

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
- Basement parking

- 2 - RETAIL PREMISES/ BUSINESS PREMISES
  - 6 - OUTLET CENTRE
  - 7 - FUTURE KIOSK/SHED
  - 8 - CHILD CARE CENTRE
  - 9 - SPECIALISED RETAIL PREMISES
  - 10 - INDOOR RECREATION/ VEHICLE REPAIR STATION
  - 11 - PLAZA
  - 12 - LANDSCAPE / RECREATION
- (location of uses and areas indicative only)

**Phase 1** (south of Beggs Rd)  
 Convenience Retail - 9,749 sqm  
 Child Care Centre - 708 sqm  
 Circulation - 1,684 sqm

**Phase 2**  
 Specialised Retail Premises - 10,637 sqm  
 Convenience retail - 850 sqm

**Phase 3**  
 Outlet Centre / Ancilliary - 30,000 sqm  
 Circulation - 9,500 sqm

**PARKLANDS BUNGARRIBEE PRECINCT**

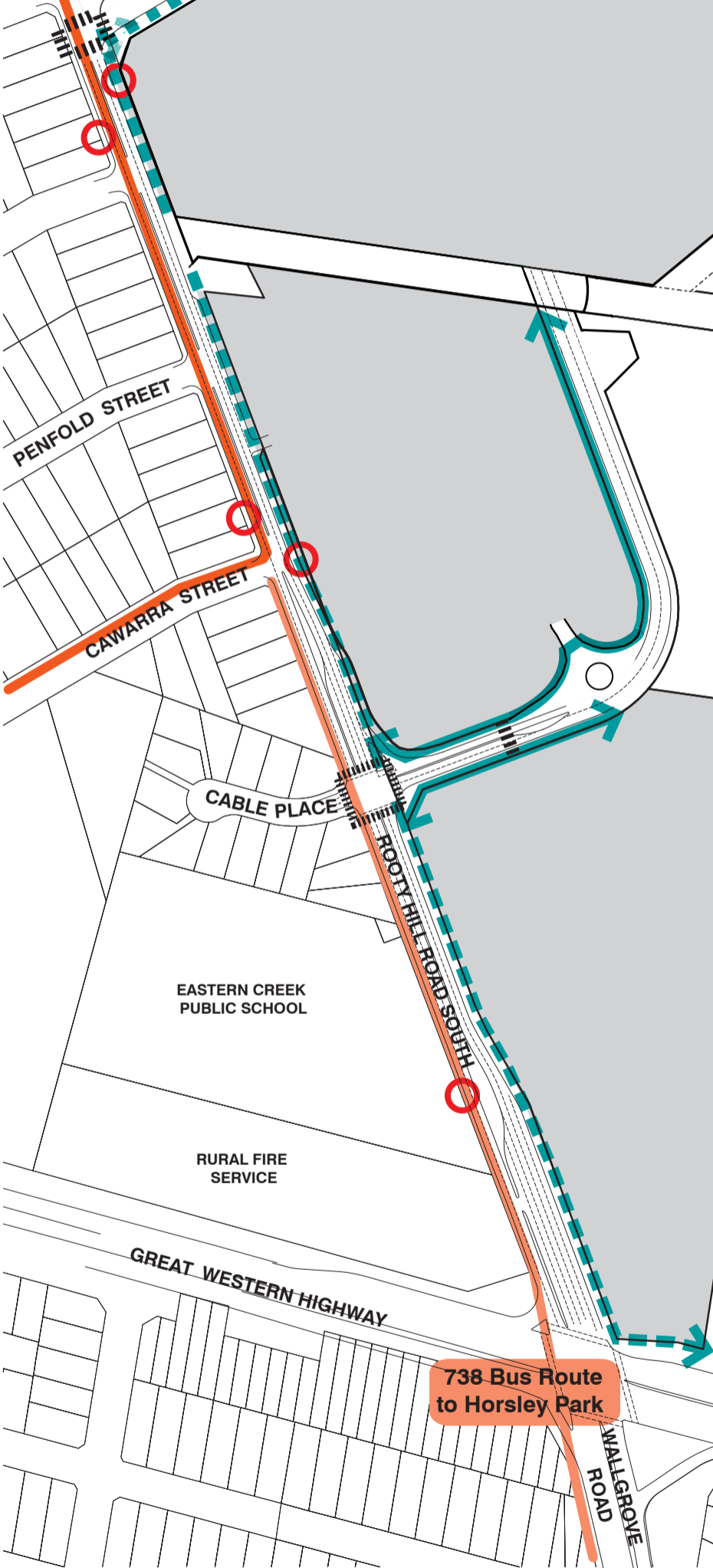




MORREAU RESERVE

THE ROOTY HILL

737/738 Bus Routes to Rooty Hill + Mount Druitt



738 Bus Route to Horsley Park

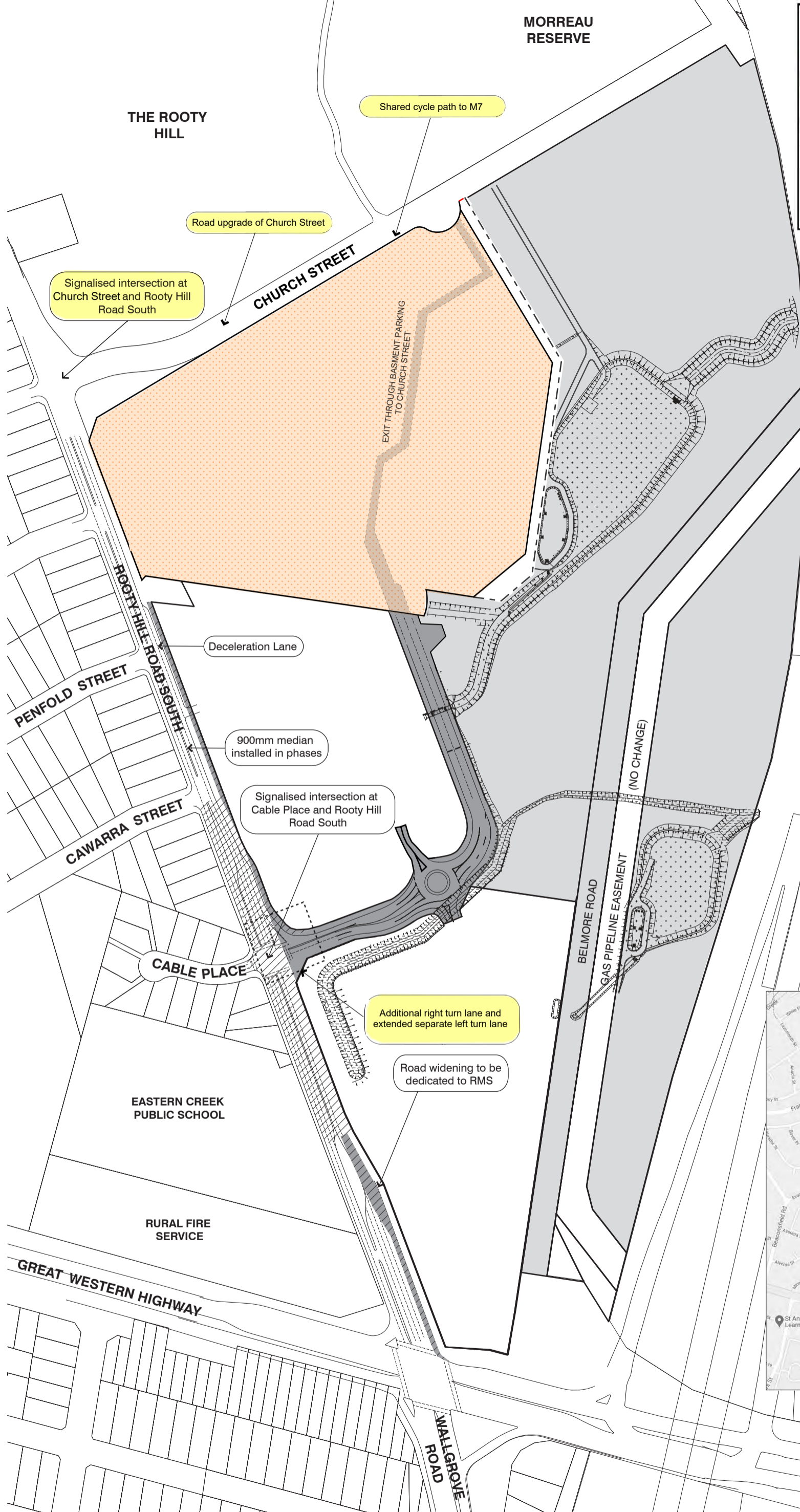
LEGEND

PARKLANDS BUNGARRIBEE PRECINCT

- Lot Boundary
- Developable lots
- M7 Cycleway
- Footpath - Phase 1
- Bicycle & footpath extension (as part of future dev't)
- Bus Routes
- Existing bus stops
- New pedestrian crossings

0m 25m 50m 100m 150m

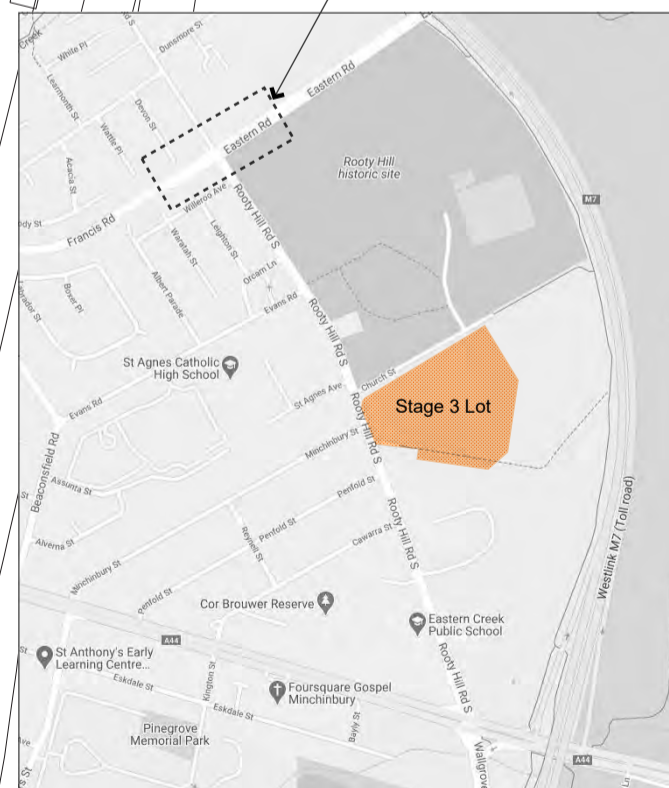




LEGEND

- 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

Upgrade of Francis Street, Eastern Road and Rooty Hill Road South





Primary Business Hub Land Use Elements	
	Retail premises and business premises
	Phase 1 4.76ha
	Phase 1b 4.58ha
	Phase 2 7.32ha
<b>Subtotal</b>	<b>16.66ha</b>

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

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

<b>TOTAL</b>	<b>33.86ha</b>
--------------	----------------



THE ROOTY HILL

MORREAU RESERVE

CHURCH STREET

4  
(6.96ha)  
TOTAL : 8.99

LOT 3  
7.32ha  
(INCLUDING PROPOSED ROAD + PEDESTRIAN LINK)  
6.82ha  
(NOT INCLUDING PROPOSED ROAD + PEDESTRIAN LINK)

PROPOSED CONSERVATION

OPEN SPACE

PROPOSED CONSERVATION

PT1  
5.53ha

OPEN SPACE

OPEN SPACE

ROOTY HILL ROAD SOUTH

PENFOLD STREET

CAWARRA STREET

PROPOSED ACCESS ROAD

(2.03ha)

LOT 2  
4.58ha

OPEN SPACE

BELMORE ROAD

(NOT FORMED TO BE CLOSED AND TRANSFERRED TO TRUST OWNERSHIP)

WESTLINK M7

CABLE PLACE

EASTERN CREEK PUBLIC SCHOOL

LOT 1  
4.76ha

RURAL FIRE SERVICE

GREAT WESTERN HIGHWAY

WALLGROVE ROAD

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





Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No. SSD 10457

Granted on: 24 April 2023

Signed: AW Sheet No: 6 of 31

**THE ROOTY HILL**

MORREAU RESERVE

Shared path to M7 cycleway

Shale Plains Woodland to be retained

Channel to M7 culvert

Alluvial Woodland to be retained

Grass-lined channel

Biofiltration Device

Shale Plains Woodland to be retained

Detention Basin

EASTERN CREEK PUBLIC SCHOOL

RURAL FIRE STATION

PARKLANDS BUNGARRIBEE PRECINCT

**ILLUSTRATIVE LANDSCAPE MASTER PLAN**  
**PREFERRED INDICATIVE PLAN & USE**

- 1 LARGE FORMAT RETAILER (w/ undercroft parking)
- 2 RETAIL PREMISES / BUSINESS PREMISES\*
- 5 OUTLET CENTRE
- 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**

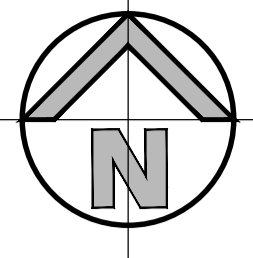
- 1 Connect and integrate the adjacent CPW throughout site
- 2 Pedestrian connection to Church Street
- 3 Provide planting buffer to gas pipeline (on Belmore Road)
- 4 Gas pipeline easement - no change
- 5 Decorative species in the carparks to provide canopy coverage
- 6 CPW offset planting between development 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
- 23 Recreation / Landscape











Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: SSD 10457

Granted on: 24 April 2023

Signed: AW Sheet No: 9 of 31

**LEGEND**

- EXISTING BOUNDARY
- EXTENT OF EXISTING CUMBERLAND WOOD PLAINS AREA TO BE REMOVED

**NOTE:**

FOR THE INTERNAL SUBDIVISION ACCESS ROAD AND BASINS, THE CONSTRUCTION LEVEL DRAWINGS HAVE BEEN USED ON THESE PLANS. WORKS AS EXECUTED PLANS WERE NOT AVAILABLE AT THE TIME OF PREPARING THESE CONCEPT PLANS.



**OVERALL PLAN**  
SCALE 1:1000

**CONCEPT**

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
02	ISSUED FOR INFORMATION	WAO	MS	TD	22.12.2020				
01	ISSUED FOR INFORMATION		LC	TD	20.11.2020				

Client  
**FRASER PROPERTY AUSTRALIA**

Architect  
**i2C ARCHITECTS**

This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.

Suite 2/01,  
828 Pacific Highway  
Gordon NSW 2072

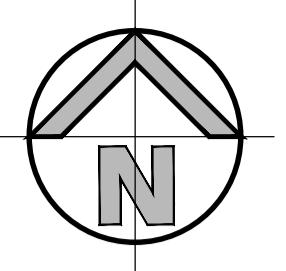
Telephone  
+61 2 9417 8400  
Facsimile  
+61 2 9417 8337  
Email  
email@hhconsult.com.au  
Web  
www.henryandhymas.com.au



Project  
**PROPOSED STAGE 3 ECQ PRECINCT  
ROOTY HILL ROAD SOUTH, EASTERN CREEK NSW**

Title  
**GENERAL ARRANGEMENT PLAN  
ON GROUND LEVEL**

Drawn L.Caha	Designed L.Caha	Date MAY 2018
Checked T.Dempsey	Approved A.Francis	Scale 1:100 @ A1
Drawing number <b>20224_DA_C100</b>		Revision <b>02</b>

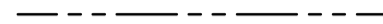










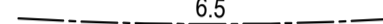



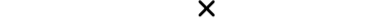


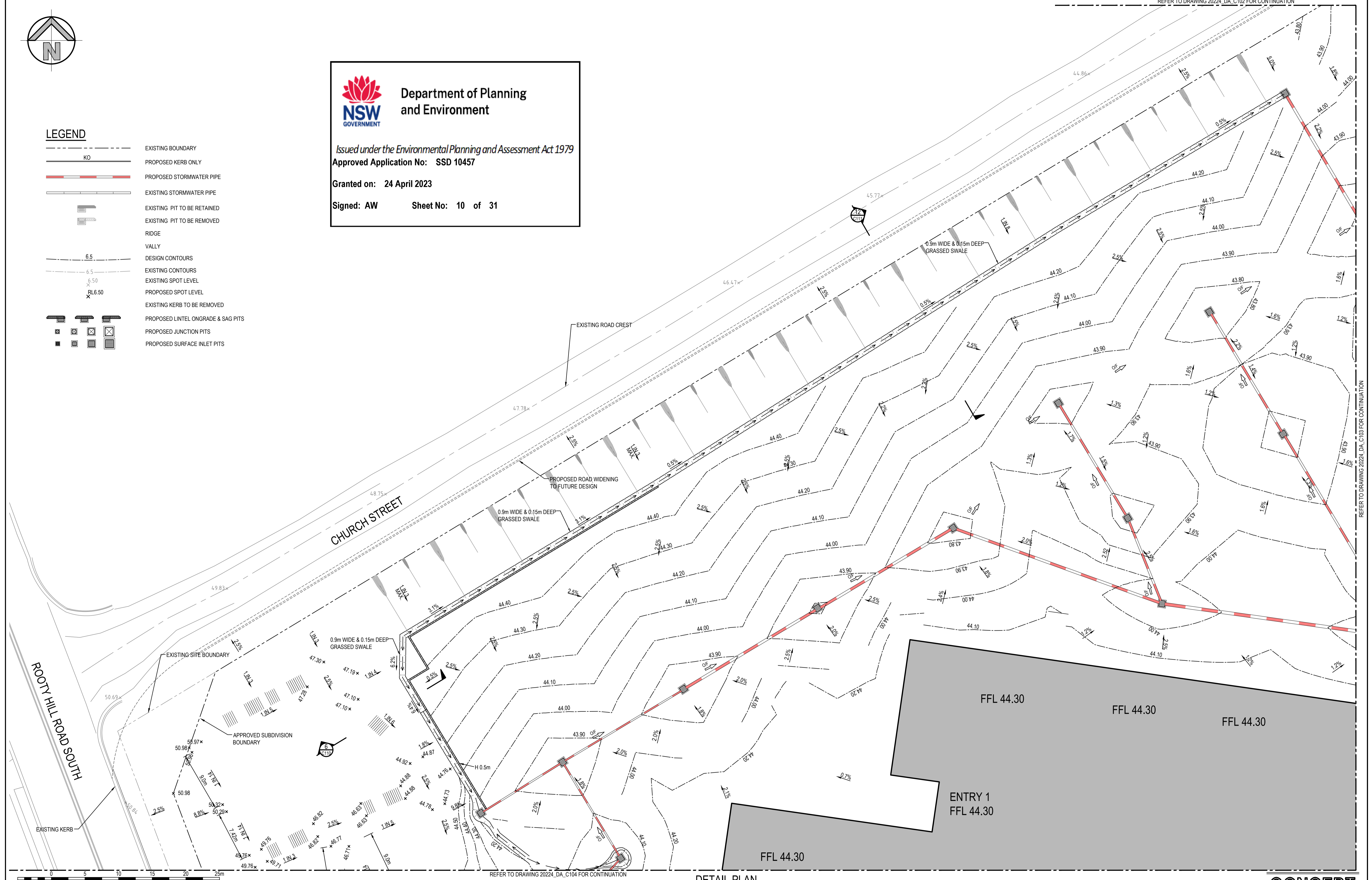
 **Department of Planning and Environment**

*Issued under the Environmental Planning and Assessment Act 1979*  
**Approved Application No: SSD 10457**

**Granted on: 24 April 2023**

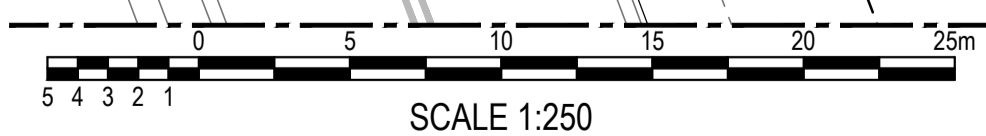
**Signed: AW**      **Sheet No: 10 of 31**

- LEGEND**
-  EXISTING BOUNDARY
  -  PROPOSED KERB ONLY
  -  PROPOSED STORMWATER PIPE
  -  EXISTING STORMWATER PIPE
  -  EXISTING PIT TO BE RETAINED
  -  EXISTING PIT TO BE REMOVED
  -  RIDGE
  -  VALLY
  -  DESIGN CONTOURS
  -  EXISTING CONTOURS
  -  EXISTING SPOT LEVEL
  -  PROPOSED SPOT LEVEL
  -  EXISTING KERB TO BE REMOVED
  -  PROPOSED LINTEL ONGRADE & SAG PITS
  -  PROPOSED JUNCTION PITS
  -  PROPOSED SURFACE INLET PITS



REFER TO DRAWING 20224\_DA\_C104 FOR CONTINUATION

REFER TO DRAWING 20224\_DA\_C103 FOR CONTINUATION



**DETAIL PLAN**  
SCALE 1:250

**CONCEPT**

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
02	ISSUED FOR INFORMATION	MS	TD	22.12.2020					
01	ISSUED FOR INFORMATION	LC	TD	20.11.2020					

Client  
**FRASER PROPERTY AUSTRALIA**

Architect  
**i2C ARCHITECTS**

This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.

Client  
Level 5,  
79 Victoria Avenue  
Chatswood NSW 2067

Telephone  
+61 2 9417 8400

Facsimile  
+61 2 9417 8337

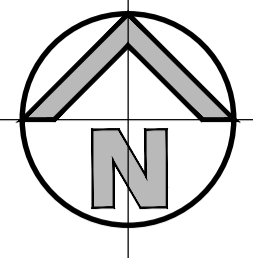
Email  
email@hhconsult.com.au  
Web  
www.henryandhymas.com.au




Project  
**PROPOSED STAGE 3 ECQ PRECINCT**  
**ROOTY HILL ROAD SOUTH, EASTERN CREEK NSW**

Title  
**DETAIL CIVIL PLAN**  
**SHEET 1 OF 6**

Drawn	Designed	Date
L.Caha	L.Caha	MAY 2018
Checked	Approved	Scale
T.Dempsey	A.Francis	1:250 @ A1
Drawing number	Revision	
<b>20224_DA_C101</b>	<b>02</b>	



**LEGEND**

- EXISTING BOUNDARY
- PROPOSED KERB ONLY
- PROPOSED STORMWATER PIPE
- EXISTING STORMWATER PIPE
- EXISTING PIT TO BE RETAINED
- EXISTING PIT TO BE REMOVED
- RIDGE
- VALLY
- DESIGN CONTOURS
- EXISTING CONTOURS
- EXISTING SPOT LEVEL
- PROPOSED SPOT LEVEL
- EXISTING KERB TO BE REMOVED
- PROPOSED LINTEL ONGRADE & SAG PITS
- PROPOSED JUNCTION PITS
- PROPOSED SURFACE INLET PITS

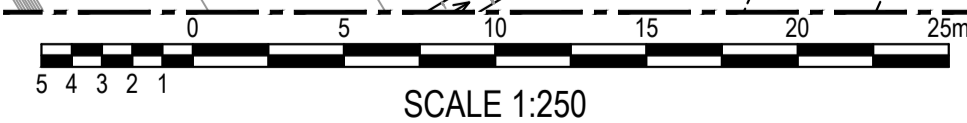
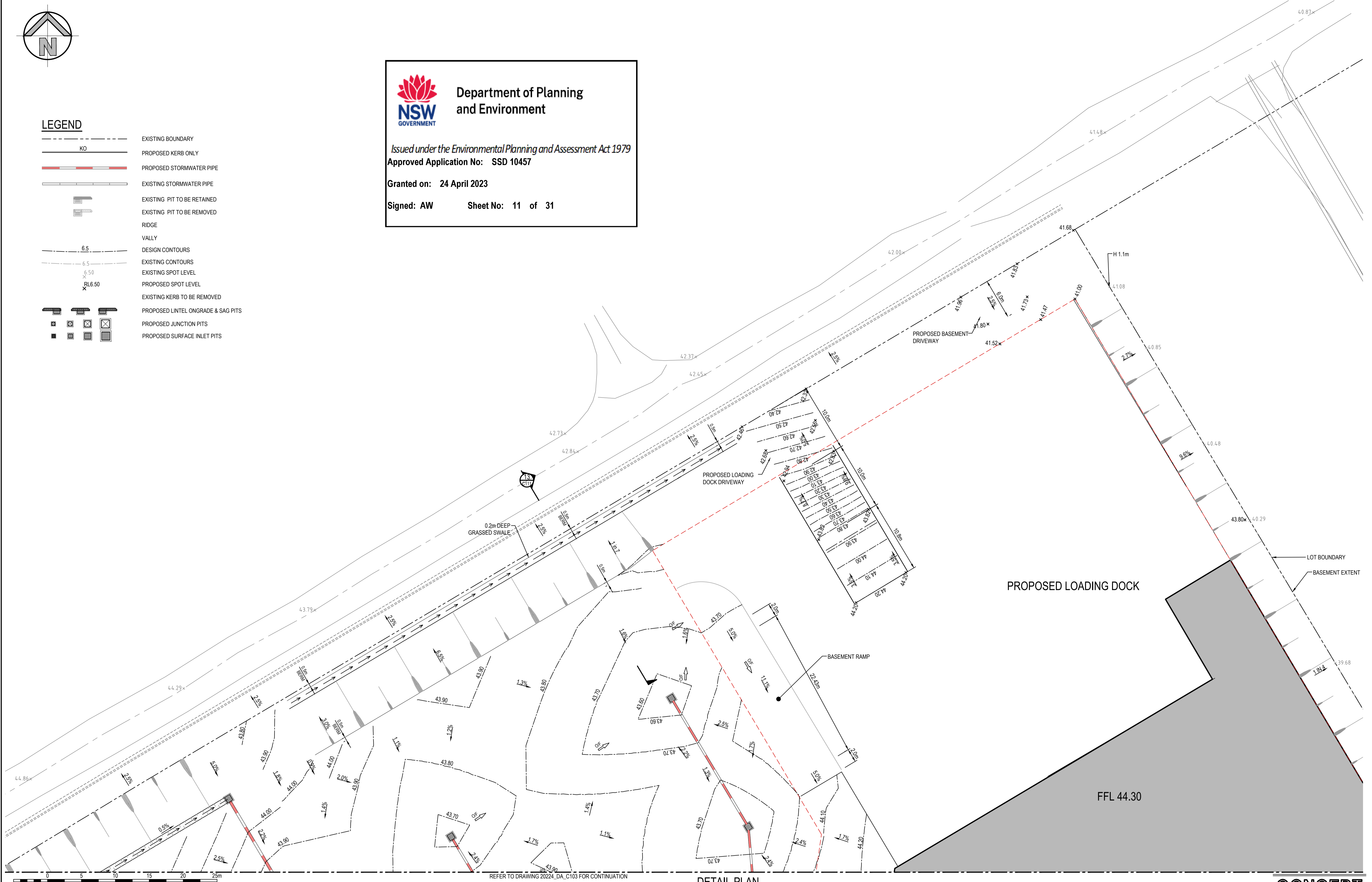


Department of Planning  
and Environment

Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: SSD 10457

Granted on: 24 April 2023

Signed: AW Sheet No: 11 of 31



SCALE 1:250

REFER TO DRAWING 20224\_DA\_C103 FOR CONTINUATION

DETAIL PLAN  
SCALE 1:250

CONCEPT

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
02	ISSUED FOR INFORMATION	MS	TD	22.12.2020					
01	ISSUED FOR INFORMATION	LC	TD	20.11.2020					

Client  
**FRASER PROPERTY AUSTRALIA**

Architect  
**i2C ARCHITECTS**

This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.

Client  
Level 5,  
79 Victoria Avenue  
Chatswood NSW 2067

Telephone  
+61 2 9417 8400

Facsimile  
+61 2 9417 8337

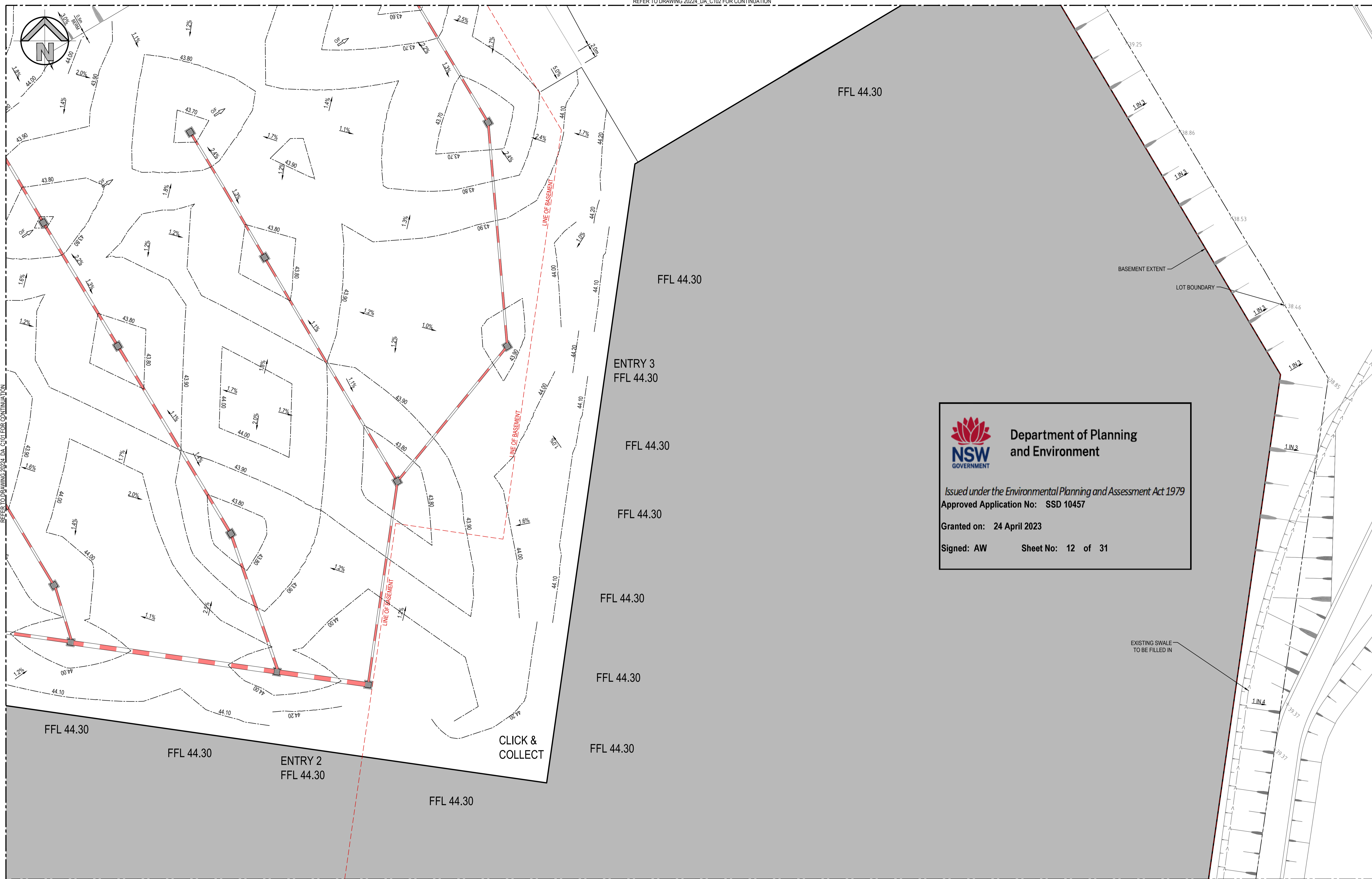
Email  
email@hhconsult.com.au  
www.henryandhymas.com.au



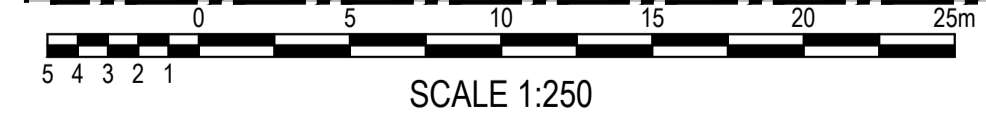
Project  
**PROPOSED STAGE 3 ECQ PRECINCT**  
ROOTY HILL ROAD SOUTH, EASTERN CREEK NSW

Title  
**DETAIL CIVIL PLAN**  
SHEET 2 OF 6

Drawn	Designed	Date
L.Caha	L.Caha	MAY 2018
Checked	Approved	Scale
T.Dempsey	A.Francis	1:250 @ A1
Drawing number	Revision	
<b>20224_DA_C102</b>	<b>02</b>	




**Department of Planning and Environment**  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No: SSD 10457  
 Granted on: 24 April 2023  
 Signed: AW Sheet No: 12 of 31



DETAIL PLAN  
SCALE 1:250

CONCEPT

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
02	ISSUED FOR INFORMATION		MS	TD	22.12.2020				
01	ISSUED FOR INFORMATION		LC	TD	20.11.2020				

Client  
**FRASER PROPERTY AUSTRALIA**  
 79 Victoria Avenue  
 Chatswood NSW 2067  
 Telephone  
 +61 2 9417 8400  
 Facsimile  
 +61 2 9417 8337  
 Email  
 email@fhconsult.com.au  
 Web  
 www.henryandhymas.com.au

Architect  
**i2C ARCHITECTS**

This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.

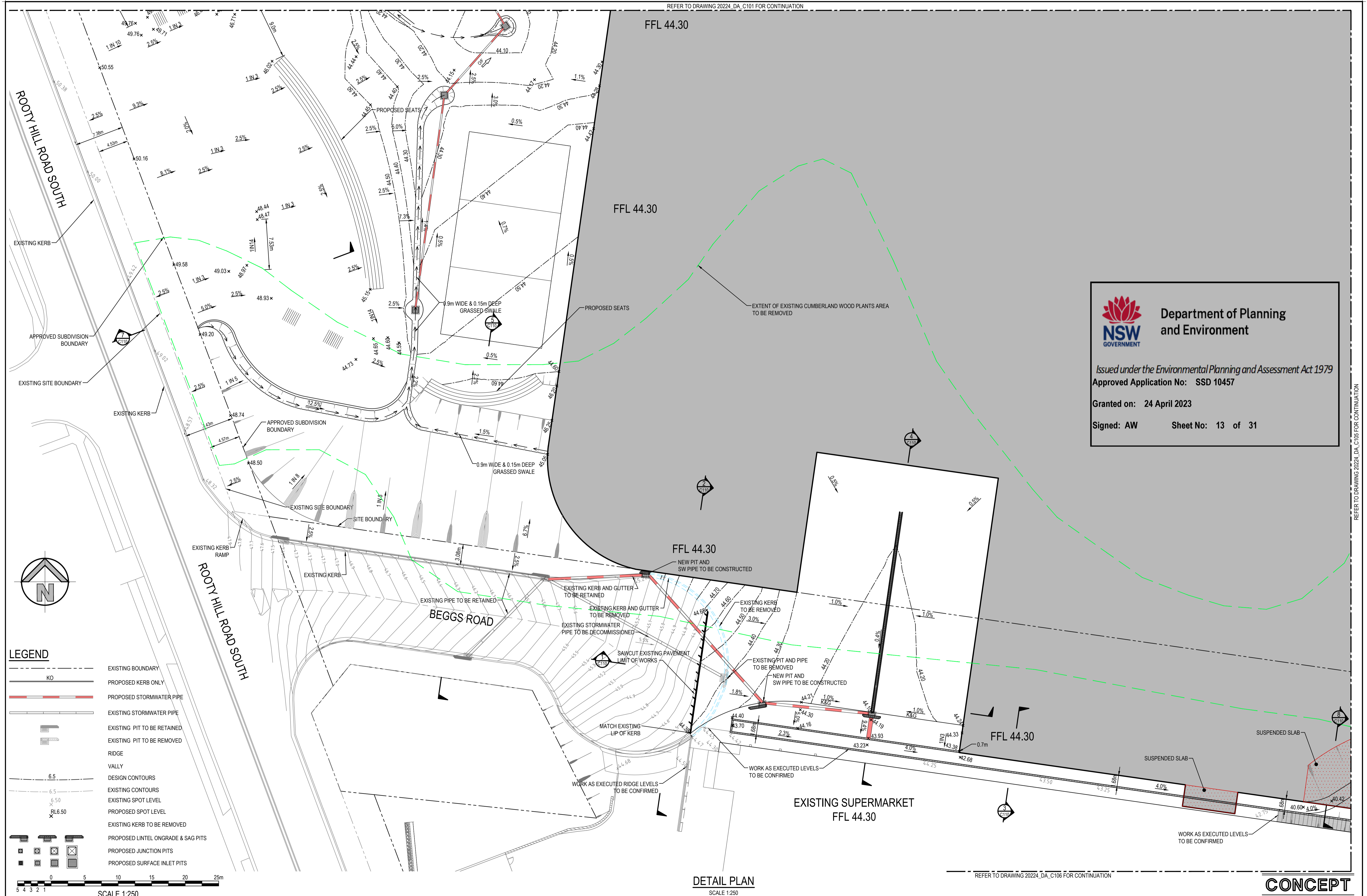

**henry&hymas**

Project  
**PROPOSED STAGE 3 ECQ PRECINCT**  
 ROOBY HILL ROAD SOUTH, EASTERN CREEK NSW

Drawn  
 L.Caha  
 Checked  
 T.Dempsey  
 Designed  
 L.Caha  
 Approved  
 A.Francis  
 Date  
 MAY 2018  
 Scale  
 1:250 @ A1

Drawing number  
**20224\_DA\_C103**  
 SHEET 3 OF 6

Drawn	Designed	Date
L.Caha	L.Caha	MAY 2018
Checked	Approved	Scale
T.Dempsey	A.Francis	1:250 @ A1
Drawing number	Revision	
20224_DA_C103	02	



**NSW GOVERNMENT** Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No: SSD 10457

Granted on: 24 April 2023

Signed: AW Sheet No: 13 of 31

**LEGEND**

- EXISTING BOUNDARY
- PROPOSED KERB ONLY
- PROPOSED STORMWATER PIPE
- EXISTING STORMWATER PIPE
- EXISTING PIT TO BE RETAINED
- EXISTING PIT TO BE REMOVED
- RIDGE
- VALLY
- DESIGN CONTOURS
- EXISTING CONTOURS
- EXISTING SPOT LEVEL
- PROPOSED SPOT LEVEL
- EXISTING KERB TO BE REMOVED
- PROPOSED LINTEL ONGRADE & SAG PITS
- PROPOSED JUNCTION PITS
- PROPOSED SURFACE INLET PITS

SCALE 1:250

DETAIL PLAN  
SCALE 1:250

REFER TO DRAWING 20224\_DA\_C106 FOR CONTINUATION

CONCEPT

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
02	ISSUED FOR INFORMATION		MS	TD	22.12.2020				
01	ISSUED FOR INFORMATION		LC	TD	20.11.2020				

Client  
**FRASER PROPERTY AUSTRALIA**

Architect  
**i2C ARCHITECTS**

This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.

Level 5,  
79 Victoria Avenue  
Cherrywood NSW 2067

Telephone  
+61 2 9417 8400

Facsimile  
+61 2 9417 8337

Email  
email@hhconsult.com.au  
www.henryandhymas.com.au

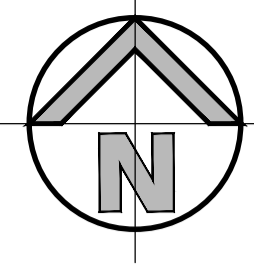


Project  
**PROPOSED STAGE 3 ECQ PRECINCT  
ROOTY HILL ROAD SOUTH, EASTERN CREEK NSW**














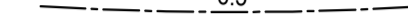



Title  
**DETAIL CIVIL PLAN  
SHEET 4 OF 6**

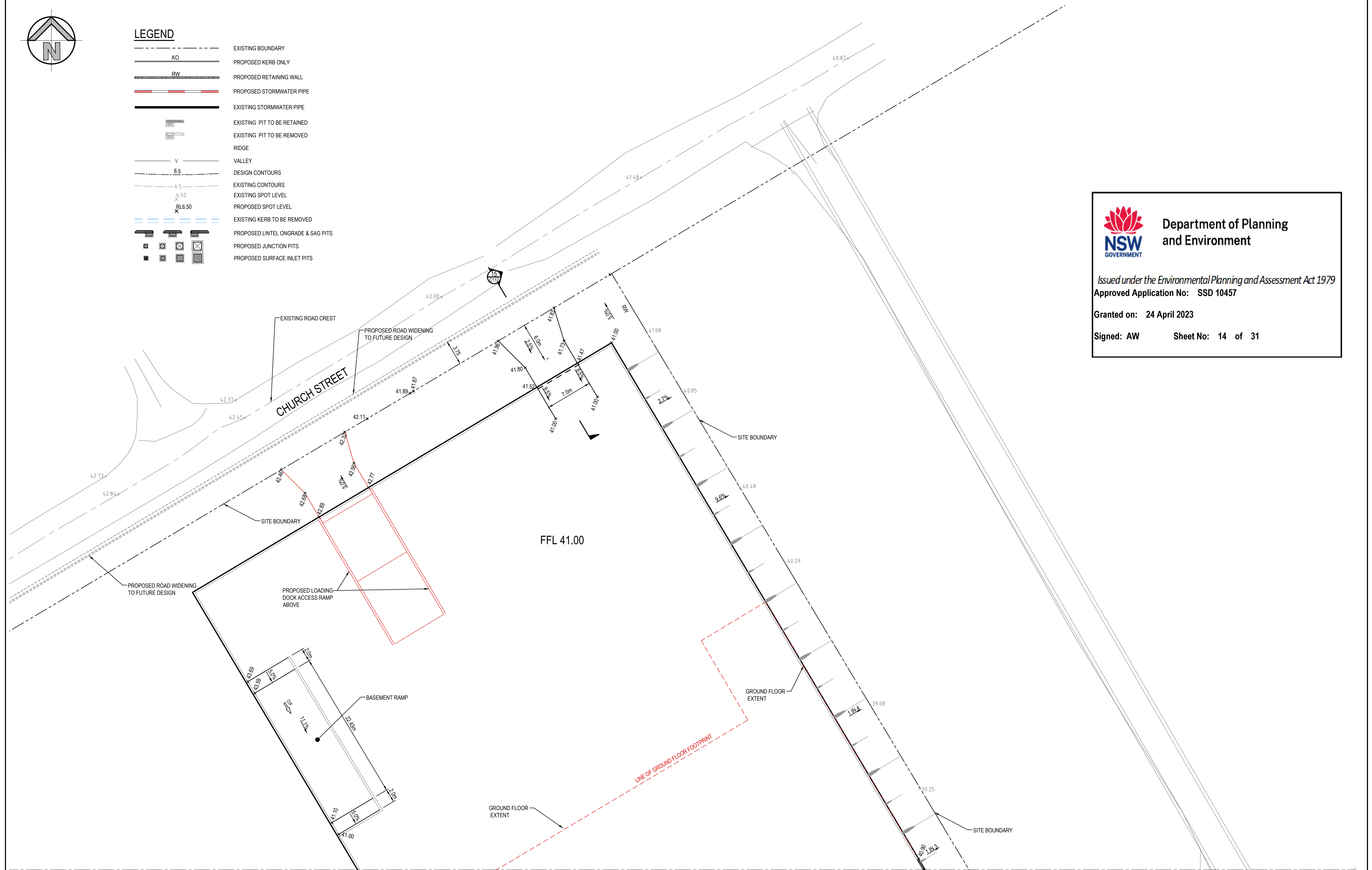
Drawn	Designed	Date
L.Caha	L.Caha	MAY 2018
Checked	Approved	Scale
T.Dempsey	A.Francis	1:250 @ A1
Drawing number	Revision	
<b>20224_DA_C104</b>	<b>02</b>	


REFER TO DRAWING 20224\_DA\_C105 FOR CONTINUATION



**LEGEND**

-  EXISTING BOUNDARY
-  PROPOSED KERB ONLY
-  PROPOSED RETAINING WALL
-  PROPOSED STORMWATER PIPE
-  EXISTING STORMWATER PIPE
-  EXISTING PIT TO BE RETAINED
-  EXISTING PIT TO BE REMOVED
-  RIDGE
-  VALLEY
-  DESIGN CONTOURS
-  EXISTING CONTOURS
-  EXISTING SPOT LEVEL
-  PROPOSED SPOT LEVEL
-  EXISTING KERB TO BE REMOVED
-  PROPOSED LINTEL ONGRADE & SAG PITS
-  PROPOSED JUNCTION PITS
-  PROPOSED SURFACE INLET PITS

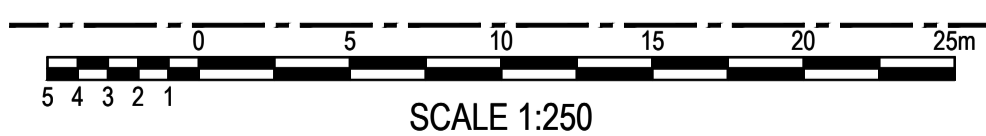


 **Department of Planning and Environment**

*Issued under the Environmental Planning and Assessment Act 1979*  
**Approved Application No: SSD 10457**

**Granted on: 24 April 2023**

**Signed: AW      Sheet No: 14 of 31**



REFER TO DRAWING 20224\_DA\_C108 FOR CONTINUATION

**DETAIL PLAN- BASEMENT**  
SCALE 1:250

**CONCEPT**

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
02	ISSUED FOR INFORMATION	WAO	MS	TD	22.12.2020				
01	ISSUED FOR INFORMATION	WAO	LC	TD	20.11.2020				

**Client**  
FRASER PROPERTY AUSTRALIA

**Architect**  
i2C ARCHITECTS

This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.

Suite 2/01,  
828 Pacific Highway  
Gordon NSW 2072

Telephone  
+61 2 9417 8400  
Facsimile  
+61 2 9417 8337  
Email  
email@hhconsult.com.au  
Web  
www.henryandhymas.com.au

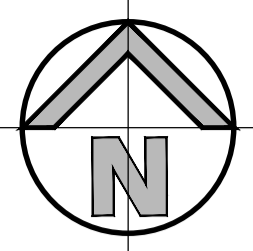


**Project**  
PROPOSED STAGE 3 ECQ PRECINCT  
ROOY HILL ROAD SOUTH, EASTERN CREEK NSW

**Title**  
DETAIL CIVIL PLAN - BASEMENT  
SHEET 1 OF 3

<small>Drawn</small> L.Caha	<small>Designed</small> L.Caha	<small>Date</small> MAY 2018
<small>Checked</small> T.Dempsey	<small>Approved</small> A.Francis	<small>Scale</small> 1:250 @ A1
<small>Drawing number</small> 20224_DA_C107		<small>Revision</small> 02

REFER TO DRAWING 20224\_DA\_C107 FOR CONTINUATION



**LEGEND**

- EXISTING BOUNDARY
- PROPOSED KERB ONLY
- PROPOSED RETAINING WALL
- PROPOSED STORMWATER PIPE
- EXISTING STORMWATER PIPE
- EXISTING PIT TO BE RETAINED
- EXISTING PIT TO BE REMOVED
- RIDGE
- VALLEY
- DESIGN CONTOURS
- EXISTING CONTOURS
- EXISTING SPOT LEVEL
- PROPOSED SPOT LEVEL
- EXISTING KERB TO BE REMOVED
- PROPOSED LINTEL ON GRADE SAG PITS
- PROPOSED JUNCTION PITS
- PROPOSED SURFACE INLET PITS

GROUND FLOOR EXTENT

**Department of Planning and Environment**

*Issued under the Environmental Planning and Assessment Act 1979*  
 Approved Application No: SSD 10457

Granted on: 24 April 2023

Signed: AW      Sheet No: 15 of 31

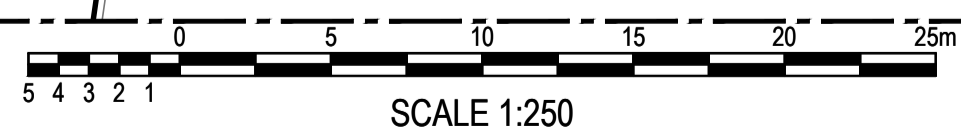
FFL 41.00

**SERVICES & UTILITIES**

DROP PIT  
REFER TO CARPARK GRADING PLAN  
DRAWING C103 FOR CONTINUATION

LINE OF GROUND FLOOR FOOTPRINT

LINE OF GROUND FLOOR FOOTPRINT

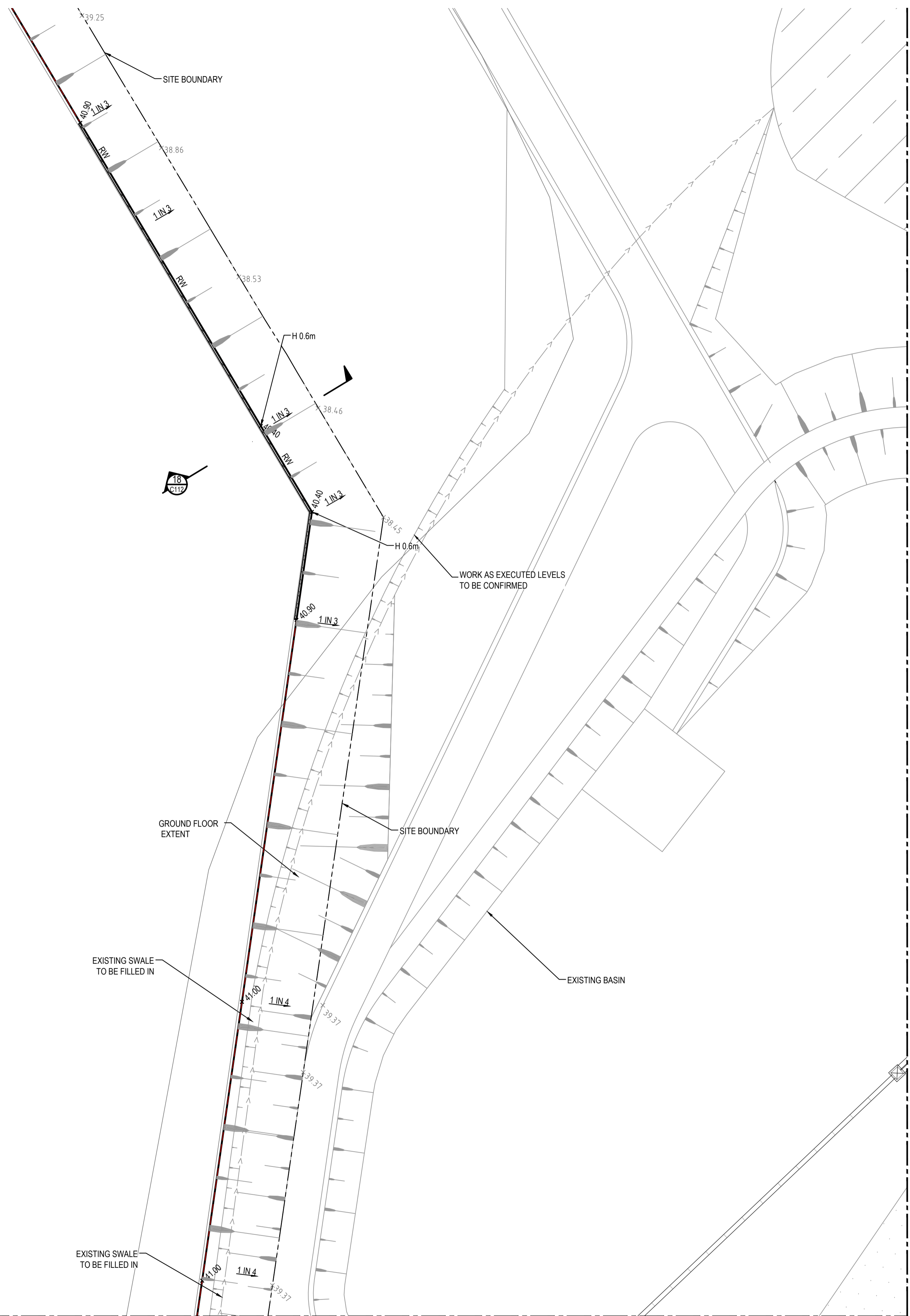


SCALE 1:250

REFER TO DRAWING 20224\_DA\_C109 FOR CONTINUATION

**DETAIL PLAN- BASEMENT**

SCALE 1:250



**CONCEPT**

REFER TO DRAWING 20224\_DA\_C103 FOR CONTINUATION

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
02	ISSUED FOR INFORMATION		MS	TD	22.12.2020				
01	ISSUED FOR INFORMATION		LC	TD	20.11.2020				

Client  
**FRASER PROPERTY AUSTRALIA**

Architect  
**i2C ARCHITECTS**

This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.

Suite 2/01,  
828 Pacific Highway  
Gordon NSW 2072

Telephone  
+61 2 9417 8400

Facsimile  
+61 2 9417 8337

Email  
email@hhconsult.com.au

Web  
www.henryandhymas.com.au


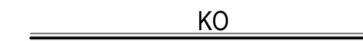
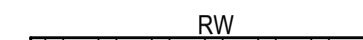








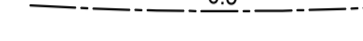





**henry&hymas**

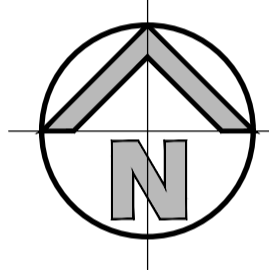
Project  
**PROPOSED STAGE 3 ECQ PRECINCT**  
**ROOTY HILL ROAD SOUTH, EASTERN CREEK NSW**

Title  
**DETAIL CIVIL PLAN - BASEMENT**  
**SHEET 2 OF 3**

Drawn L.Caha	Designed L.Caha	Date MAY 2018
Checked T.Dempsey	Approved A.Francis	Scale 1:250 @ A1
Drawing number <b>20224_DA_C108</b>		Revision <b>02</b>

**LEGEND**

-  EXISTING BOUNDARY
-  PROPOSED KERB ONLY
-  PROPOSED RETAINING WALL
-  PROPOSED STORMWATER PIPE
-  EXISTING STORMWATER PIPE
-  EXISTING PIT TO BE RETAINED
-  EXISTING PIT TO BE REMOVED
-  RIDGE
-  VALLEY
-  DESIGN CONTOURS
-  EXISTING CONTOURS
-  EXISTING SPOT LEVEL
-  PROPOSED SPOT LEVEL
-  EXISTING KERB TO BE REMOVED
-  PROPOSED LINTEL ONGRADE & SAG PITS
-  PROPOSED JUNCTION PITS
-  PROPOSED SURFACE INLET PITS





**Department of Planning and Environment**

*Issued under the Environmental Planning and Assessment Act 1979*  
**Approved Application No: SSD 10457**

**Granted on: 24 April 2023**

**Signed: AW**      **Sheet No: 16 of 31**

FFL 41.00



**DETAIL PLAN- BASEMENT**

SCALE 1:250

**CONCEPT**

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
02	ISSUED FOR INFORMATION		MS	TD	22.12.2020				
01	ISSUED FOR INFORMATION		LC	TD	20.11.2020				

**Client**  
FRASER PROPERTY AUSTRALIA

**Architect**  
i2C ARCHITECTS

This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.

Suite 2/01,  
828 Pacific Highway  
Gordon NSW 2072

Telephone  
+61 2 9417 8400  
Facsimile  
+61 2 9417 8337  
Email  
email@hhconsult.com.au  
Web  
www.henryandhymas.com.au



**Project**  
PROPOSED STAGE 3 ECQ PRECINCT  
ROOY HILL ROAD SOUTH, EASTERN CREEK NSW

**Drawn**  
L.Caha

**Designed**  
L.Caha

**Checked**  
T.Dempsey

**Approved**  
A.Francis

**Date**  
MAY 2018

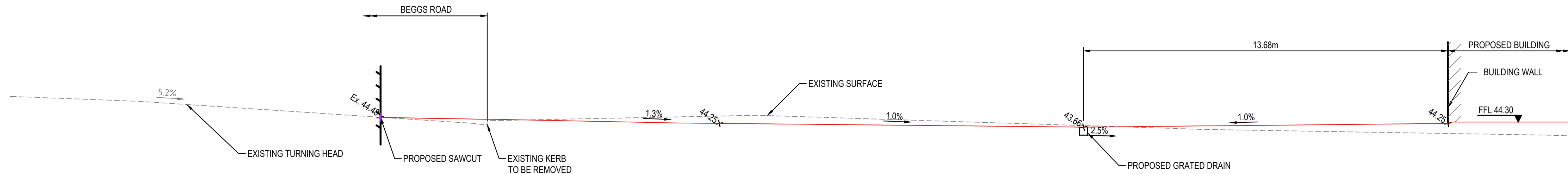
**Scale**  
1:250 @ A1

**Title**  
DETAIL CIVIL PLAN - BASEMENT  
SHEET 3 OF 3

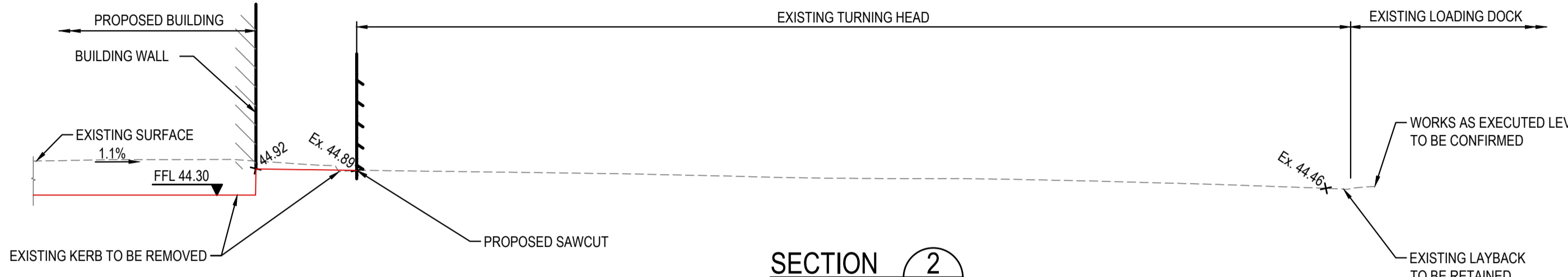
**Drawing number**  
20224\_DA\_C109

**Revision**  
02



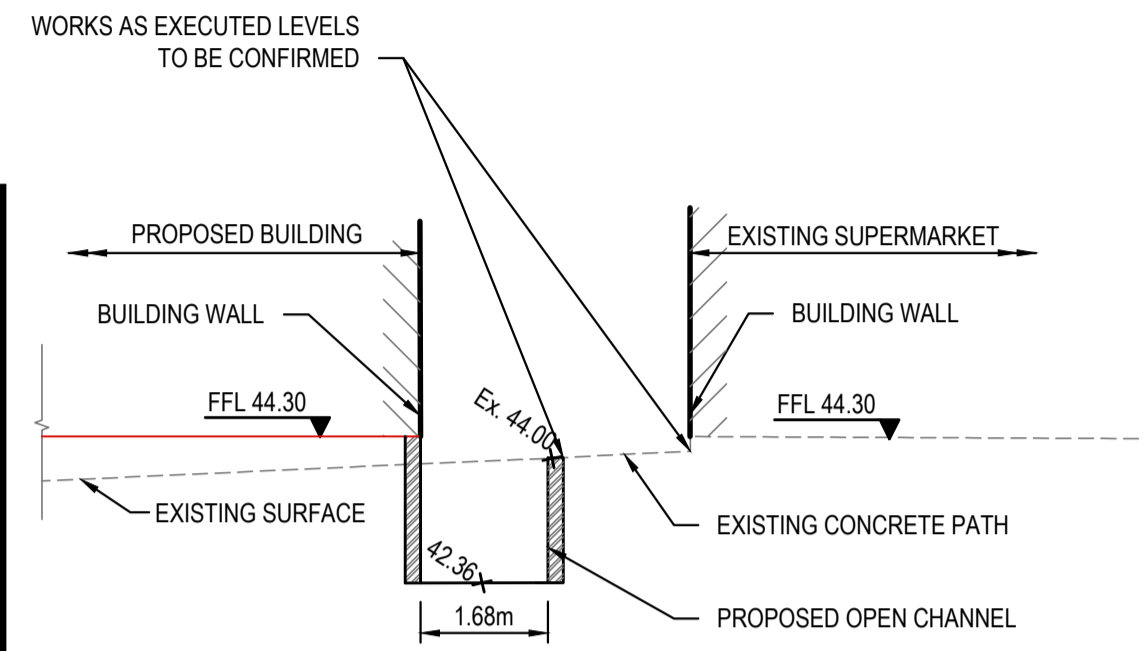


SECTION 1  
SCALE: 1:100 @ A1

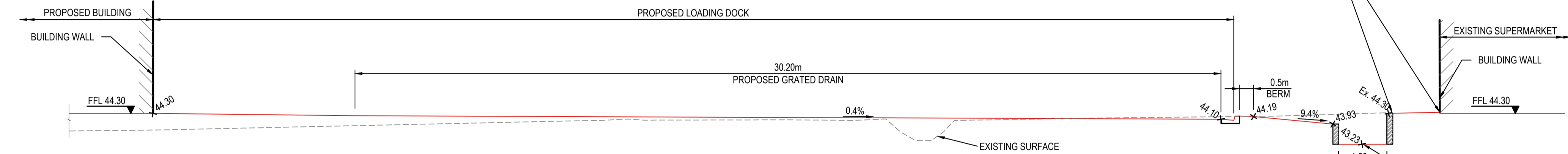


SECTION 2  
SCALE: 1:100 @ A1

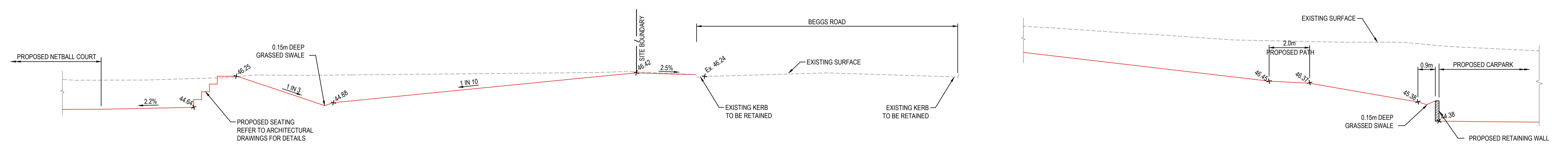
**NSW GOVERNMENT**  
**Department of Planning and Environment**  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No: SSD 10457  
 Granted on: 24 April 2023  
 Signed: AW Sheet No: 17 of 31



SECTION 3  
SCALE: 1:100 @ A1

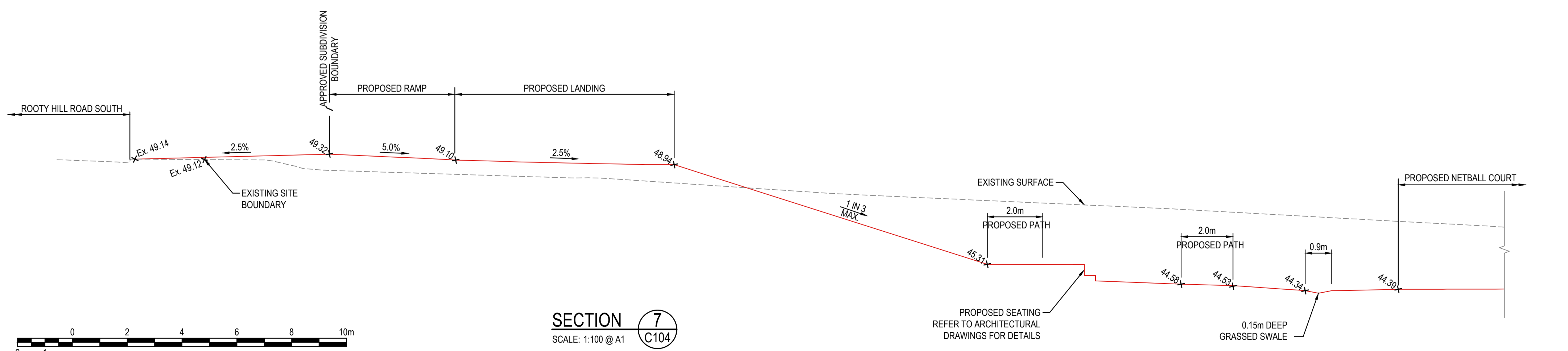


SECTION 4  
SCALE: 1:100 @ A1

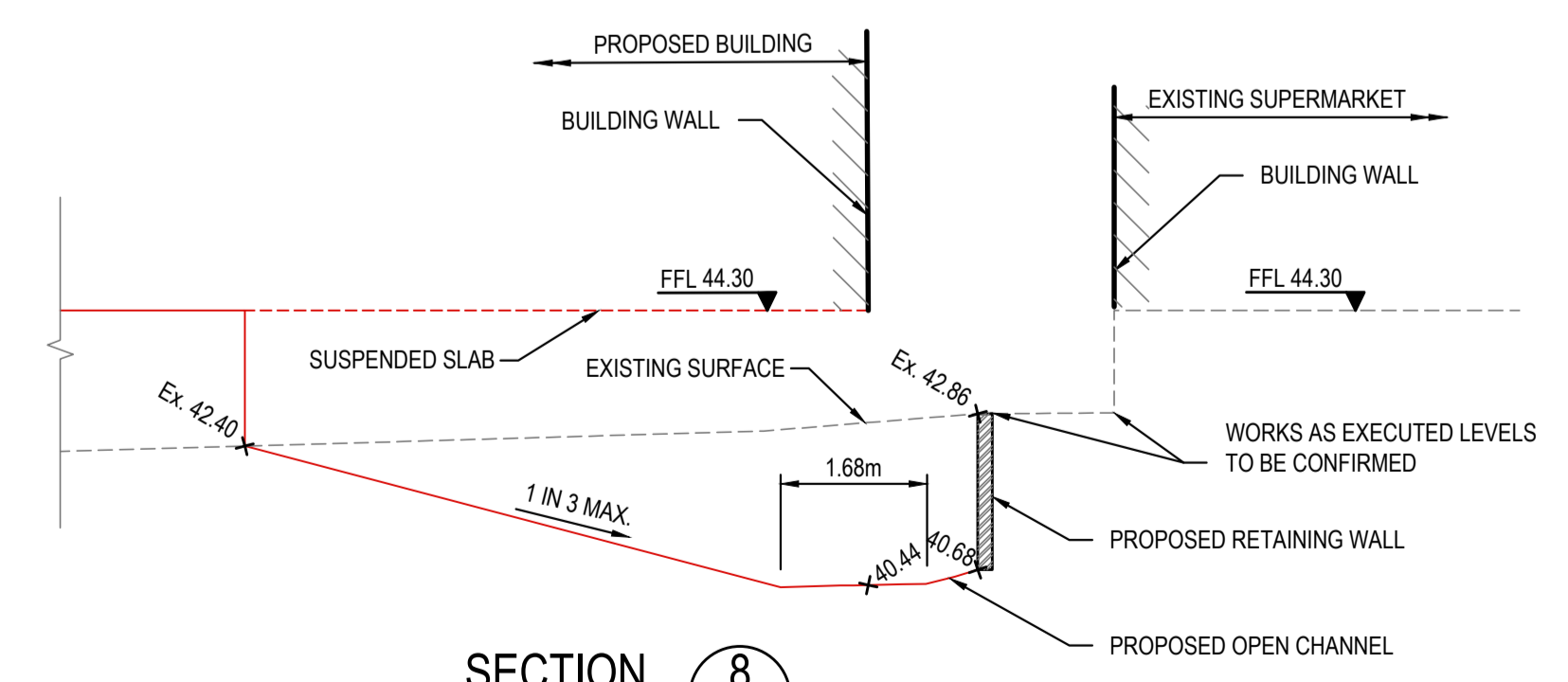


SECTION 5  
SCALE: 1:100 @ A1

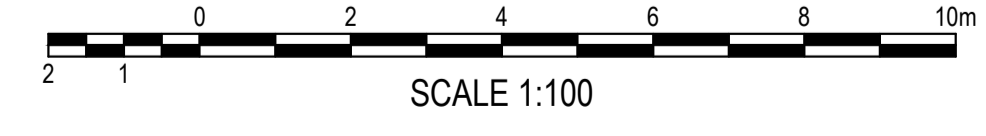
SECTION 6  
SCALE: 1:100 @ A1



SECTION 7  
SCALE: 1:100 @ A1



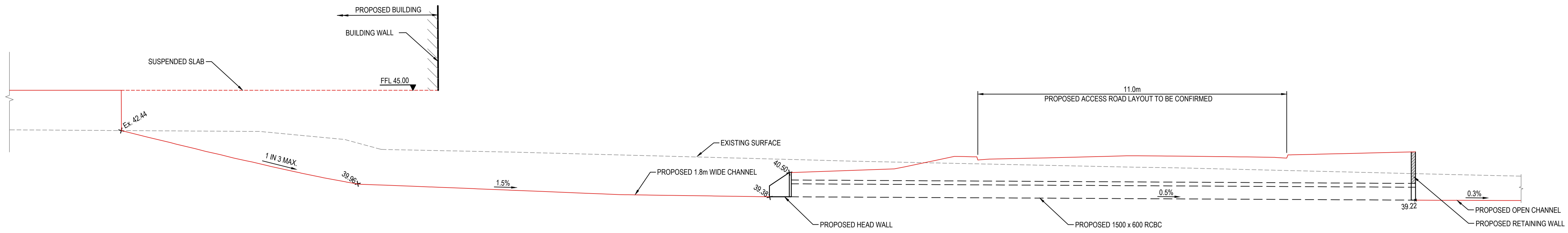
SECTION 8  
SCALE: 1:100 @ A1



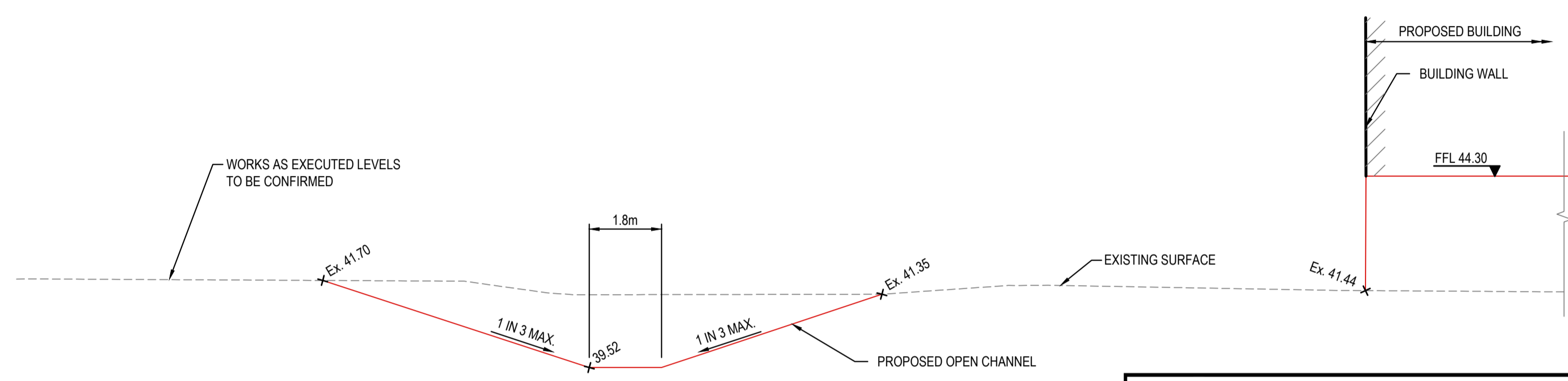
SCALE 1:100

**CONCEPT**

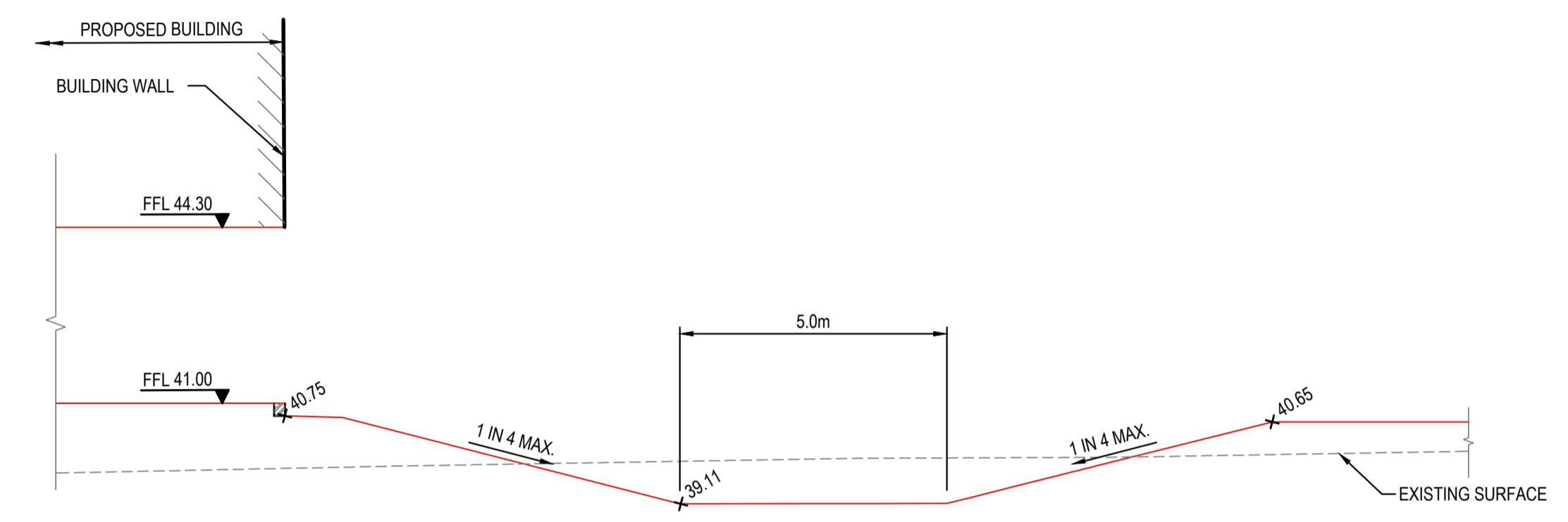
<b>SURVEY INFORMATION</b> SURVEYED BY: ..... DATUM: ..... ORIGIN OF LEVELS: .....				Client: FRASER PROPERTY AUSTRALIA Architect: i2C ARCHITECTS Suite 2/01, 828 Pacific Highway Gordon NSW 2012 Telephone: +61 2 9417 8400 Facsimile: +61 2 9417 8337 Email: email@ihconsult.com.au Web: www.henryandhymas.com.au				Project: PROPOSED STAGE 3 ECQ PRECINCT ROOTY HILL ROAD SOUTH, EASTERN CREEK NSW Title: SITE SECTIONS SHEET 1 OF 3				Drawn: L.Caha Designed: L.Caha Checked: T.Dempsey Approved: A.Francis		Date: MAY 2018 Scale: 1:100 @ A1 Drawing number: 20224_DA_C110 Revision: 01	
01	ISSUED FOR INFORMATION	LC	TD	20.11.2020	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.					



SECTION 9  
SCALE: 1:100 @ A1 C105

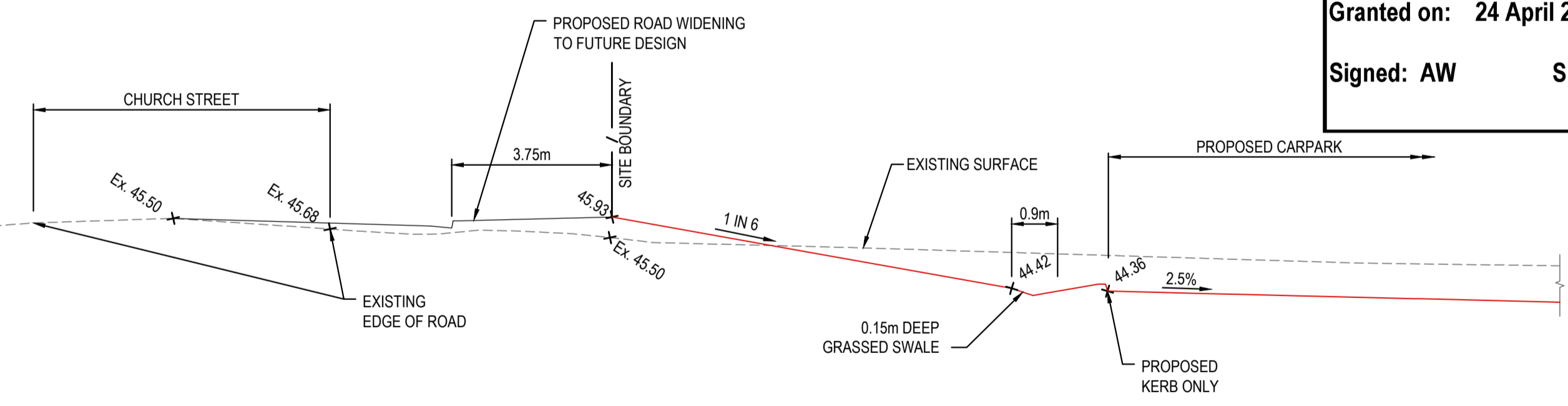


SECTION 10  
SCALE: 1:100 @ A1 C105

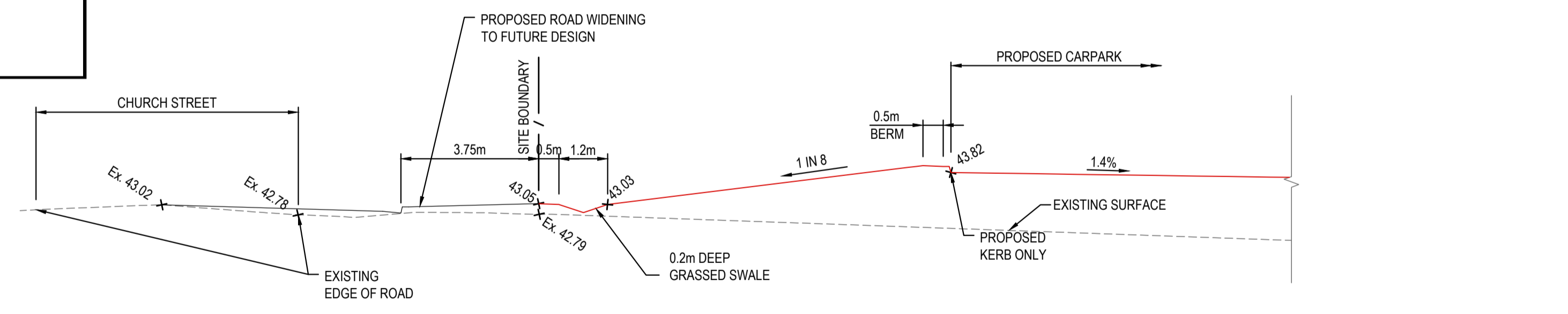


SECTION 11  
SCALE: 1:100 @ A1 C105

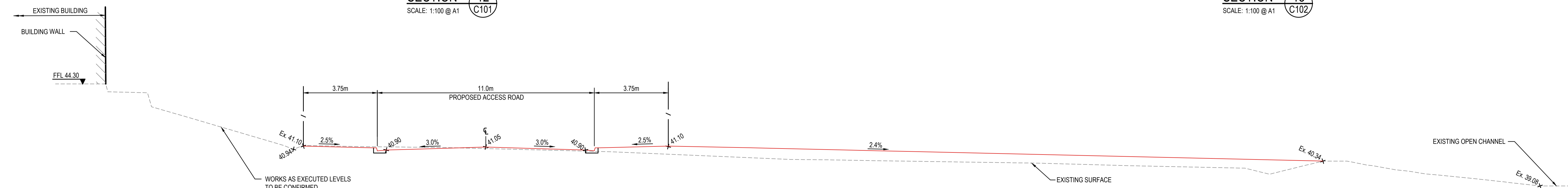
**NSW GOVERNMENT**  
**Department of Planning and Environment**  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No: SSD 10457  
 Granted on: 24 April 2023  
 Signed: AW Sheet No: 18 of 31



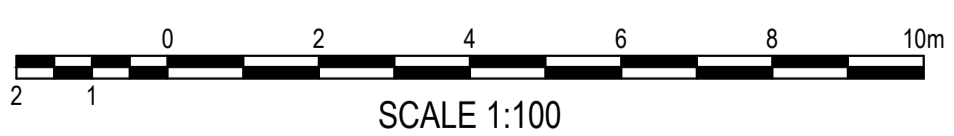
SECTION 12  
SCALE: 1:100 @ A1 C101



SECTION 13  
SCALE: 1:100 @ A1 C102

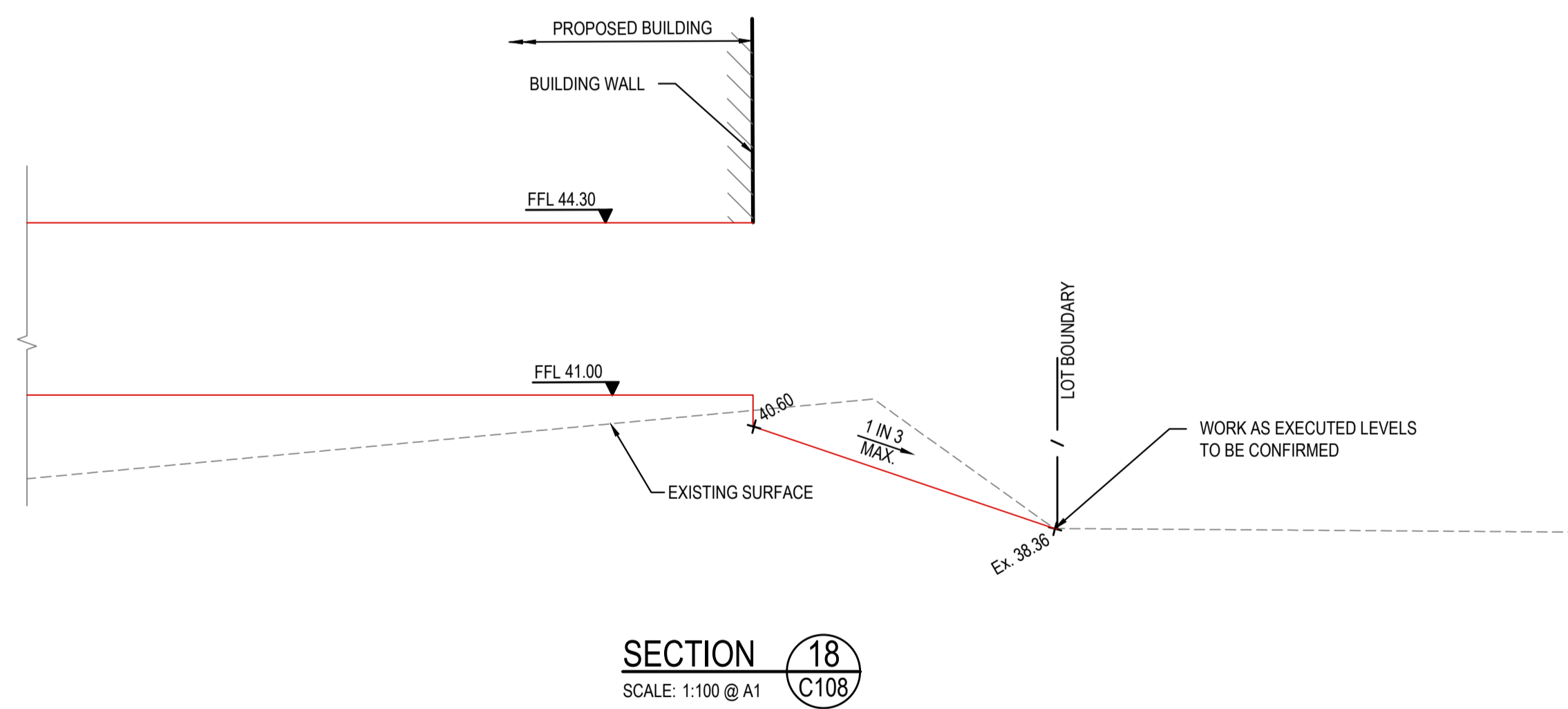
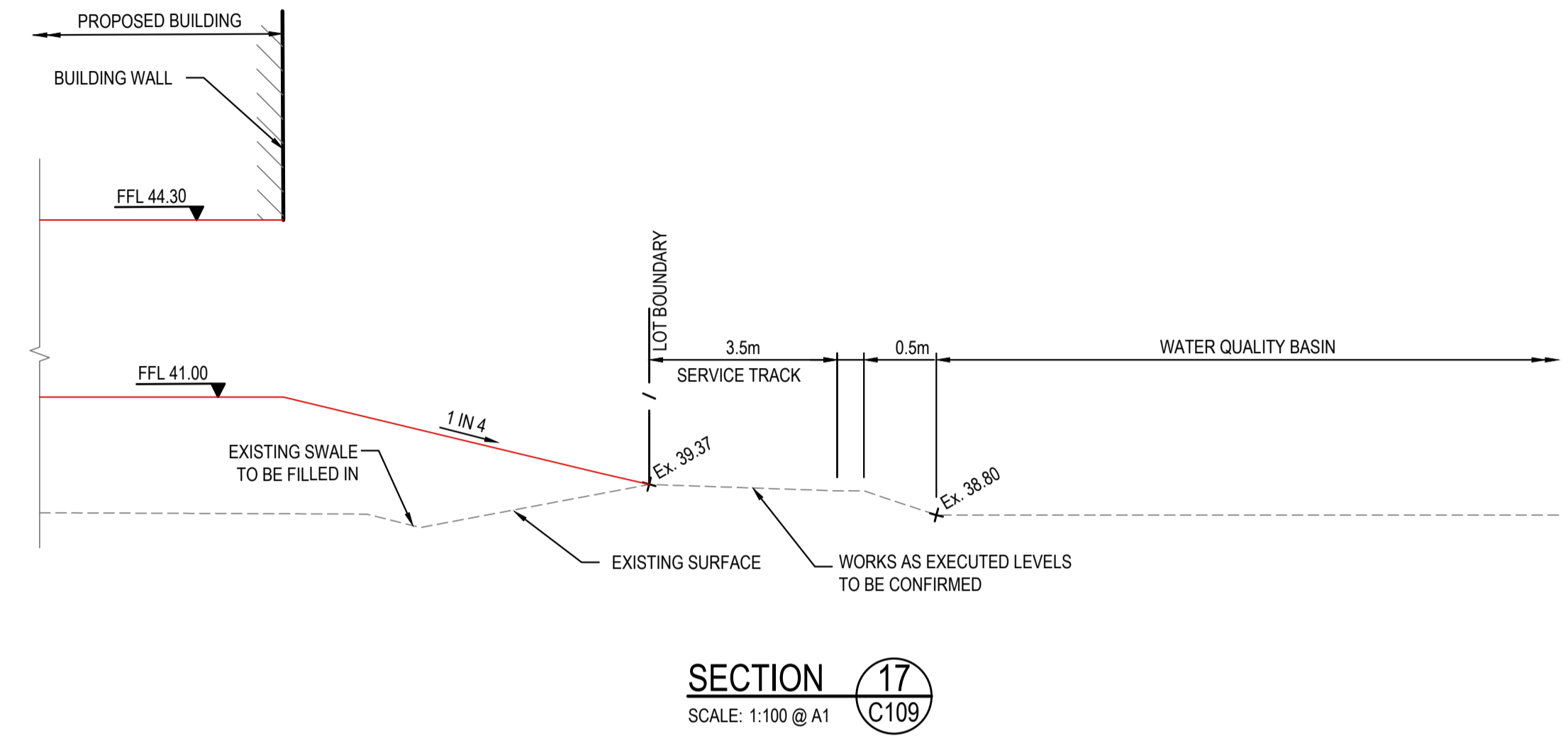
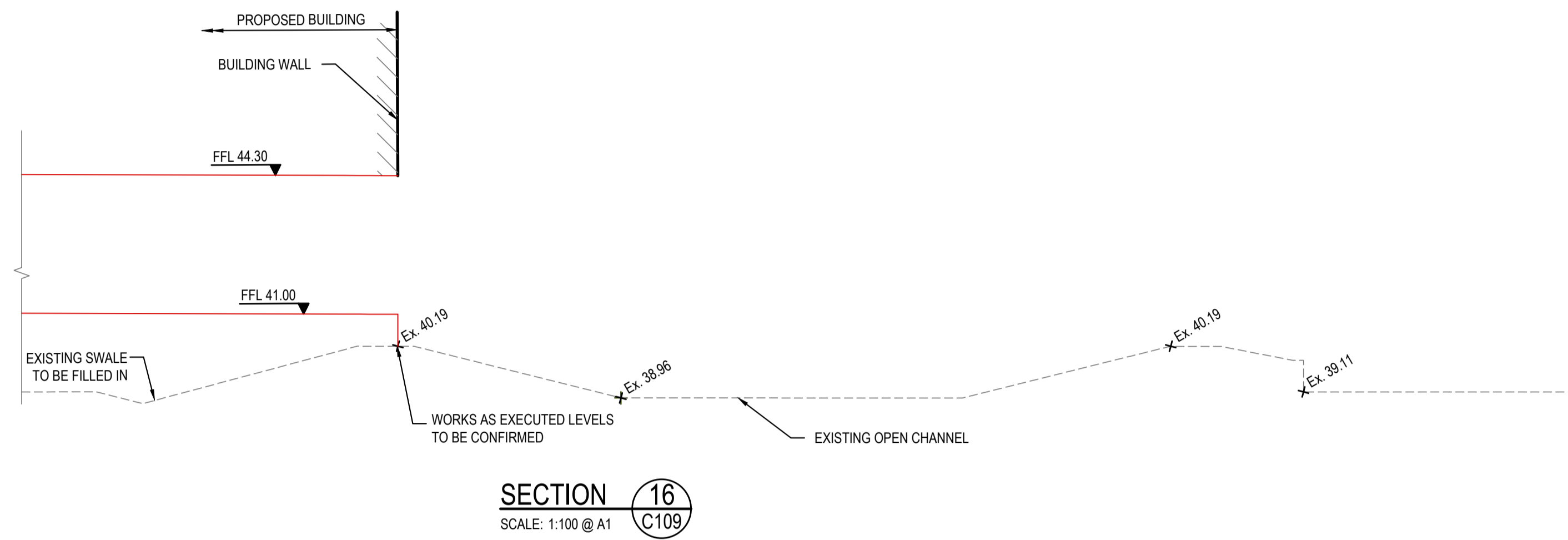
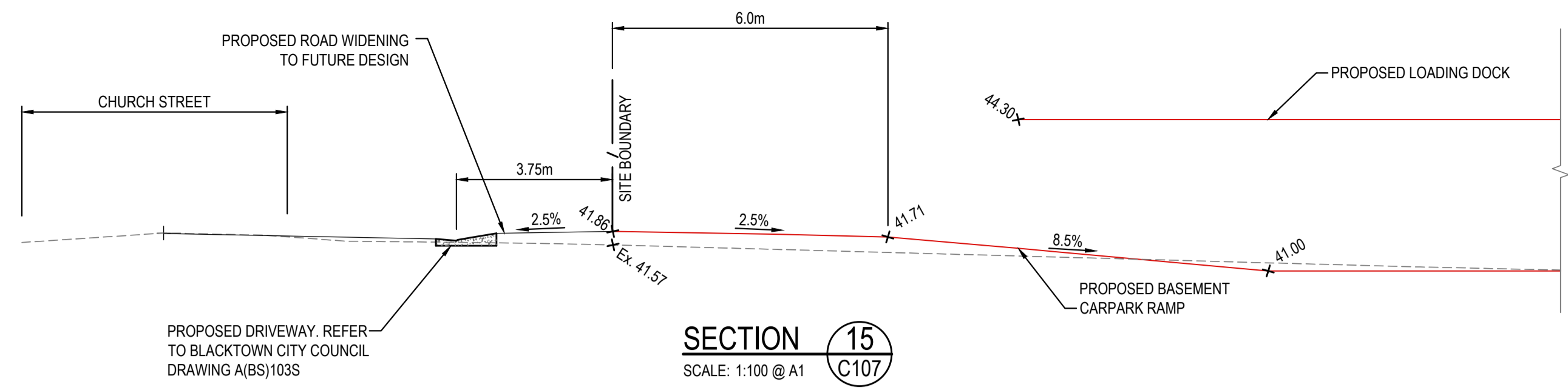



SECTION 14  
SCALE: 1:100 @ A1 C106



**CONCEPT**

<b>SURVEY INFORMATION</b> SURVEYED BY ..... DATUM ..... ORIGIN OF LEVELS: .....											Client <b>FRASER PROPERTY AUSTRALIA</b> Suite 2/01, 828 Pacific Highway Gordon NSW 2072 Telephone +61 2 9417 8400 Facsimile +61 2 9417 8337 Email email@fhconsult.com.au Web www.henryandhymas.com.au		Project <b>PROPOSED STAGE 3 ECQ PRECINCT</b> <b>ROOTY HILL ROAD SOUTH, EASTERN CREEK NSW</b>	Drawn L.Caha	Designed L.Caha	Date MAY 2018
											Architect <b>i2C ARCHITECTS</b> This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.		Checked T.Dempsey	Approved A.Francis	Scale 1:100 @ A1	
01 ISSUED FOR INFORMATION REVISION AMENDMENT DRAWN DESIGNED DATE REVISION AMENDMENT DRAWN DESIGNED DATE											Drawing number <b>20224_DA_C111</b>	Revision <b>01</b>	Title <b>SITE SECTIONS</b> <b>SHEET 2 OF 3</b>			



 Department of Planning and Environment



Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: SSD 10457

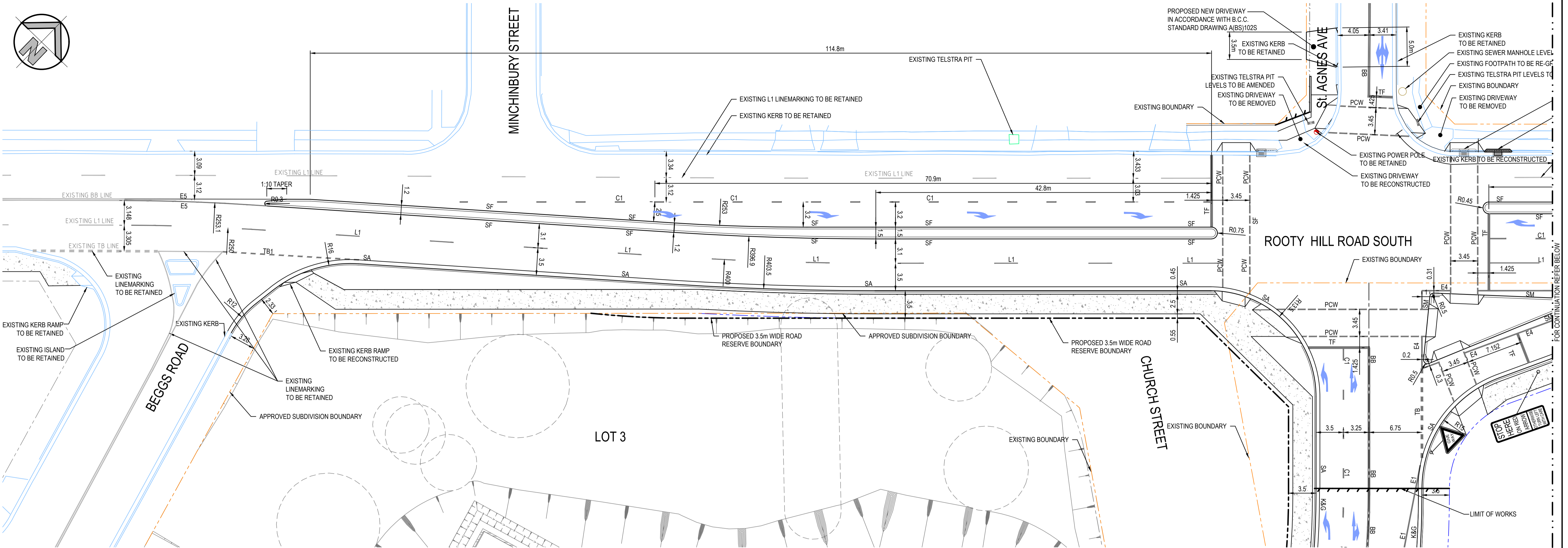
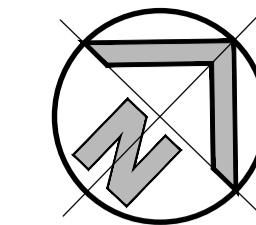
Granted on: 24 April 2023

Signed: AW Sheet No: 19 of 31



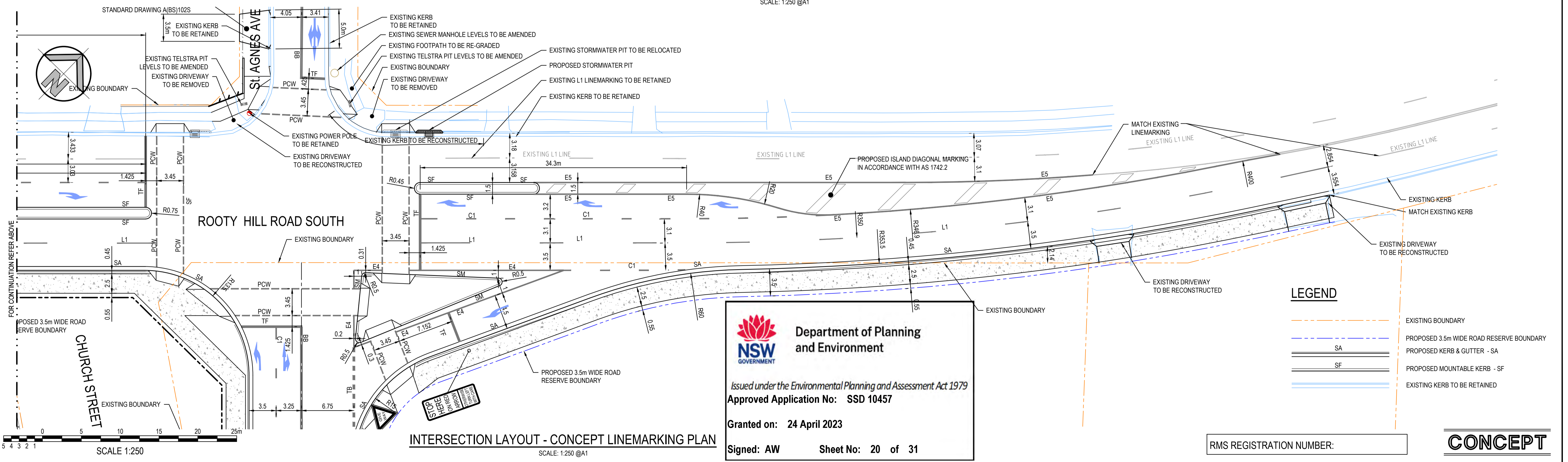
**CONCEPT**

<b>SURVEY INFORMATION</b> SURVEYED BY ..... DATUM: ..... ORIGIN OF LEVELS: .....											Client <b>FRASER PROPERTY AUSTRALIA</b>	Suite 2/01, 828 Pacific Highway Gordon NSW 2072	Telephone +61 2 9417 8400 Facsimile +61 2 9417 8337 Email email@ihconsult.com.au Web www.henryandhymas.com.au		Project <b>PROPOSED STAGE 3 ECQ PRECINCT</b> <b>ROOTY HILL ROAD SOUTH, EASTERN CREEK NSW</b>	Drawn L.Caha	Designed L.Caha	Date MAY 2018
	REVISION 01 ISSUED FOR INFORMATION	AMENDMENT 	DRAWN LC	DESIGNED TD	DATE 20.11.2020	REVISION 	AMENDMENT 	DRAWN 	DESIGNED 	DATE 	Architect <b>i2C ARCHITECTS</b>	This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.			Title <b>SITE SECTIONS</b> <b>SHEET 3 OF 3</b>	Checked T.Dempsey	Approved A.Francis	Scale 1:100 @ A1



INTERSECTION LAYOUT - CONCEPT LINEMARKING PLAN

SCALE: 1:250 @A1



INTERSECTION LAYOUT - CONCEPT LINEMARKING PLAN

SCALE: 1:250 @A1

**NSW GOVERNMENT**  
 Department of Planning and Environment  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No: SSD 10457  
 Granted on: 24 April 2023  
 Signed: AW Sheet No: 20 of 31

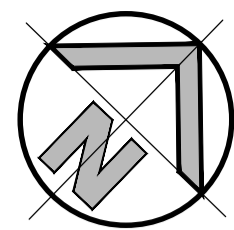
- LEGEND**
- EXISTING BOUNDARY
  - PROPOSED 3.5m WIDE ROAD RESERVE BOUNDARY
  - PROPOSED KERB & GUTTER - SA
  - PROPOSED MOUNTABLE KERB - SF
  - EXISTING KERB TO BE RETAINED

RMS REGISTRATION NUMBER:

**CONCEPT**

<b>SURVEY INFORMATION</b> SURVEYED BY LANDPARTNERS DATUM: AHD ORIGIN OF LEVELS: PM 30122 RL 43.58	07	ISSUED FOR REVIEW	MS	TD	23.11.2022															
	06	ISSUED FOR REVIEW	MS	TD	29.08.2022															
	05	ISSUED FOR REVIEW	MS	TD	27.07.2022															
	04	ISSUED FOR REVIEW	LC	TD	13.07.2022															
	03	ISSUED FOR REVIEW	LC	TD	15.06.2022															
	02	ISSUED FOR REVIEW	LC	TD	12.05.2022															
	01	ISSUED FOR REVIEW	LC	TD	04.04.2022															
REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE											
<b>FRASERS PROPERTY AUSTRALIA</b> Suite 2.01 826 Pacific Highway Gordon NSW 2072 Telephone +61 2 9417 8400 Facsimile +61 2 9417 8337 Email email@fhconsult.com.au Web www.henryandhymas.com.au										Client: FRASERS PROPERTY AUSTRALIA Project: INTERSECTION AND ROAD WIDENING ROOTY HILL RD SOUTH, EASTERN CREEK, NSW Title: INTERSECTION LAYOUT-CONCEPT LINEMARKING PLAN Drawing number: 20543_CON_C651 Revision: 07										





Department of Planning  
and Environment

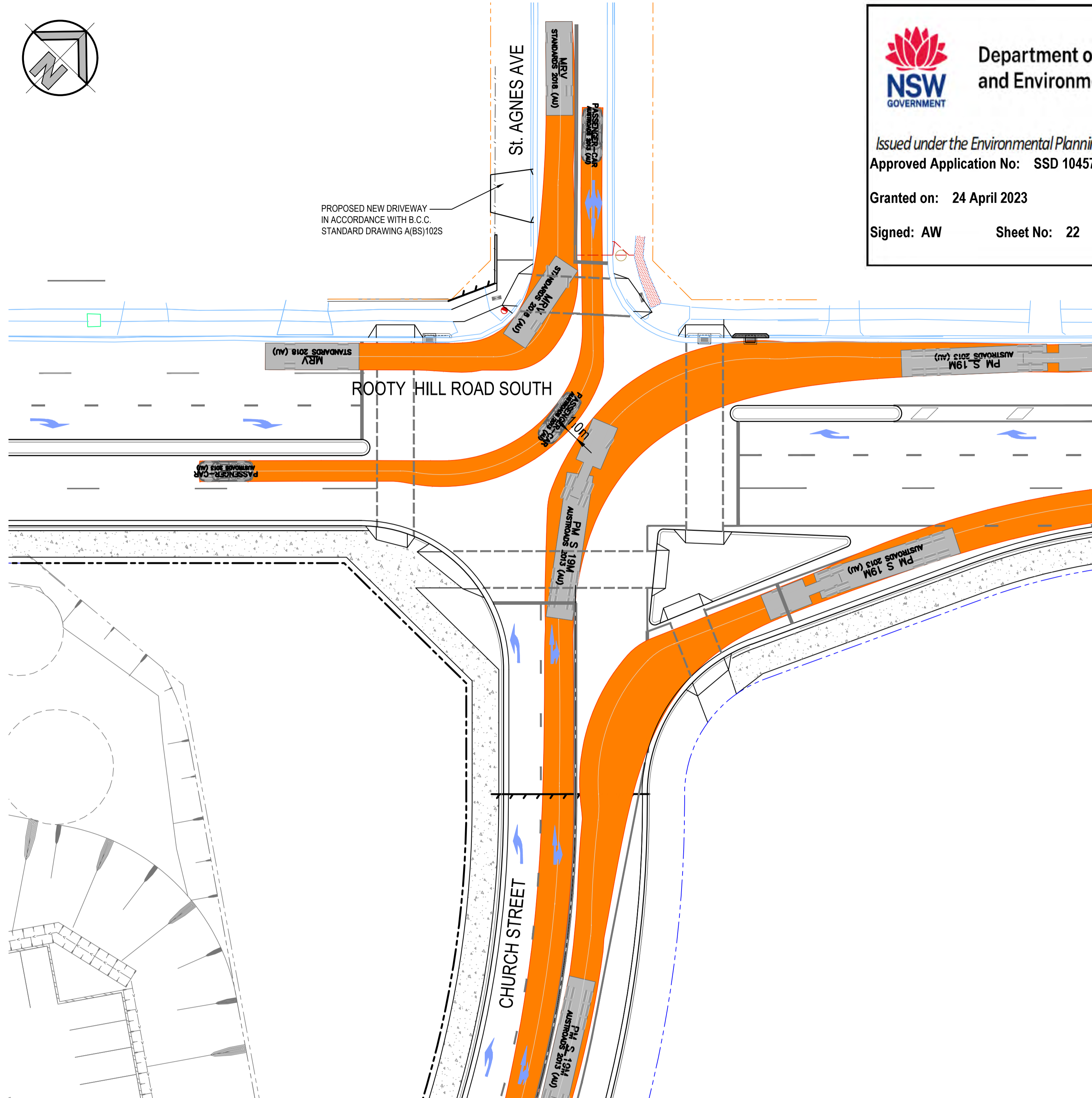
Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: SSD 10457

Granted on: 24 April 2023

Signed: AW Sheet No: 22 of 31

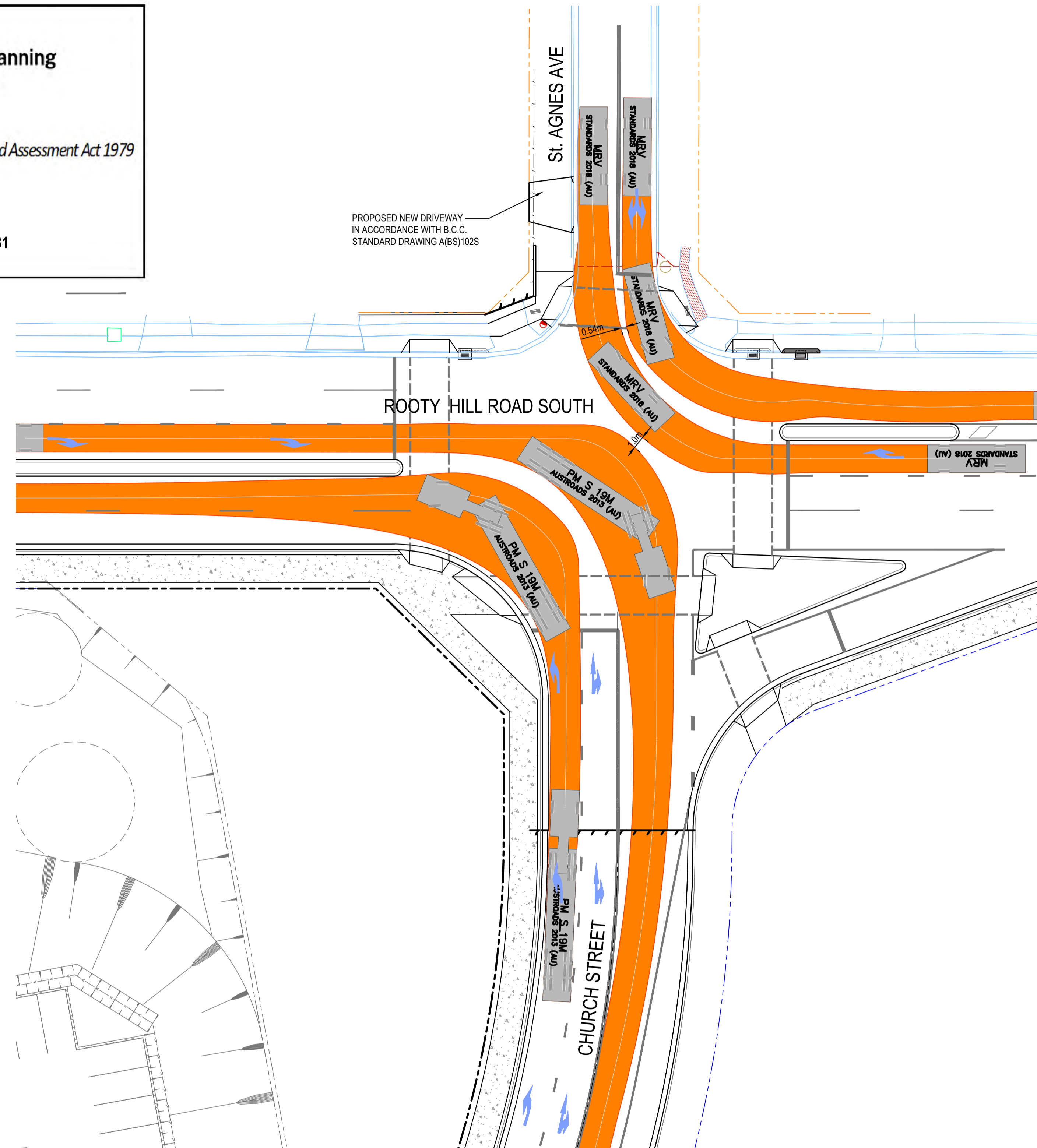
PROPOSED NEW DRIVEWAY  
IN ACCORDANCE WITH B.C.C.  
STANDARD DRAWING A(BS)102S

PROPOSED NEW DRIVEWAY  
IN ACCORDANCE WITH B.C.C.  
STANDARD DRAWING A(BS)102S



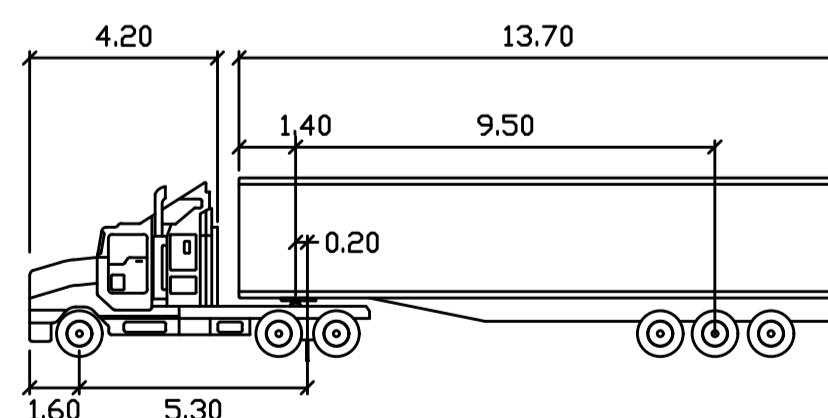
INTERSECTION LAYOUT - TURNING PATHS

SCALE: 1:250@A1



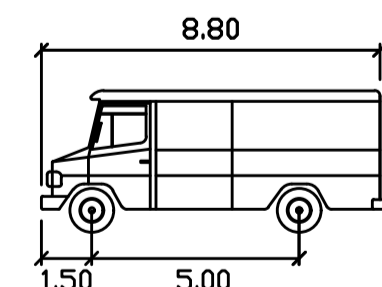
INTERSECTION LAYOUT - TURNING PATHS

SCALE: 1:250@A1



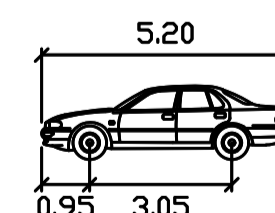
PM S 19M

		meters	
Tractor Width	: 2.50	Lock to Lock Time	: 6.0
Trailer Width	: 2.50	Steering Angle	: 27.8
Tractor Track	: 2.50	Articulating Angle	: 70.0
Trailer Track	: 2.50		



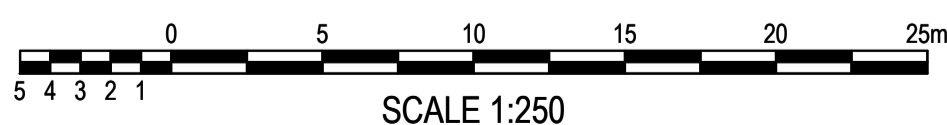
SERVICE VEHICLE

		meters	
Width	: 2.50	Track	: 2.50
Lock to Lock Time	: 6.0	Steering Angle	: 38.7



PASSENGER-CAR

		meters	
Width	: 1.94	Track	: 1.84
Lock to Lock Time	: 6.0	Steering Angle	: 33.6



SCALE 1:250

RMS REGISTRATION NUMBER:

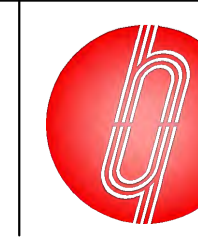
**CONCEPT**

SURVEY INFORMATION		REVISION		AMENDMENT		DRAWN		DESIGNED		DATE	
07	ISSUED FOR REVIEW	MS	TD	23.11.2022							
06	ISSUED FOR REVIEW	MS	TD	29.08.2022							
05	ISSUED FOR REVIEW	MS	TD	27.07.2022							
04	ISSUED FOR REVIEW	LC	TD	13.07.2022							
03	ISSUED FOR REVIEW	LC	TD	15.06.2022							
01	ISSUED FOR REVIEW	LC	TD	12.05.2022							
01	ISSUED FOR REVIEW	LC	TD	04.04.2022							

Client  
**FRASERS PROPERTY AUSTRALIA**

Suite 2.01  
826 Pacific Highway  
Gordon NSW 2072

Telephone  
+61 2 9417 8400  
Facsimile  
+61 2 9417 8337  
Email  
email@hhconsult.com.au  
Web  
www.henrydhymas.com.au



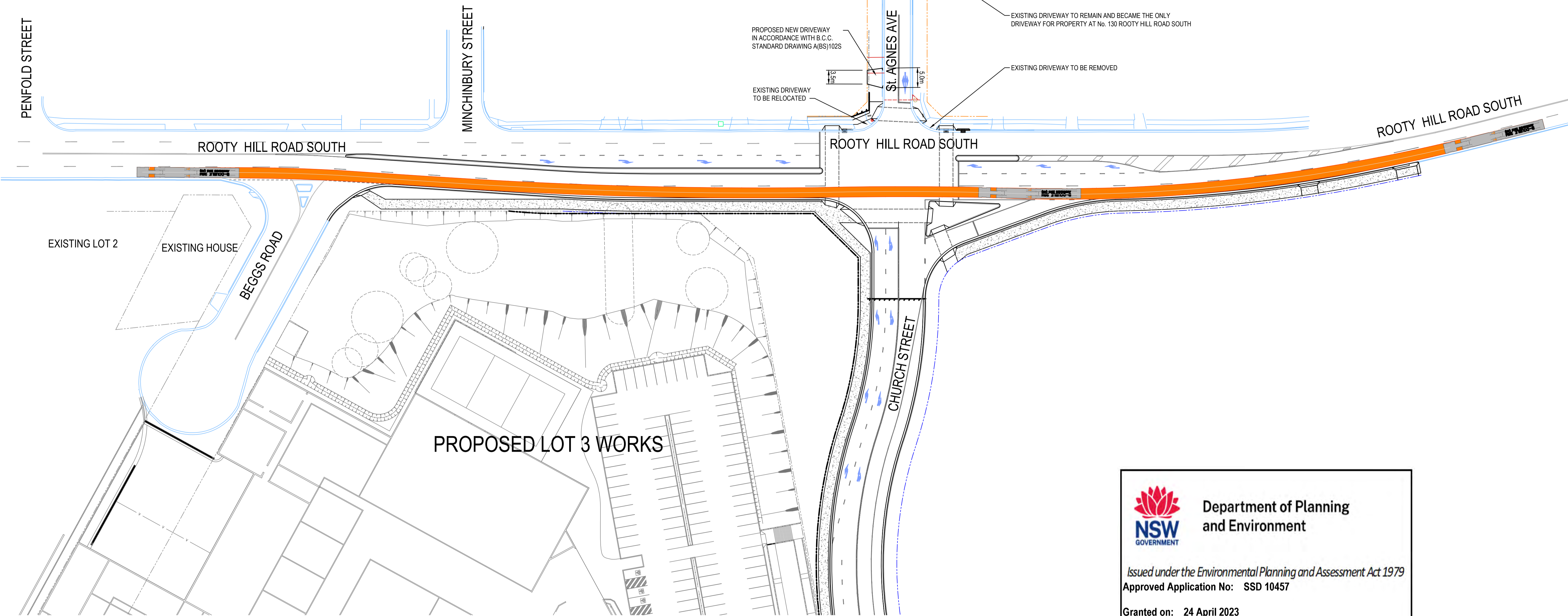
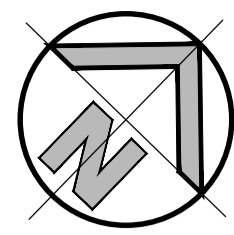
Project  
**INTERSECTION AND ROAD WIDENING  
ROOTY HILL RD SOUTH, EASTERN CREEK, NSW**

Drawn L. CAHA	Designed L. CAHA	Date MAY 2020
Checked T. DEMPSEY	Approved A. FRANCIS	Scale @A1 1:250 @ A1

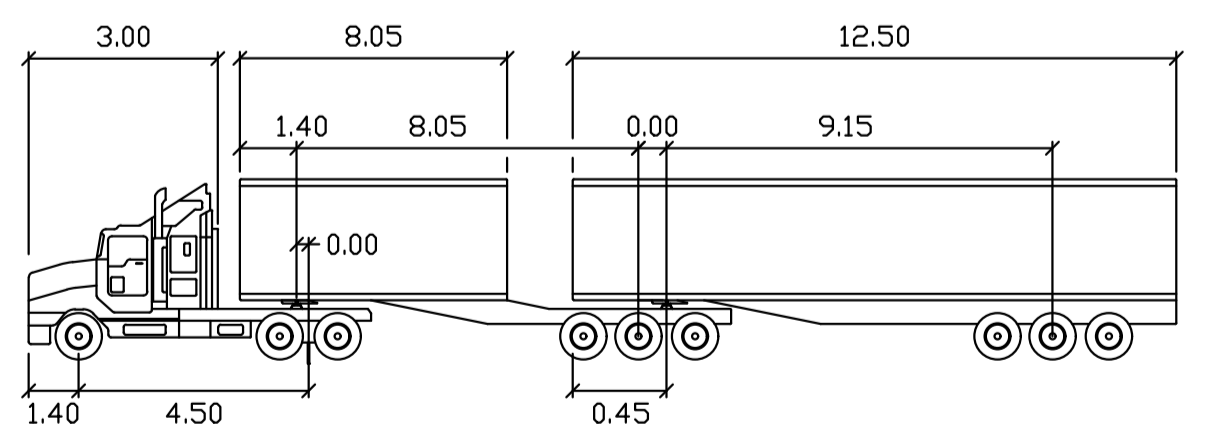
Title  
**INTERSECTION LAYOUT-CONCEPT  
TURNING PATHS**

Drawing number  
**20543\_CON\_C690**


Revision  
**07**



INTERSECTION LAYOUT - TURNING PATHS - 26m B-DOUBLE  
SCALE: 1:500@A1



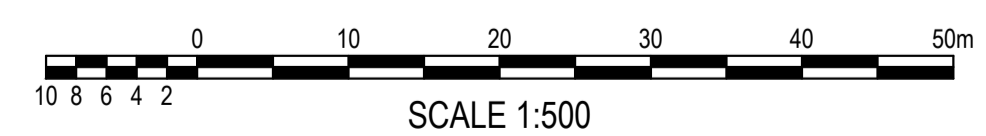
B-DOUBLE 26M  
 meters  
 Tractor Width : 2.50 Lock to Lock Time : 6.0  
 Trailer Width : 2.50 Steering Angle : 23.4  
 Tractor Track : 2.50 Articulating Angle : 70.0  
 Trailer Track : 2.50

 Department of Planning and Environment

*Issued under the Environmental Planning and Assessment Act 1979*  
 Approved Application No: SSD 10457


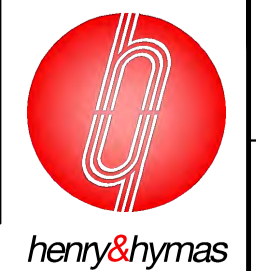
Granted on: 24 April 2023

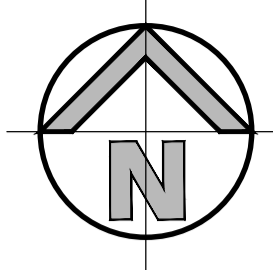
Signed: AW Sheet No: 23 of 31



RMS REGISTRATION NUMBER:

**CONCEPT**

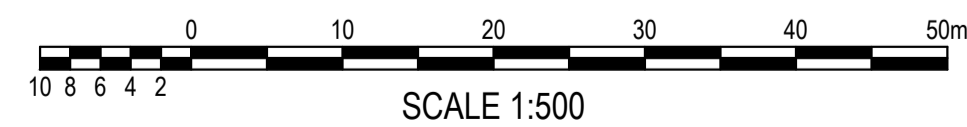
<b>SURVEY INFORMATION</b> SURVEYED BY LANDPARTNERS DATUM: AHD ORIGIN OF LEVELS: PM 30122 RL 43.58				Client <b>FRASERS PROPERTY AUSTRALIA</b>				Suite 2.01 826 Pacific Highway Gordon NSW 2072		Telephone +61 2 9417 8400 Facsimile +61 2 9417 8337 Email email@hhconsult.com.au Web www.henryandhymas.com.au		Project <b>INTERSECTION AND ROAD WIDENING          ROOTY HILL RD SOUTH, EASTERN CREEK, NSW</b>		Drawn L. CAHA		Designed L. CAHA		Date MAY 2020	
04 ISSUED FOR REVIEW MS TD 22.11.2022 03 ISSUED FOR REVIEW MS TD 27.07.2022 02 ISSUED FOR REVIEW LC TD 13.07.2022 01 ISSUED FOR REVIEW LC TD 15.06.2022				Architect								Title <b>INTERSECTION LAYOUT-CONCEPT          TURNING PATHS 3 OF 3</b>		Checked T. DEMPSEY		Approved A. FRANCIS		Scale @A1 AS NOTED	
REVISION AMENDMENT DRAWN DESIGNED DATE REVISION AMENDMENT DRAWN DESIGNED DATE								Drawing number <b>20543_CON_C692</b>		Revision <b>04</b>									




**Department of Planning and Environment**  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No: SSD 10457  
 Granted on: 24 April 2023  
 Signed: AW      Sheet No: 24 of 31


INTERSECTION LAYOUT - DRIVEWAY LOCATIONS

SCALE: 1:500@A1



RMS REGISTRATION NUMBER:

**CONCEPT**

<b>SURVEY INFORMATION</b> SURVEYED BY LANDPARTNERS DATUM: AHD ORIGIN OF LEVELS: PM 30122 RL 43.58				Client <b>FRASERS PROPERTY AUSTRALIA</b>				Suite 2.01 826 Pacific Highway Gordon NSW 2072		Telephone +61 2 9417 8400 Facsimile +61 2 9417 8337 Email email@hhconsult.com.au Web www.henryandhymas.com.au		Project <b>INTERSECTION AND ROAD WIDENING          ROOTY HILL RD SOUTH, EASTERN CREEK, NSW</b>		Drawn L. CAHA Checked T. DEMPSEY		Design L. CAHA Approved A. FRANCIS		Date MAY 2020 Scale @A1 1:500 @ A1	
REVISION 02 ISSUED FOR REVIEW MS TD 23.11.2022 01 ISSUED FOR REVIEW MS TD 27.07.2022				This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.						Title <b>INTERSECTION LAYOUT-CONCEPT          DRIVEWAY LOCATIONS</b>		Drawing number <b>20543_CON_C693</b>		Revision <b>02</b>					



# Eastern Creek Quarter Masterplan



Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: SSD 10457

Granted on: 24 April 2023

Signed: AW Sheet No: 25 of 31

**The objectives of the Eastern Creek Business Quarter are to:**

- Utilise low value land to contribute to the long term sustainable future of the Western Sydney Parklands and generate jobs for western Sydney.
- Provide for the conservation and rehabilitation of significant landscape elements, including remnant vegetation and threatened species.
- Establish an environmentally and commercially viable framework for the Business Hub.

The proposed State Significant Development Application (SSDA) seeks Concept Plan approval for a new retail outlet centre at Lot 3 of the Eastern Creek Quarter site. The Concept Plan will establish the following framework to guide the future detailed design of the Lot 3 development:

Land uses, including retail (factory outlet), food and drink premises, amusement centre and indoor recreation facility;

Building footprints, including basement, with a maximum height of 12m;  
A maximum GFA of 39,500m<sup>2</sup> at Lot 3 which will be staged as follows:

- Phase A: 29,500m<sup>2</sup>
- Phase B: 10,000m<sup>2</sup>

Upgrade of Church Street for vehicular access, including traffic signals at the Church Street/Rooty Hill Road South intersection;

Modifications to the Cable Place/Rooty Hill Road South/Site Access intersection; and

Modifications to the Francis Street/Eastern Road/Rooty Hill Road South intersection.

It is also proposed to seek consent for a series of early works including:  
Removal of up to 0.73 ha of Cumberland Plains Woodlands in the south west corner of the site;  
Bulk earthworks within Lot 3; and  
Extension of the internal access road to connect to the basement car park.

The proposed outlet centre at Lot 3 will necessitate the inclusion of conditions of consent which requires the modification of SSD 5175 (the existing Concept Plan for the broader ECQ site) to amend the overall allocation of GFA and associated uses, relevant Concept Plans and the existing Design Guidelines.



- Open Space / CPW / Conservation
- Shale Plains Woodland

# Landscape Masterplan



Department of Planning  
and Environment

Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: SSD 10457

Granted on: 24 April 2023

Signed: AW Sheet No: 26 of 31

## Legend

- 01 Plaza
- 02 Outlet Retail
- 03 On grade car Park with Trees to future development to comply with design guidelines note below
- 04 Recreation landscape zone
- 05 Landscape Streetscape Strategy to improve amenity of Church Street
- 06 Pedestrian connection
- Trees Retained
- Trees Removed

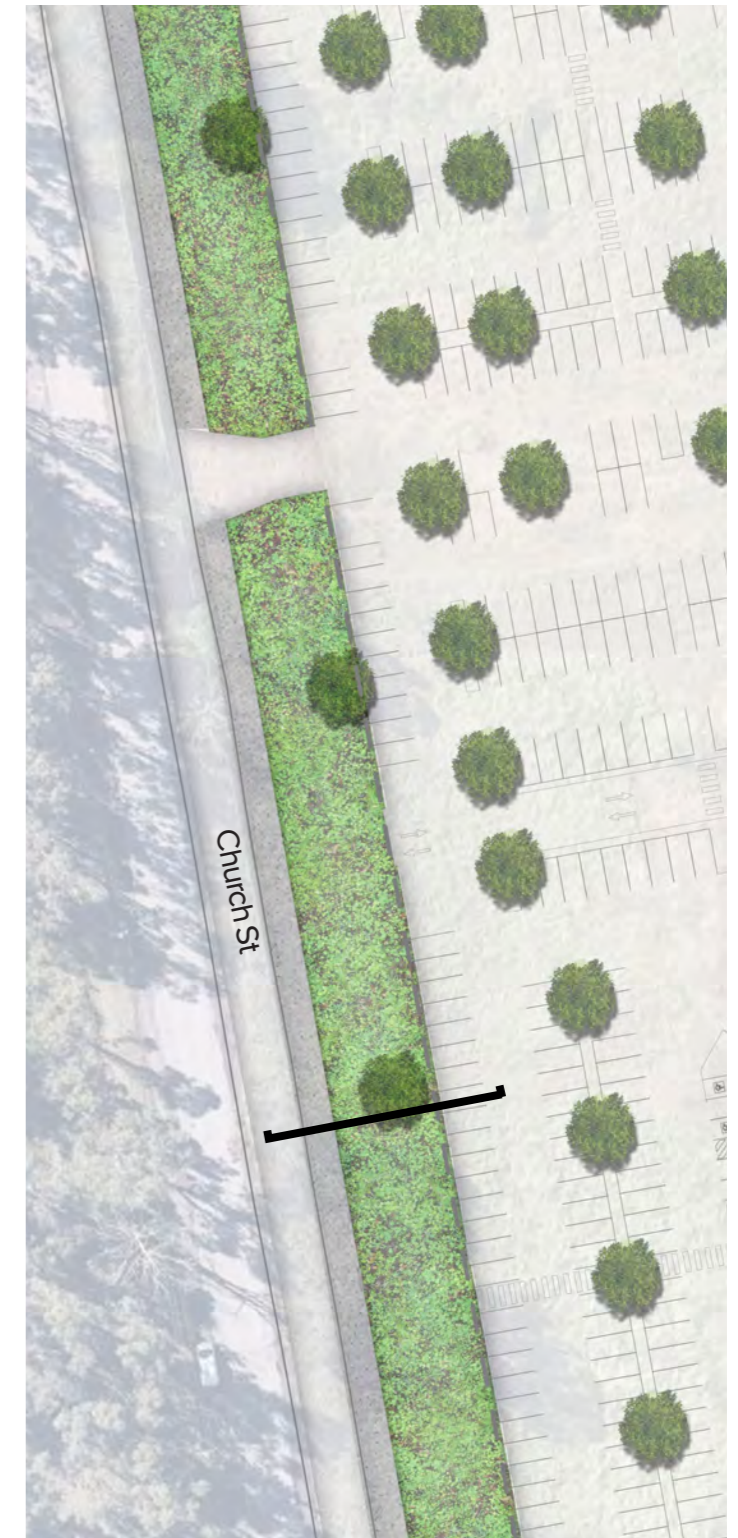
\* Note: Parking areas to incorporate a minimum of 1 tree per 8 parking spaces and achieve a 15% coverage of hard stand areas by mature tree canopy.




# Church Street Section

## Legend

- 1. Native buffer planting
- 2. Pedestrian footpath
- 3. Church Street
- 4. Deep soil
- 5. Car park
- Site boundry




**Department of Planning and Environment**  
*Issued under the Environmental Planning and Assessment Act 1979*  
 Approved Application No: SSD 10457  
 Granted on: 24 April 2023  
 Signed: AW      Sheet No: 27 of 31

# Analysis Diagrams


**Department of Planning and Environment**  
*Issued under the Environmental Planning and Assessment Act 1979*  
 Approved Application No: SSD 10457  
 Granted on: 24 April 2023  
 Signed: AW Sheet No: 28 of 31








## CIRCULATION



## LEVELS



### Legend

-  Vehicle Access
-  Loading Access
-  Vehicle Access to Basement Level
-  Proposed Bicycle Path
-  Pedestrian Only Access
-  Trees Retained
-  Trees Removed

# Existing Tree Strategy



- Trees Retained: 15
- Trees Removed: 137
- Indicative Proposed Trees^



**Department of Planning and Environment**

*Issued under the Environmental Planning and Assessment Act 1979*  
 Approved Application No: SSD 10457

Granted on: 24 April 2023

Signed: AW      Sheet No: 29 of 31

^Tree canopy coverage less than 15% of site at maturity in accordance with NSW RSF APZ comments.

\* Indicative only, Where possible to retain and re-use existing landscape materials from site

# Plaza Activation



## Legend

- 01 Stage 1 Play Space
- 02 Larger play structure connecting to Stage 1
- 03 All ages inclusive play space (to future DD)
- 04 Timber boardwalk connection
- 05 Covered event space for outdoor performances/  
commercial offering
- 06 Expanded artificial turf area
- 07 Timber amphitheater terraces



**Department of Planning  
and Environment**
















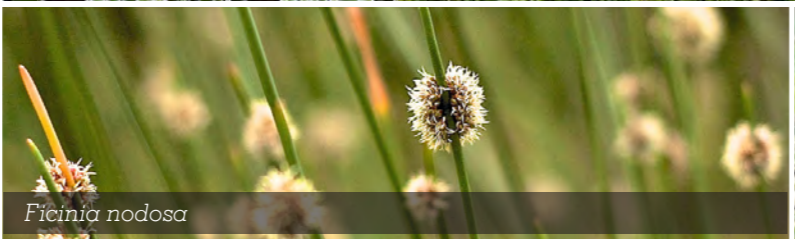

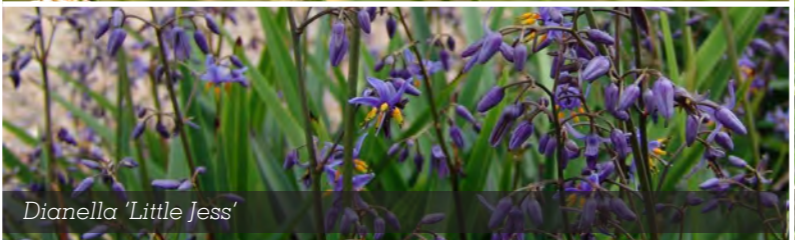
*Issued under the Environmental Planning and Assessment Act 1979*  
Approved Application No: SSD 10457

Granted on: 24 April 2023

Signed: AW      Sheet No: 30 of 31

\* Indicative only, subject to Detail Design

# Planting Palette

TREES							
	<i>Eucalyptus moluccana</i>	<i>Eucalyptus eugenioides</i>	<i>Corymbia maculata</i>	<i>Eucalyptus tereticornis</i>	<i>Cupaniopsis anacardioides</i>	<i>Tristaniopsis 'Luscious'</i>	
	SHRUBS AND GRASSES						
		<i>Correa alba</i>	<i>Chlorophytum comosum</i>	<i>Poa labillardieri 'Eskdale'</i>	<i>Themeda australis</i>	<i>Hardenbergia violacea</i>	<i>Acacia terminalis</i>
							
		<i>Pittosporum tobira</i>	<i>Banksia 'Birthday Candles'</i>				
SWALE PLANTING							
		<i>Lomandra longifolia</i>	<i>Ficinia nodosa</i>	<i>Lomandra hystrix</i>			
							
	<i>Dianella 'Little Jess'</i>						


**Department of Planning and Environment**  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No: SSD 10457  
 Granted on: 24 April 2023  
 Signed: AW Sheet No: 31 of 31