

REVISIONS		
REV	DESCRIPTION	DATE
0	DEVELOPMENT APPLICATION	08.05.2026
1	DEVELOPMENT APPLICATION	11.06.2026

AUTOMATED DISTRIBUTION CENTRE

LOT 208, LOT 209, LOT 210

475 BADGERYS CREEK ROAD, BRADFIELD
PART LOT 102 AND LOT 105 IN DP 1316278

APPLICATION NUMBER: SSD-105499958

ARCHITECTURAL DEVELOPMENT APPLICATION DRAWING LIST

DA01	COVER SHEET
DA02	3D
DA03	3D
DA04	LOCATION PLAN
DA10	SITE PLAN
DA11	GROUND FLOOR PLAN
DA12	LEVEL 1 PLAN
DA13	LEVEL 2 PLAN
DA14	ROOF PLAN
DA15	MAIN ENTRY AND OFFICE PLAN
DA20	ELEVATIONS - WAREHOUSE
DA21	ELEVATIONS - OFFICE & CARPARK
DA30	SECTIONS - WAREHOUSE
DA31	MULTILEVEL CARPARK PLANS AND SECTION
DA40	GATEHOUSES
DA50	SIGN DETAILS
DA60	GFA CALCULATIONS



DEVELOPMENT APPLICATION



AUTOMATED DISTRIBUTION CENTRE Lot 208, Lot 209, Lot 210
475 BADGERYS CREEK ROAD, BRADFIELD

COVER SHEET

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SOUTH VIEW - ENTRY



NORTHWEST VIEW - WAREHOUSE & HARDSTAND

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SOUTHEAST VIEW - CARPARK & WAREHOUSE



SOUTH VIEW - CARPARK ENTRY



SOUTHEAST VIEW - CARPARK

DEVELOPMENT APPLICATION



AUTOMATED DISTRIBUTION CENTRE Lot 208, Lot 209, Lot 210
475 BADGERYS CREEK ROAD, BRADFIELD

3D

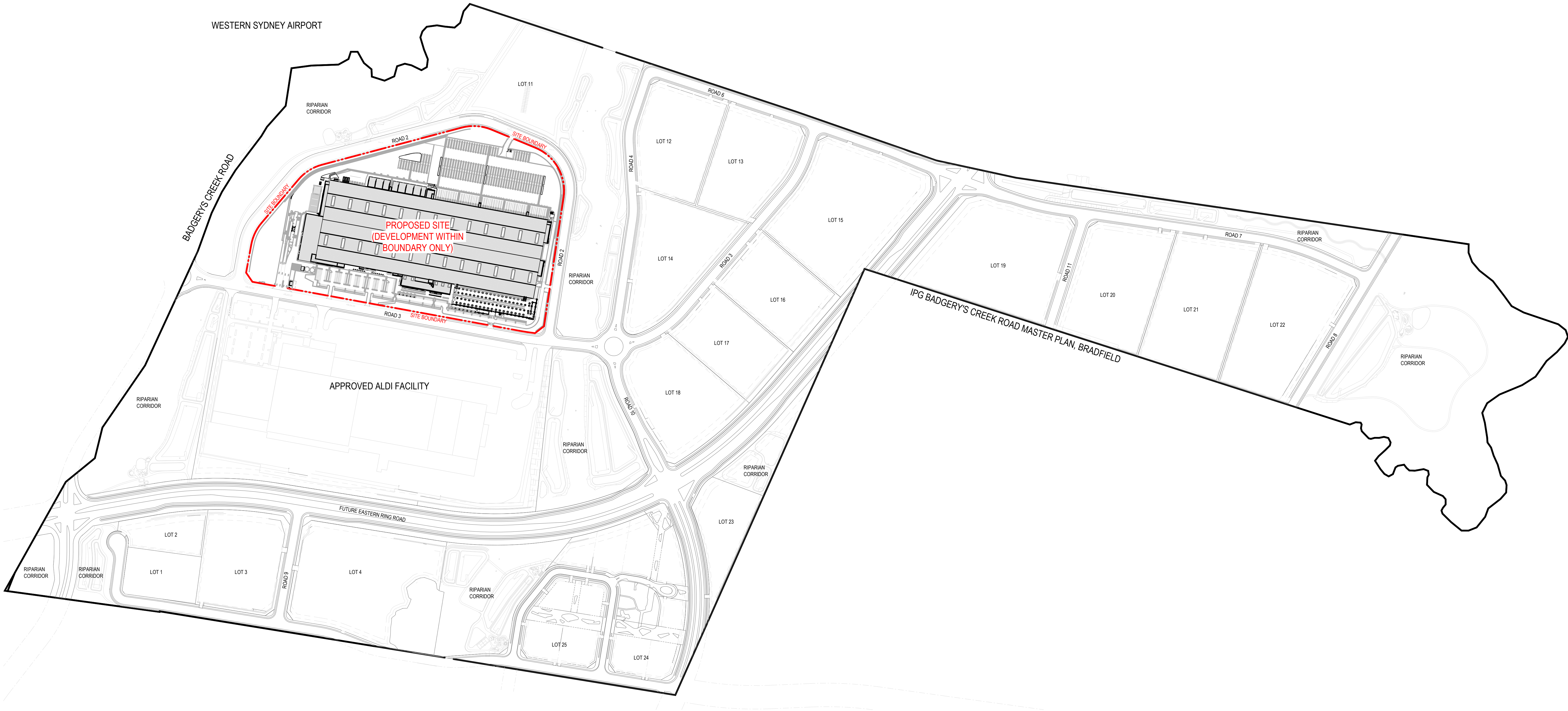
Date 11.06.2026 Scale

Project No 25234

DA03

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REVISIONS		
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DEVELOPMENT APPLICATION



AUTOMATED DISTRIBUTION CENTRE Lot 208, Lot 209, Lot 210
475 BADGERY'S CREEK ROAD, BRADFIELD



LOCATION PLAN

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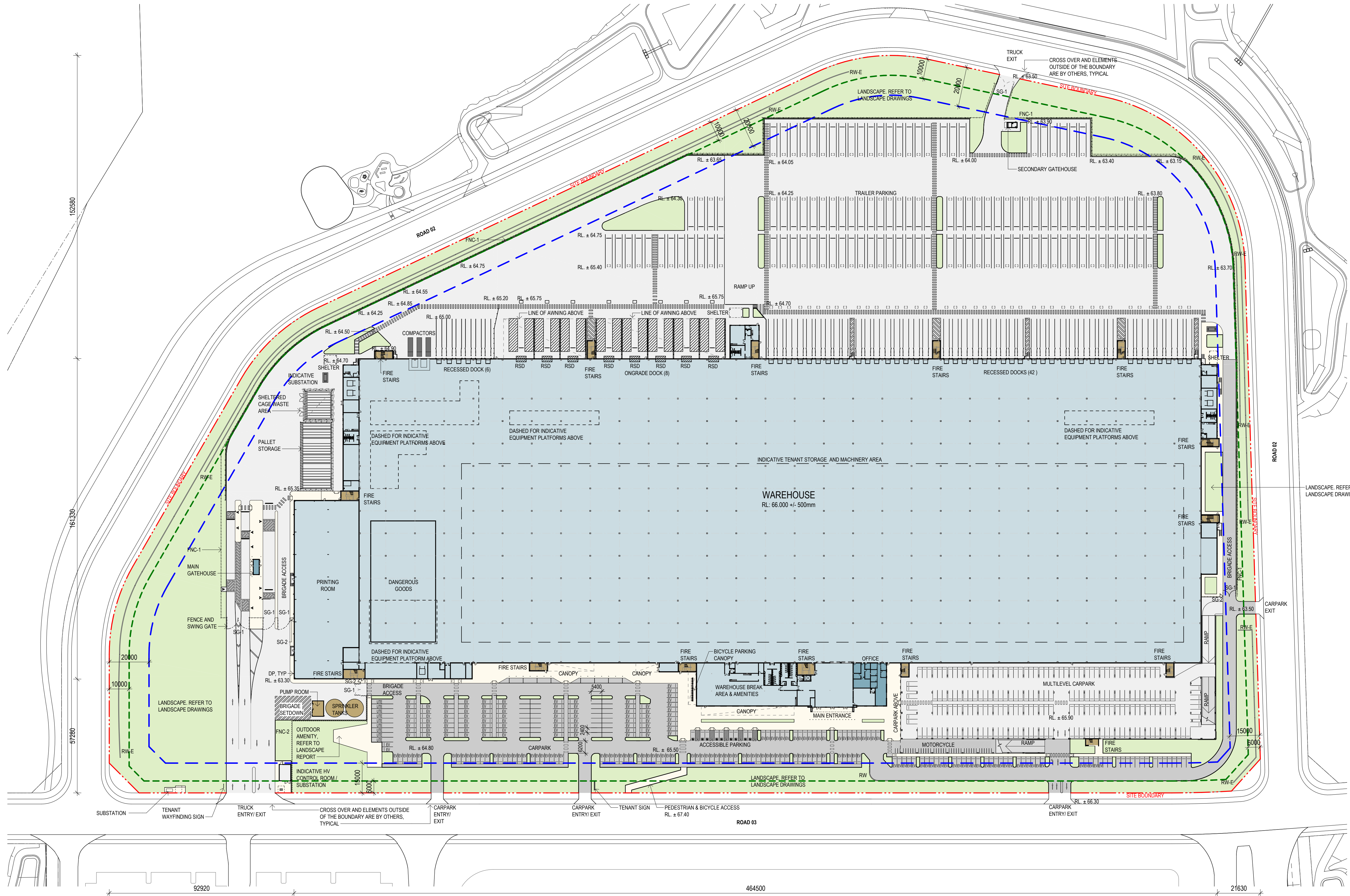
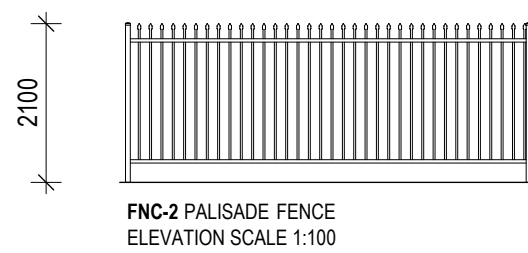
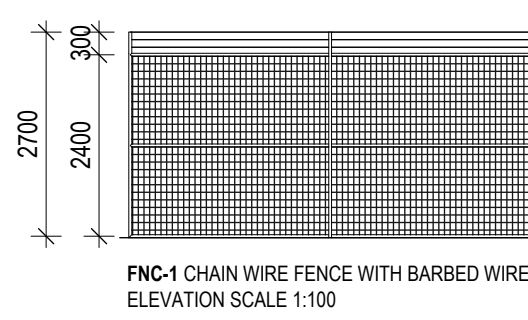
DEVELOPMENT SUMMARY

SITE AREA:	171,682m ²
LANDSCAPE AREA:	27,811m ² (16.1%)
TOTAL GFA:	195,829m ²
SITE COVERAGE	47.8%
INCLUDES:	EXCLUDES:
-CANOPIES/AWNINGS	-WATER TANKS
-AWNINGS	-SUBSTATIONS
-PUMP ROOM	-GENERATOR
-GATE HOUSE	
-WAREHOUSE	
TOTAL CAR PARKING SPACES:	888
INCLUDES:	
-ACCESSIBLE PARKING (9)	
-UTE(9)	
-FUTURE PROVISIONS FOR ELECTRICAL VEHICLE PARKING (222) 25%	
MOTORBIKE PARKING:	32
BICYCLE PARKING:	40
TRAILER PARKING:	120

LEGEND

	SITE BOUNDARY
	LANDSCAPE SETBACK
	BUILDING SETBACK
	FNC-1
	FNC-2
	TRAFFIC BARRIER
	LANDSCAPE AREA
	OFFICE AREA
	WAREHOUSE AREA
	FIRE SERVICES & EGRESS
	HEAVY DUTY PAVEMENT
	LIGHT DUTY PAVEMENT
	PEDESTRIAN PAVEMENT

RSD	ROLLER SHUTTER DOOR
DP	DOWNPIPES
RW	NEW RETAINING WALL
RW-E	EXISTING RETAINING WALL
TYP	TYPICAL
SG1	SWING GATE
SG2	SWING GATE - PEDESTRIAN
EV	ELECTRIC VEHICLE PARKING (FUTURE PROVISION)
UTE	UTILITY OR LONG WHEEL LIGHT VEHICLE



DEVELOPMENT APPLICATION



AUTOMATED DISTRIBUTION CENTRE Lot 208, Lot 209, Lot 210
475 BADGERYS CREEK ROAD, BRADFELD

SITE PLAN

Date 11.06.2026

Scale 1:1000 @A1

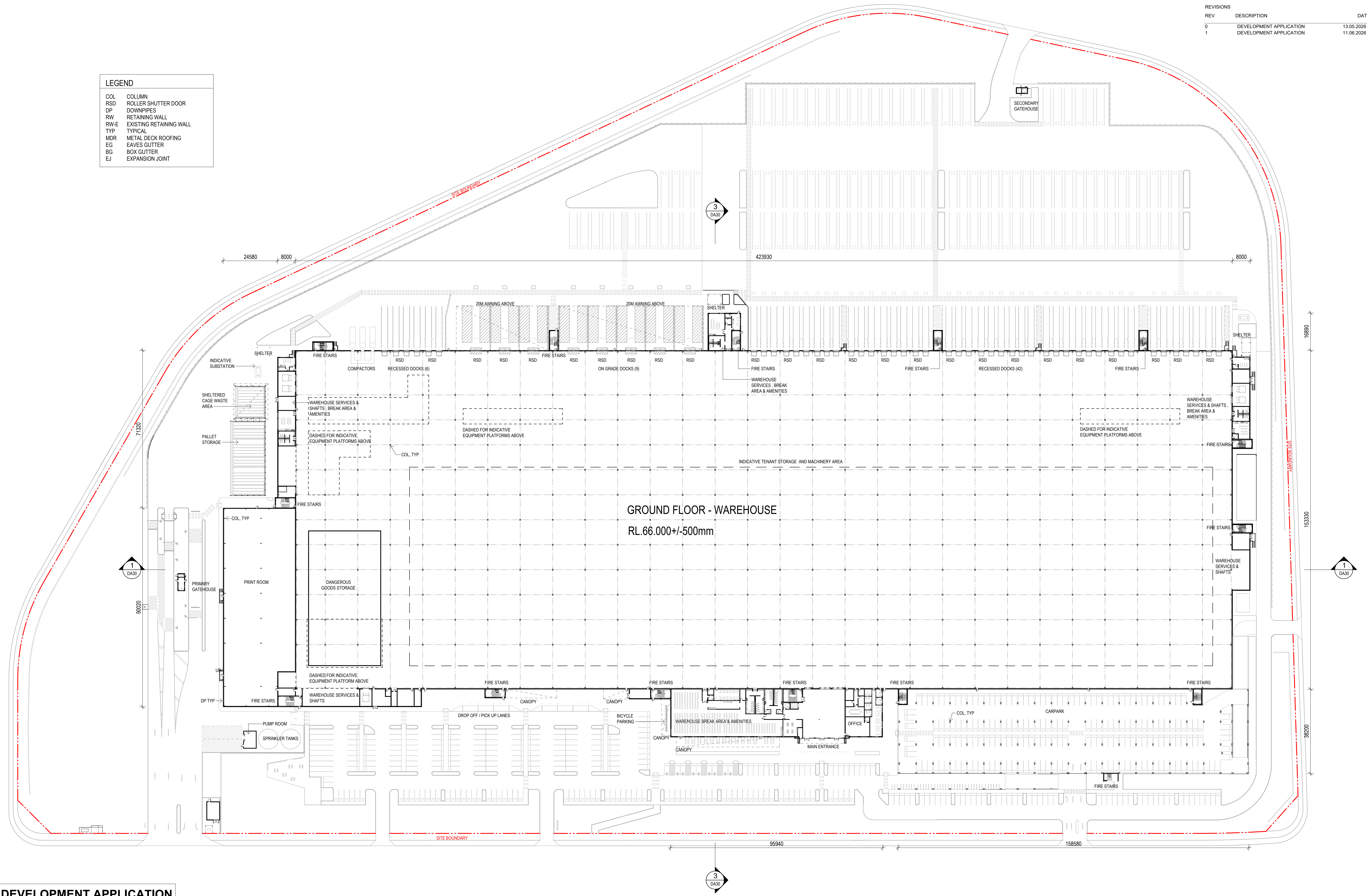
Project No 25234

DA10

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REVISIONS		
REV	DESCRIPTION	DATE
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LEGEND	
COL	COLUMN
RSD	ROLLER SHUTTER DOOR
DP	DOWNPIPES
RW	RETAINING WALL
RW-E	EXISTING RETAINING WALL
TYP	TYPICAL
MDR	METAL DECK ROOFING
EG	EAVES GUTTER
BG	BOX GUTTER
EJ	EXPANSION JOINT



DEVELOPMENT APPLICATION



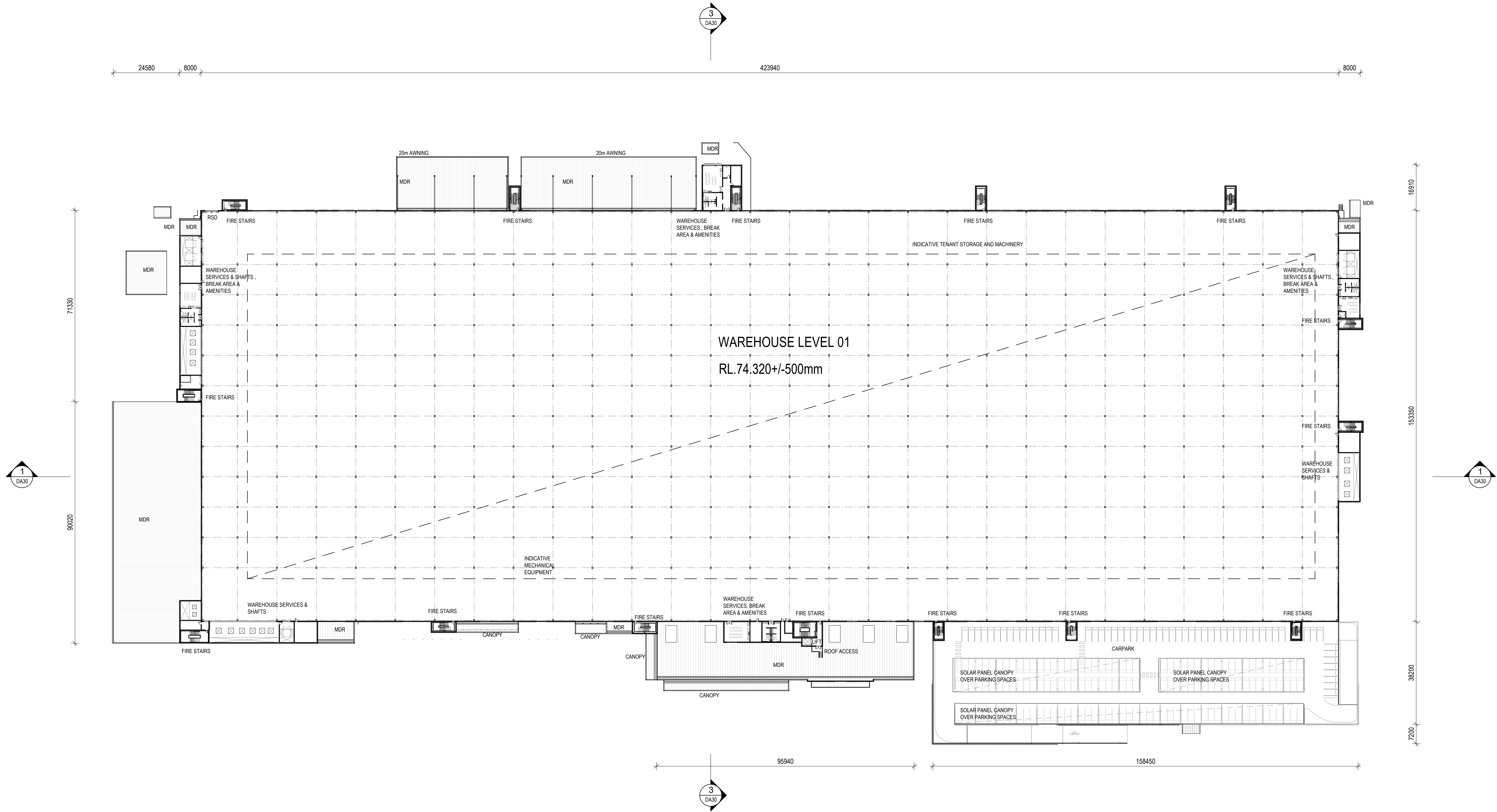
AUTOMATED DISTRIBUTION CENTRE Lot 208, Lot 209, Lot 210
475 BADGERYS CREEK ROAD, BRADFIELD



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LEGEND

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RSD	ROLLER SHUTTER DOOR
DP	DOWNPIPES
RW	RETAINING WALL
RW-E	EXISTING RETAINING WALL
TYP	TYPICAL
MDR	METAL DECK ROOFING
EG	EAVES GUTTER
BG	BOX GUTTER
EJ	EXPANSION JOINT



DEVELOPMENT APPLICATION

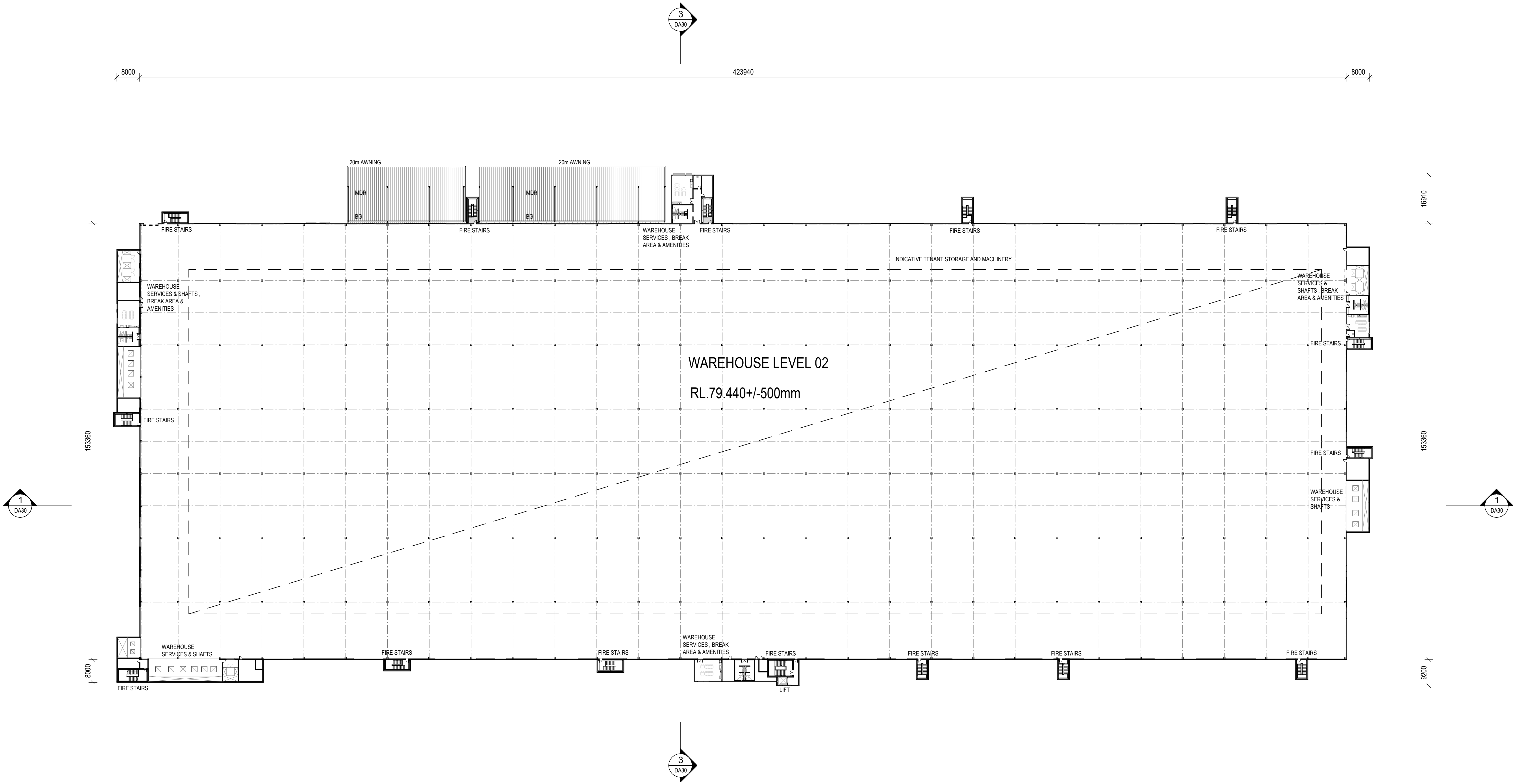


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LEVEL 1 PLAN

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DEVELOPMENT APPLICATION



AUTOMATED DISTRIBUTION CENTRE Lot 208, Lot 209, Lot 210
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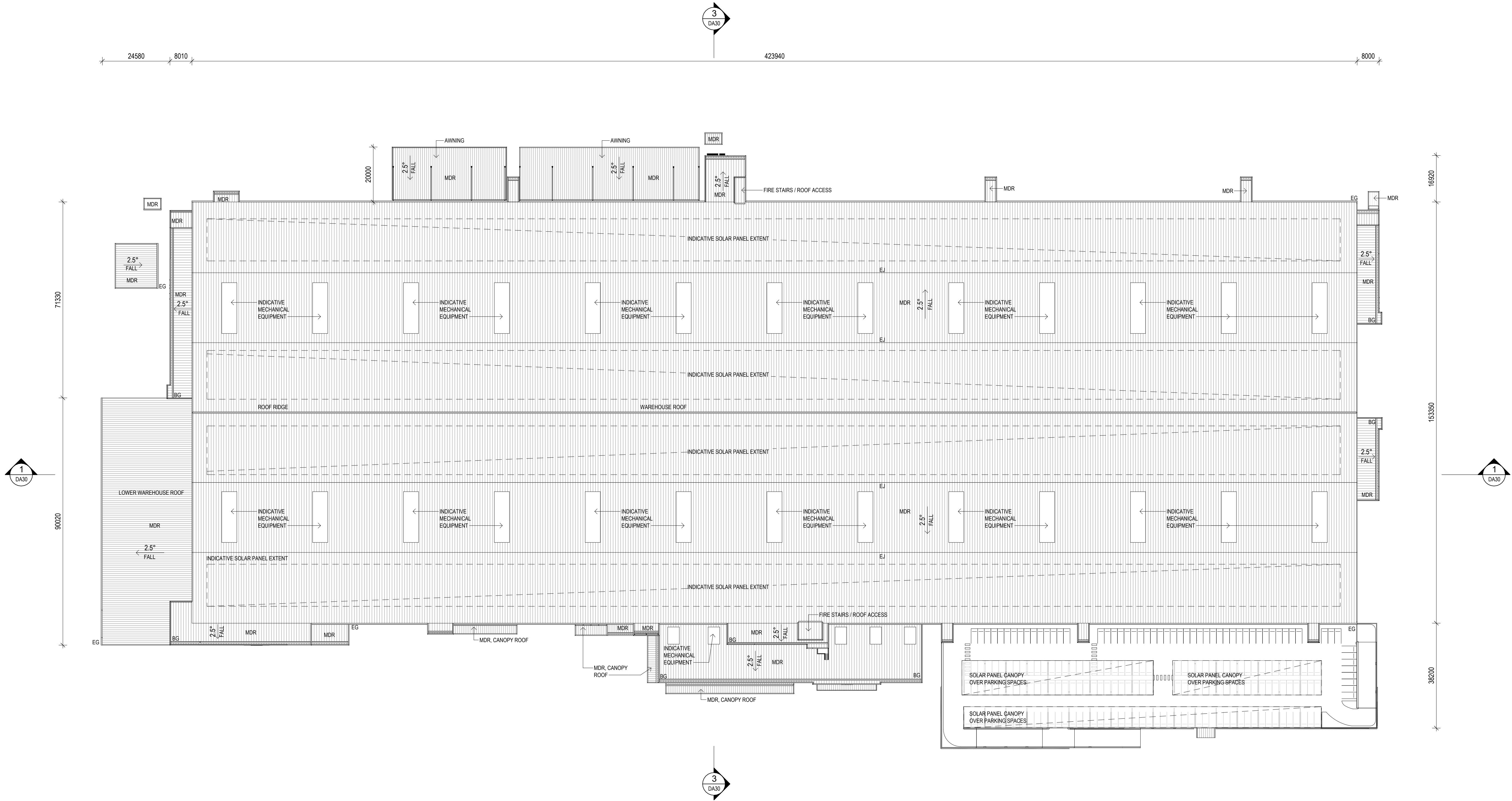


LEVEL 2 PLAN

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LEGEND

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DP	DOWNPIPES
RW	RETAINING WALL
RW-E	EXISTING RETAINING WALL
TYP	TYPICAL
MDR	METAL DECK ROOFING
EG	EAVES GUTTER
BG	BOX GUTTER
EJ	EXPANSION JOINT



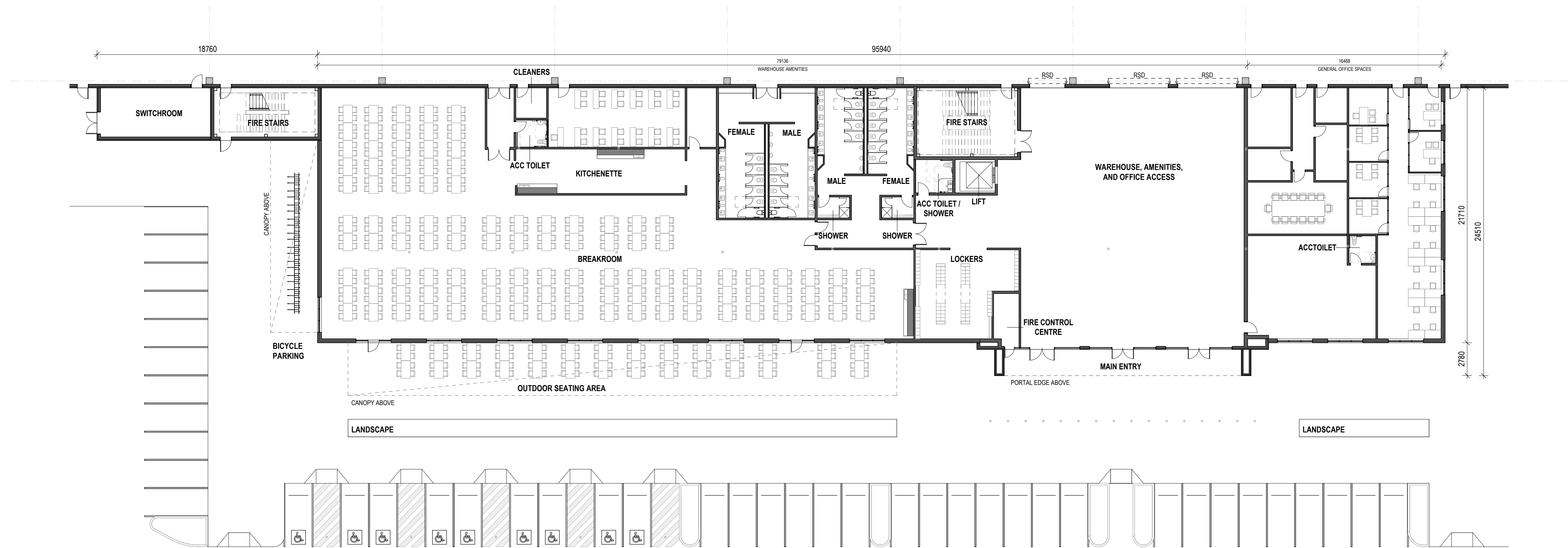
DEVELOPMENT APPLICATION



AUTOMATED DISTRIBUTION CENTRE Lot 208, Lot 209, Lot 210
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ROOF PLAN

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LEGEND	
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RSD	ROLLER SHUTTER DOOR
DP	DOWNPIPES
RW	RETAINING WALL
RW-E	EXISTING RETAINING WALL
TYP	TYPICAL
MDR	METAL DECK ROOFING
EG	EAVES GUTTER
BG	BOX GUTTER
EJ	EXPANSION JOINT

DEVELOPMENT APPLICATION

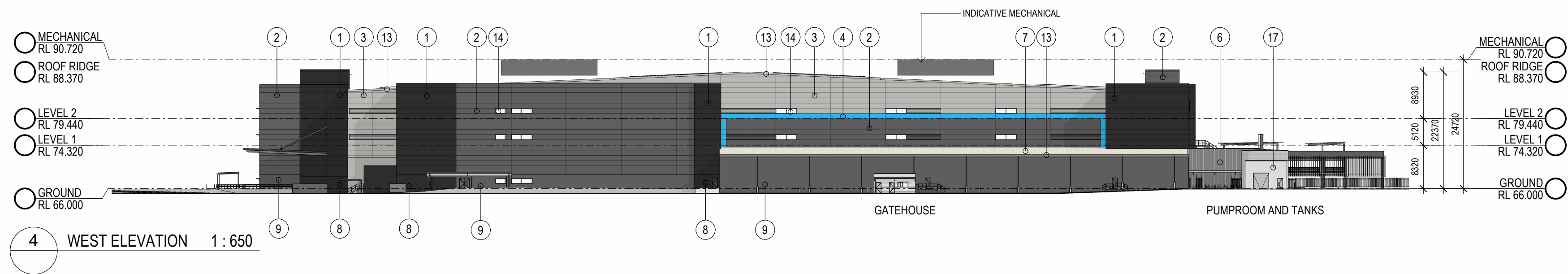
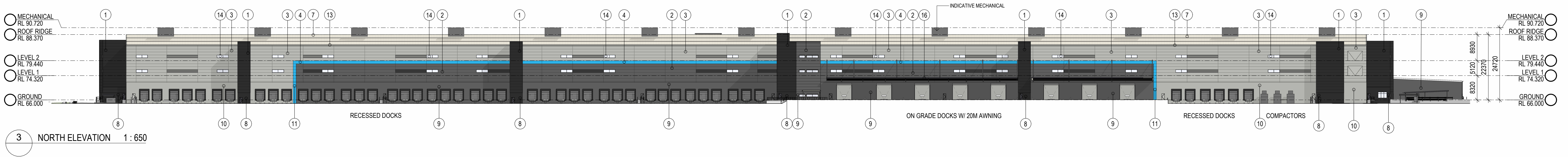
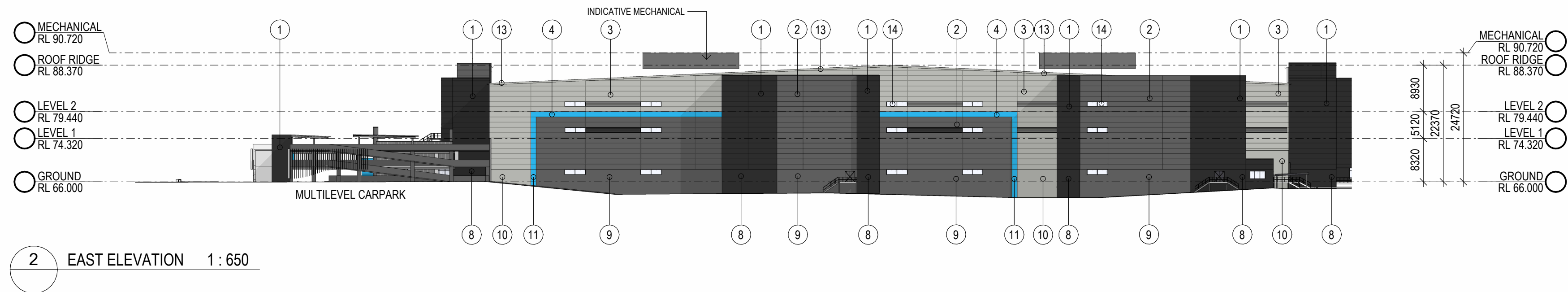
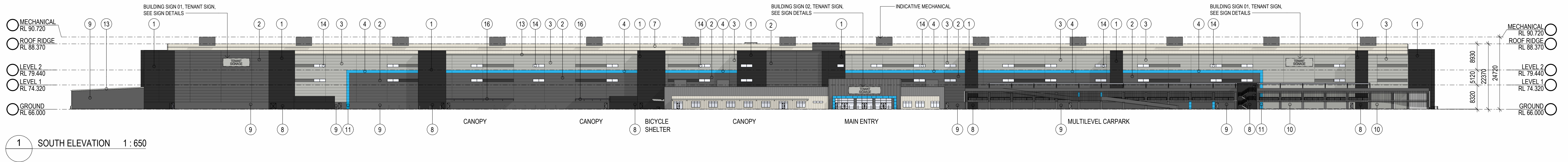


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MAIN ENTRY AND OFFICE PLAN

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INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL			
1. KINGSPAN MICRO RIB PANEL OR EQUIVALENT - MONUMENT FINISH	6. KINGSPAN MICRO RIB PANEL OR EQUIVALENT - WINDSPRAY FINISH	11. CONCRETE WALL - PAINT FINISH - BLUE	16. METAL FASCIA / DOWNPIPES/GUTTER - COLORBOND - MONUMENT
2. KINGSPAN MICRO RIB PANEL OR EQUIVALENT - BASALT FINISH	7. METAL ROOF - DOVERWHITE	12. METAL FASCIA / WINDOW FIN - COLORBOND - WINDSPRAY	17. CONCRETE WALL - NATURAL FINISH
3. KINGSPAN MICRO RIB PANEL OR EQUIVALENT - SHALE GREY FINISH	8. CONCRETE WALL - PAINT FINISH - MONUMENT	13. FASCIA / GUTTERS - COLOURBOND - SHALE GREY	
4. KINGSPAN MICRO RIB PANEL OR EQUIVALENT - BLUE	9. CONCRETE WALL - PAINT FINISH - BASALT	14. GLAZING - WINDOW - DOUBLE GLAZED GREY TINT	
5. KINGSPAN MICRO RIB PANEL OR EQUIVALENT - SURFMIST FINISH	10. CONCRETE WALL - PAINT FINISH - SHALE GREY	15. METAL FASCIA / DOWNPIPES/GUTTER - COLORBOND - BASALT	

DEVELOPMENT APPLICATION



AUTOMATED DISTRIBUTION CENTRE Lot 208, Lot 209, Lot 210
475 BADGERYS CREEK ROAD, BRADFIELD

ELEVATIONS - WAREHOUSE

Date 11.06.2026

Scale As indicated@A1

Project No 25234

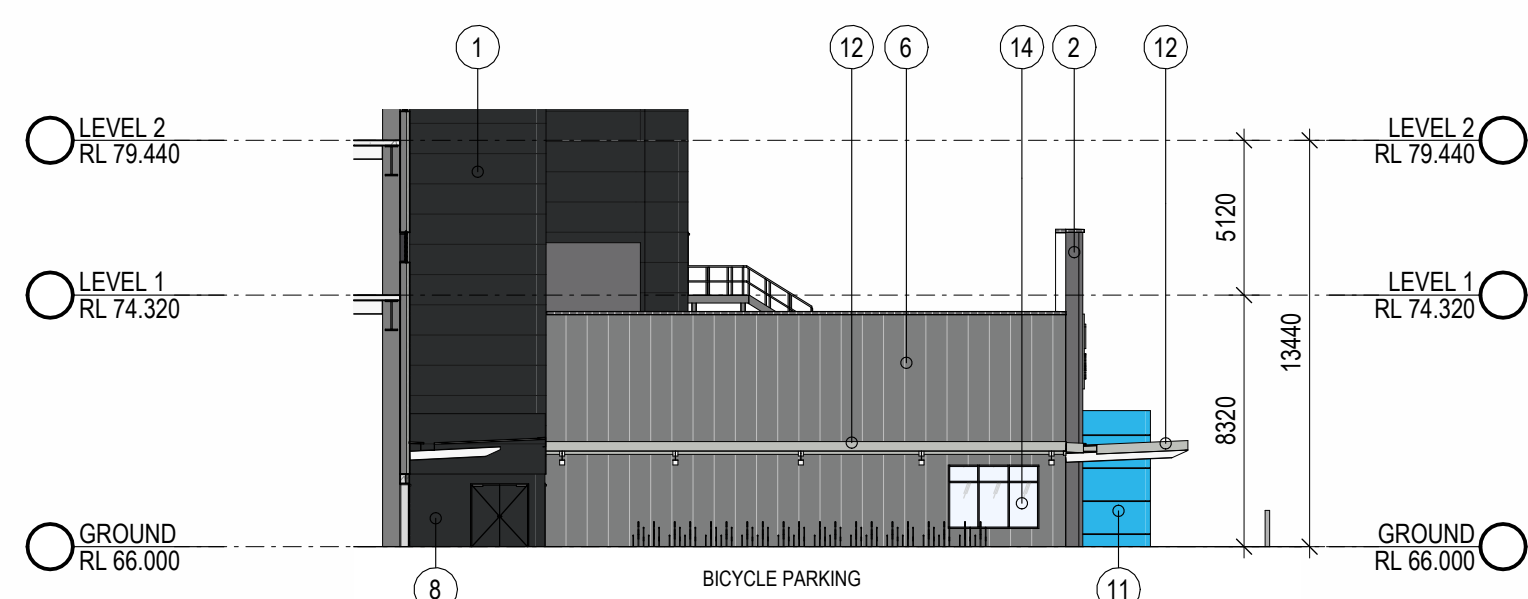
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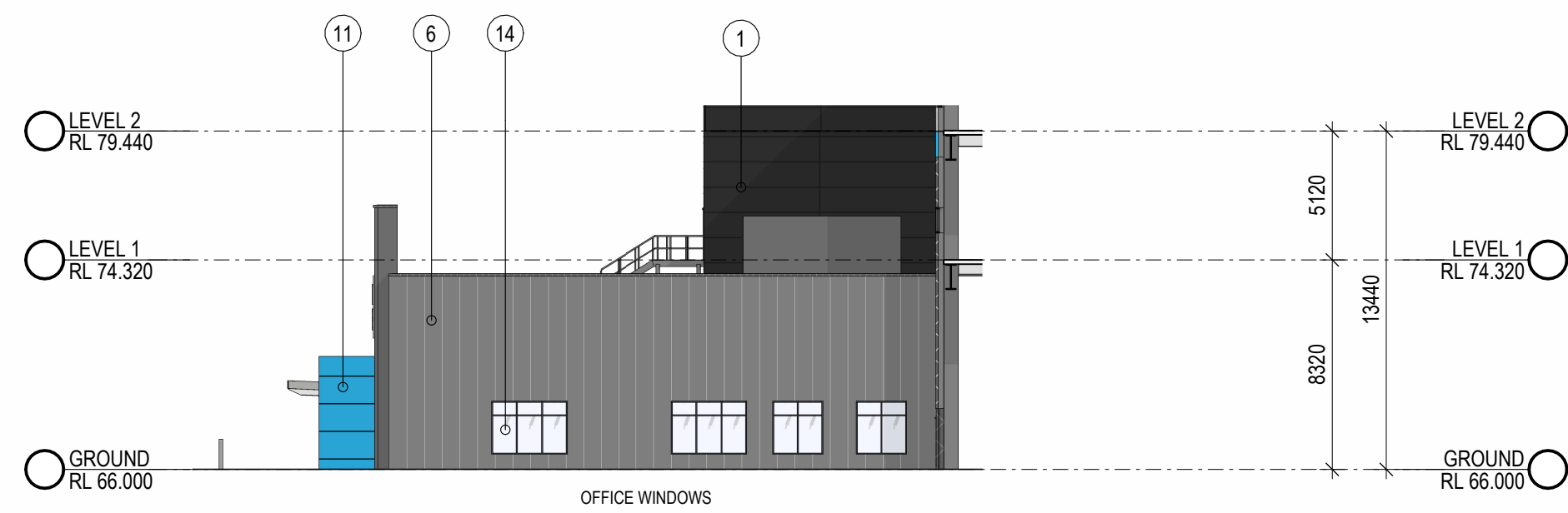
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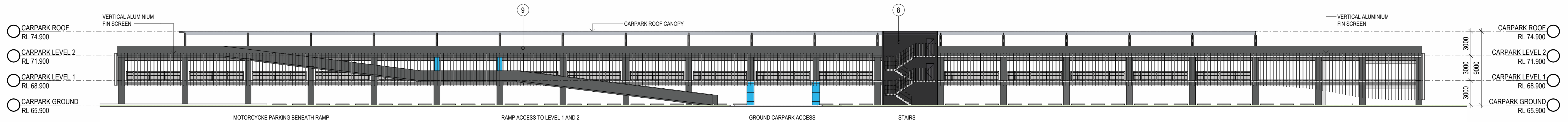
1 OFFICE ELEVATION - SOUTH 1 : 250



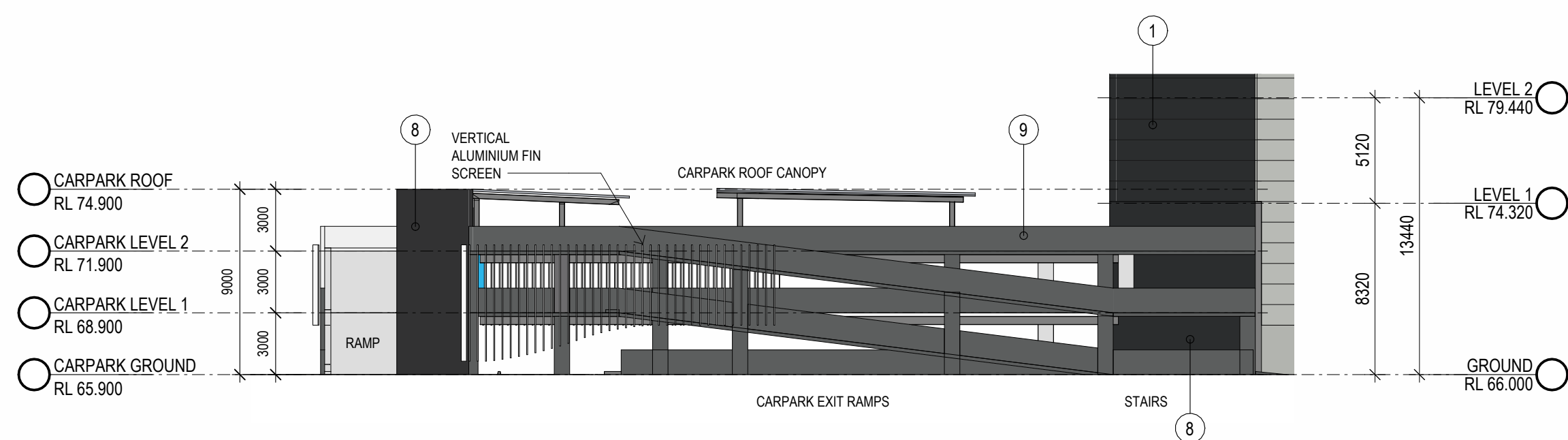
2 OFFICE ELEVATION - WEST 1:250



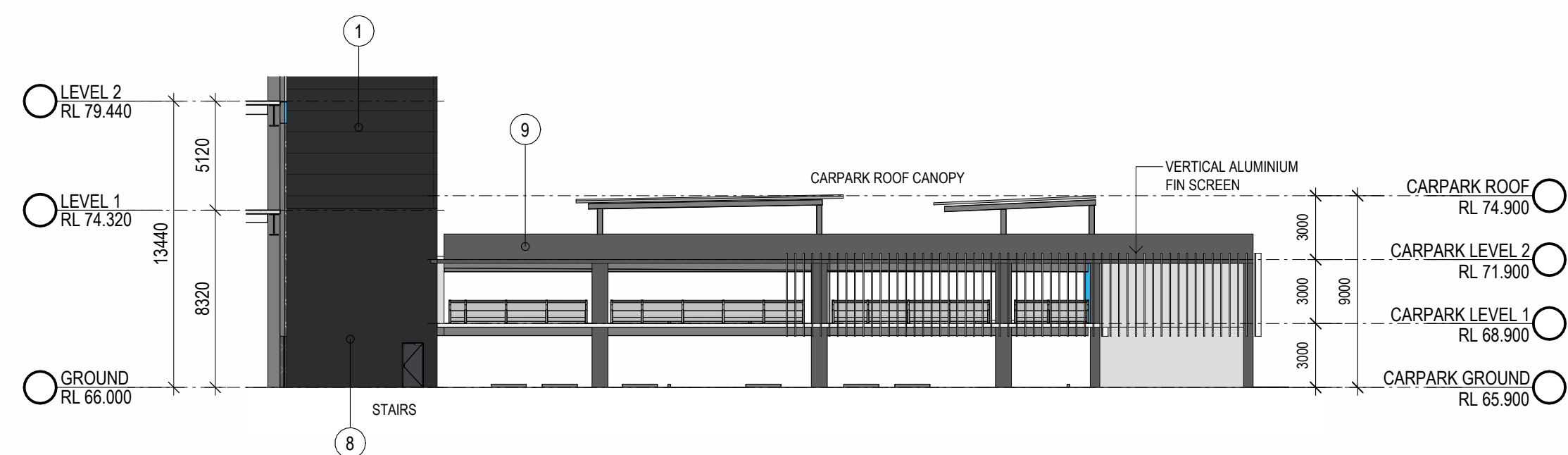
3 OFFICE ELEVATION - EAST 1 : 250



4 CARPARK ELEVATION - SOUTH 1:250



5 CARPARK ELEVATION - EAST 1 : 250

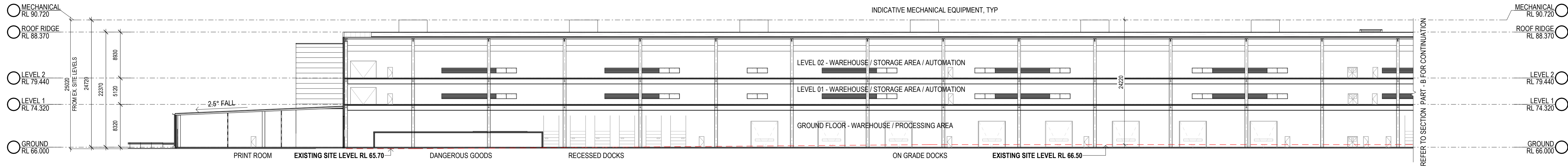


6 CARPARK ELEVATION - WEST 1 : 250

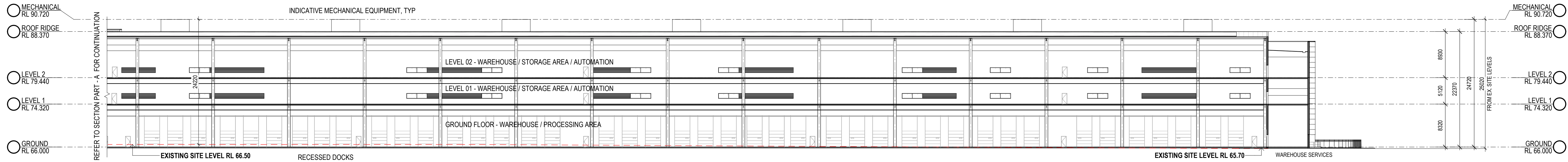
INDICATIVE EXTERNAL FINISHES		FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL					
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	3. KINGSPAN MICRO RIB PANEL OR EQUIVALENT - SHALE GREY FINISH		8. CONCRETE WALL - PAINT FINISH - MONUMENT		13. FASCIA / GUTTERS - COLORBOND - SHALE GREY		
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	5. KINGSPAN MICRO RIB PANEL OR EQUIVALENT - SURFMIST FINISH		10. CONCRETE WALL - PAINT FINISH - SHALE GREY		15. METAL FASCIA / DOWNPIPES/GUTTER - COLORBOND - BASALT		

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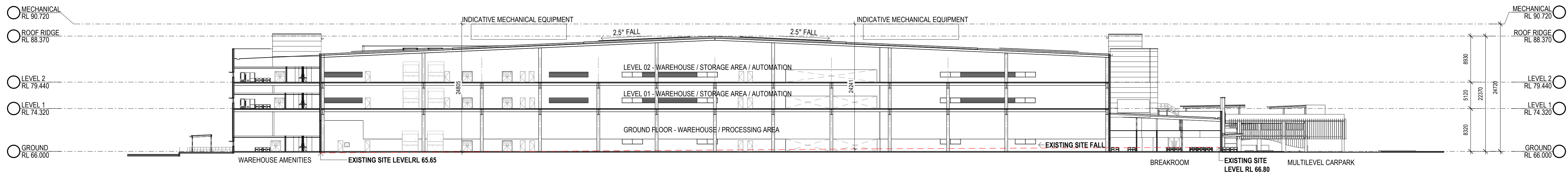
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1 SECTION A - PART A 1 : 400



2 SECTION A - PART B 1 : 400



3 SECTION B 1 : 400

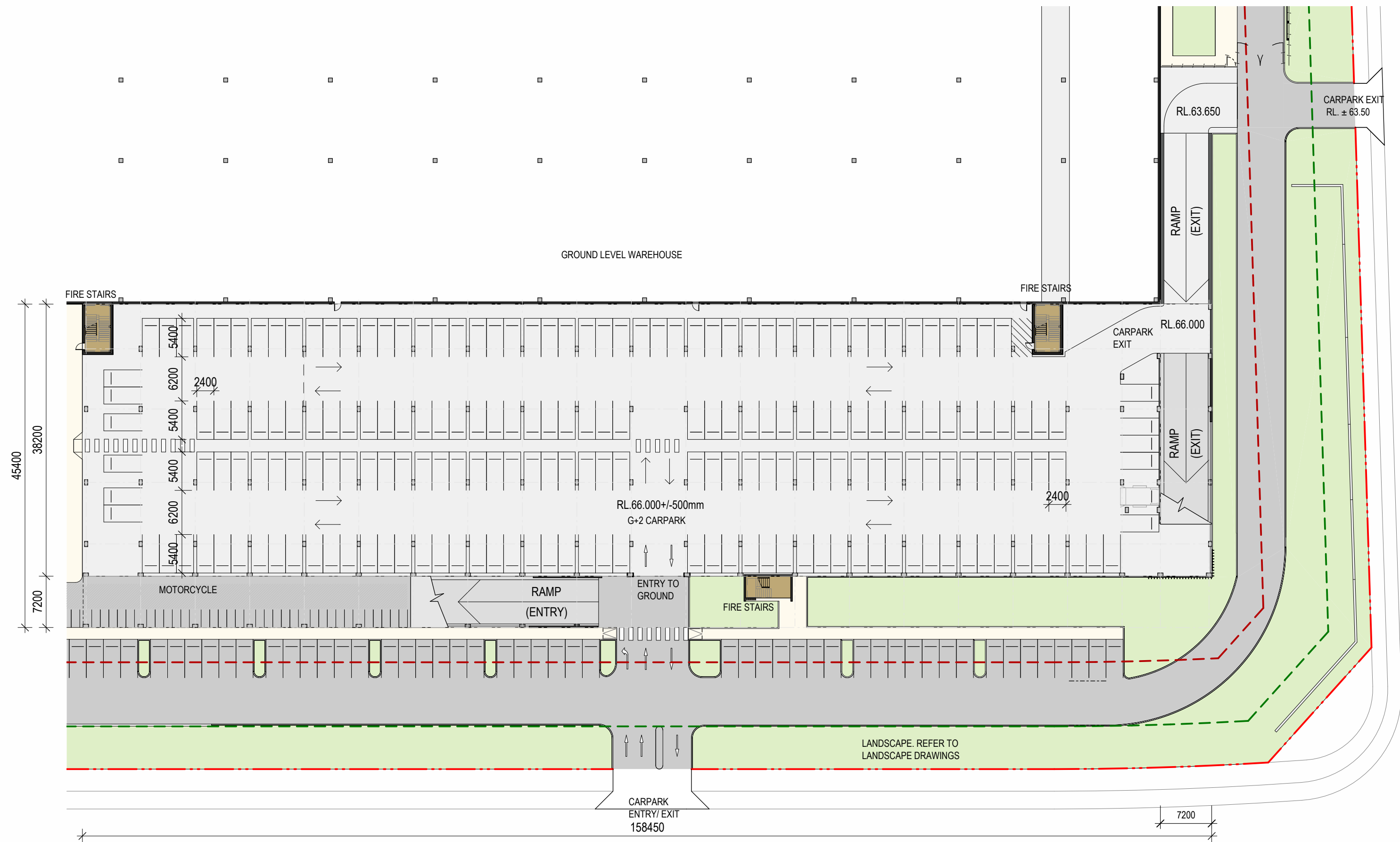
DEVELOPMENT APPLICATION



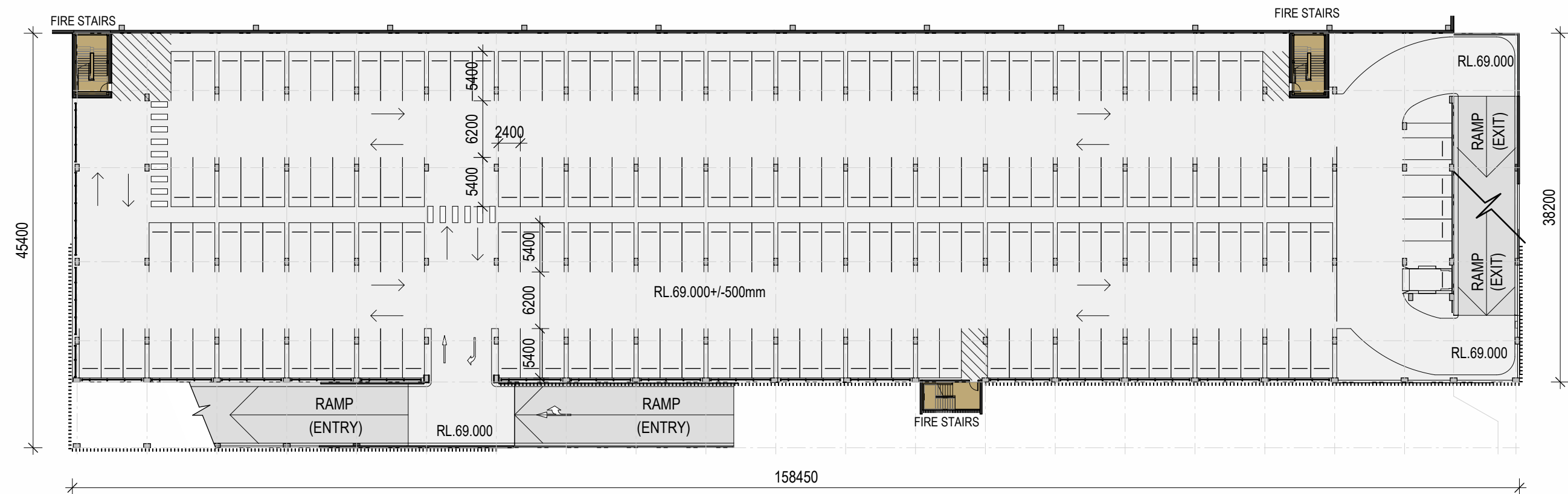
AUTOMATED DISTRIBUTION CENTRE Lot 208, Lot 209, Lot 210
475 BADGERYS CREEK ROAD, BRADFELD

SECTIONS - WAREHOUSE

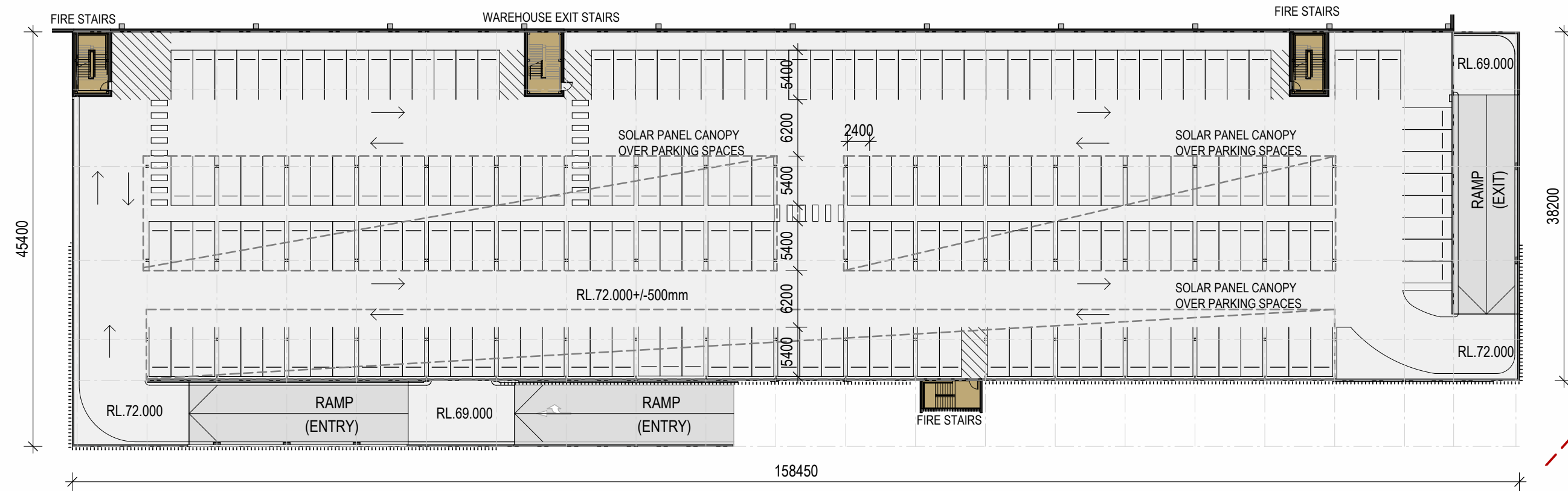
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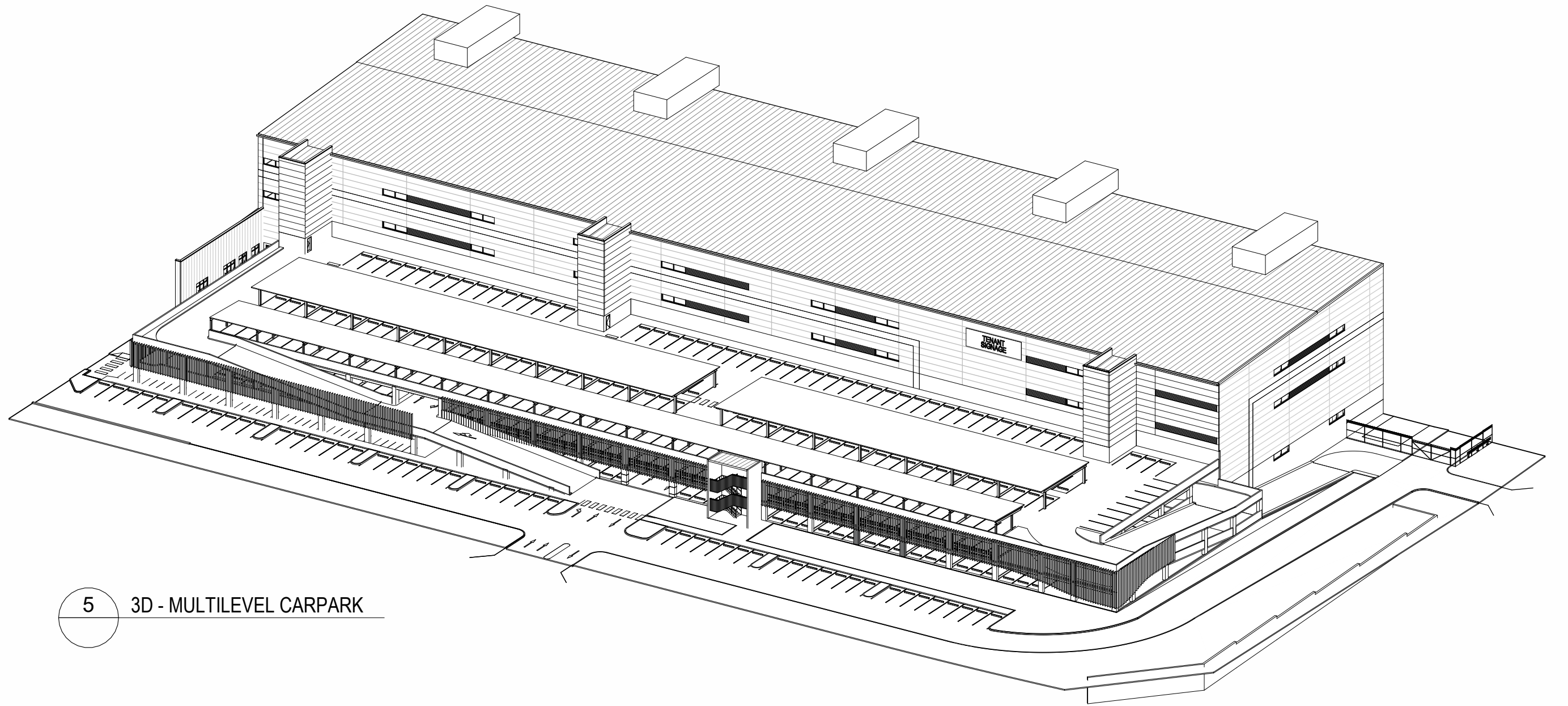
1 CARPARK - GROUND LEVEL 1 : 500



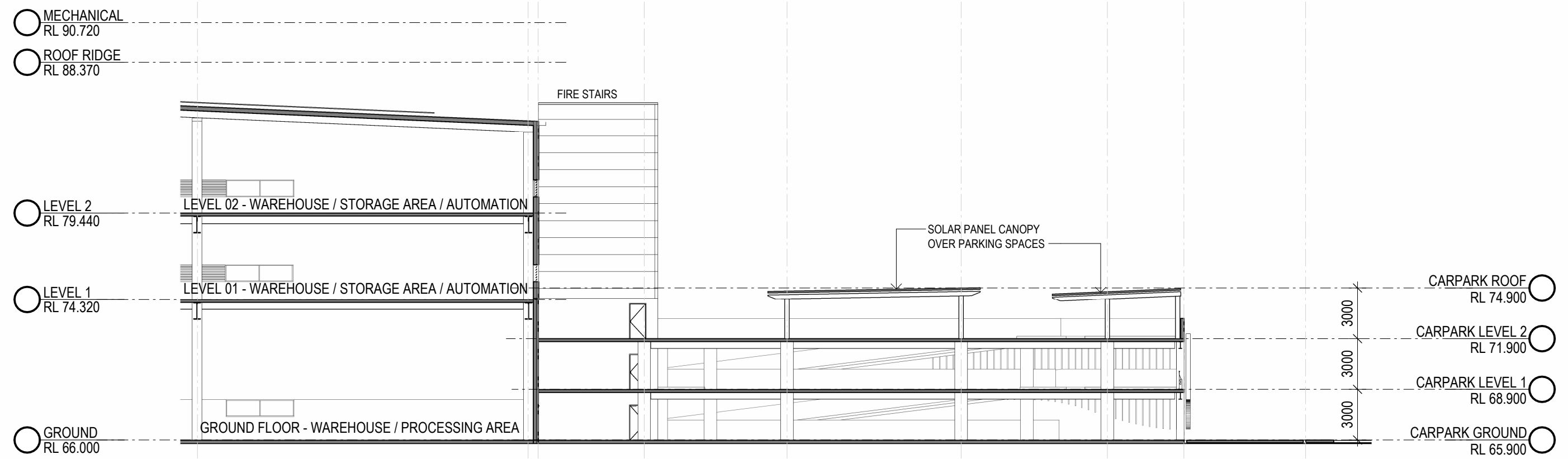
2 CARPARK - LEVEL 1 1 : 500



3 CARPARK LEVEL 2 1 : 500



5 3D - MULTILEVEL CARPARK



4 CARPARK - SECTION 1 : 250

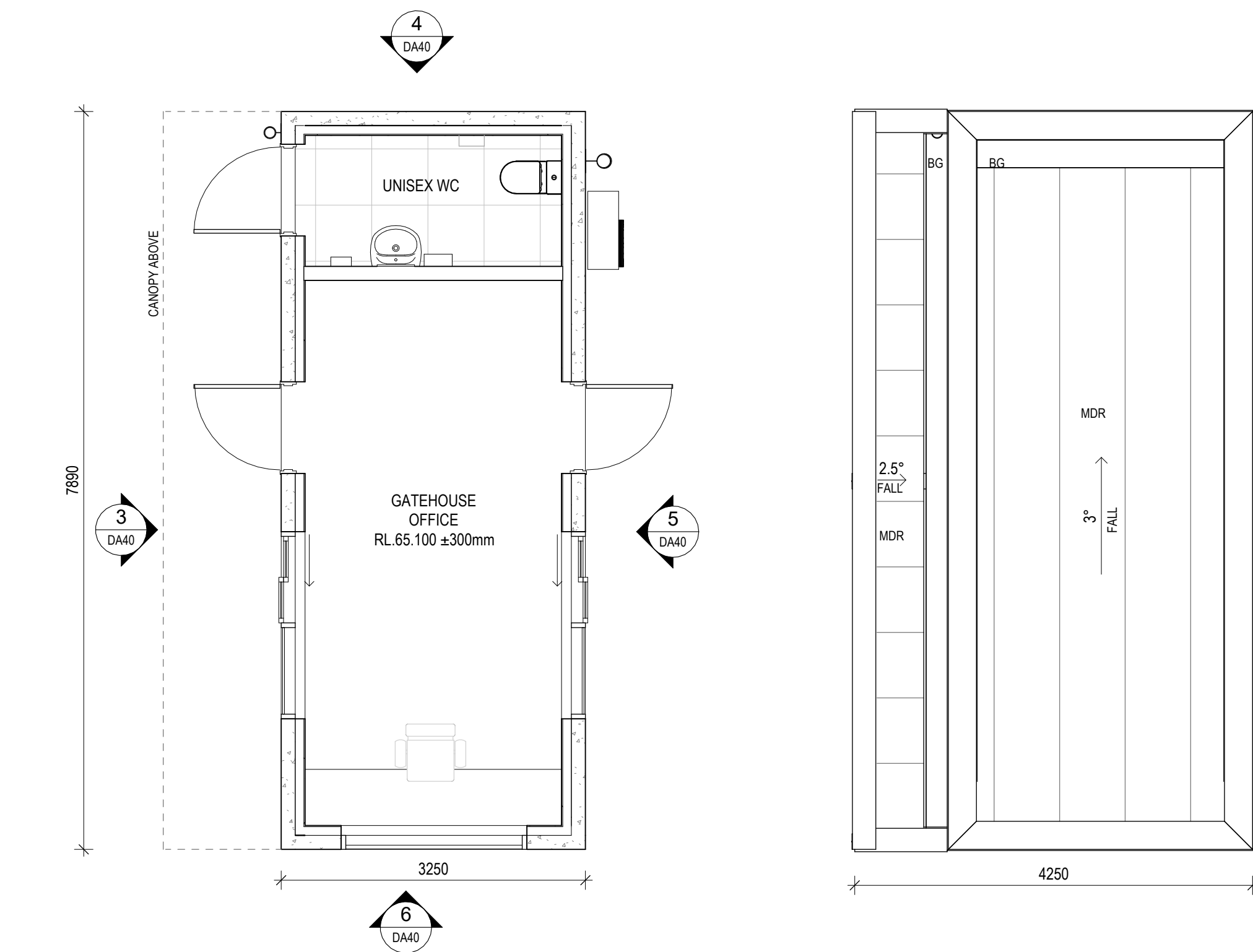
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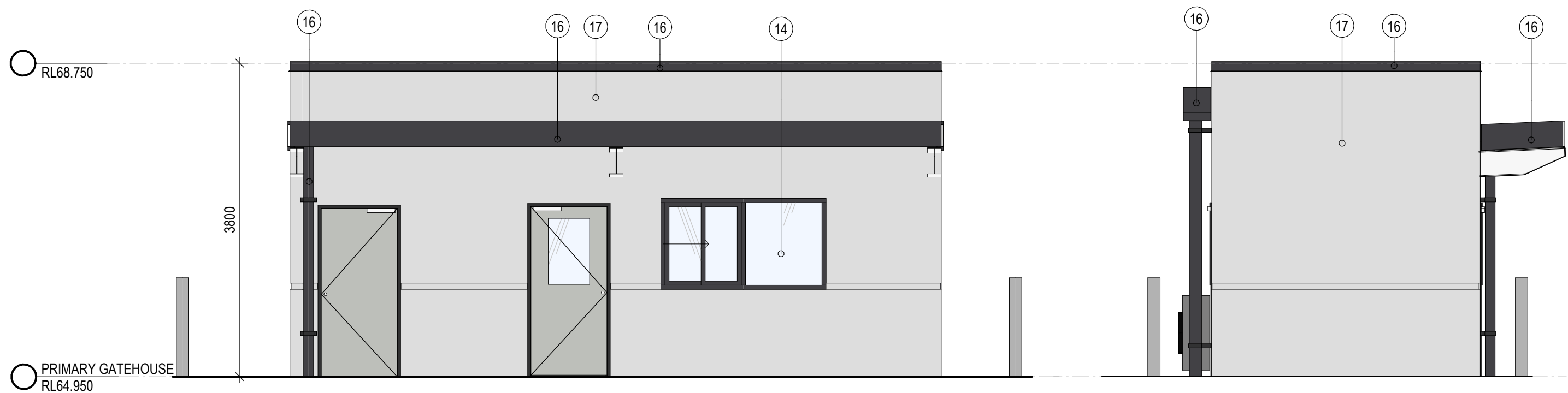
MULTILEVEL CARPARK PLANS AND SECTION

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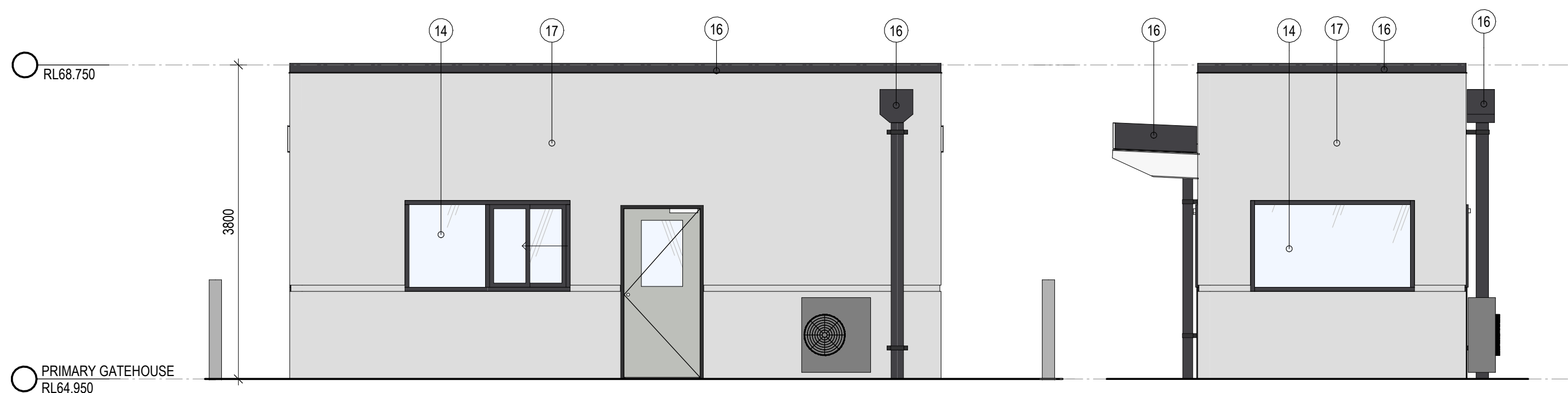
1 MAIN GATEHOUSE 1 : 50

2 MAIN GATEHOUSE ROOF 1 : 50



3 MAIN GATEHOUSE WEST ELEVATION 1 : 50

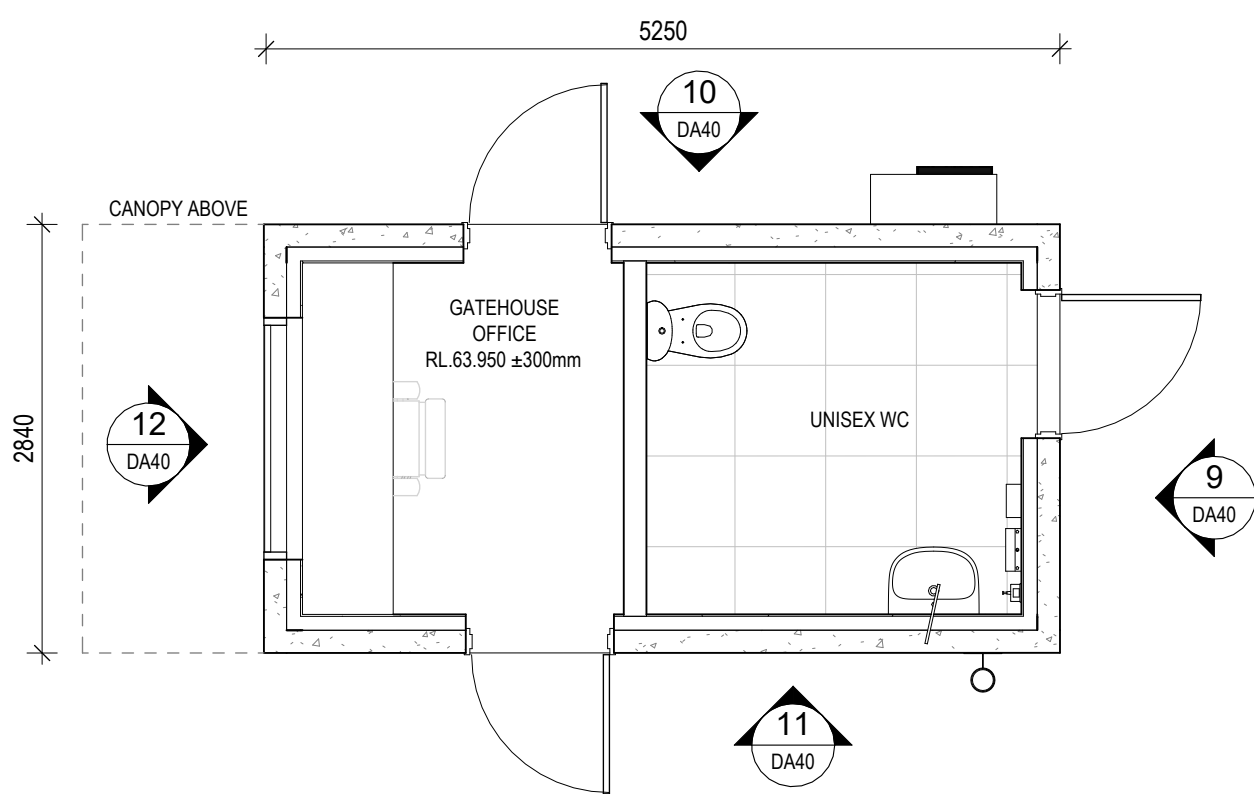
4 MAIN GATEHOUSE NORTH ELEVATION 1 : 50



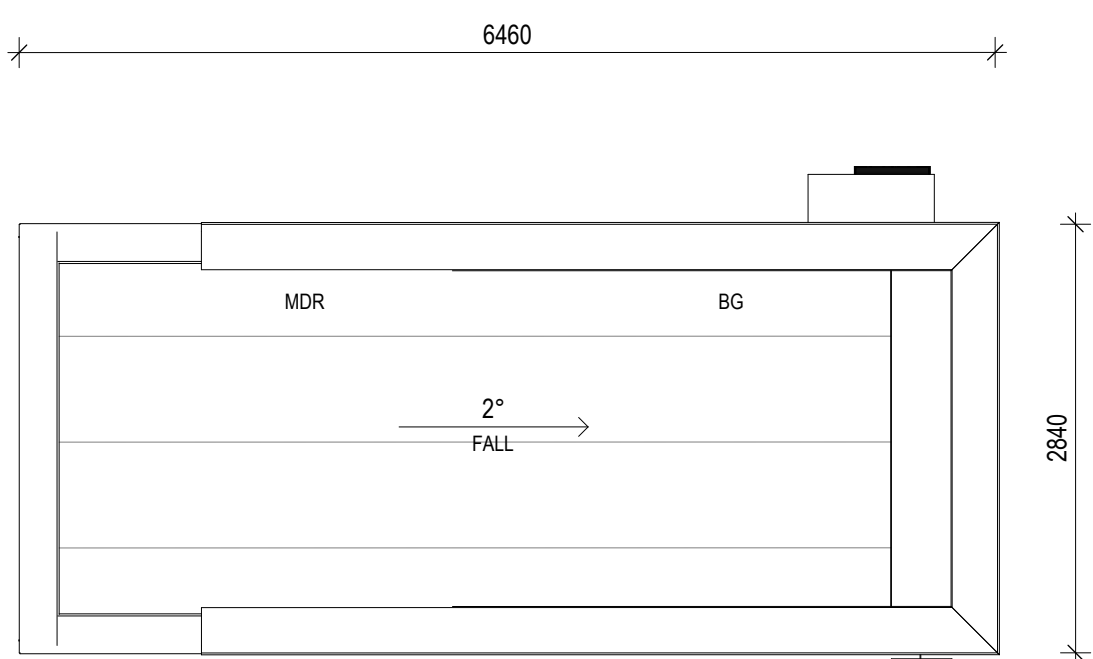
5 MAIN GATEHOUSE EAST ELEVATION 1 : 50

6 MAIN GATEHOUSE SOUTH ELEVATION 1 : 50

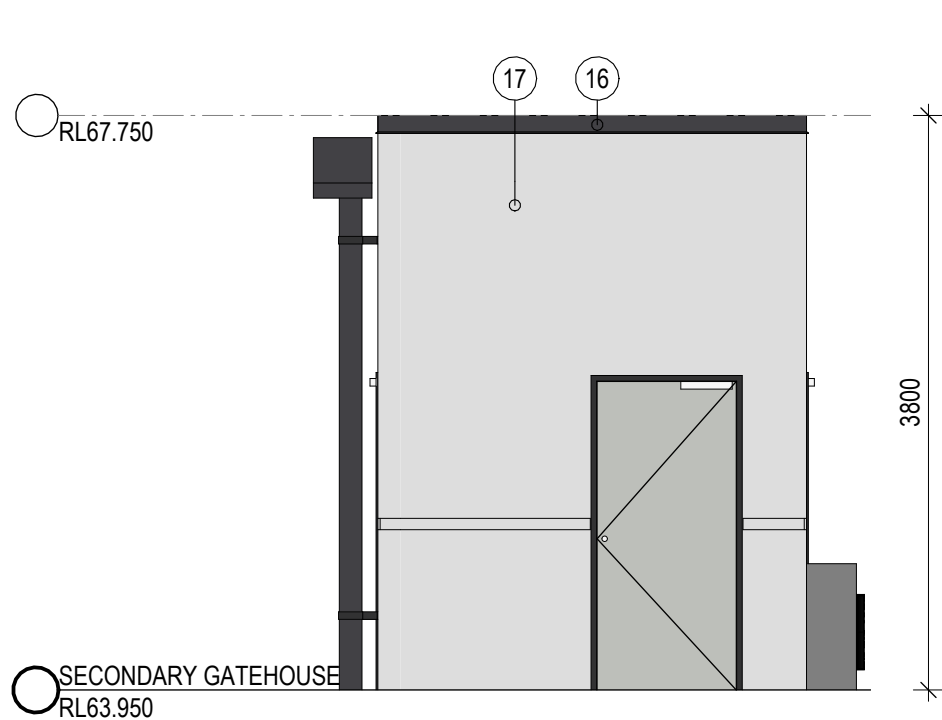
INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL	
17. CONCRETE WALL - NATURAL FINISH	
14. GLAZING - WINDOW - DOUBLE GLAZED GREY TINT	
16. METAL FASCIA / DOWNPIPES/GUTTER - COLORBOND MONUMENT	



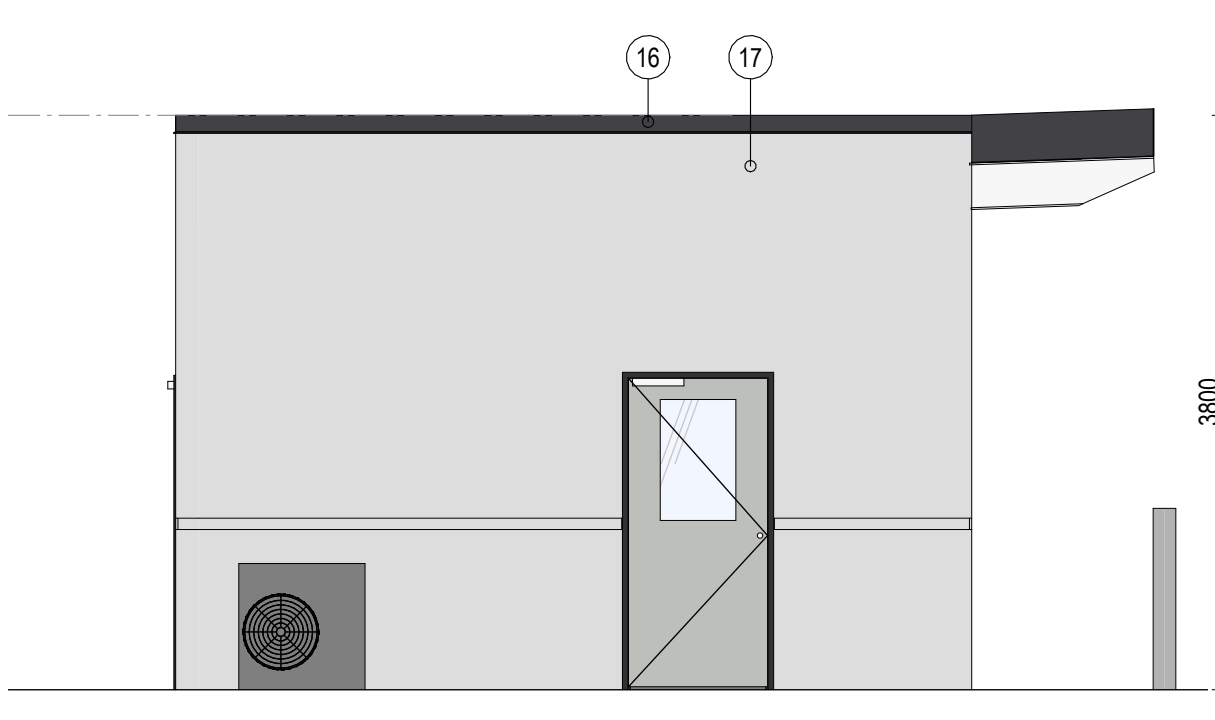
7 SECONDARY GATEHOUSE 1 : 50



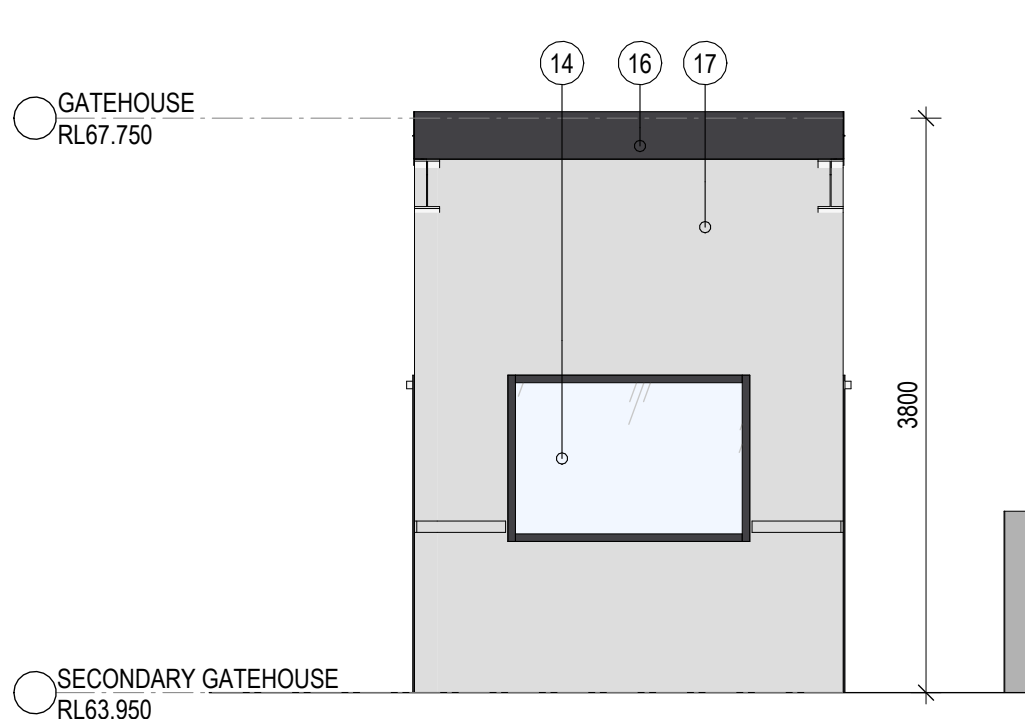
8 SECONDARY GATEHOUSE ROOF 1 : 50



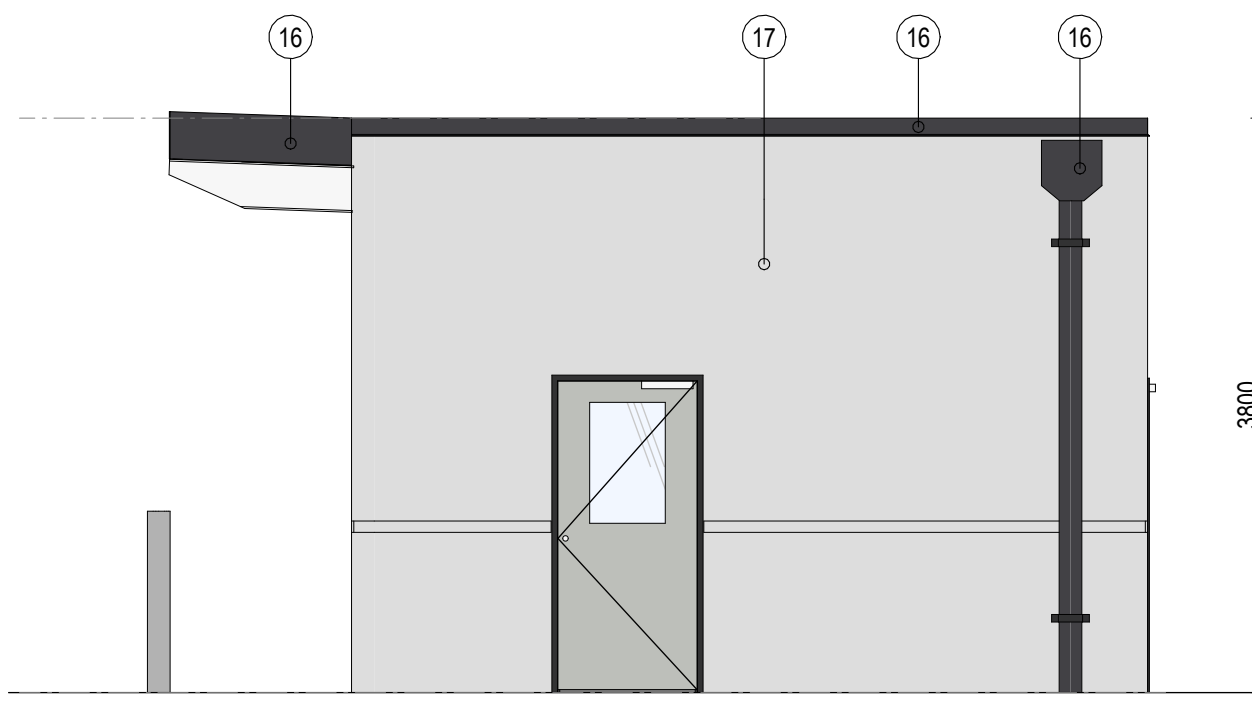
9 SECONDARY GATEHOUSE EAST ELEVATION 1 : 50



10 SECONDARY GATEHOUSE NORTH ELEVATION 1 : 50



12 SECONDARY GATEHOUSE WEST ELEVATION 1 : 50



11 SECONDARY GATEHOUSE SOUTH ELEVATION 1 : 50

DEVELOPMENT APPLICATION



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GATEHOUSES

Date 11.06.2026

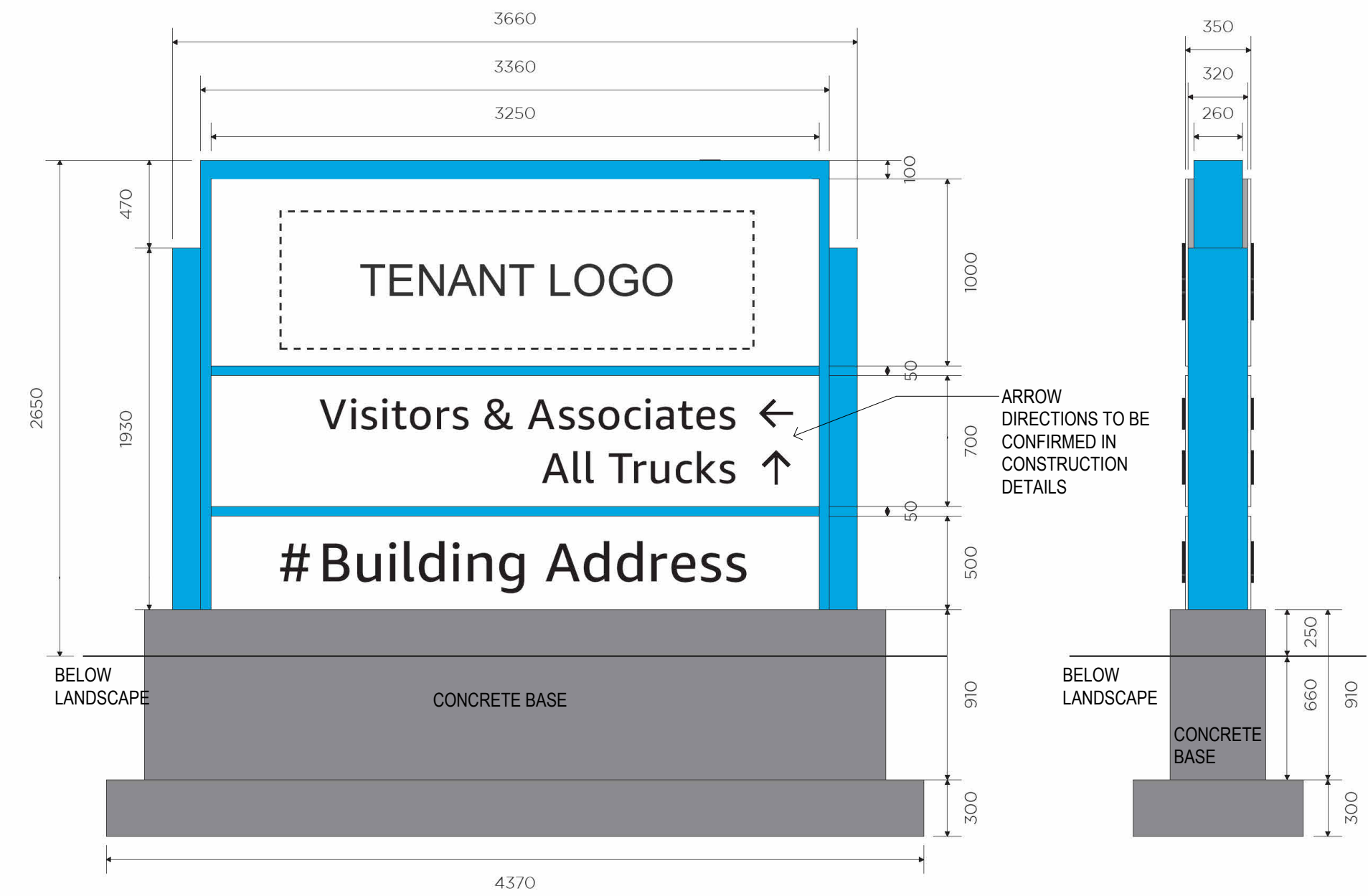
Scale As indicated@A1

Project No 25234

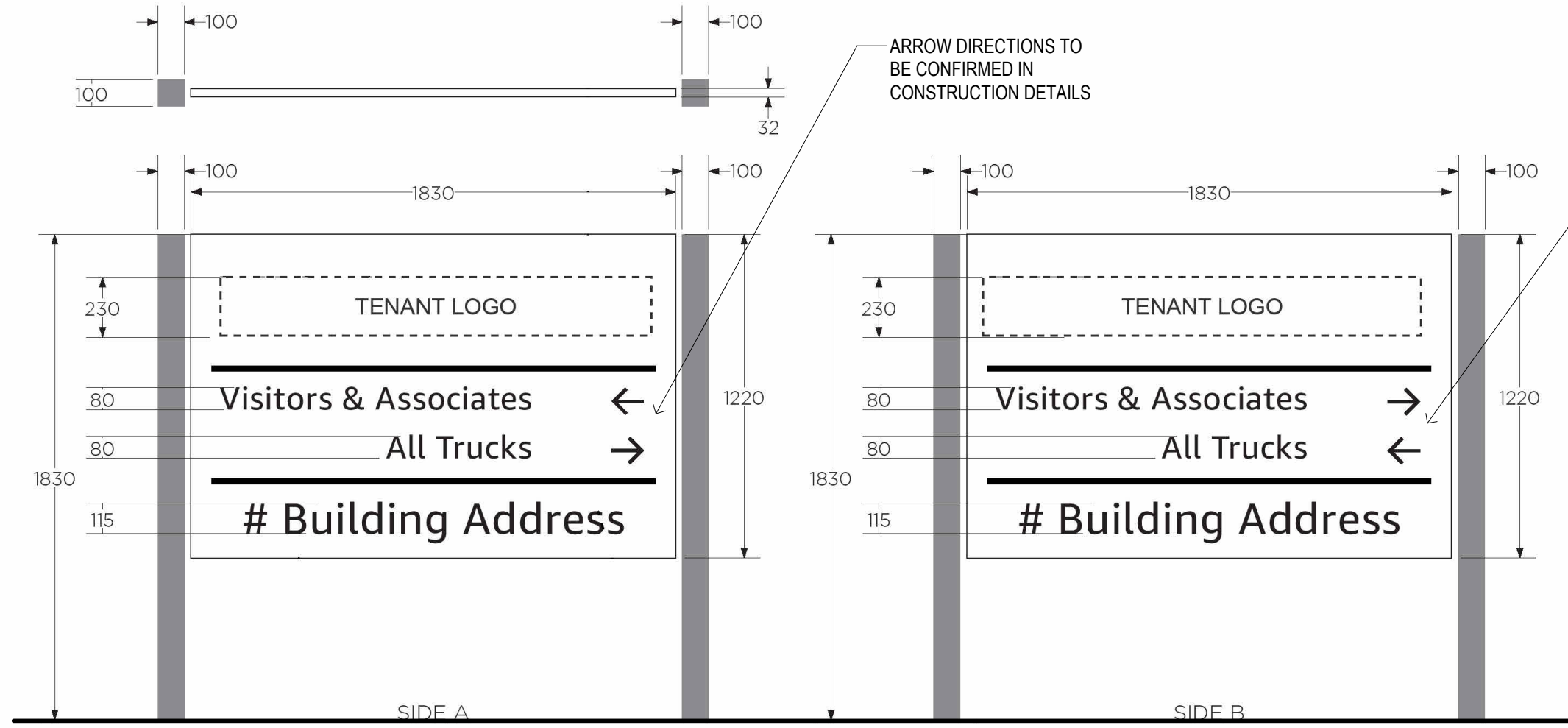
DA40

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PYLON SIGN 01
ILLUMINATED SIGN



WAYFINDING SIGN 01
NON ILLUMINATED SIGN

- MATERIALS**
- 3MM ALUMINIUM CLAD AROUND BOTH SIDES OF AN INTERNAL FRAME FROM 25 X 25 X 2MM SHS. FRAME AND PANELS TO BOTH HAVE A GLOSS WHITE PAINT FINISH.
 - SIGNAGE PANELS TO MOUNT ONTO TWIN LEGS FROM 100 X 100 X 3MM RADIUS EDGE (SQUARE HOLLOW SECTION)
 - LEGS TO HAVE A PAINT FINISH THAT MATCHES THE BUILDING COLOUR

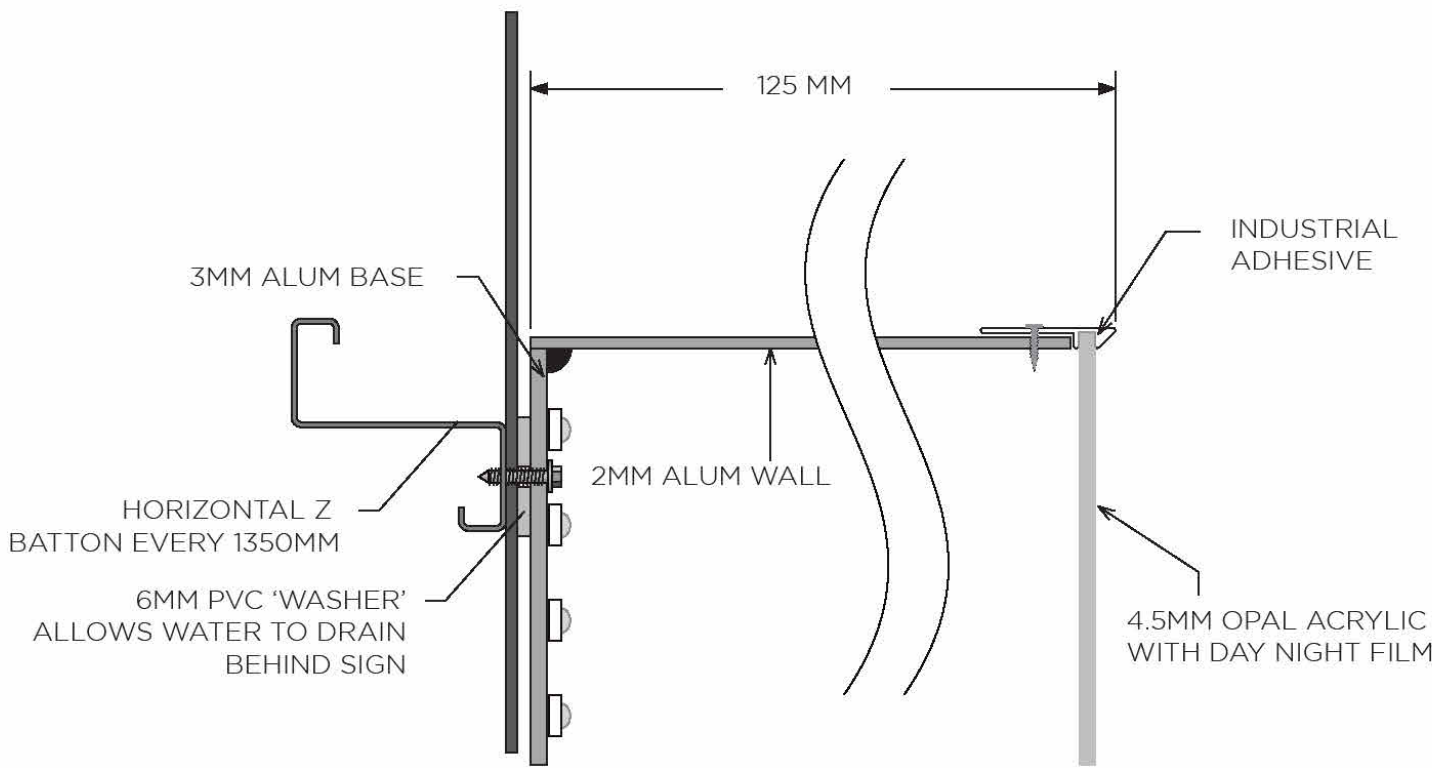
- FINISH & COLOURS**
- TENANT LOGO ON 12MM ACRYLIC
 - TEXT & LINES ARE BLACK REFLECTIVE VINYL

- MATERIALS**
- FABRICATED 2MM ALUMINIUM TOP CAP & SIDE TRIMS PAINTED AS SHOWN
 - FABRICATED ALUMINIUM COVER PANELS WITH 15MM OPAL ACRYLIC FACES AND 3MM OPAL ACRYLIC BACKING
 - INTERNALLY ILLUMINATED WITH LEDS
 - INTERNAL ALUMINIUM FREESTANDING FRAME STRUCTURE

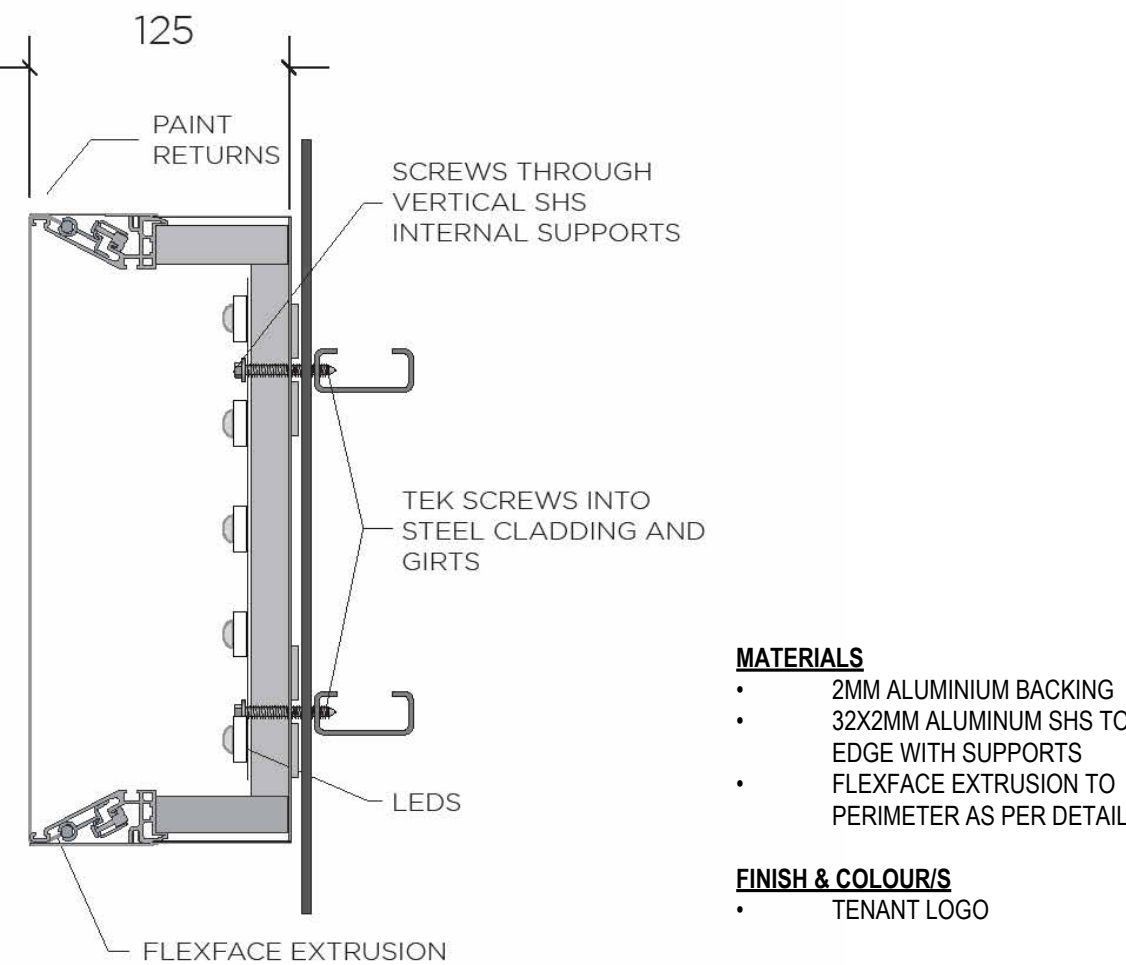
- FINISH & COLOURS**
- BLACK AND BLUE ON WHITE



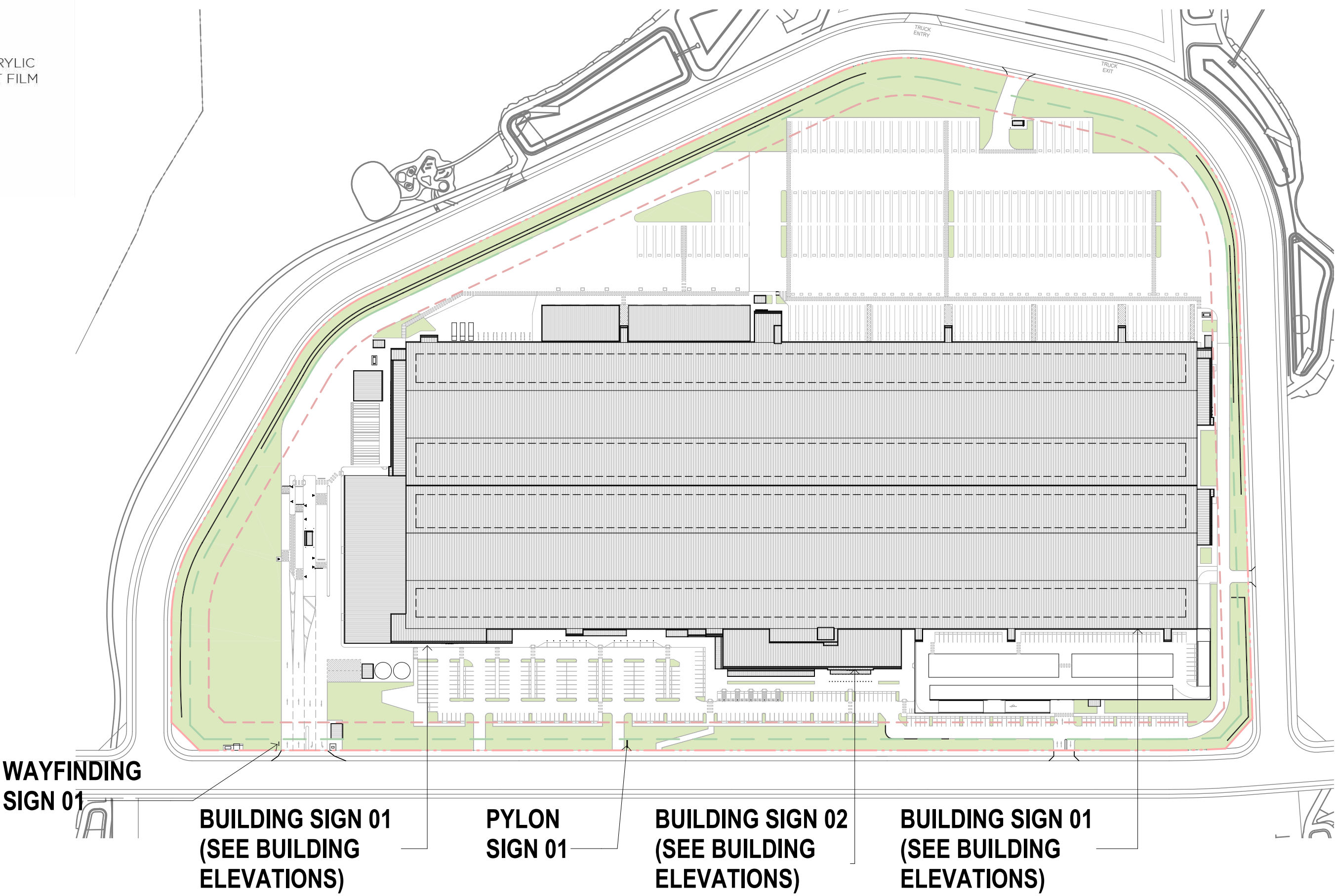
BUILDING SIGN 01
ILLUMINATED FACE-LIT SIGN



BUILDING SIGN 02
ILLUMINATED SIGN

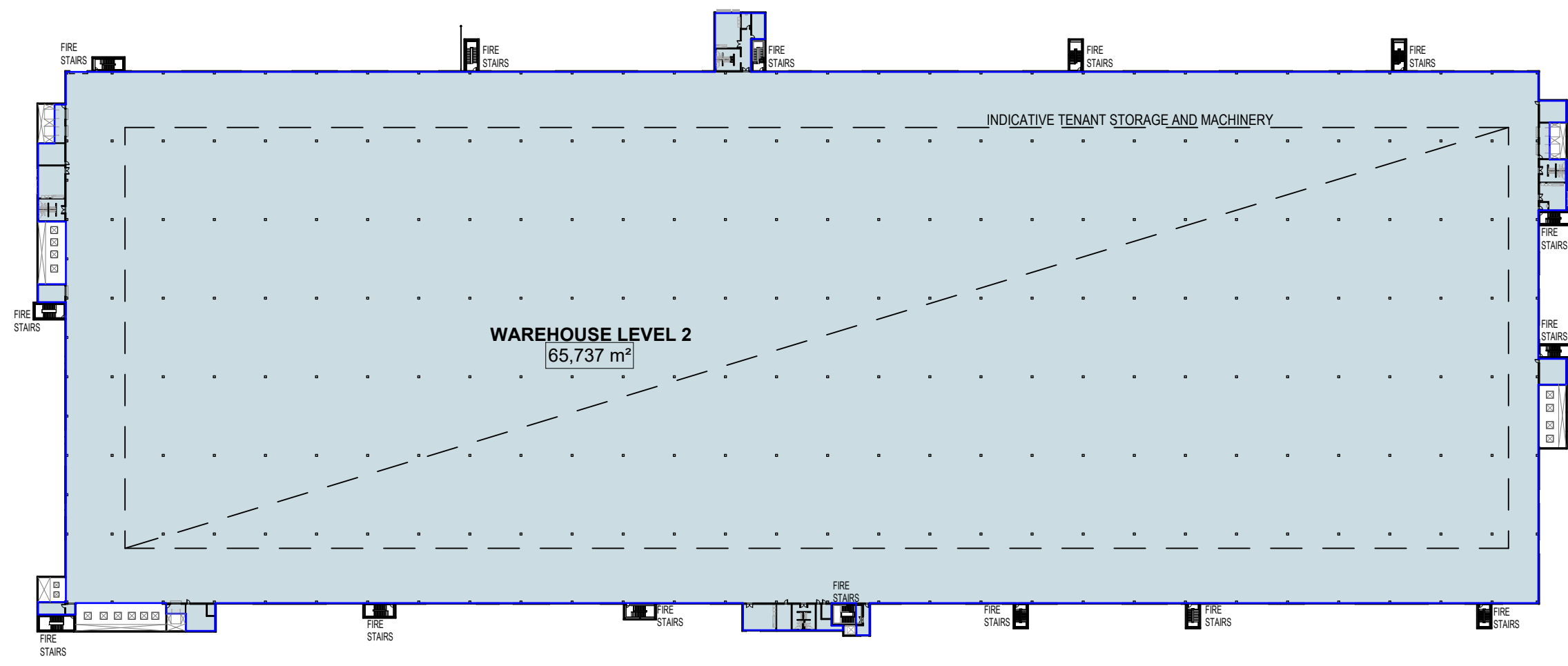
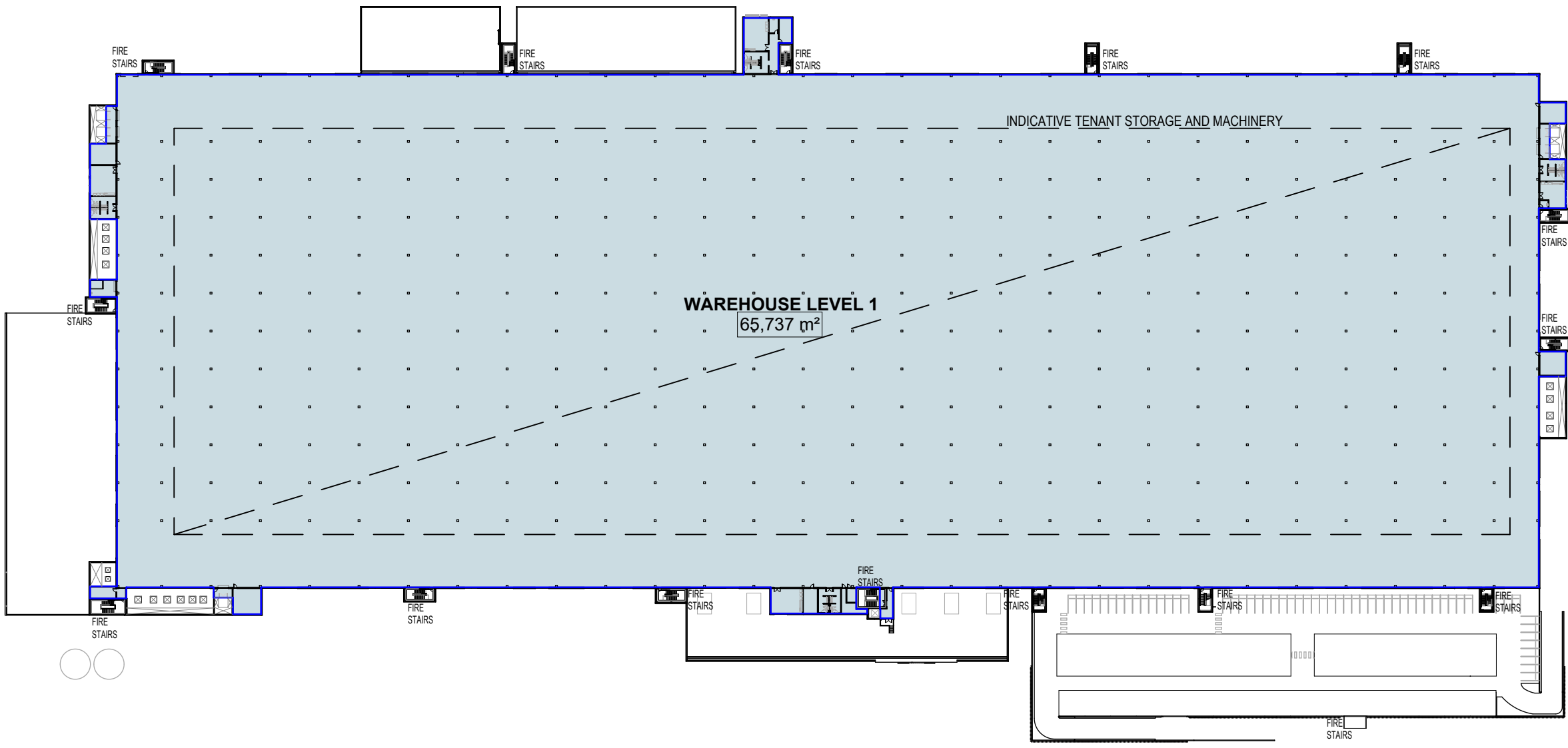
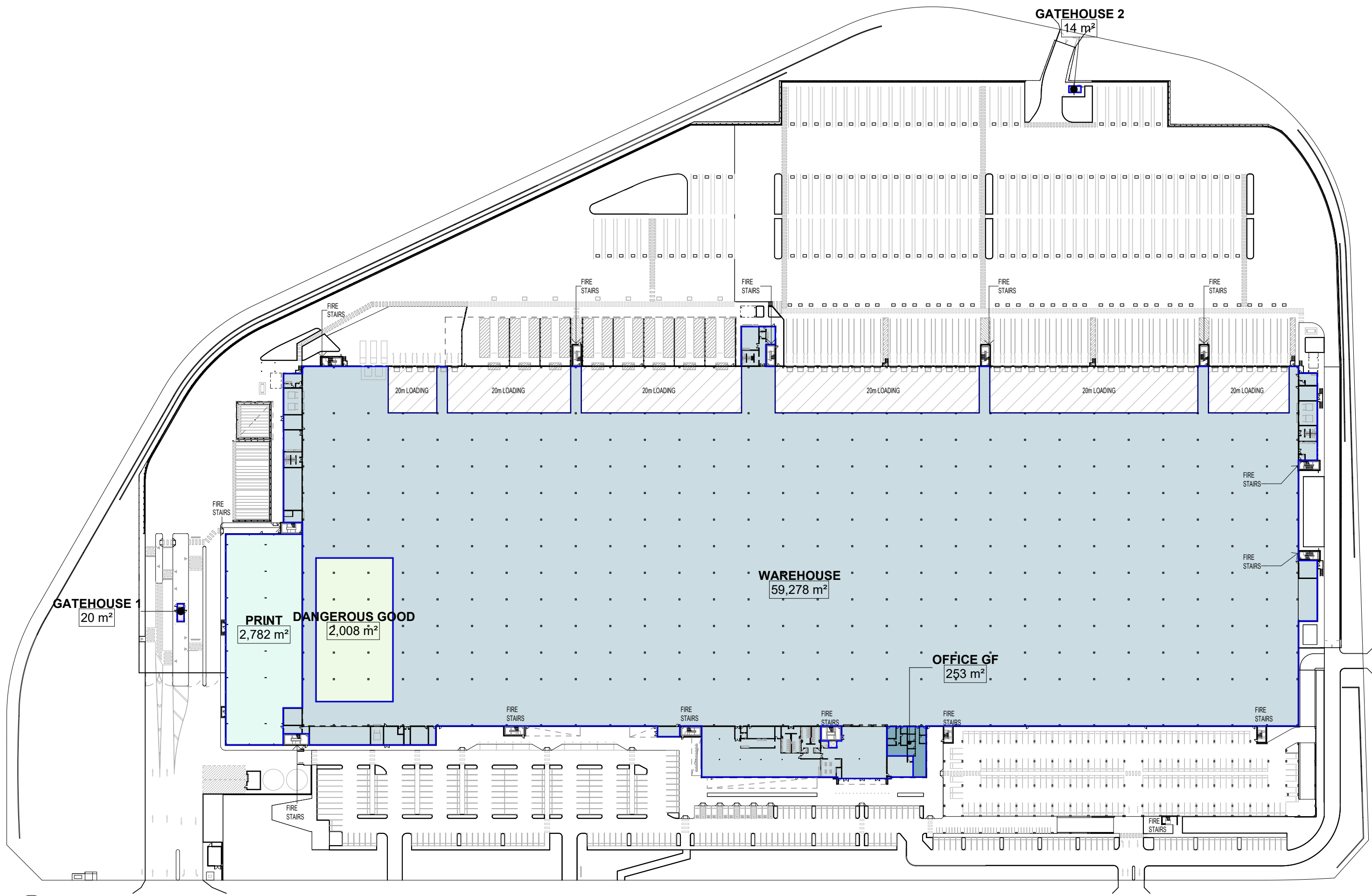


- MATERIALS**
- 2MM ALUMINIUM BACKING
 - 32X2MM ALUMINIUM SHS TO EDGE WITH SUPPORTS
 - FLEXFACE EXTRUSION TO PERIMETER AS PER DETAIL
- FINISH & COLOURS**
- TENANT LOGO



DEVELOPMENT APPLICATION

REVISIONS		
REV	DESCRIPTION	DATE
0	DEVELOPMENT APPLICATION	07.05.2026
1	DEVELOPMENT APPLICATION	11.06.2026



NSW STANDARD INSTRUCTION LEP

Gross Floor Area (GFA) means the sum of the floor area of each floor of a building, measured from the internal face of external walls or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes —

(a) the area of a mezzanine;

(b) habitable rooms in a basement or an attic; and

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes —

(d) any area for common vertical circulation, such as lifts and stairs;

(e) any basement — (i) storage; and

(f) plant rooms, lift towers, and other areas used exclusively for mechanical services or ducting;

(g) car parking required by the consent authority (including access to that car parking);

(h) any space used for the loading or unloading of goods (including access to it);

(i) terraces and balconies with outer walls less than 1.4 metres high; and

(j) voids above a floor at the level of a storey or storey above.

GFA AREA	
NAME	AREA
GROUND	
WAREHOUSE	59,278 m²
PRINT	2,782 m²
OFFICE	253 m²
GATEHOUSE 1	20 m²
GATEHOUSE 2	14 m²
DANGEROUS GOOD	2,008 m²
LEVEL 1	
WAREHOUSE	65,737 m²
LEVEL 2	
WAREHOUSE	65,737 m²
GRAND TOTAL	195,829 m²

DEVELOPMENT APPLICATION



AUTOMATED DISTRIBUTION CENTRE Lot 208, Lot 209, Lot 210
475 BADGERYS CREEK ROAD, BRADFIELD

GFA CALCULATIONS