

PROJECT NO. 02120489

Goodman Bungarribee – Toll IPEC

FACSIMILIE/MEMO

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FROM:	DATE:	TIME:	NO. OF PAGES:
Matthew Easton	1 November, 2012		2

SUBJECT:
Section 75 – Public Domain Statement

MESSAGE / COMMENTS:

Erin,

Find below a brief description of the context, nature of works and its consistency with existing approvals. Please review and call if you have any questions or need additional information. Note: This statement will be supported by a revised set of master plan drawings.

Introduction

This paper outlines the changes proposed as part of this Section 75 proposal and its implication to the urban and landscape design of the public domain for the Huntingwood West development (Bungarribee Industrial Estate) by Goodman International.

The report focuses on all works associated with the changes proposed to the infrastructure works and includes all public domain elements - street trees, verge treatments, pedestrian and cycle paths and the integration of Water Sensitive Urban Design (WSUD) initiatives. Changes primarily affect the treatment of Huntingwood Drive (Road 4) and results in the removal of the light vehicle and pedestrian link to Road 5 as a result of changes in proposed lot layout.

The Site

The Bungarribee Industrial Estate site is a 56.85 hectare parcel of land, located in the City of Blacktown, adjacent the M4 Motorway and just east of the Light Horse Interchange. It is bordered by The Great Western Highway to the north, Brabham Drive to the east, and Western Sydney Parklands and Eastern Creek to the west.

The development of infrastructure is in its second stage of construction with both Huntingwood Drive and the southern section of Road 5 already constructed. Also constructed in an interim configuration is the main Water Sensitive Urban Design element the Wetland Basin. The construction of the remaining roads has commenced and is due for completion next year, 2013.

The Proposal

The proposed change in lot layout affects the western half of Huntingwood Drive. This sees the turning head moved eastward some 250m closer to Road 3 Intersection. With this change both the light vehicle and pedestrian linkage are removed between Huntingwood Drive and Road 5. No further changes or impacts are proposed which affect the layout and nature of the public domain of the estate.

The Design Response

The projects development remains consistent with the general objectives of the Huntingwood West Employment Lands Concept Plan and subsequent amendments. The design has been developed to be consistent with Council Standards for Industrial Precincts, Water Sensitive Urban Design and Streetscape Character. This is reflected in the works constructed or being constructed and is proposed to be carried forward as part of the revised estate layout.

The majority of the streetscape fabric is unchanged by the proposal. Road 5 continues to provide light vehicle and pedestrian access along the eastern boundary of Western Sydney Parklands, providing for the opportunity to activate this edge of the reserve and to provide surveillance of this edge of Western Sydney Parklands.

The shared cycle and pedestrian park within Western Sydney Parklands remains unchanged and its development will continue in agreement with the Western Sydney Parkland Trust providing a linkage between the Bungarribee Precinct north of the Great Western Highway and a valuable recreational asset.

Shared Path access is maintained along Huntingwood Drive. This path will continue to facilitate sustainable access to and from the proposed development lot and will connect to the remainder of the estates pedestrian path network.

The character of the broader street layout will remain unchanged, with retention of the existing approved planting strategy and Water Sensitive Design System largely unchanged and with no measurable reduction in efficiency.

The new street environments, buffer zones and wetland plantings will make a significant contribution to the overall landscape impression of the new development and provide an appropriate link to the Western Sydney Parklands and remnant vegetation which once dominated this site. The overall landscape design serves to create a clear visible working landscape which incorporates the basic infrastructure and backbone for a sustainable and environmentally effective community.