



CP002 Local Context

Key

- - - - - Site Boundary
- - - - - Local Government Area Boundary
- - - - - Local Roads
- - - - - Proposed Regional Road (WSEA)
- Watercourse
- Sydney Water Supply Pipeline
- Western Sydney Employment Area



Lot A Burley Road, Horsley Park Employment Precinct - Local Context

Prepared for Jacfin Pty Ltd
30 July 2010

Key

--- Site Boundary

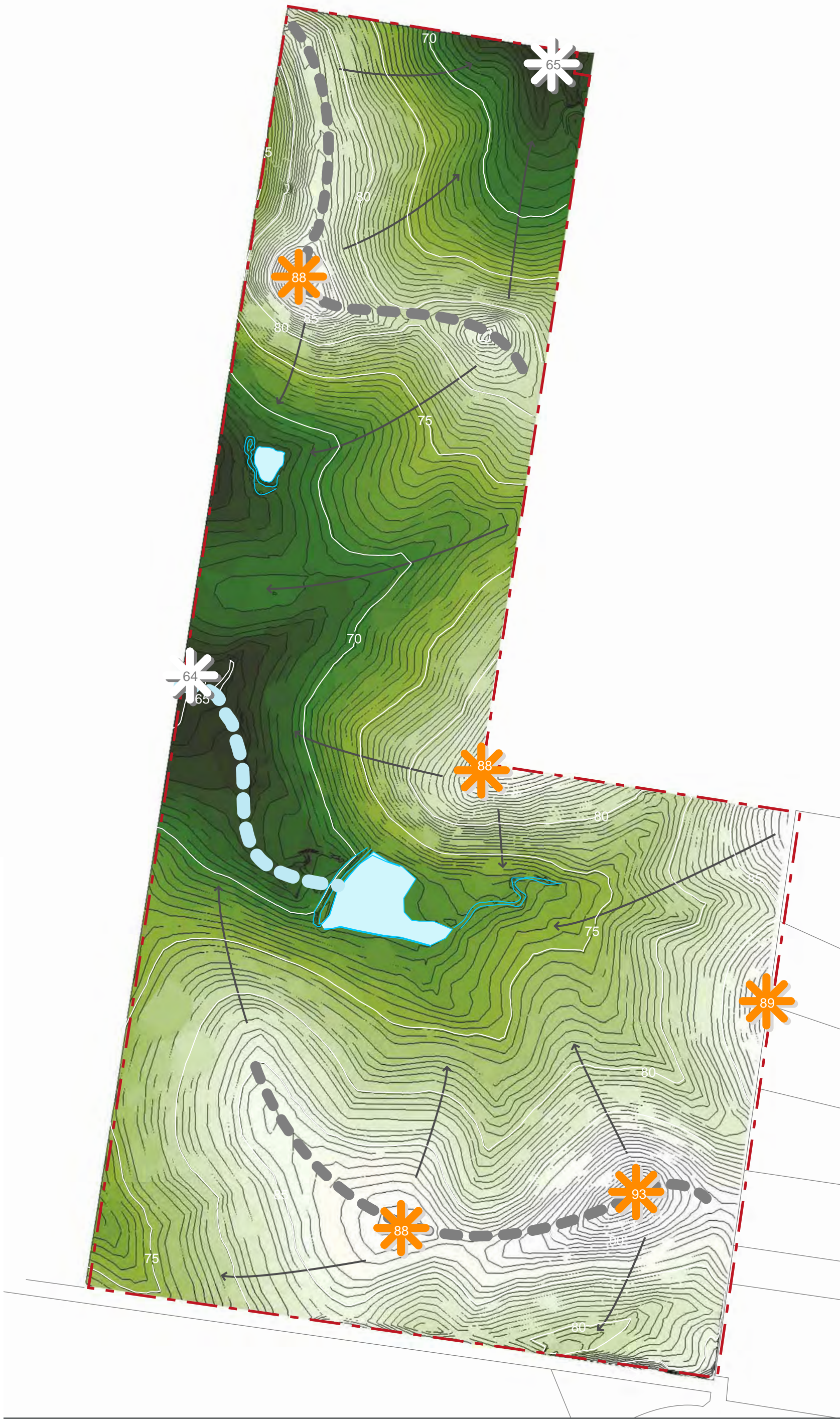
CP003 Site Plan



Lot A Burley Road, Horsley Park Employment Precinct - Site Plan

Prepared for Jacfin Pty Ltd.
30 July 2010, 1:5000 @ A3





Key

- Site Boundary
- Ridgeline
- Creekline
- Dams
- High Points (RLm)
- Low Points (RLm)
- Fall
- 0.5m Contours

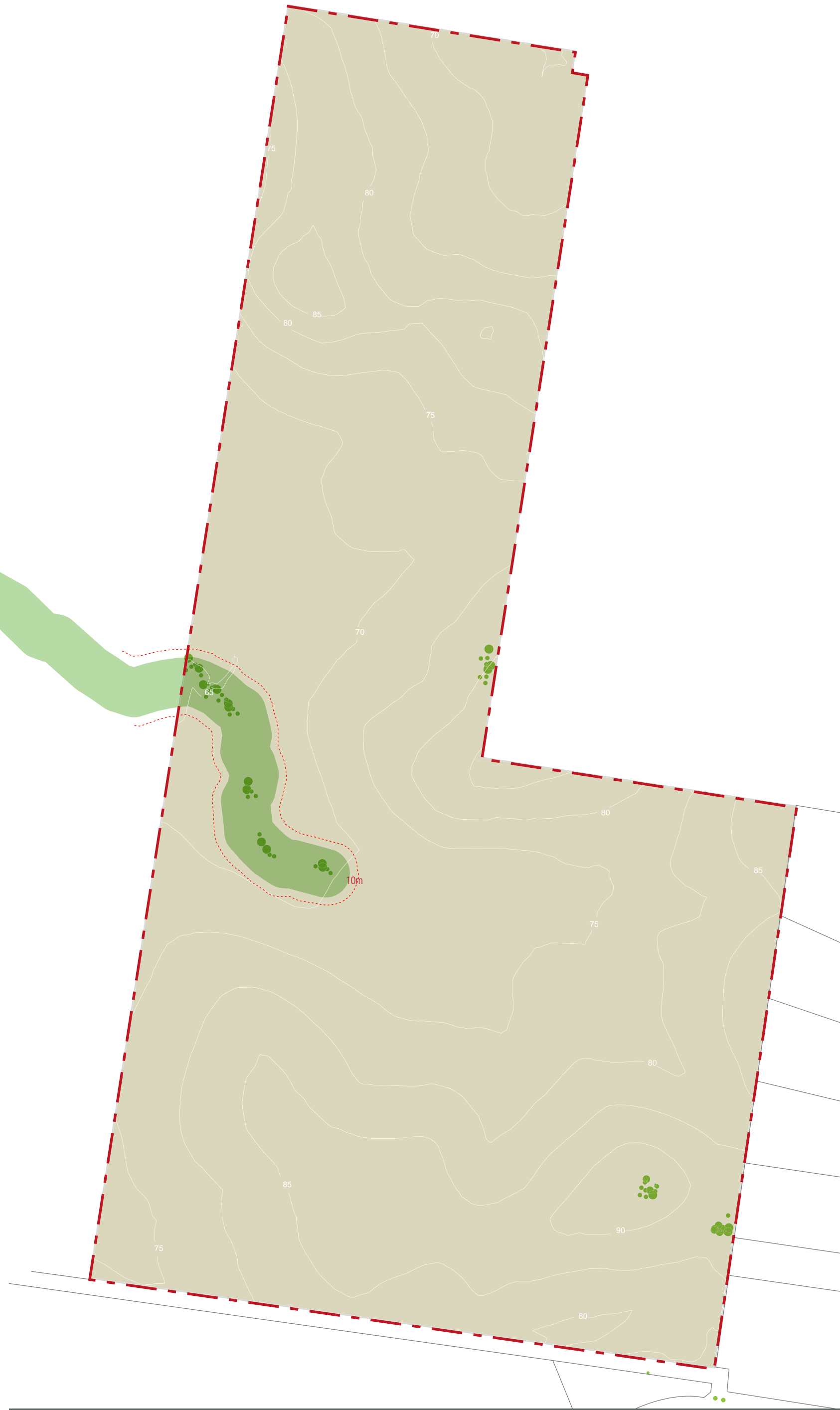
CP005 Topography







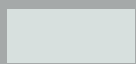

Key

- Site Boundary
- E2 Environmental Conservation Zone
- Existing Vegetation
- Indicative Bushfire Setback (APZ)

CP007 Existing Vegetation



Key

-  Site Boundary
-  E2 Environmental Conservation Zone
-  Existing Trees/Vegetation
-  10m Bushfire Setback
-  Undulating Topography (> 5%)
-  Neighbouring Rural Properties

CP008 Development Constraints



Lot A Burley Road, Horsley Park Employment Precinct - Development Constraints

Prepared for Jacfin Pty Ltd

13 June 2012

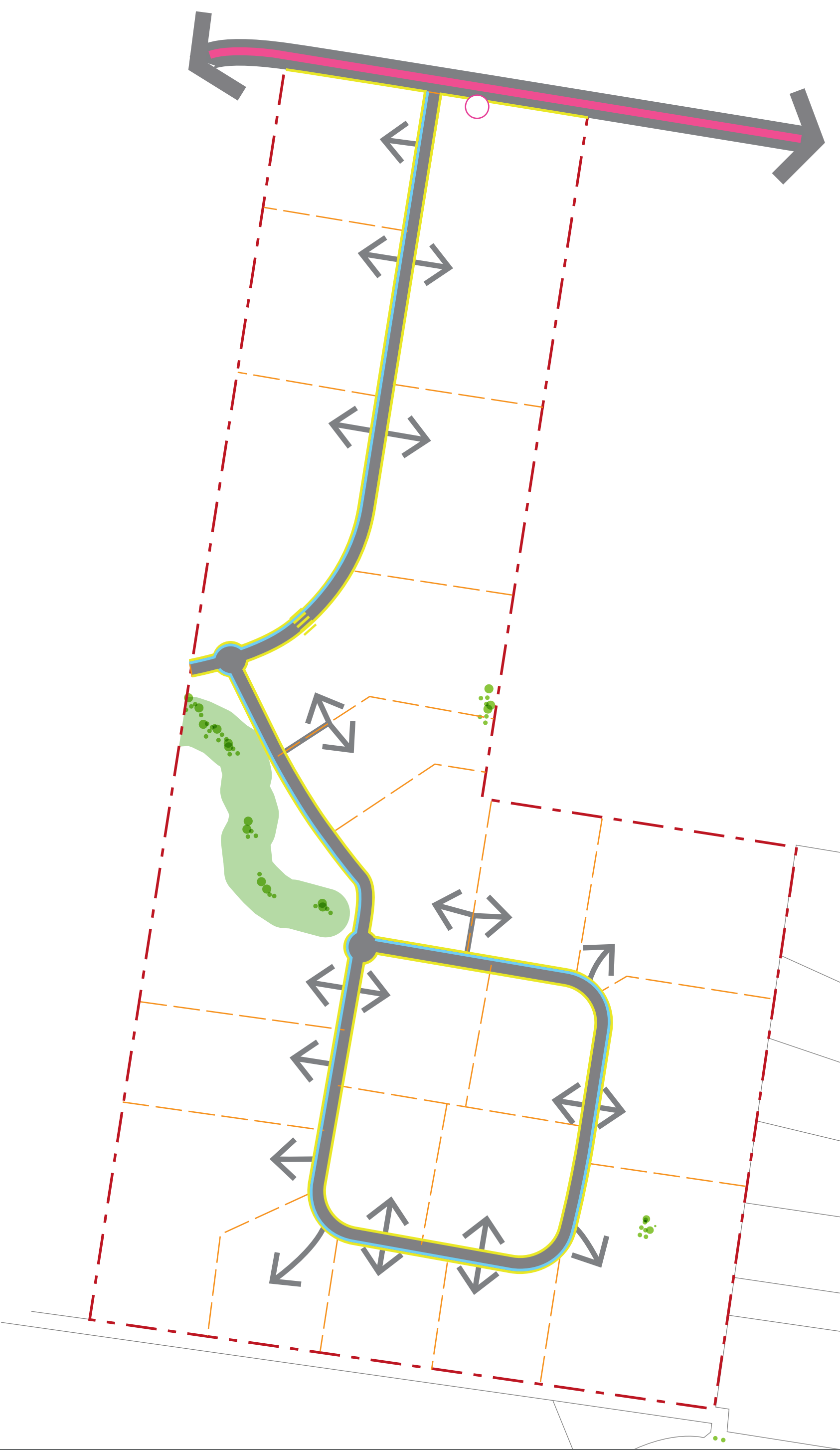
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- Key
- Site Boundary
 - Potential Site Gateway / First Visual Impression
 - Potential Regional Road Link
 - Primary Frontage Potential
 - Vegetation Asset
 - Development Potential
 - Clear Potential Site-Wide Links
 - Node/Development Focal Point
 - Potential Future Link to Neighbouring Development

CP009 Opportunities





- Key
- Site Boundary
 - E2 Environmental Conservation Zone
 - Existing Trees/Vegetation
 - Regional Road One: Access Denied
 - Local Road
 - Indicative Access Points
 - Potential Bus Route
 - Cycleways (Shared)
 - Indicative Lot Boundary
 - Indicative Pedestrian Crossing
 - Indicative Bus Stop

CP007 Circulation Plan



Lot A Burley Road, Horsley Park Employment Precinct - Circulation Plan

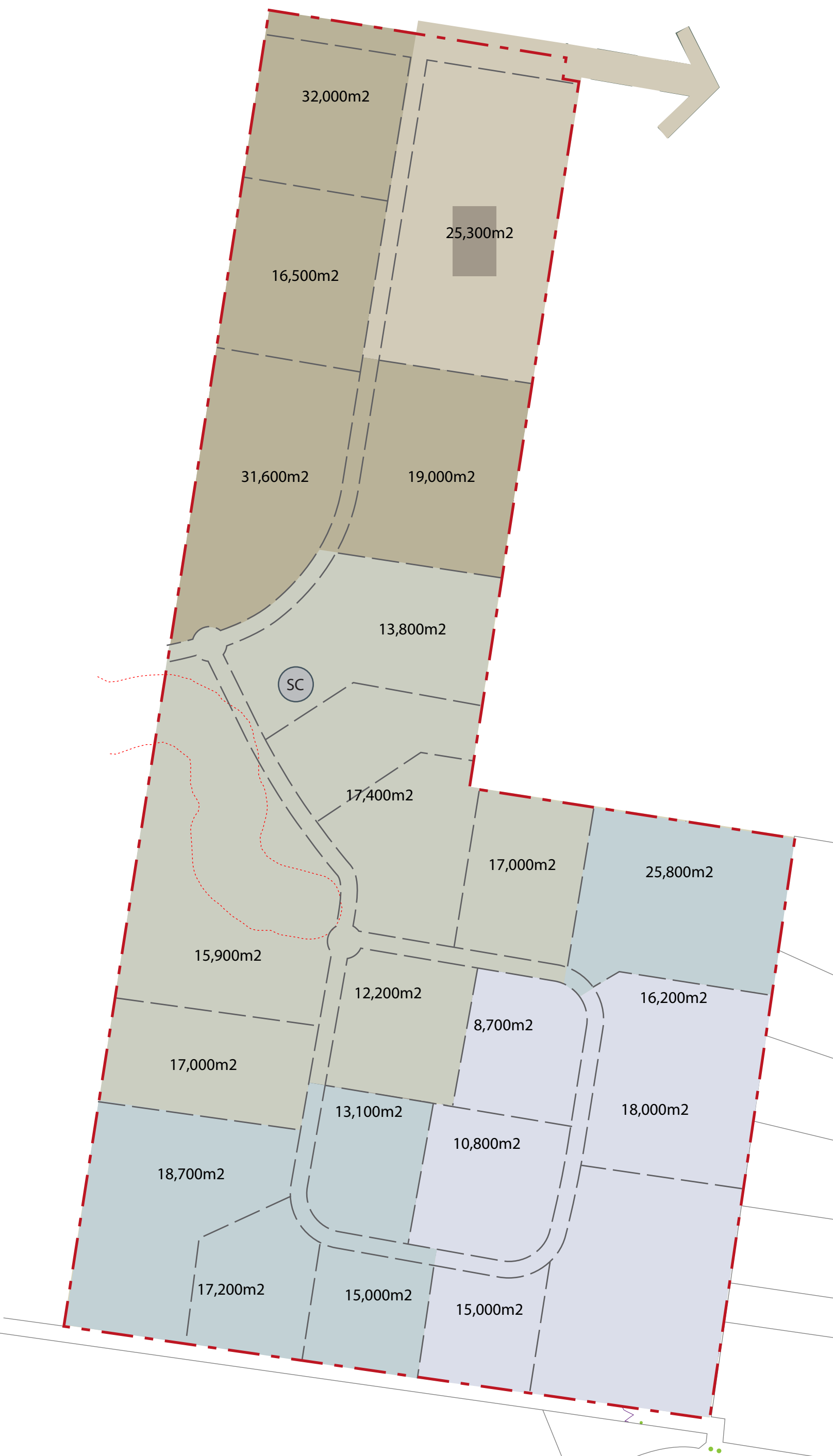
Prepared for Jacfin Pty Ltd
 13 June 2012
 1:5000 @ A3



Key

-  Site Boundary
-  Indicative Lot Boundary
-  Stage 1
-  Stage 2
-  Stage 3
-  Stage 4
-  Stage 5

CP006 Staging Plan



Lot A Burley Road, Horsley Park Employment Precinct - Staging Plan

Prepared for Jacfin Pty Ltd
13 June 2012
1:5000 @ A3

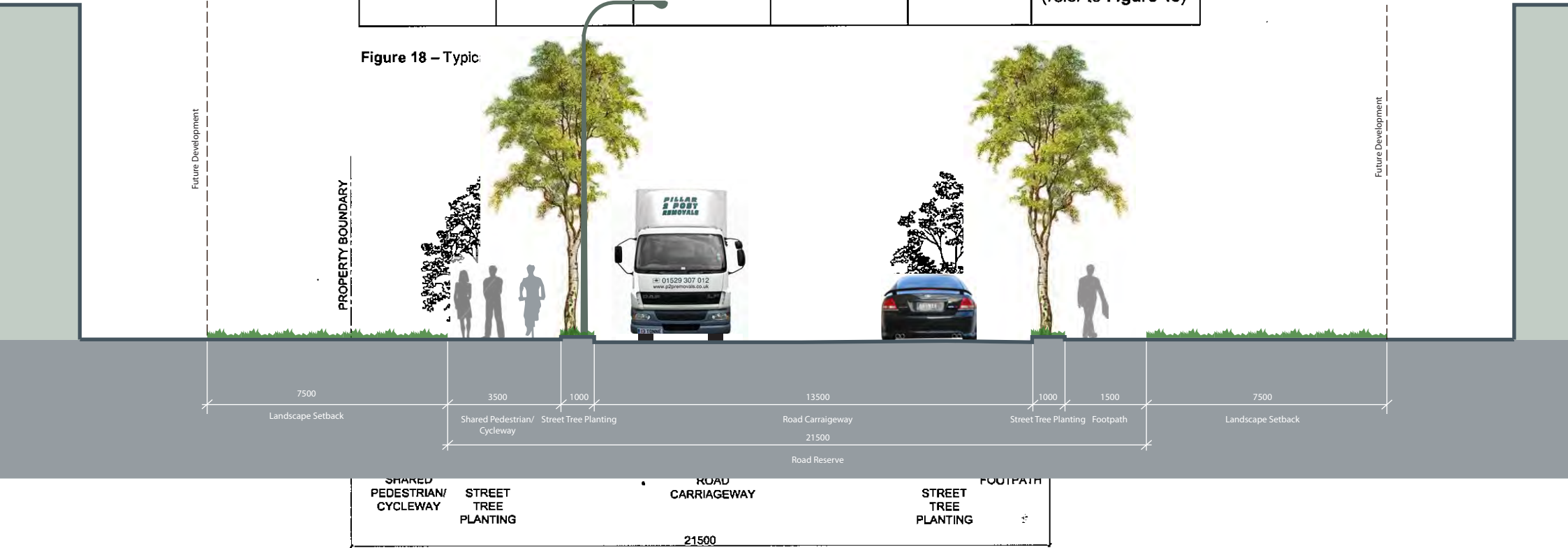


- (e) Road widths should provide sufficient space to allow heavy vehicles to enter and exit the development and individual lots safely in a forward direction.
- (f) Turning heads of cul-de-sacs shall have a minimum radius of road reserve of 17 metres and a carriageway radius of 13.5 metres.
- (g) Turning heads of cul-de-sacs located on private roads shall be constructed in accordance with the current Australian Standard.
- (h) Private roads must allow for adequate turning heads at the intersections with public roads.

Table 2 - Road Standards

Road type	Total road reserve	Carriage-way	Footpath/ landscaping	Shared pedestrian/ cycle way/ Street tree planting	Typical road section
Local	21.5m	13.5m	3.5m	4.5m	Section 1 (refer to Figure 18)

Figure 18 – Typical



8.3 Public transport

Objectives

- (a) Increase the modal split to public transport, walking and cycling above levels typical of similar development.
- (b) Encourage employees within an organisation to make greater use of public transport, cycling, walking and car sharing for commuting and work related journeys.
- (c) Facilitate a safe, convenient and reliable public transport service that integrates with regional and local transportation networks.
- (d) Ensure that the public transport services are consistent with NSW Government strategic policies such as *Action for Air* and *Action for Transport 2010*.