



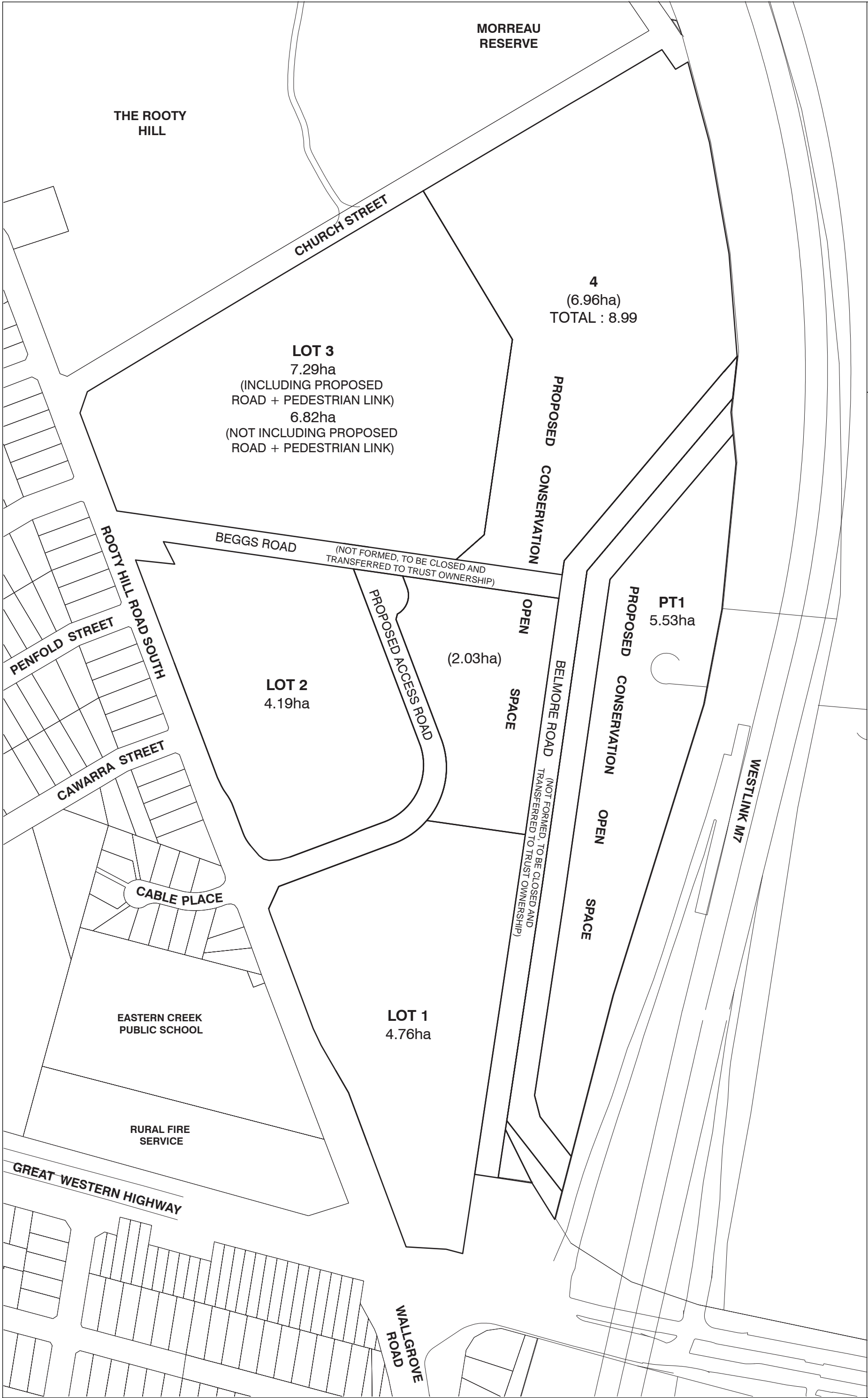
Primary Business Hub Land Use Elements		
<div></div>	Retail premises and business premises	
	Phase 1	4.76ha
	Phase 1b	4.19ha
	Phase 2	6.82ha
	Subtotal	15.77ha

Parkland Land Use Elements		
<div></div>	Open Space / Conservation	13.93ha
	Subtotal	13.93ha

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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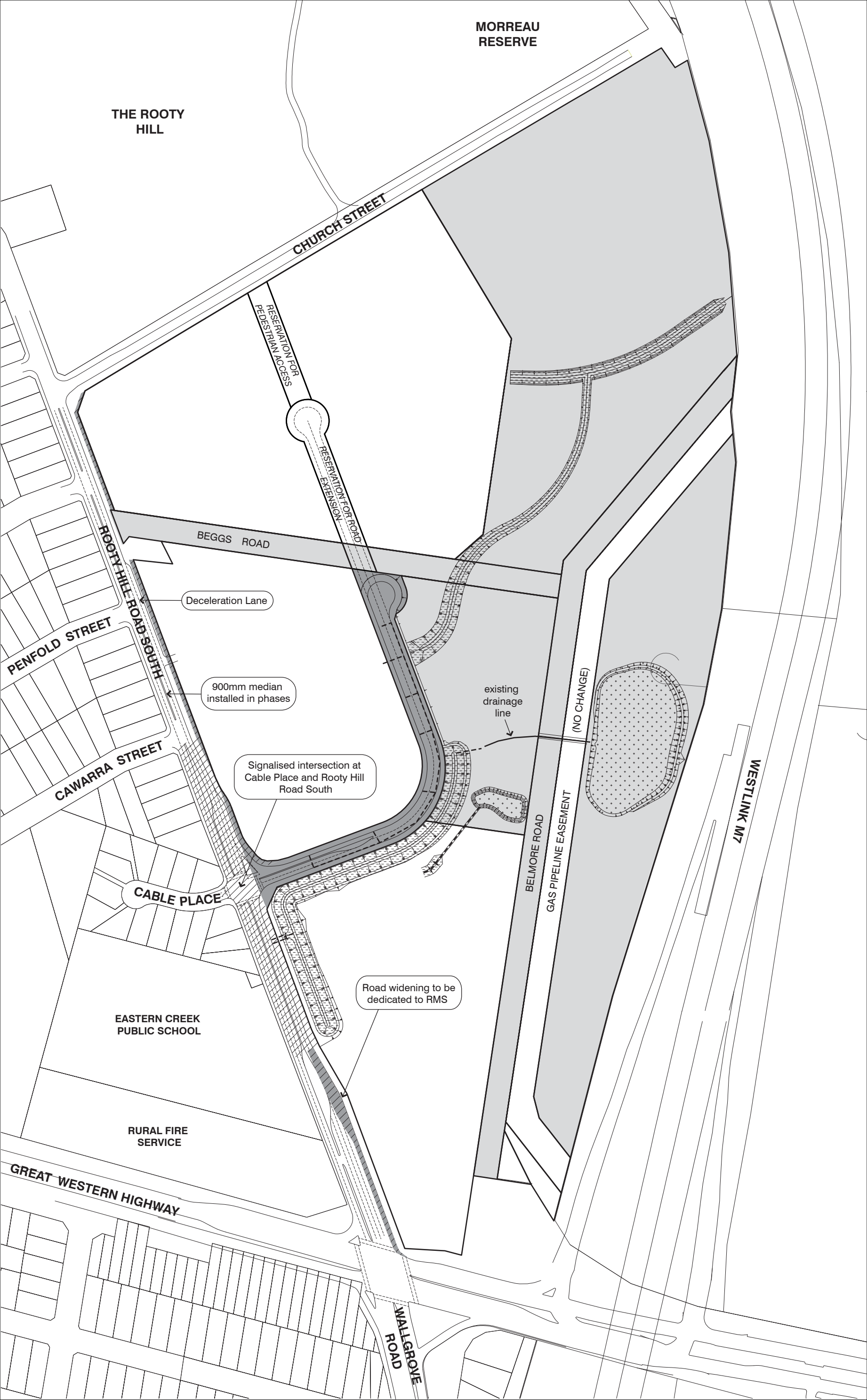
EASTERN CREEK BUSINESS HUB - WESTERN SYDNEY PARKLANDS



*This is an indicative
subdivision plan and
should as a guide only.
It is based on
Landpartners draft
subdivision plan.*

EASTERN CREEK BUSINESS HUB - WESTERN SYDNEY PARKLANDS

DATE	24th July, 2013	PREPARED FOR	Western Sydney Parklands Trust	PROPOSED SUPERLOT SUBDIVISION	SCALE 1:3000 @ A3	DRAWING NO. EIS-02(G)
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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)



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

THE ROOTY HILL

MORREAU RESERVE



LEGEND

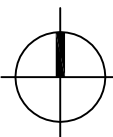
- Superlot Boundary
- Indicative subdivision
- Indicative bld. footprint
- Indicative parking layout
- Open Space/ CPW / Conservation
- Preferred location for playground
- Stormwater Strategy
- Remnant vegetation to be retained
- Gas pipeline
- Buffer to Gas pipeline (Belmore Road)
- Parking Access

- 1 - LARGE FORMAT RETAILER (w/ undercroft parking)
 - 2 - RETAIL PREMISES / BUSINESS PREMISES
 - 3 - BULK LIQUOR OUTLET
 - 4 - ADVENTURE OUTDOOR/CAMPING CENTRE
 - 5 - BULKY GOODS
 - 6 - GARDEN CENTRE
 - 7 - BULKY GOODS
- (location of uses and areas indicative only)

AREA BREAKDOWN

(all areas are GFA)

- Phase 1**
(south of Beggs Road)
- Bulky Goods - 10,000qm
Large Format - 14,000sqm
Retail
Retail premises / business premises - 9,500sqm
- Phase 2**
(north of Beggs Road)
- Bulky Goods - 19,300sqm



THE ROOTY HILL

MORREAU RESERVE



LEGEND

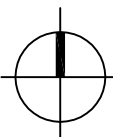
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