BHL Badgerys Creek

5-May-21 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	49.90	49.90
RMS Road Reserve (Severed Land)	8.74	8.74
ROADS RESERVES TOTAL	**59.16**	**62.88**

METRO RESERVES	SITE AREA (ha)
Metro Rail Reserve	5.64
Total Metro Reserves	**5.64**

CONSTRAINTS	SITE AREA (ha)
Cosgroves Creek Riparian Flooding Zone (incl. basins)	28.45
Badgerys Creek Riparian Flooding Zone	5.03
Bio-diversity Reserve	1.67
Airport Lights (HIAL)	0.46
	35.61

(Total Site Area - Road Reserves & Constraints)

Gross Developable Area (GDA) 239.24

DEVELOPMENT (including internal roads & corridors)	NSA (ha)	SITE AREA (ha)
Southern Development Lots	94.33	108.87
Subdivison Area (Superlot 6 & 7)	40.00	40.00
Amenity Lot	0.00	0.94
Northern Development Lots	83.08	89.42
Gross Developable Area (GDA)	**217.41**	**239.23**

INTERNAL ROAD RESERVES	SITE AREA (ha)
Primary Road (excl. M12 Corridor & Metro Overlap)	5.27
Total Internal Road Reserves	**5.27**

(GDA - Internal Road Reserves)

NET DEVELOPABLE AREA (NDA) 233.96

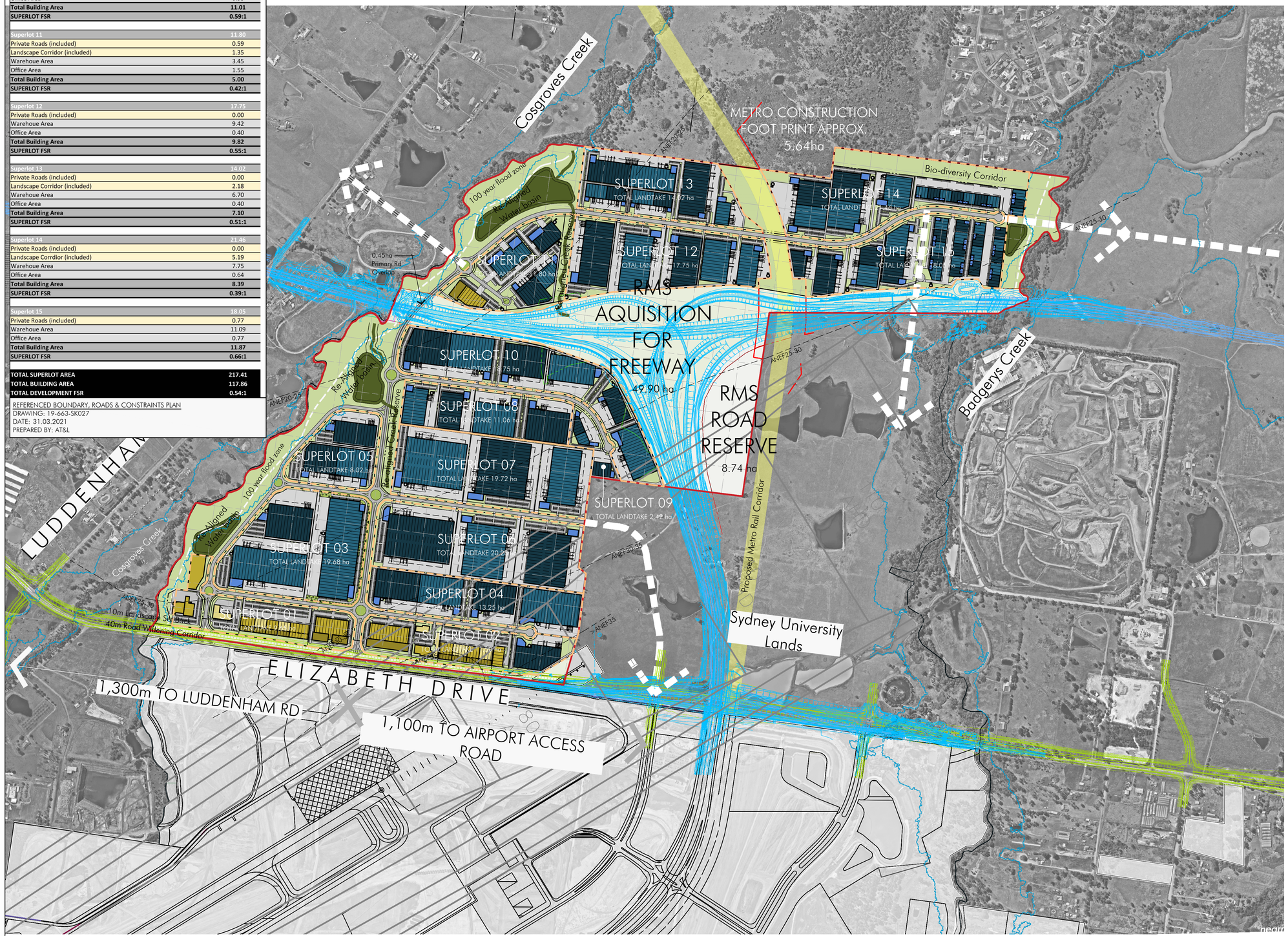
INTERNAL ROAD NETWORK & CORRIDORS	SITE AREA (ha)
Stage 1 Amenity Lot	0.94
Southern Estate Roads	10.10
Northern Estate Roads	5.52
Total Internal Road Network & Corridors	**16.56**

(NDA - Internal Road Network & Corridors)

NET SERVICED AREA (NSA) 217.40

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	**19.75**
Private Roads (included)	0.00
Warehoue Area	10.09
Office Area	0.93
Total Building Area	**11.01**
SUPERLOT FSR	**0.59:1**
Superlot 11	**11.80**
Private Roads (included)	0.59
Landscape Corridor (included)	1.35
Warehoue Area	3.45
Office Area	1.55
Total Building Area	**5.00**
SUPERLOT FSR	**0.42:1**
Superlot 12	**17.75**
Private Roads (included)	0.00
Warehoue Area	9.42
Office Area	0.40
Total Building Area	**9.82**
SUPERLOT FSR	**0.55:1**
Superlot 13	**14.02**
Private Roads (included)	0.00
Landscape Corridor (included)	2.18
Warehoue Area	6.70
Office Area	0.40
Total Building Area	**7.10**
SUPERLOT FSR	**0.51:1**
Superlot 14	**21.46**
Private Roads (included)	0.00
Landscape Corridor (included)	5.19
Warehoue Area	7.75
Office Area	0.64
Total Building Area	**8.39**
SUPERLOT FSR	**0.39:1**
Superlot 15	**18.05**
Private Roads (included)	0.77
Warehoue Area	11.09
Office Area	0.77
Total Building Area	**11.87**
SUPERLOT FSR	**0.66:1**
TOTAL SUPERLOT AREA	**217.41**
TOTAL BUILDING AREA	**117.86**
TOTAL DEVELOPMENT FSR	**0.54:1**

REFERENCED BOUNDARY, ROADS & CONSTRAINTS PLAN
DRAWING: 19-663-SK027
DATE: 31.03.2021
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: May 2021
Number: 11470_DA003[2]

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May 05, 2021 - 10:40pm N:\11470 Northern Gateway\3 CAD\11470_DA003 - Precinct MasterPlan.dwg

LUDDENHAM ROAD

Cosgroves Creek

Badgerys Creek

METRO CONSTRUCTION FOOT PRINT APPROX. 5.64ha

RMS AQUISITION FOR FREEWAY 49.90 ha

RMS ROAD RESERVE 8.74 ha

SUPERLOT 01
TOTAL LANDTAKE 10.59 ha

SUPERLOT 02
TOTAL LANDTAKE 11.50 ha

SUPERLOT 03
TOTAL LANDTAKE 19.68 ha

SUPERLOT 04
TOTAL LANDTAKE 13.25 ha

SUPERLOT 05
TOTAL LANDTAKE 8.02 ha

SUPERLOT 06
TOTAL LANDTAKE 20.28 ha

SUPERLOT 07
TOTAL LANDTAKE 19.72 ha

SUPERLOT 08
TOTAL LANDTAKE 11.06 ha

SUPERLOT 09
TOTAL LANDTAKE 2.42 ha

SUPERLOT 10
TOTAL LANDTAKE 18.75 ha

SUPERLOT 11
TOTAL LANDTAKE 11.30 ha

SUPERLOT 12
TOTAL LANDTAKE 17.75 ha

SUPERLOT 13
TOTAL LANDTAKE 14.02 ha

SUPERLOT 14
TOTAL LANDTAKE 21.46 ha

SUPERLOT 15
TOTAL LANDTAKE 18.05 ha

Re-Aligned Water basin

100 year flood zone

0.45ha Primary Rd Overlap

ANEF20-25

ANEF25-30

ANEF30-35

ANEF35

RL 66.50

RL 67.50

10m Landscape Set Back

40m Road Widening Corridor

ELIZABETH DRIVE

1,300m TO LUDDENHAM RD

1,100m TO AIRPORT ACCESS ROAD

Sydney University Lands

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NORTHERN GATEWAY

Elizabeth Drive, Badgery's Creek - NSW

Title	Precinct Superlot Plan
Scale	1:7500 @ A1, 1:1500 @ A3
Date	May 2021
Number	11470_DA001[3]

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May 05, 2021 - 10:29pm N:\11470-Northern Gateway\3 CAD\11470_DA001 - Super Lots Plan.dwg

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

ISSUED FOR INFORMATION

BHL

0 150 375 750m

NORTHERN GATEWAY

Elizabeth Drive, Badgery's Creek - NSW

Title	Stage 1 MasterPlan
Scale	1:7500 @ A1, 1:1500 @ A3
Date	May 2021
Number	11470_DA005[3]

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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

Oct 06, 2020 - 3:16pm N:\11470\Northern Gateway\3 CAD\11470_DA010 - Stage 1 Site Plan.dwg

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0 150 375 750m

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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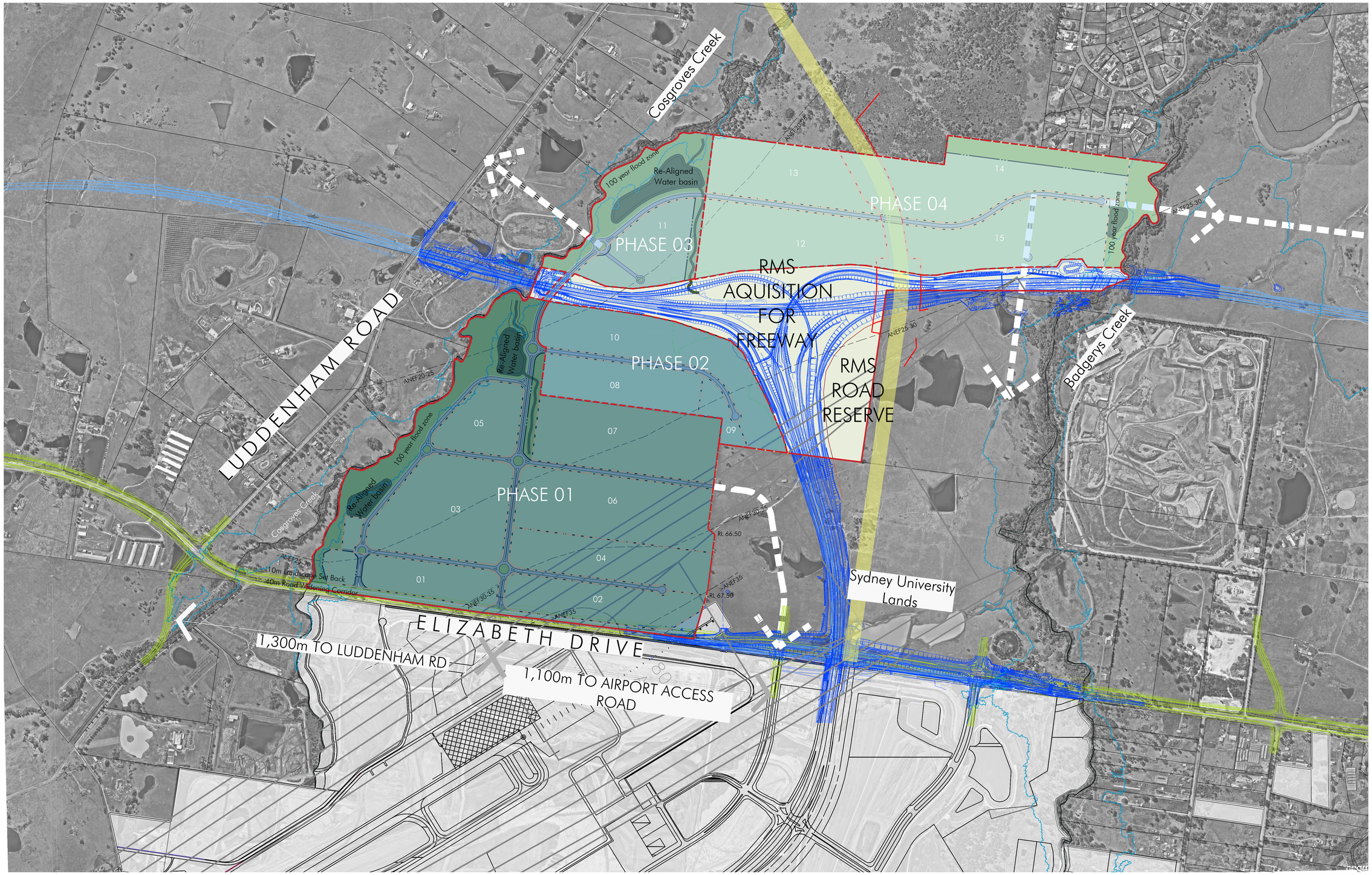

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BHL

0 150 375 750m

NORTHERN GATEWAY

Elizabeth Drive, Badgery's Creek - NSW

Title	Precinct Phasing Plan
Scale	1:7500 @ A1, 1:1500 @ A3
Date	May 2021
Number	11470_DA002[3]

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