

The key existing features of the land to which the Planning Proposal applies can be seen in the aerial photograph at **Figure 2** and are described below:

TABLE 1 – SITE FEATURES

FEATURE	DESCRIPTION
Site Layout	The site is irregular in shape (L-shaped) and is generally cleared of all structures. Bungarabee Creek runs from the north-west to the south-east of site and has sporadic vegetation on its banks. A collection of trees are located in the northern portion of the site. The site is currently vacant and not used for any purpose.
Topography	The site gently slopes from south-east to north-west. Bungarabee Creek creates falls in the central portion of the site.
Access	Access to the site is gained from Walters Road on the western boundary, and via the existing baseball pitch on the land to the east.

FIGURE 3 – SITE PHOTOS



PICTURE 1 – LOT 10 DP818679 VIEWED FROM WALTERS ROAD LOOKING EAST (SOURCE: GOOGLE MAPS)



PICTURE 2 – BUNGARRIBEE CREEK VIEWED FROM WALTERS ROAD LOOKING EAST (SOURCE: GOOGLE MAPS)



PICTURE 3 – CENTRAL WOODLAND AREA NEAR THE NORTHERN SITE BOUNDARY LOOKING NORTH-WEST (SOURCE: ECOLOGICAL AUSTRALIA)



PICTURE 4 – NORTH-EASTERN CORNER OF SITE LOOKING SOUTH EAST (SOURCE: ECOLOGICAL AUSTRALIA)

2 The Site and Environs

2.1 SITE DESCRIPTION

The subject site:

- Is located at the land generally known as 215-221 Walters Road, Arndell Park.
- Is legally described as Lot 14 Sec 4 DP6796 and Lot 10 DP818679.
- Contains two lots, each with the following areas:

LOT	AREA
Lot 14 Sec 4 DP6796	50,113.6sqm
Lot 10 DP818679	19,680.3sqm
Total	69,793.9sqm.

- Is located to the east of the Blacktown Workers Sports Club and comprises vacant open space with a riparian corridor traversing through the site.

Figure 2 shows the land subject to this Planning Proposal and identifies each lot.

FIGURE 2 – SITE LOCATION



Source: Neamap