

THE ROOTY HILL

MORREAU RESERVE

EASTERN CREEK PUBLIC SCHOOL

RURAL FIRE SERVICE

GREAT WESTERN HIGHWAY

CHURCH STREET

PENFOLD STREET

CAWARRA STREET

CABLE PLACE

ROOTY HILL ROAD SOUTH

WALLGROVE ROAD

WESTLINK M7

SHALE PLAINS WOODLAND TO BE RETAINED - 1.8ha

ALLUVIAL WOODLAND TO BE RETAINED - 1.38ha

SHALE PLAINS WOODLAND TO BE RETAINED - 0.75ha

STORMWATER CHANNEL TO M7 CULVERT

DETENTION BASIN

GRASSED LINED STORMWATER CHANNEL

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 RETAIL (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 - 1,200sqm
 - Circulation - 1,684sqm

- Phase 2**
- Bulky Goods - 19,300sqm

PARKLANDS BUNGARRIBEE PRECINCT





- 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
 - 9** RECREATIONAL FACILITY (INDOOR)
- 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 7; easement is unchanged
 - 20** Preferred location of children's playground
 - 21** 200L trees planted at 20m centres in seeded grass verge
 - 22** Blacktown sign

