

Opportunities and constraints include:

Adjacent Land Uses

Specific issues concerning the adjacent residential and business communities will be addressed in the Precinct Plan.

The Regional Park

The Eastern Village will be greatly influenced by the character of the 900ha Regional Park, with careful consideration given to the interface between the park and development.

Local Government Boundary

While Blacktown Council will be responsible for approving the Eastern Precinct Plan, Penrith Council will be consulted throughout the Precinct Plan's preparation.

Existing Trees

Significant stands of existing trees will be retained and incorporated into the design of parks, streetscapes and private open space where appropriate

Zoning & Access

The Sydney Regional Environmental Plan 30 (zoning plan) dictates land uses and access points from surrounding roads. Road access will be via Forrester Road to the south, Palmyra Avenue to the northeast, and from future precincts to the west. A bus-only access route is also planned to Forrester Road to the East.

Bushfire Protection Zones

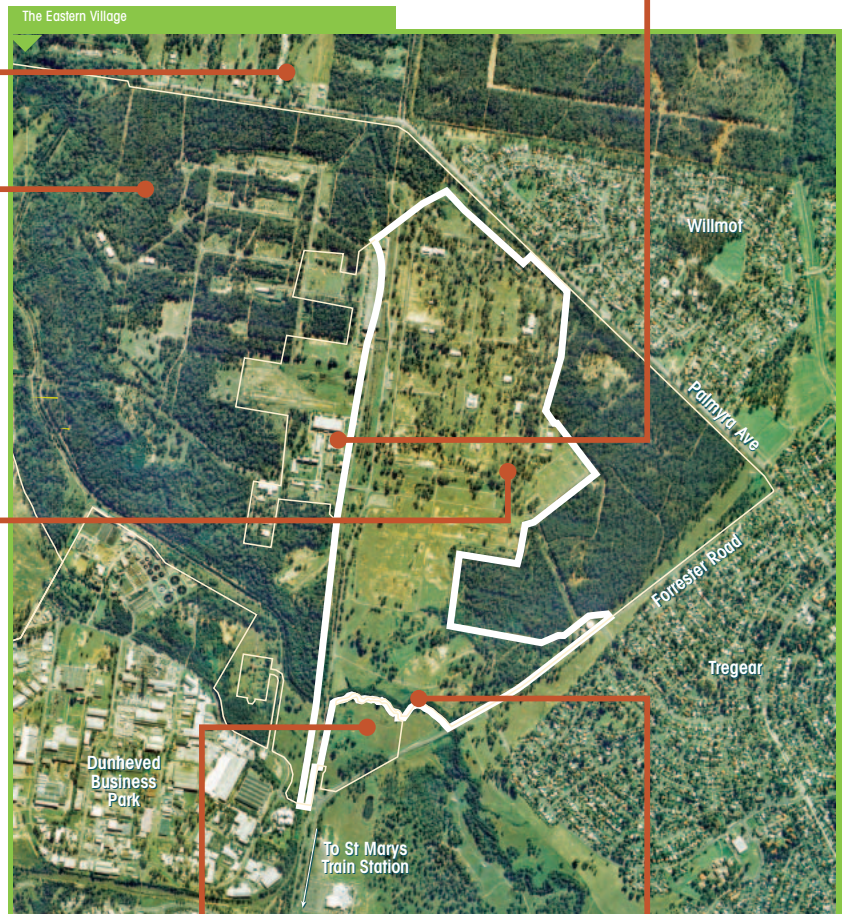
The development will incorporate the latest bush fire regulations.

Topography & Landform

Whilst the topography of the site is generally flat, some on-site regrading is necessary to ensure adequate drainage, water retention and water quality improvement systems can be implemented.

Existing Buildings & Infrastructure

Some existing structures may provide opportunities for reuse on the site and need to be considered during the design of the Eastern Village. Many buildings however have limited reuse potential.



Regional Open Space Area

Regional open space will be created in addition to the Regional Park, and can be used for a wider range of recreational uses.

Creeks & Drainage

Ropes Creek, which runs along the southern boundary of the Eastern Village, will need to be carefully integrated into the design of the new village as part of the drainage and open space system.

Cultural & Landscape Heritage

Elements of the site, which are of regional significance, regionally threatened landscapes, and areas of cultural significance to the Aboriginal community have already been identified. Some items of European heritage have also been identified.

Salinity

The development of the Eastern Village will need to include measures to address the existing soil characteristics. Known to exist in the region.

There are many attributes that influence the shape and character of the Eastern Village.