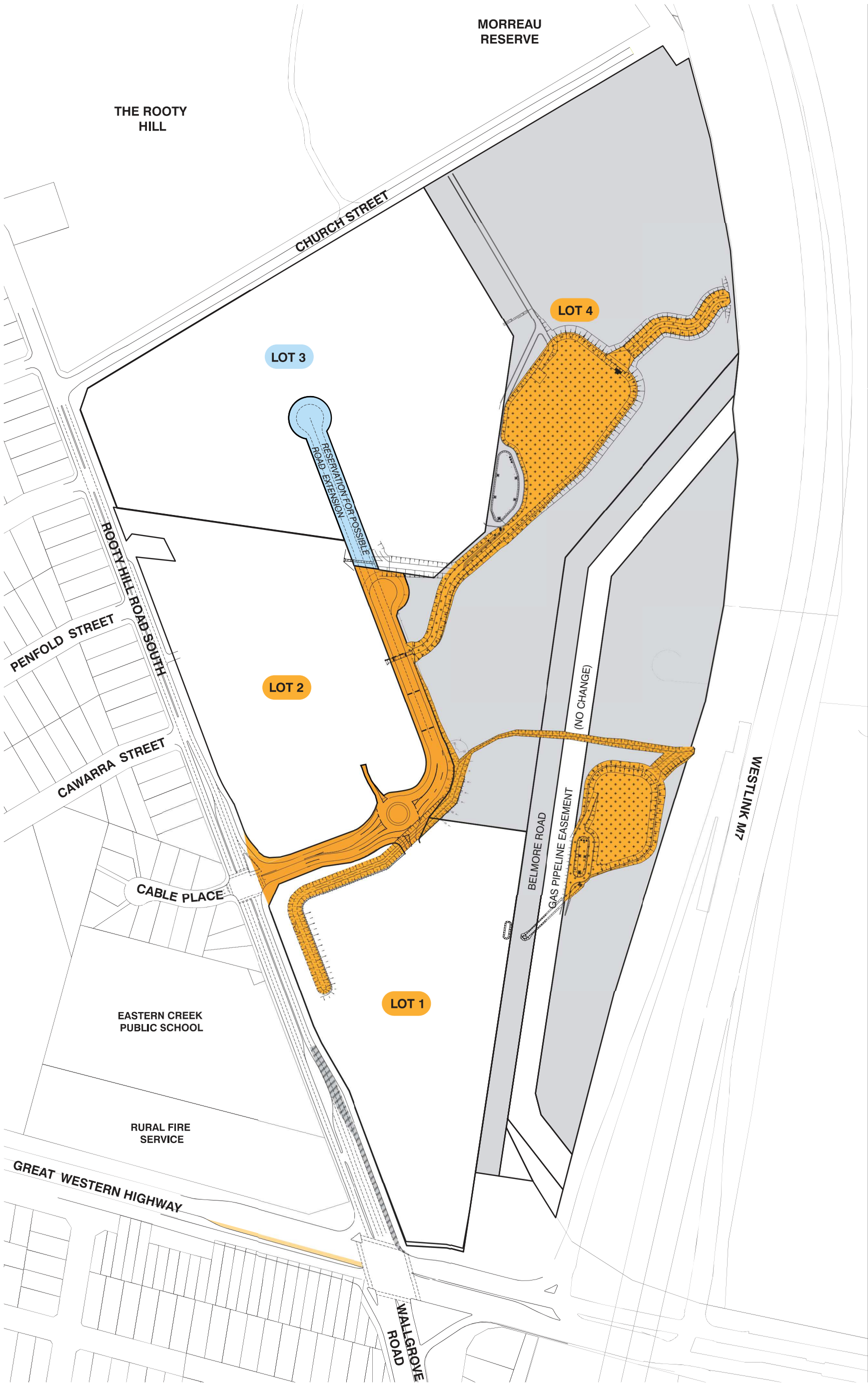


Primary Business Hub Land Use Elements		
	Retail premises and business premises	
	Phase 1	4.76ha
	Phase 1b	4.58ha
	Phase 2	7.08ha
	Subtotal	16.42ha

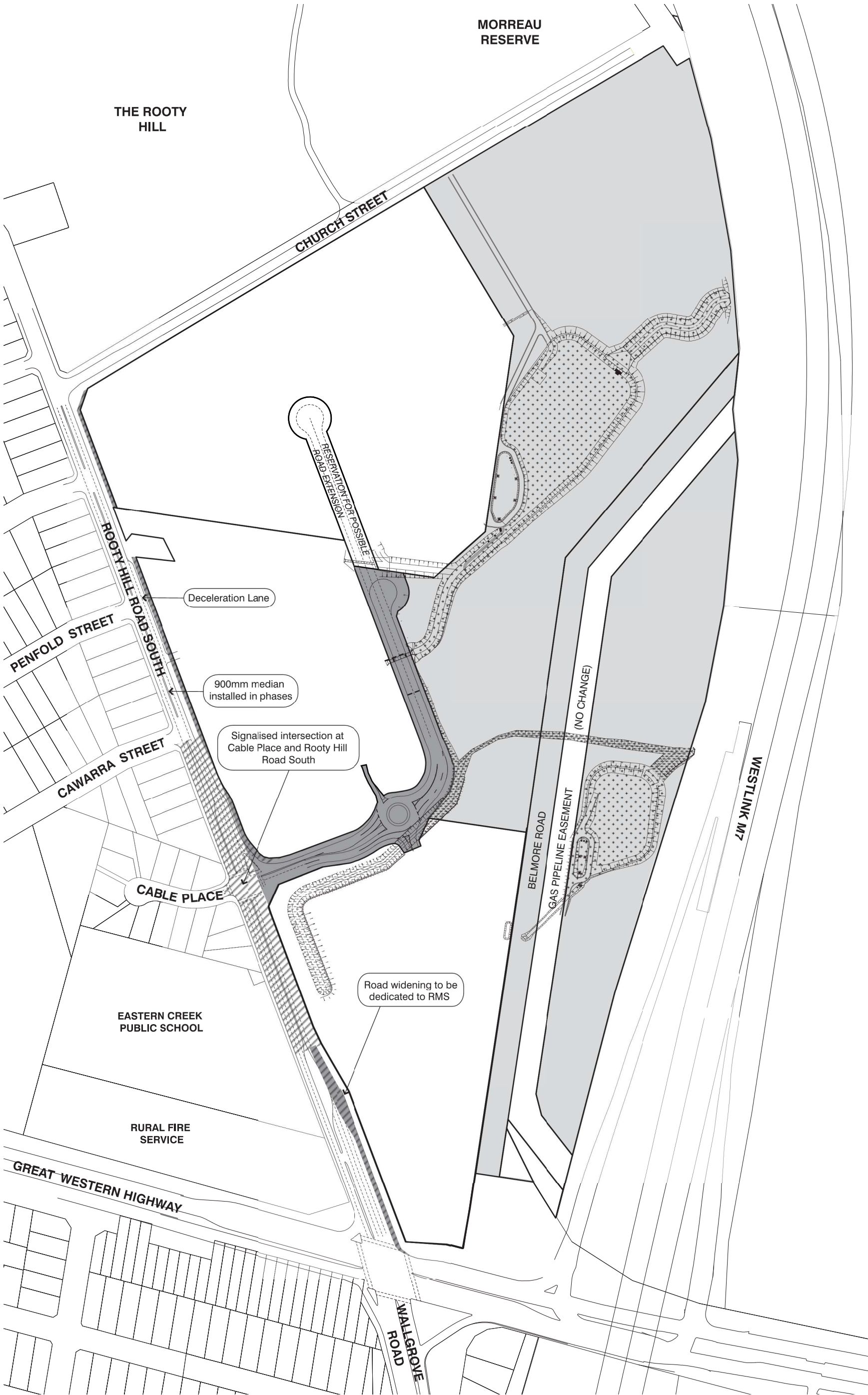
Parkland Land Use Elements		
	Open Space / Conservation	13.28ha
	Subtotal	13.28ha

Other (Site Operation)		
	Access Road Easement	1.10ha
	Gas Main Easement	1.59ha
	Buffer to Gas Main (open space / conservation)	1.47ha
	Subtotal	4.16ha
	TOTAL	33.86ha



LEGEND

- Superlot Boundary
- Phase 1
- Phase 2
- Open Drainage Channels
- Detention/Biofiltration Basins
- Stormwater Pipes / Shallow Box Culverts
- CPW planting in open space*
- Road widening



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 RMV)
- 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

