

A photograph of a rural landscape with a dirt road, green grass, and a line of trees in the background under a cloudy sky.

Horsley Park Employment Precinct

Lot A Burley Road

Part 3A Concept Plan

23 November 2010 (Revised 07/12/2010)

- CP001 - Regional Map
- CP002 - Local Context Map
- CP003 - Site Plan
- CP004 - Topography
- CP005 - Vegetation
- CP006 - Flooding
- CP007 - Constraints
- CP008 - Development Principles
- CP009 - Concept Plan
- CP010 - Staging Plan
- CP011 - Circulation
- CP012 - Road Network
- CP013 - Regional Road Section
- CP014 - Local Road Section
- CP015 - Cut and Fill
- CP016 - Drainage
- CP017 - Zoning Plan



CP001 Regional Context

Key

- Site Boundary
- Motorways
- Regional Roads
- Watercourse
- Sydney Water Supply Pipeline
- Western Sydney Parklands
- Local Government Area Boundary
- Western Sydney Employment Area

N



CP002 Local Context

Key

Site Boundary

Local Roads

Proposed Regional Road (WSEA)

Sydney Water Supply Pipeline

Western Sydney Employment Area

Local Government Area Boundary



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

Prepared for Jacfin Pty Ltd

23 Nov 2010



Key

--- Site Boundary

CP003 Site Plan

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

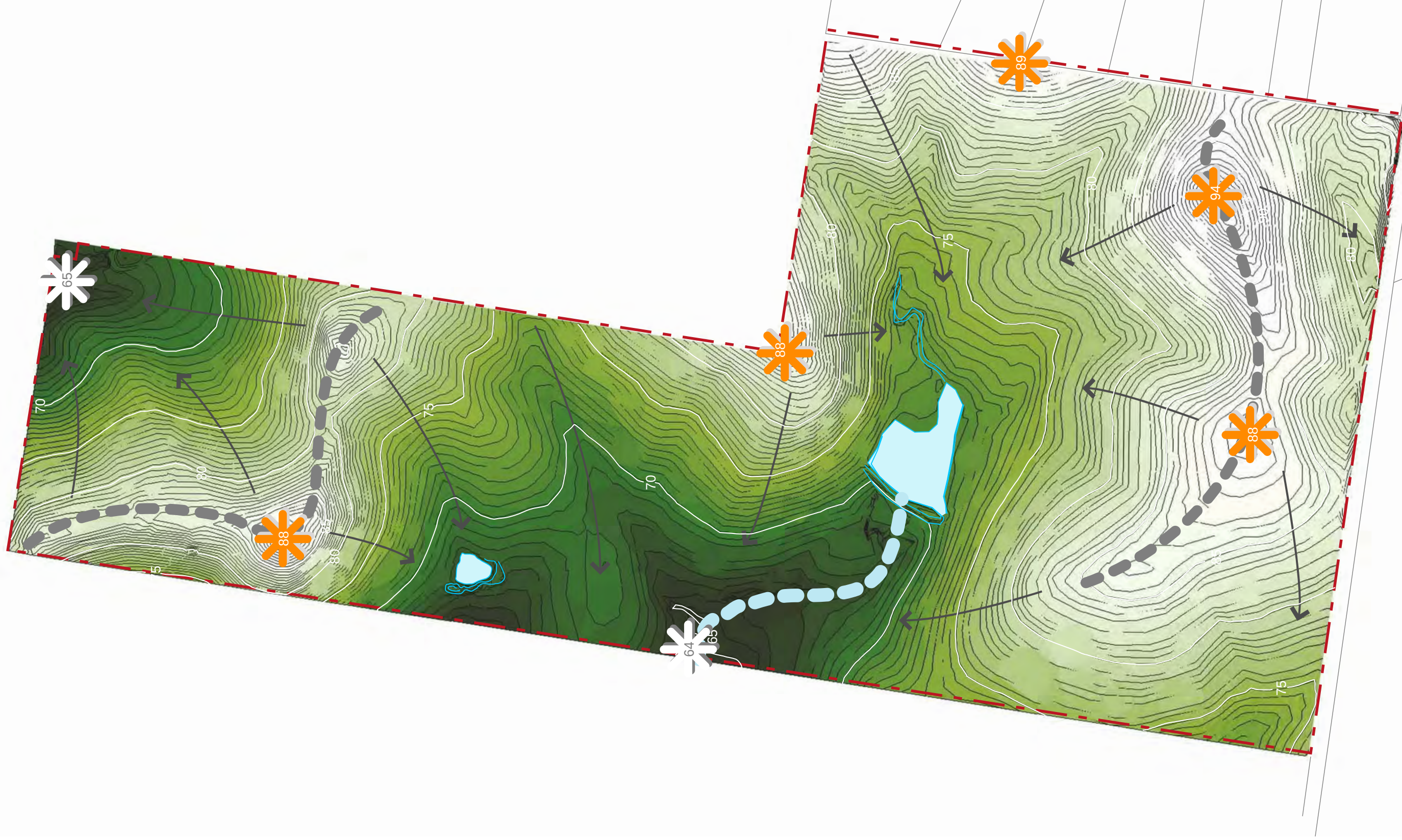
Prepared for Jacfin Pty Ltd.

23 Nov 2010, 1:5000 @ A3

Key

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

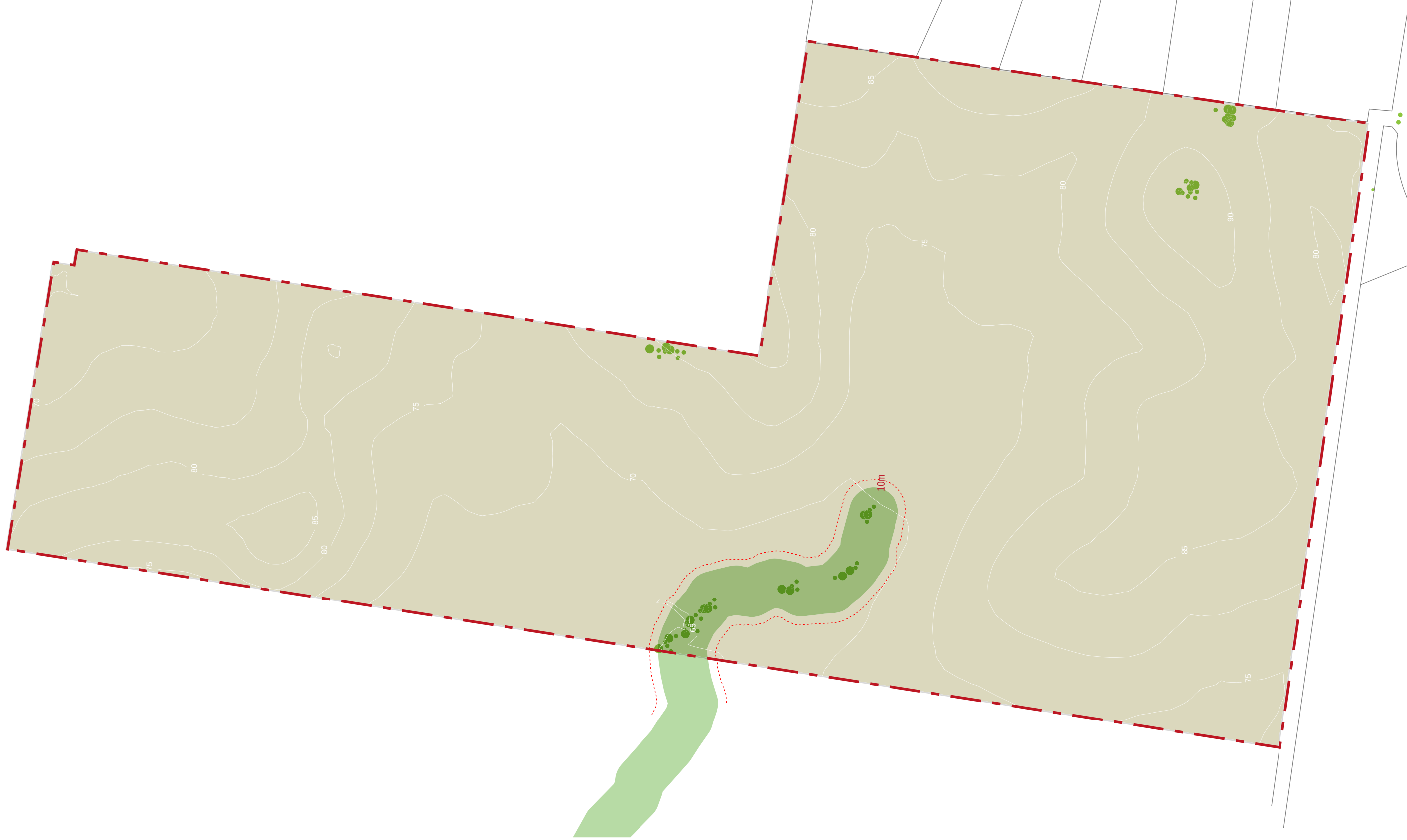
CP004 Topography



Key

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

CP005 Existing Vegetation



Lot A Burley Road, Horsley Park Employment Precinct - Existing Vegetation

Prepared for Jacfin Pty Ltd
23 Nov 2010 - 1:5000@A3

Key

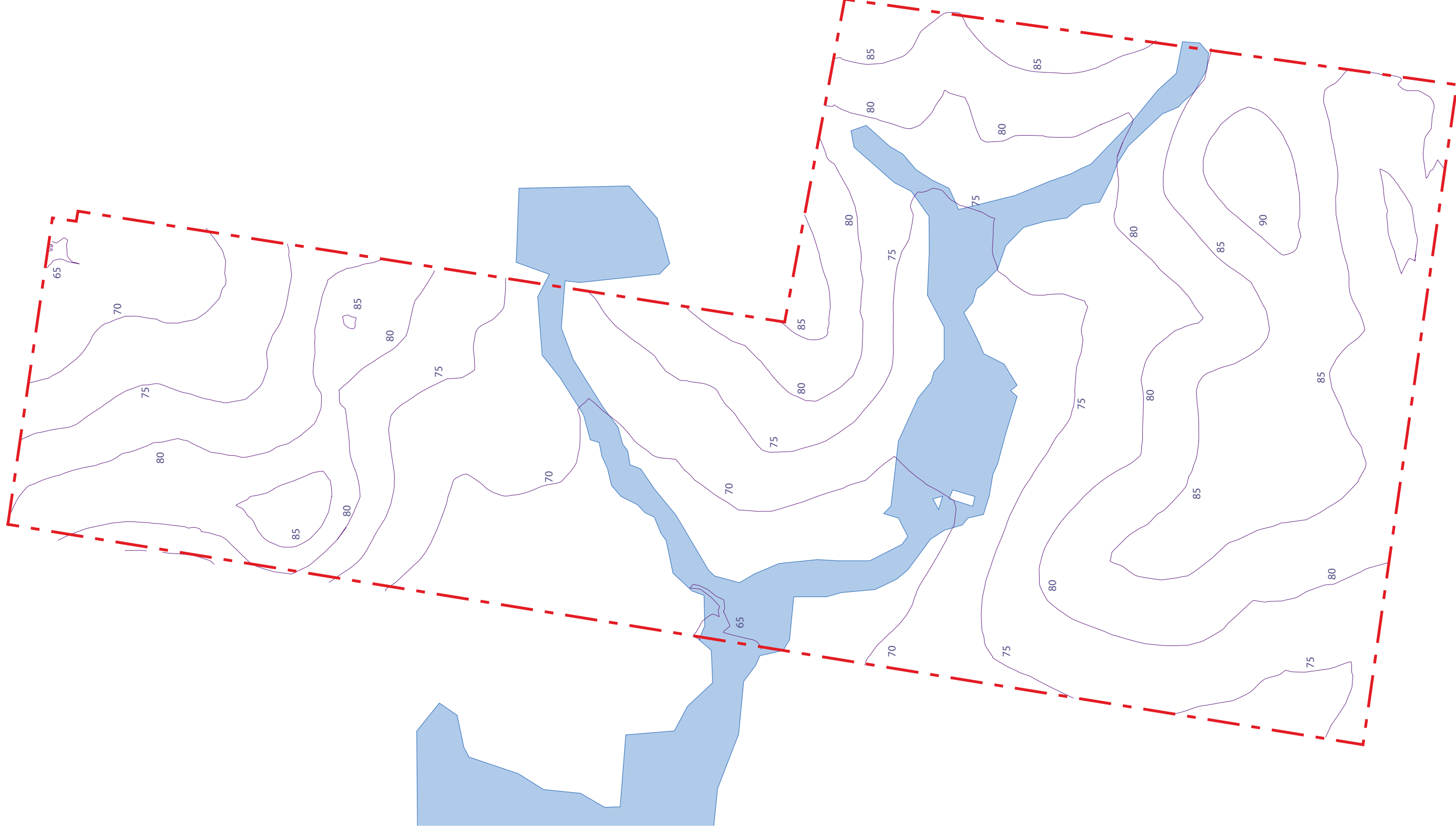
- Site Boundary
- 1:100 Year Flood Level

CP006 Flooding



Lot A Burley Road, Horsley Park Employment Precinct - Flooding

Prepared for Jacfin Pty Ltd
23 Nov 2010, 1:5000 @ A3



Key

Site Boundary

E2 Environmental
Conservation Zone

10m Bushfire Setback
(Defendable Space)

Regional Road

Undulating
Topography (> 5%)

Neighbouring Rural
Residential Properties

CP007 Development
Constraints

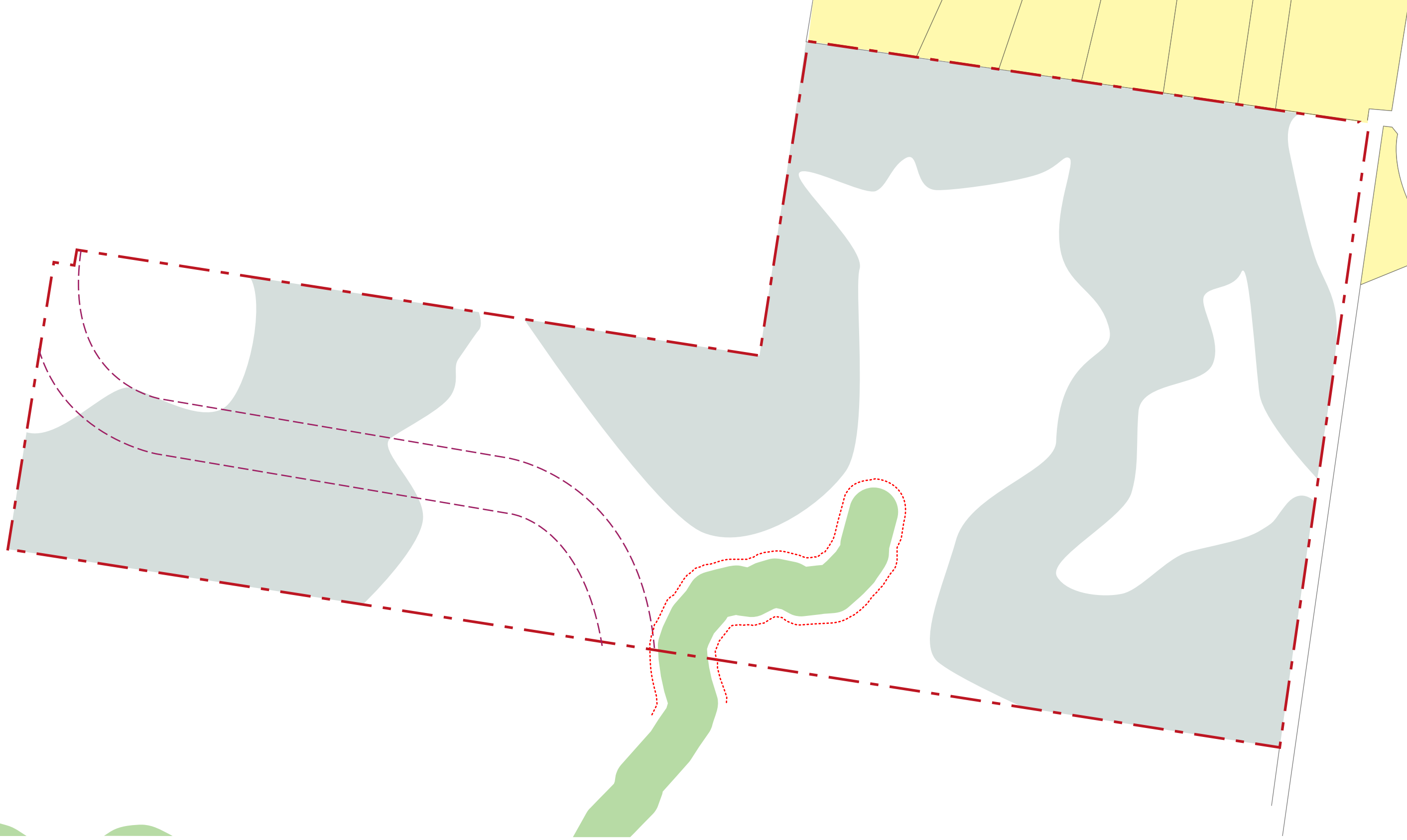


Lot A Burley Road, Horsley Park Employment Precinct - Development Constraints

Prepared for Jacfin Pty Ltd

23 Nov 2010

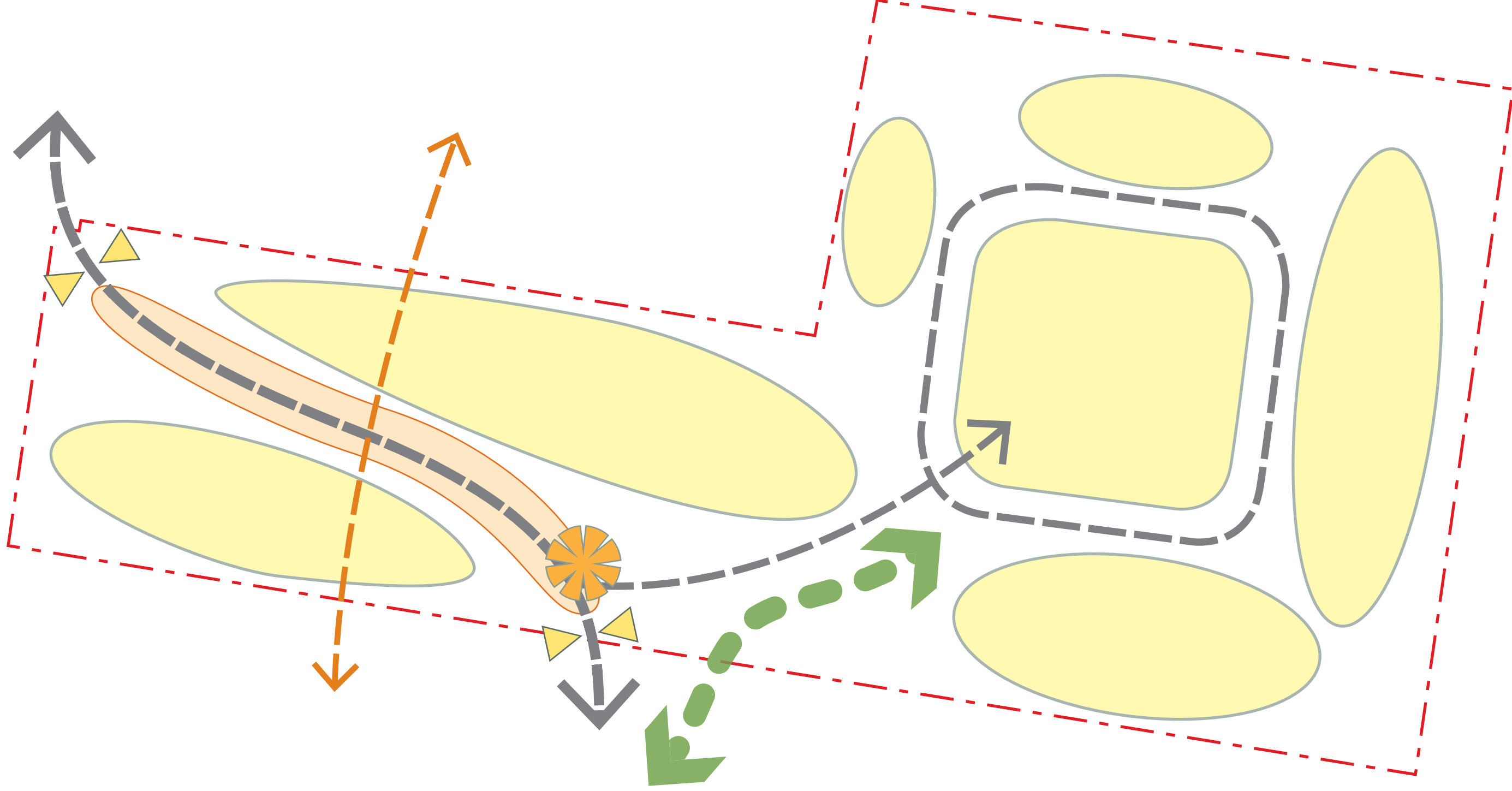
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Key

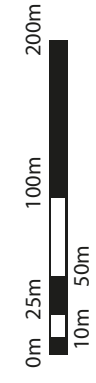
- Site Boundary
- Potential Site Gateway / First Visual Impression
- Potential Regional Road Link
- Primary Frontage Potential
- Green Link
- Development Potential
- Local Connections
- Node/Development Focal Point
- Potential Future Link to Neighbouring Development

CP008 Development Principles



Key

- Site Boundary
- E2 Environmental Conservation Zone
- 10m Bushfire Setback
- Potential Service Centre Location (Subject to Road and E2 Alignment)
- Stage I Project Application
- Indicative Building Footprint
- Regional Road One: 40m Reserve
- Local Road One: 21.5m Reserve
- Local Road Two: 21.5m Reserve
- Indicative Internal Road Access
- 20m Building Setback to Regional Road
- Indicative Lot Boundary
- Developable Area
- CP009 Concept Plan

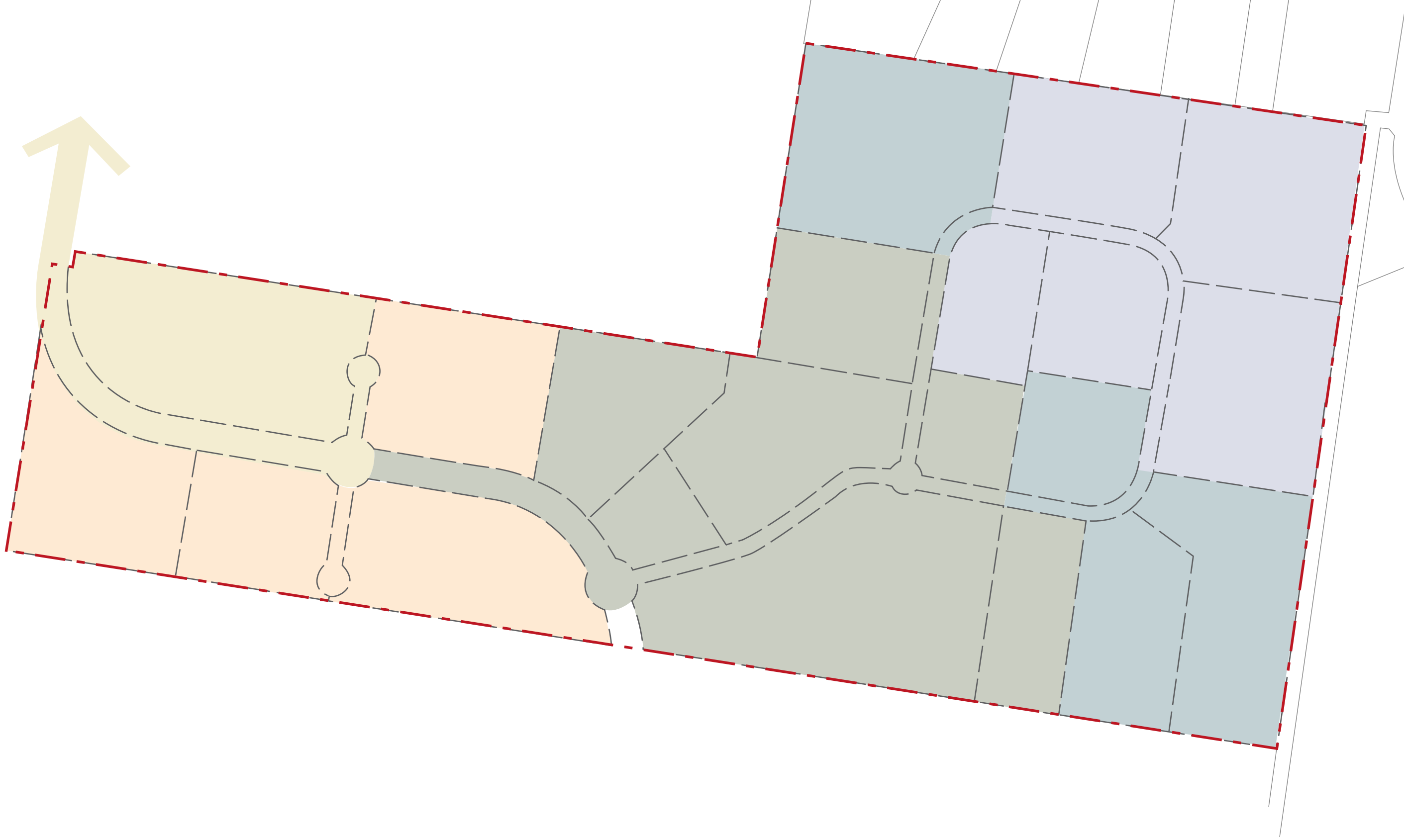


Lot A Burley Road, Horsley Park Employment Precinct - Concept Plan

Prepared for Jacfin Pty Ltd
23 November 2010
1:5000 @ A3

Key

- Site Boundary
- E2 Environmental Conservation Zone
- Indicative Lot Boundary
- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Stage 5
- CP010 Staging Plan



Key

- Site Boundary
- E2 Environmental Conservation Zone
- Regional Road One: Access Denied
- Local Road
- Indicative Access Points
- Potential Bus Route
- Cycleways (Shared)
- Footpath
- Indicative Lot Boundary
- Indicative Bus Stop

CP011 Circulation Plan

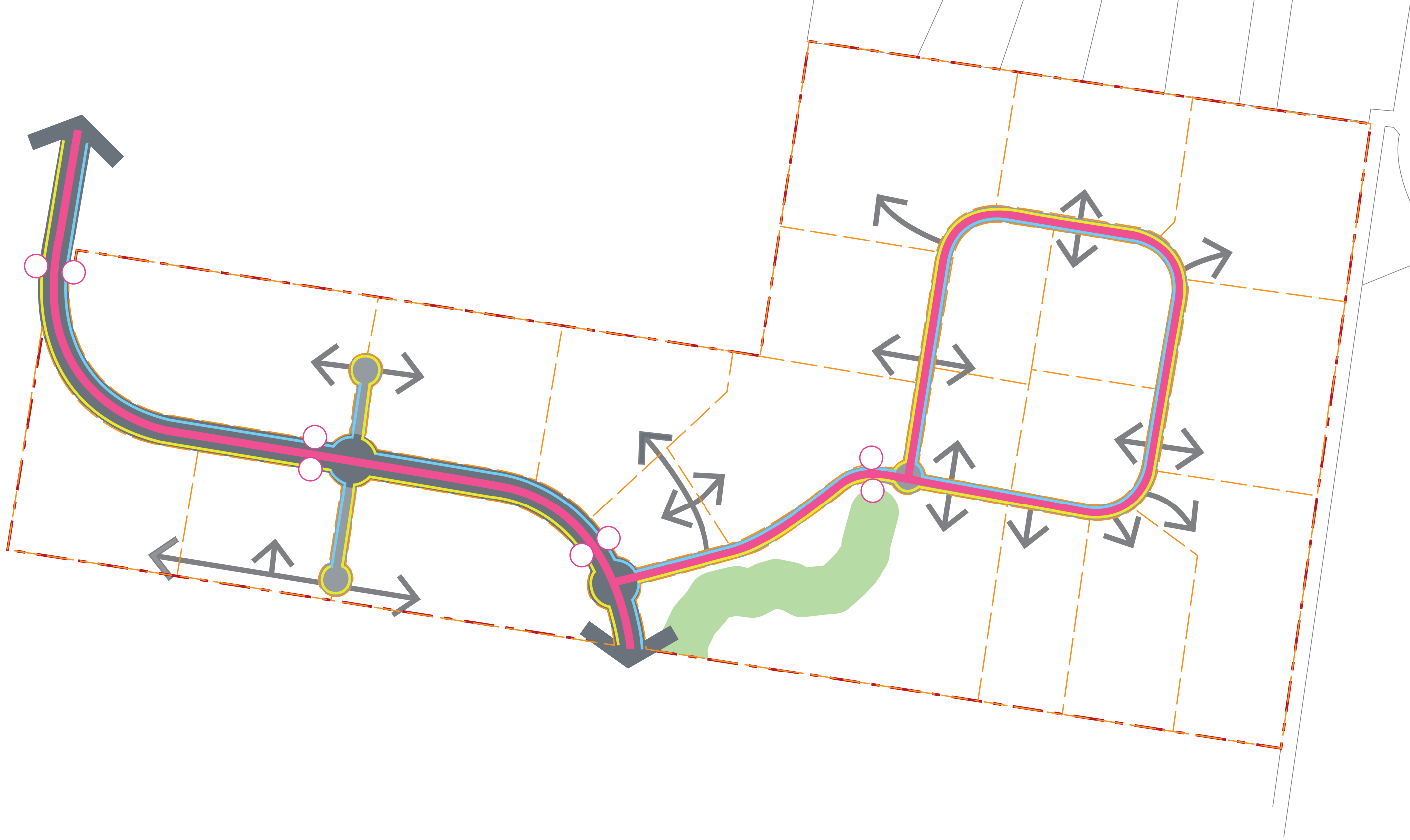


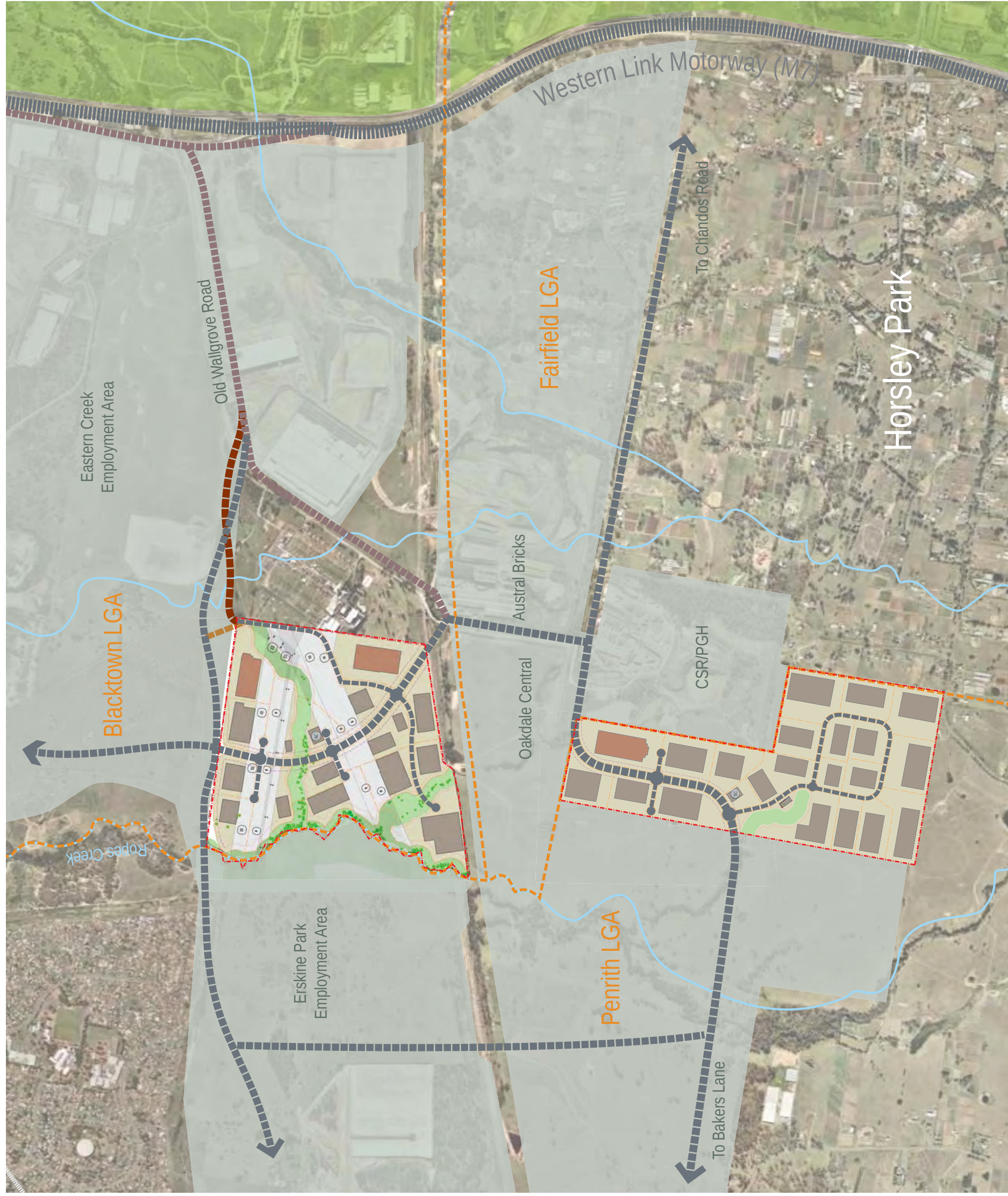
Lot A Burley Road, Horsley Park Employment Precinct - Circulation Plan

Prepared for Jacfin Pty Ltd

23 Nov 2010

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Key

Site Boundary

Local Government Area Boundary

Western Sydney Parklands

Western Sydney Employment Area

M7 Motorway

Proposed Local Roads

Proposed Regional Road (WSEA)

Existing Local Road

Temporary Access Road

Permanent Access to be Provided
when Regional Road is Operational



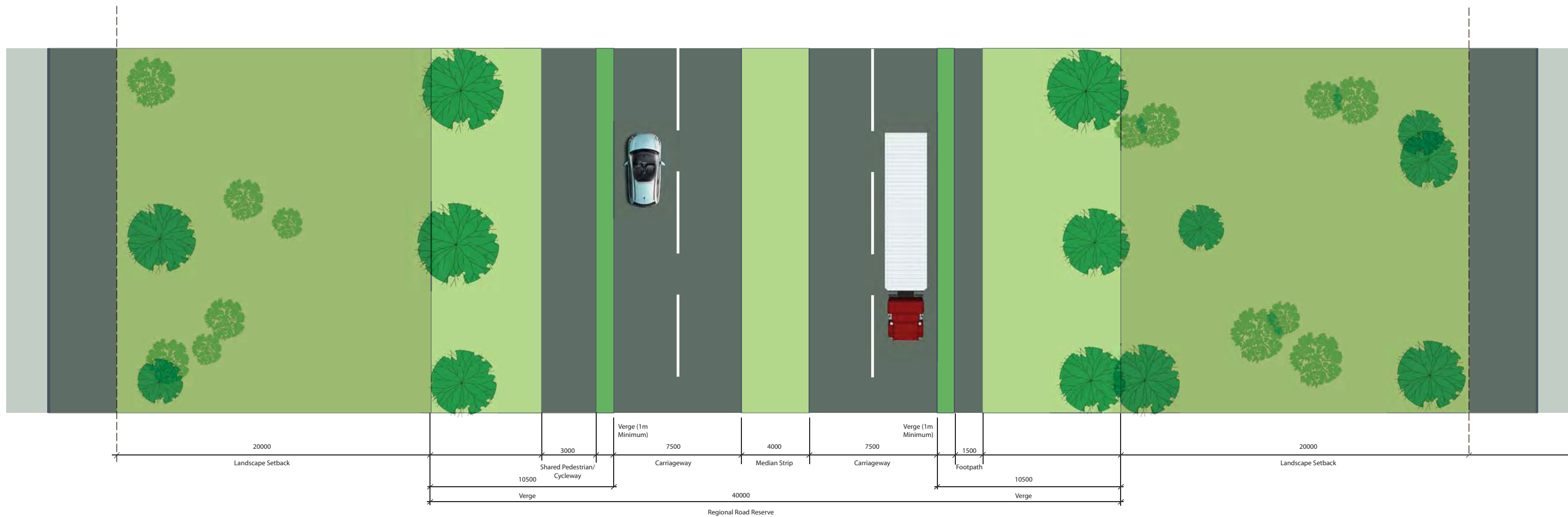
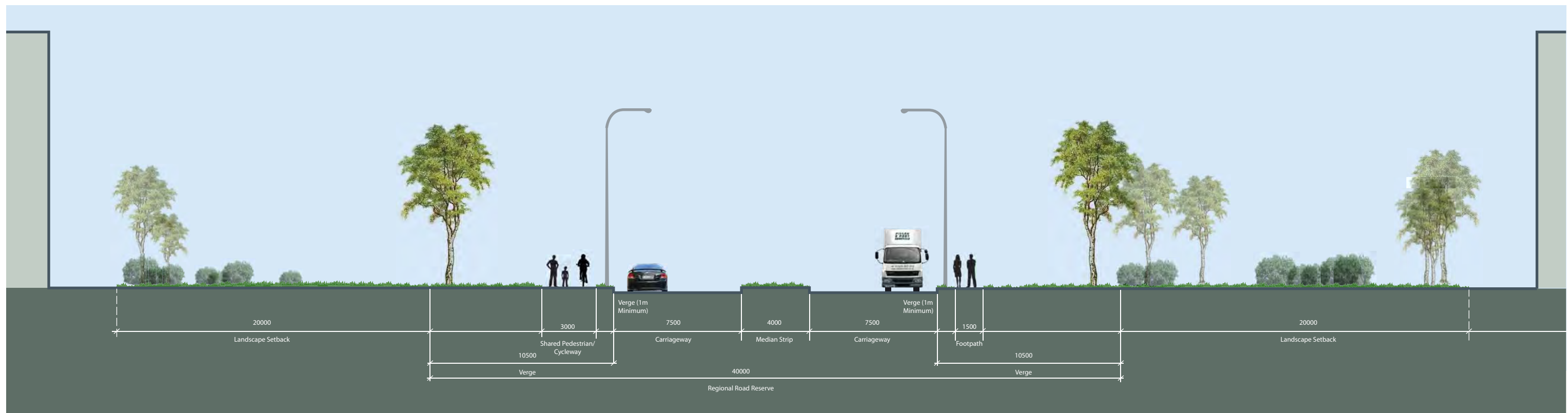
Road Network Plan

Prepared for Jacfin Pty Ltd

23 Aug 2010

Not to Scale

CP012 Road Network Plan



CP013 Regional Road Section

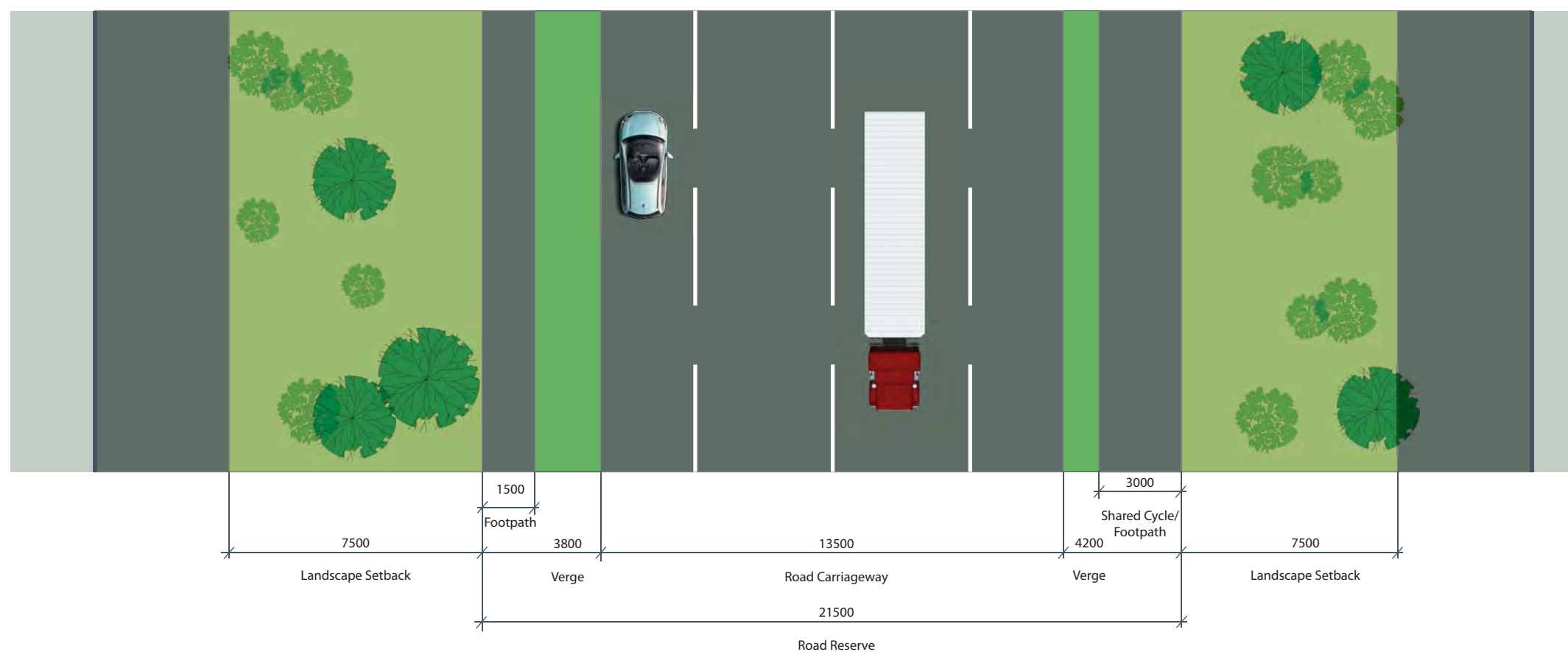
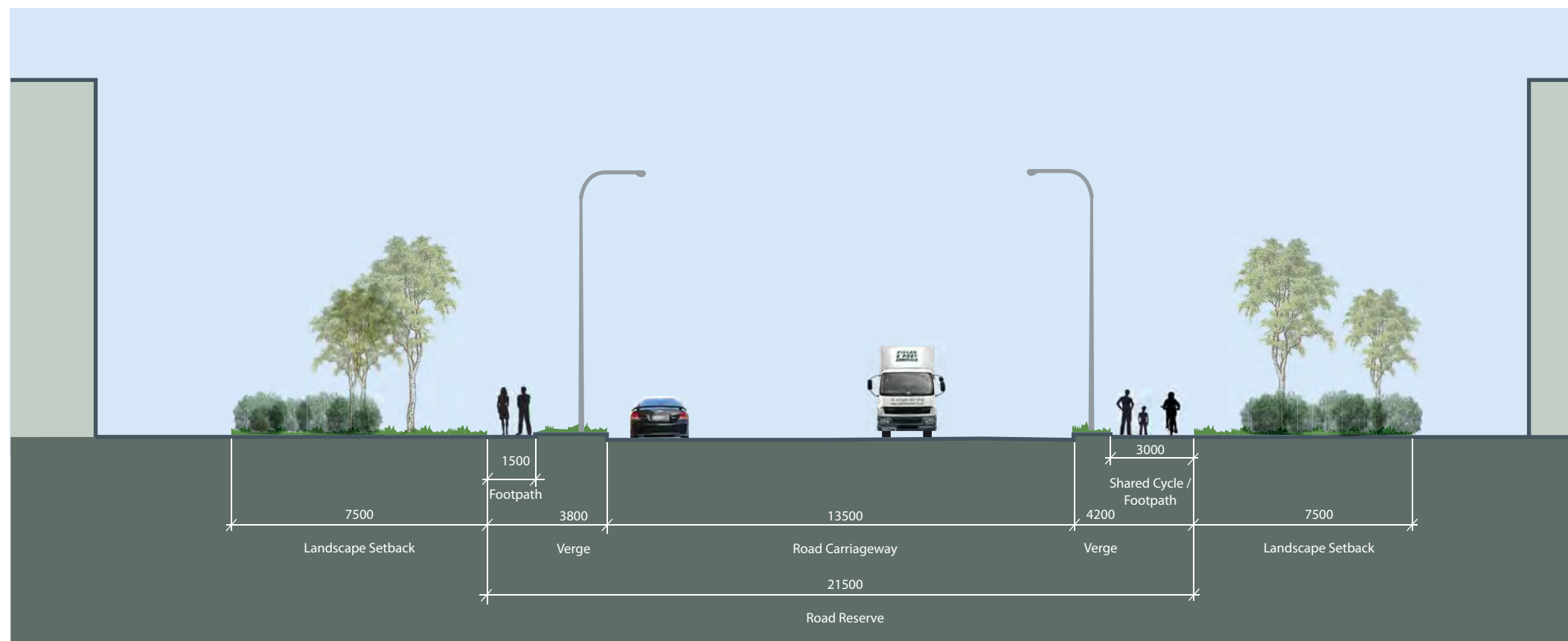
Regional Road Section

Prepared for Jacfin Pty Ltd

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CP014 Local Road Section

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

Prepared for Jacfin Pty Ltd

23 Nov 2010

Do Not Scale

