BHL Badgerys Creek

21-Oct-20 DA003

TOTAL SITE AREA (ha) 343.37

ROADS RESERVES	M12 (ha)	SITE AREA (ha)
Elizabeth Drive Road Reserve (incl.0.52ha RMS M12)	0.52	4.24
RMS M12 Land Acquisition (47.03ha - 0.45ha Primary Rd Overlap	47.03	46.58
RMS Road Reserve (Severed Land)	11.44	11.44
ROADS RESERVES TOTAL	**58.99**	**62.26**

CONSTRAINTS	SITE AREA (ha)
Cosgroves Creek Riparian Flooding Zone (incl. basins)	28.40
Badgerys Creek Riparian Flooding Zone	5.03
Bio-diversity Reserve	1.67
Airport Lights (HIAL)	0.46
	35.56
(Total Site Area - Road Reserves & Constraints)	
Gross Developable Area (GDA)	**245.55**

DEVELOPMENT (including internal roads & corridors)	NSA (ha)	SITE AREA (ha)
Southern Development Lots	94.57	109.34
Subdivison Area (Superlot 6 & 7)	40.00	40.00
Amenity Lot	0.00	0.94
Northern Development Lots	88.48	95.28
Gross Developable Area (GDA)	**223.05**	**245.55**

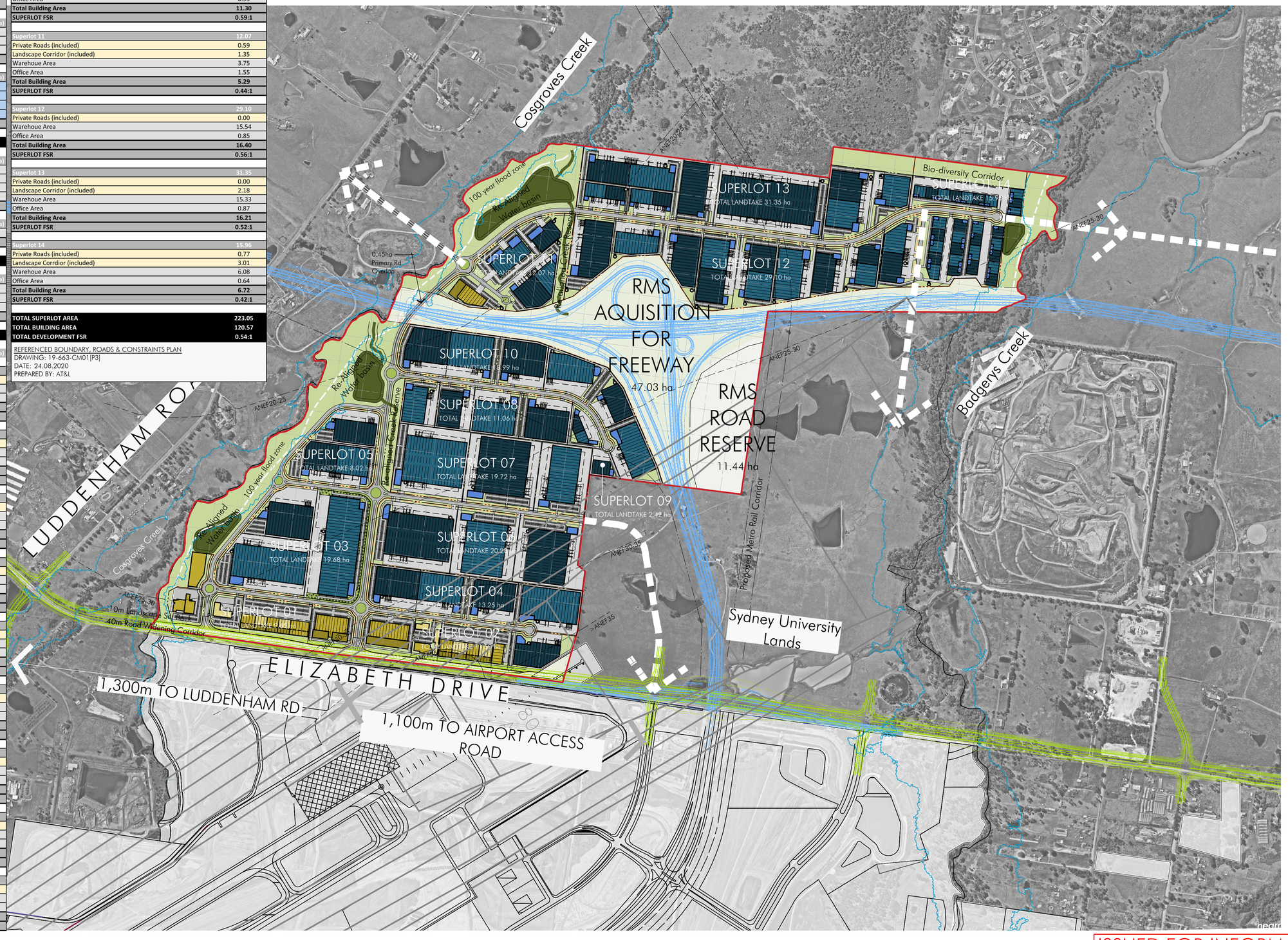
INTERNAL ROAD RESERVES	SITE AREA (ha)
Primary Road (incl. 0.45ha M12 Corridor Overlap)	5.71
Total Internal Road Reserves	**5.71**
(GDA - Internal Road Reserves)	
NET DEVELOPABLE AREA (NDA)	**239.84**

INTERNAL ROAD NETWORK & CORRIDORS	SITE AREA (ha)
Stage 1 Amenity Lot	0.94
Southern Estate Roads	10.10
Northern Estate Roads	5.75
Total Internal Road Network & Corridors	**16.79**
(NDA - Internal Road Network & Corridors)	
NET SERVICED AREA (NSA)	**223.05**

SUPERLOT BUILDING AREAS	SITE AREA (ha)
Superlot 1	**9.65**
Private Roads (included)	0.00
Warehoue Area	2.22
Mixed Use Area	3.03
Total Building Area	**5.26**
SUPERLOT FSR	**0.54:1**
Superlot 2	**11.50**
Private Roads (included)	0.00
Warehoue Area	3.85
Mixed Use Area	1.97
Total Building Area	**5.82**
SUPERLOT FSR	**0.51:1**
Superlot 3	**19.68**
Private Roads (included)	0.00
Warehoue Area	10.35
Office Area	0.77
Total Building Area	**11.12**
SUPERLOT FSR	**0.57:1**
Superlot 4	**13.25**
Private Roads (included)	0.00
Warehoue Area	7.82
Office Area	0.69
Total Building Area	**8.52**
SUPERLOT FSR	**0.64:1**
Superlot 5	**8.02**
Private Roads (included)	0.00
Warehoue Area	3.94
Office Area	0.45
Total Building Area	**4.39**
SUPERLOT FSR	**0.55:1**
Superlot 6	**20.28**
Private Roads (included)	0.00
Warehoue Area	10.25
Office Area	0.63
Total Building Area	**10.88**
SUPERLOT FSR	**0.54:1**
Superlot 7	**19.72**
Private Roads (included)	0.00
Warehoue Area	10.34
Office Area	0.80
Total Building Area	**11.14**
SUPERLOT FSR	**0.56:1**
Superlot 8	**11.06**
Private Roads (included)	0.00
Warehoue Area	6.02
Office Area	0.54
Total Building Area	**6.56**
SUPERLOT FSR	**0.59:1**
Superlot 9	**2.42**
Private Roads (included)	0.00
Warehoue Area	0.75
Office Area	0.24
Total Building Area	**0.99**
SUPERLOT FSR	**0.41:1**

Superlot 10	**18.99**
Private Roads (included)	0.00
Warehoue Area	10.37
Office Area	0.93
Total Building Area	**11.30**
SUPERLOT FSR	**0.59:1**
Superlot 11	**12.07**
Private Roads (included)	0.59
Landscape Corridor (included)	1.35
Warehoue Area	3.75
Office Area	1.55
Total Building Area	**5.29**
SUPERLOT FSR	**0.44:1**
Superlot 12	**29.10**
Private Roads (included)	0.00
Warehoue Area	15.54
Office Area	0.85
Total Building Area	**16.40**
SUPERLOT FSR	**0.56:1**
Superlot 13	**31.35**
Private Roads (included)	0.00
Landscape Corridor (included)	2.18
Warehoue Area	15.33
Office Area	0.87
Total Building Area	**16.21**
SUPERLOT FSR	**0.52:1**
Superlot 14	**15.96**
Private Roads (included)	0.77
Landscape Corrdior (included)	3.01
Warehoue Area	6.08
Office Area	0.64
Total Building Area	**6.72**
SUPERLOT FSR	**0.42:1**
TOTAL SUPERLOT AREA	**223.05**
TOTAL BUILDING AREA	**120.57**
TOTAL DEVELOPMENT FSR	**0.54:1**

REFERENCED BOUNDARY, ROADS & CONSTRAINTS PLAN
DRAWING: 19-663-CM01[P3]
DATE: 24.08.2020
PREPARED BY: AT&L



ISSUED FOR INFORMATION

BHL

0 150 375 750m

NORTHERN GATEWAY

Elizabeth Drive, Badgery's Creek - NSW

Title: Precinct MasterPlan
Scale: 1:7500 @ A1, 1:1500 @ A3
Date: Oct. 2020
Number: 11470_DA003[1]

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BHL Badgerys Creek

6-Oct-20 DA005

TOTAL SITE AREA (ha)	**343.37**

ROADS RESERVES	M12 (ha)	SITE AREA (ha)
Elizabeth Drive Road Reserve (incl.0.52ha RMS M12)	0.52	4.24
RMS M12 Land Acquisition (47.03ha - 0.45ha Primary Rd Overlap	47.03	46.58
RMS Road Reserve (Severed Land)	11.44	11.44
ROADS RESERVES TOTAL	**58.99**	**62.26**

CONSTRAINTS	SITE AREA (ha)
Cosgroves Creek Riparian Flooding Zone (incl. basins)	16.63
Bio-diversity Reserve	1.67
Airport Lights (HIAL)	0.46
	18.76
(Total Site Area - Road Reserves & Constraints)	
Gross Developable Area (GDA)	**262.35**

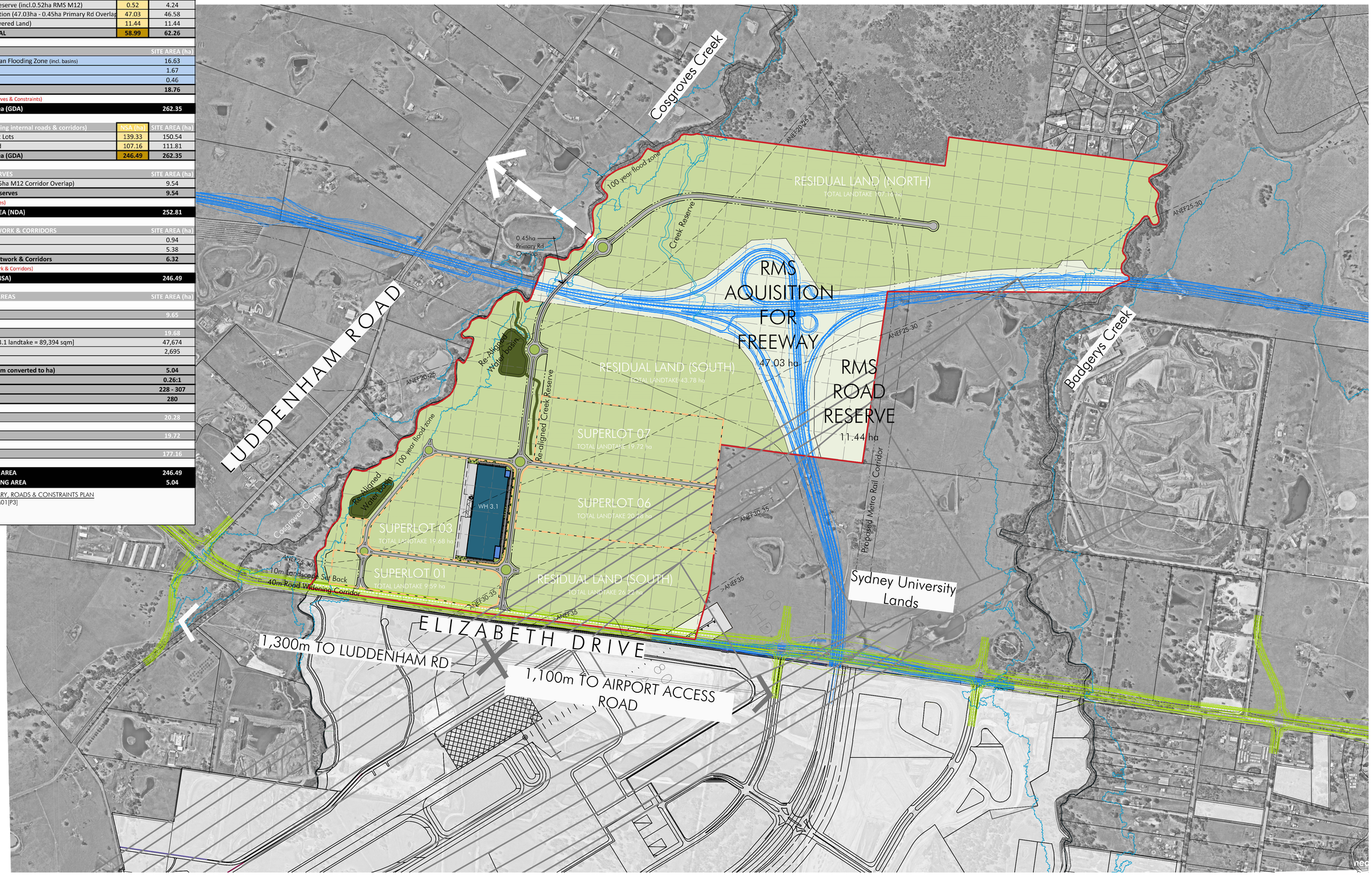
DEVELOPMENT (including internal roads & corridors)	NSA (ha)	SITE AREA (ha)
Southern Development Lots	139.33	150.54
Northern Residual Land	107.16	111.81
Gross Developable Area (GDA)	**246.49**	**262.35**

INTERNAL ROAD RESERVES	SITE AREA (ha)
Primary Road (incl. 0.45ha M12 Corridor Overlap)	9.54
Total Internal Road Reserves	**9.54**
(GDA - Internal Road Reserves)	
NET DEVELOPABLE AREA (NDA)	**252.81**

INTERNAL ROAD NETWORK & CORRIDORS	SITE AREA (ha)
Stage 1 Amenity Lot	0.94
Southern Estate Roads	5.38
Total Internal Road Network & Corridors	**6.32**
(NDA - Internal Road Network & Corridors)	
NET SERVICED AREA (NSA)	**246.49**

SUPERLOT BUILDING AREAS	SITE AREA (ha)
Superlot 1	**9.65**
Superlot 3	**19.68**
Warehoue 3.1 (sqm) [3.1 landtake = 89,394 sqm]	47,674
Office 3.1 (total sqm)	2,695
Total Building Area (sqm converted to ha)	**5.04**
Stage 1 FSR	**0.26:1**
Required Car Parking	**228 - 307**
Provided Car Parking	**280**
Superlot 6	**20.28**
Superlot 7	**19.72**
Residual Land	**177.16**
TOTAL DEVELOPMENT AREA	**246.49**
TOTAL STAGE 1 BUILDING AREA	**5.04**

REFERENCED BOUNDARY, ROADS & CONSTRAINTS PLAN
DRAWING: 19-663-CM01[P3]
DATE: 24.08.2020
PREPARED BY: AT&L



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0 150 375 750m

NORTHERN GATEWAY

Elizabeth Drive, Badgery's Creek - NSW

Title	Stage 1 MasterPlan
Scale	1:7500 @ A1, 1:1500 @ A3
Date	Oct. 2020
Number	11470_DA005[1]

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ESTATE ROAD4

ESTATE ROAD3

ESTATE ROAD1

ESTATE ROAD2

50m

130m

24m

19m

BOUNDARY 204m

40 CARS

OFFICE
535sqm

10m

27m

SUPERLOT 06

Casgroves Creek

100 year flood zone

SUPERLOT 03

TOTAL LANDTAKE 19.68 ha

RESIDUAL LANDTAKE
10.74 ha

40m SUPER AWNING OVER

11 x ON-GRADE DOORS

BOUNDARY 415m

379m

HARDSTAND

12 x RECESSED DOCKS

WH 3.1

47,674sqm

LANDTAKE 3.1
8.94 ha

200 CARS

BOUNDARY 334m

Re-Aligned
Water Basin

AMENITY LOT

RESIDUAL LAND
(SOUTH)

14 x ON-GRADE DOORS

OFFICE
2,160sqm
(over 2 floors)

49m

10m

19m

40 CARS

BOUNDARY 203m

50m

113m

22m

19m

SUPERLOT 01

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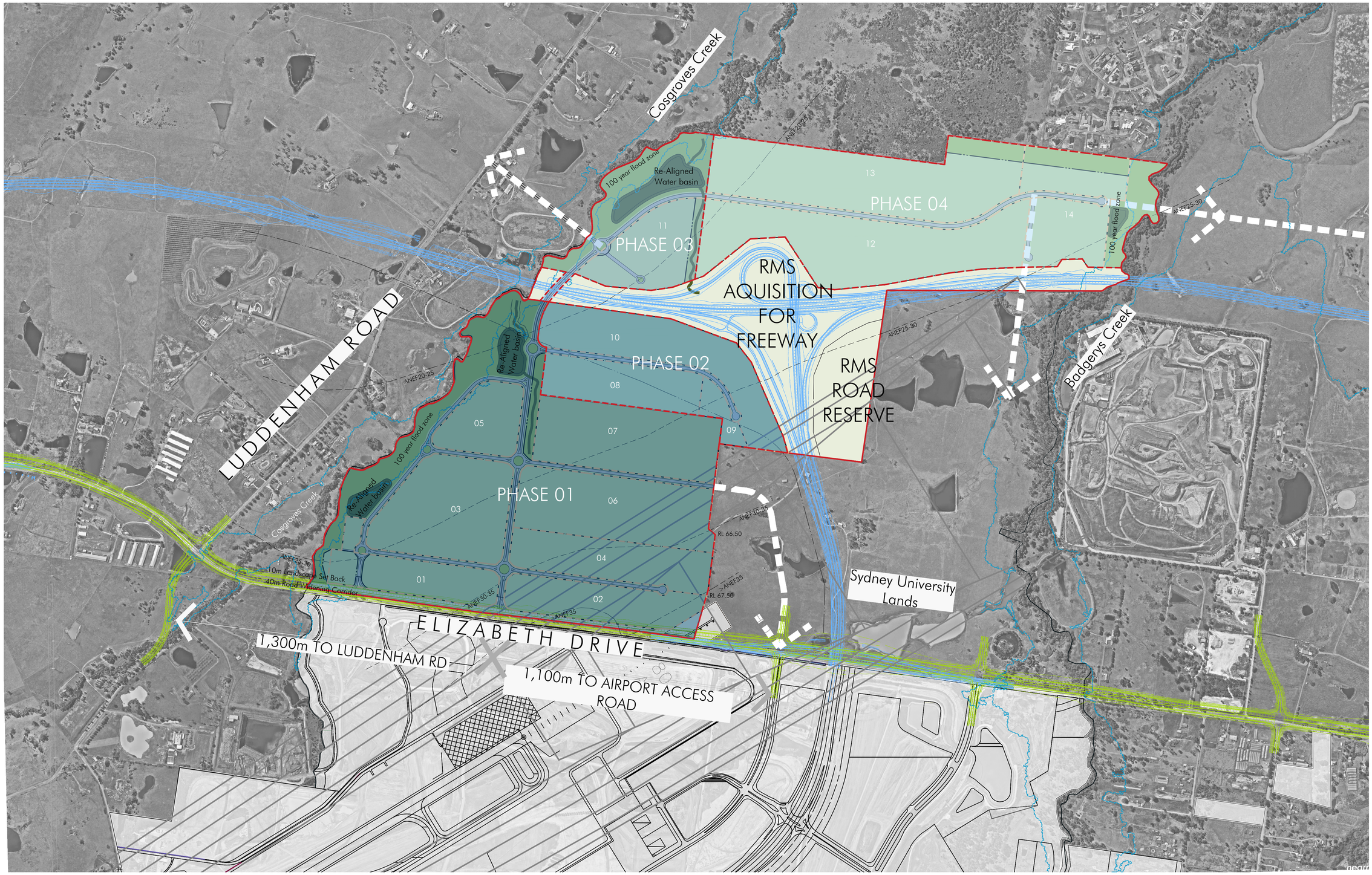
NORTHERN GATEWAY

Elizabeth Drive, Badgery's Creek - NSW

Title	Stage 1 Site Plan
Scale	1:1000 @ A1, 1:2000 @ A3
Date	Oct. 2020
Number	11470_DA010[1]

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NORTHERN GATEWAY

Elizabeth Drive, Badgery's Creek - NSW

Title: Precinct Phasing Plan
Scale: 1:7500 @ A1, 1:1500 @ A3
Date: Oct. 2020
Number: 11470_DA002[2]

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