



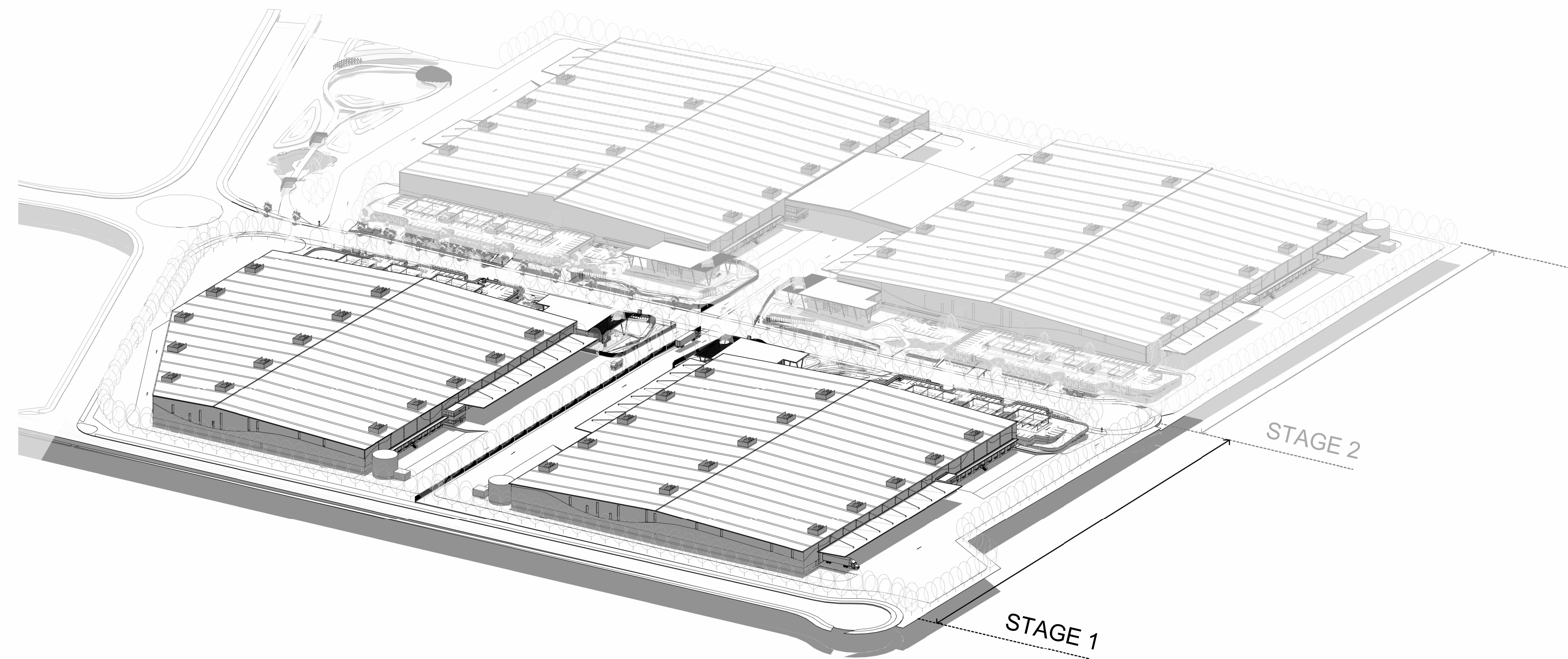
Acknowledgement

DHL & SBA acknowledge the Traditional Custodians of the lands and waters where we live and work, and we pay our respects to Elders past, present and emerging.



LOT 1 IN DP1306448, BADGERYS CREEK (SOUTH), NSW.

SSDA - DRAWING LIST	
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DA000	ACKNOWLEDGEMENT
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DA003	WAREHOUSE 3D PERSPECTIVES
DA004	WAREHOUSE 3D PERSPECTIVES
DA005	OFFICE 3D PERSPECTIVE
DA006	OFFICE 3D PERSPECTIVE
DA007	OFFICE 3D PERSPECTIVE
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DA410	DOCK OFFICE PLANS (TYPICAL)
DA500	SIGNAGE PLAN
DA600	SHADOW DIAGRAMS
DA601	OLS CHECK
PR011	ESTATE PLAN
PR014	ESTATE PLAN Copy 1
PR403	LANDSCAPE BOUNDARY
PR404	HARDSTAND
PR405	CARPARK
PR406	TREE CANOPY



SSDA ISSUE

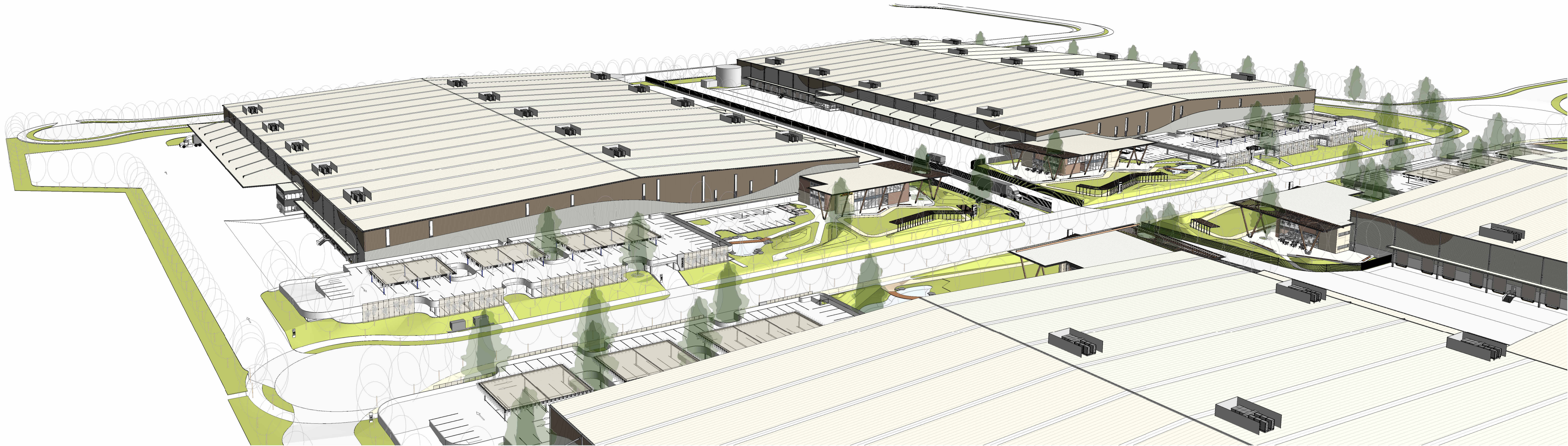


SSDA ISSUE

SBA ARCHITECTS Commercial Industrial Residential Retail Interior Design Phone: 02 927 9188 Web: www.sbaarch.com.au		CLIENT	PROPOSED INDUSTRIAL DEVELOPMENT					THESE DESIGNS, PLANS & SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF THE ARCHITECT AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF THIS OFFICE.		TITLE WAREHOUSE 3D PERSPECTIVES	
			LOT 1/DP1306448, BADGERYS CREEK (SOUTH)					FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING. ALL DIMENSIONS TO BE CHECKED ON SITE.			
1	ISSUE FOR SSDA SUBMISSION	14/10/2022						THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED & ISSUED FOR CONSTRUCTION.		DATE 14/10/2022	
#	DESCRIPTION	DATE								SCALE	PROJECT NO. 21254
										DWG NO. DA002	REVISION 1



SSDA ISSUE



2 3D PERSPECTIVE 1



1 3D PERSPECTIVE 2

SSDA ISSUE



SSDA ISSUE



SSDA ISSUE

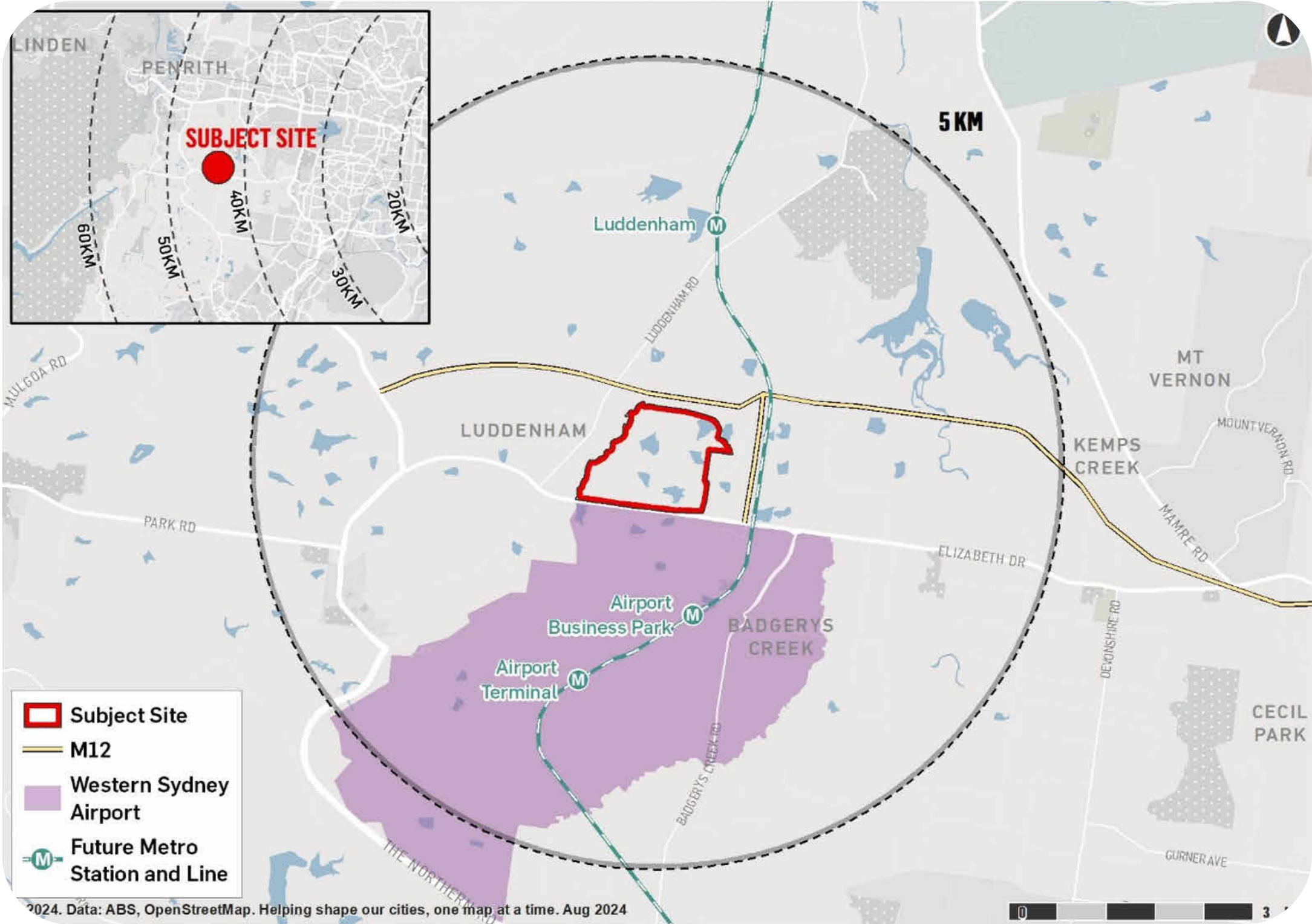


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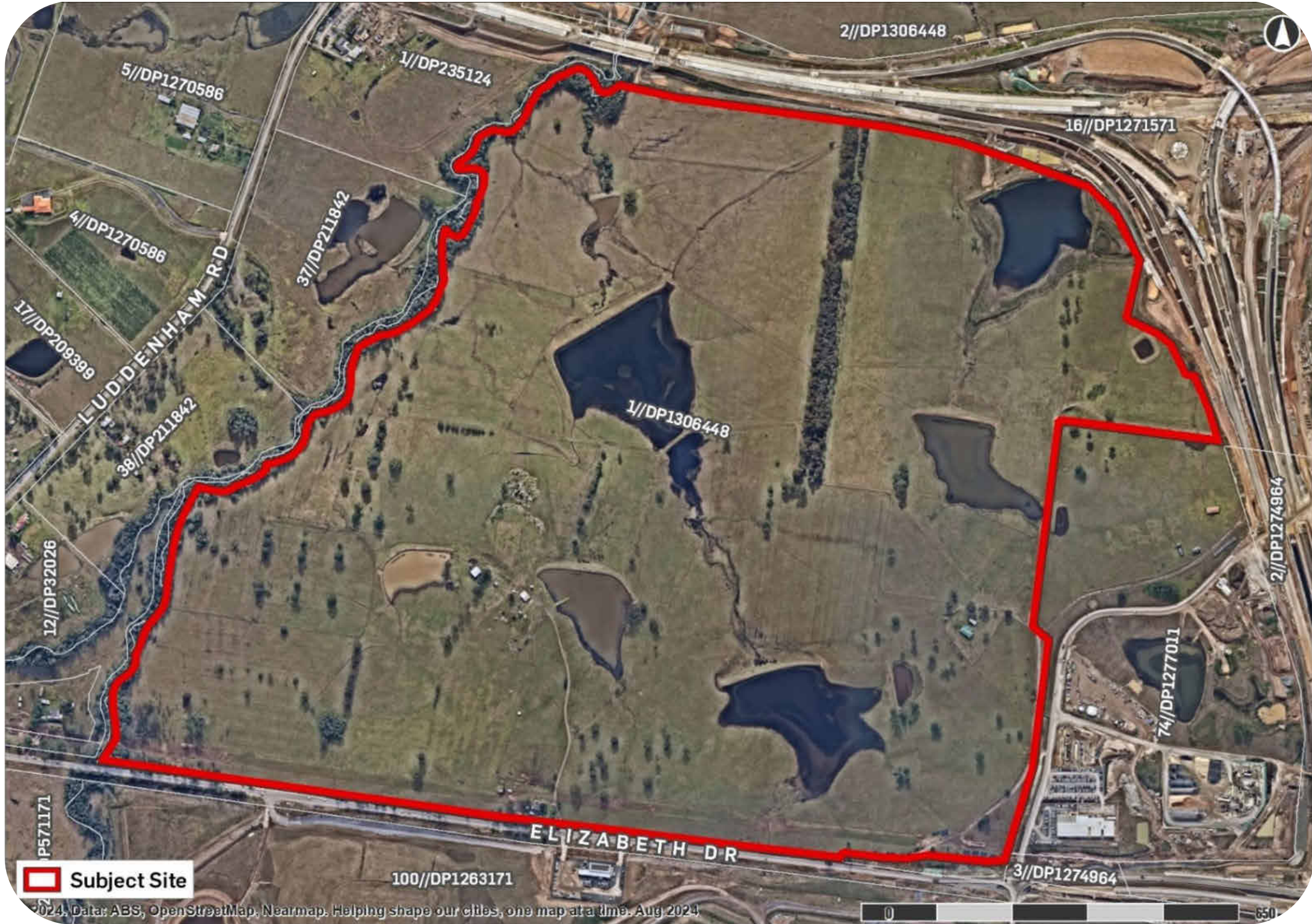


SSDA ISSUE

LOCATION CONTEXT AREA PLAN



SITE LOCATION PLAN



SITE PICTURES

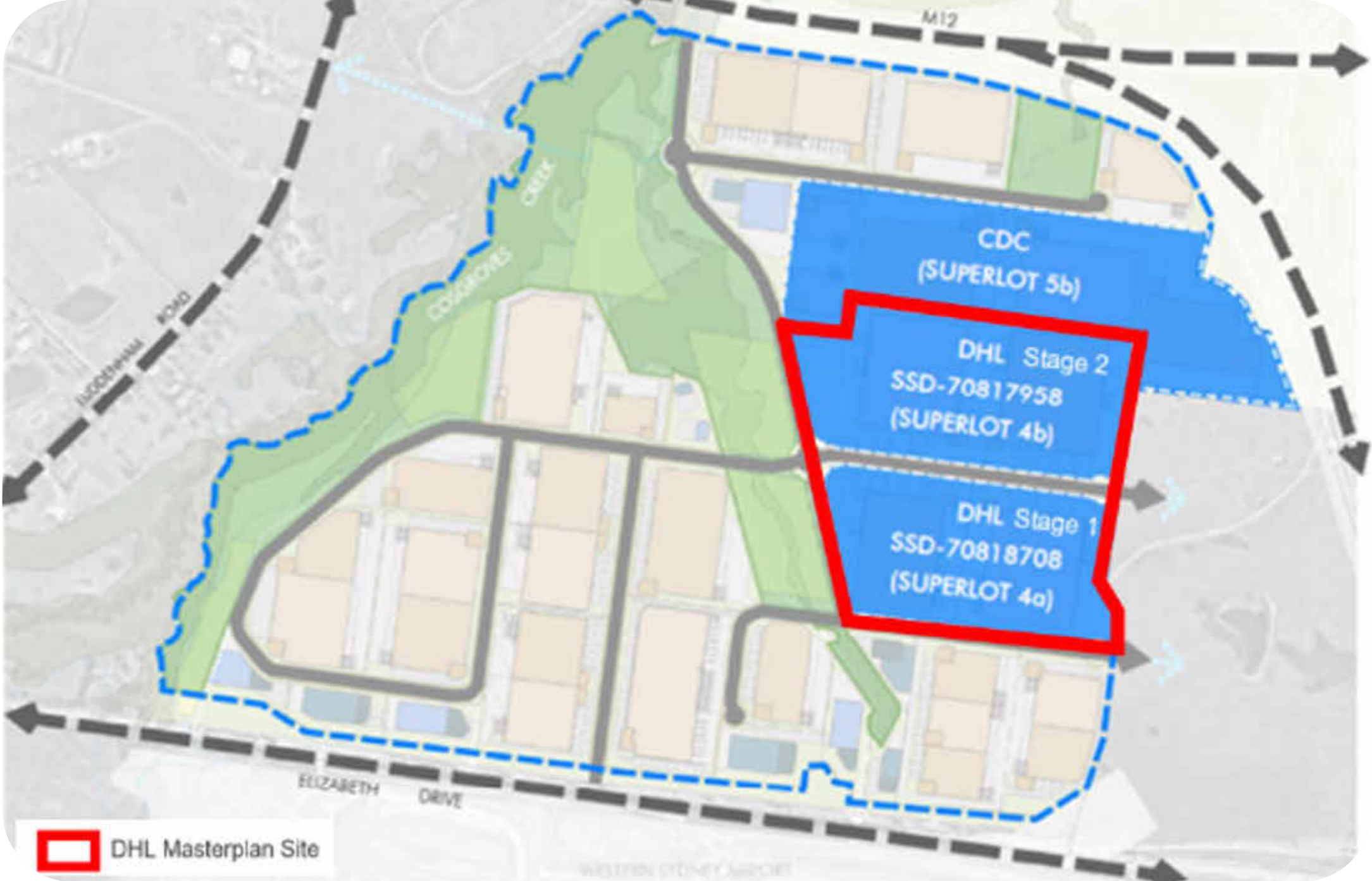


LOOKING NORTH-WEST TOWARDS DEVELOPMENT AREA



LOOKING SOUTH TOWARDS WESTERN SYDNEY AIRPORT

DHL MASTERPLAN SITE



BIRDS EYE VIEW

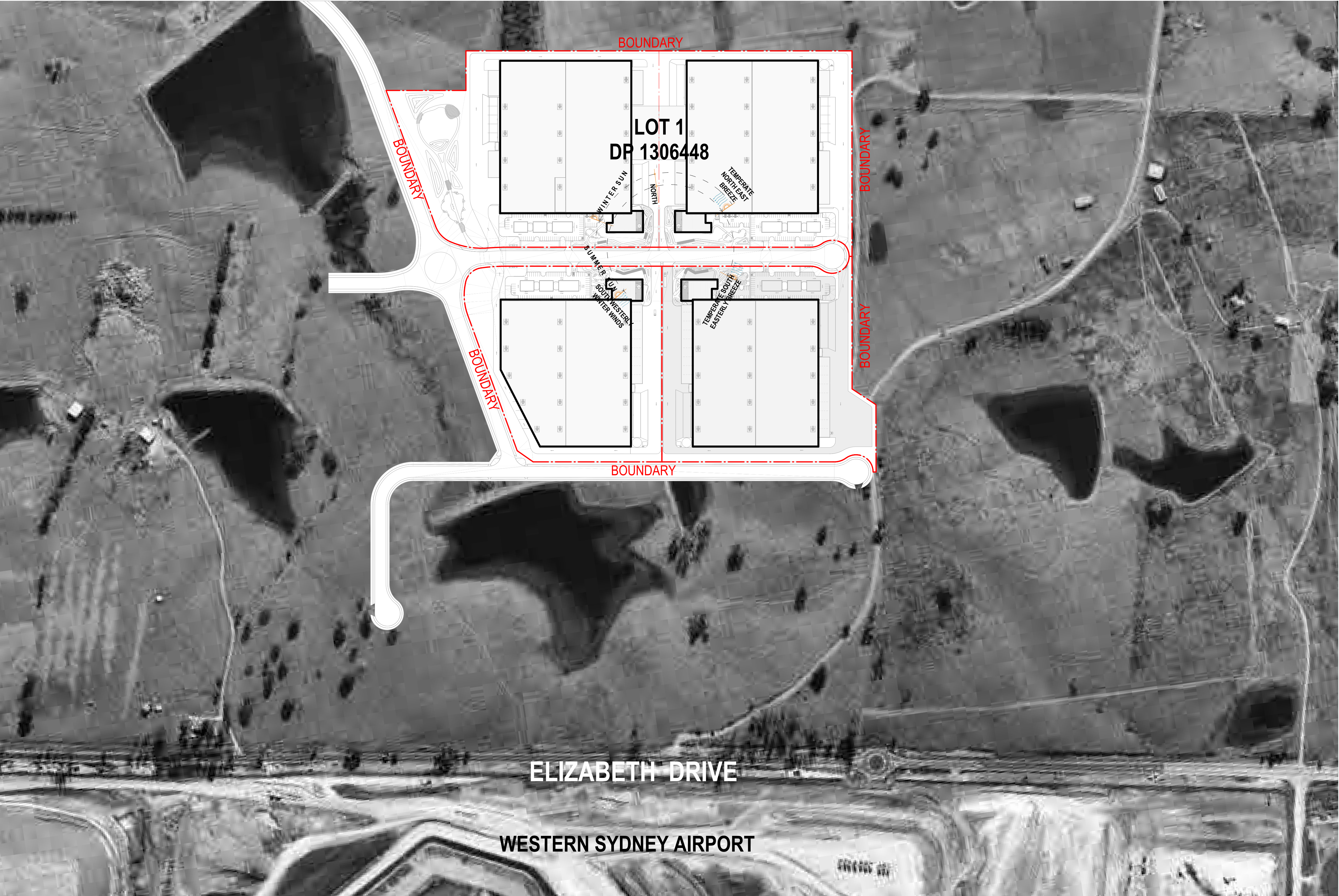


LOOKING NORTH TOWARDS DEVELOPMENT AREA



LOOKING NORTH-EAST TOWARDS DEVELOPMENT AREA

SSDA ISSUE





1 MASTERPLAN 1 : 1500

AREA SCHEDULE - MASTERPLAN

SITE AREA:	26.18 Ha
ESTATE ROAD AREA:	1.21 Ha
TOTAL DEVELOPABLE AREA:	24.97 Ha
WAREHOUSE 1:	31,705 sqm
WAREHOUSE 2:	31,705 sqm
WAREHOUSE 3:	28,968 sqm
WAREHOUSE 4:	27,714 sqm
OFFICES x 4:	3,864 sqm (2 Levels)
DOCK OFFICES x 7:	1,603 sqm (2 Levels)
TOTAL BUILDING AREA:	125,559 sqm
FLOOR SPACE RATIO:	0.51:1
REQ. LANDSCAPE AREA:	15% / 37,46 m²
PARKING RATES (as per WSA DCP 2021):	
-WAREHOUSE:	min. 1 Space / 250m²
-OFFICE:	min. 1 Space / 250m²
PARKING REQUIRED:	
WH01 + OFFICE 01:	132
WH02 + OFFICE 02:	132
WH03 + OFFICE 03:	121
WH04 + OFFICE 04:	119
TOTAL CARPARKING REQUIRED:	504
TOTAL CARPARKING PROVIDED:	
-STAGE 1:	441
-STAGE 2:	440
-TOTAL=	881

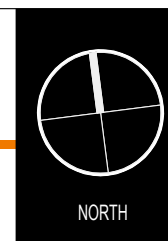
MASTERPLAN GENERAL LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- LANDSCAPE SETBACK
- OBJECT ABOVE
- WINDSHEAR CONSTRAINT BOUNDARY
- LANDSCAPE
- HARDSTAND
- WAREHOUSE
- OFFICE
- DOCK OFFICE
- RSD - ROLLER SHUTTER DOOR
- FNC-1 - PALISADE FENCE
- RW - RETAINING WALL
- TYP - (TYPICAL)
- SLG1 - SLIDING GATE
- DGS - DANGEROUS GOODS STORE
- S# - SIGANCE: REFER TO SIGNAGE PLAN

SSDA ISSUE

PROPOSED INDUSTRIAL DEVELOPMENT

LOT 1/DP1306448, BADGERYS CREEK (SOUTH)



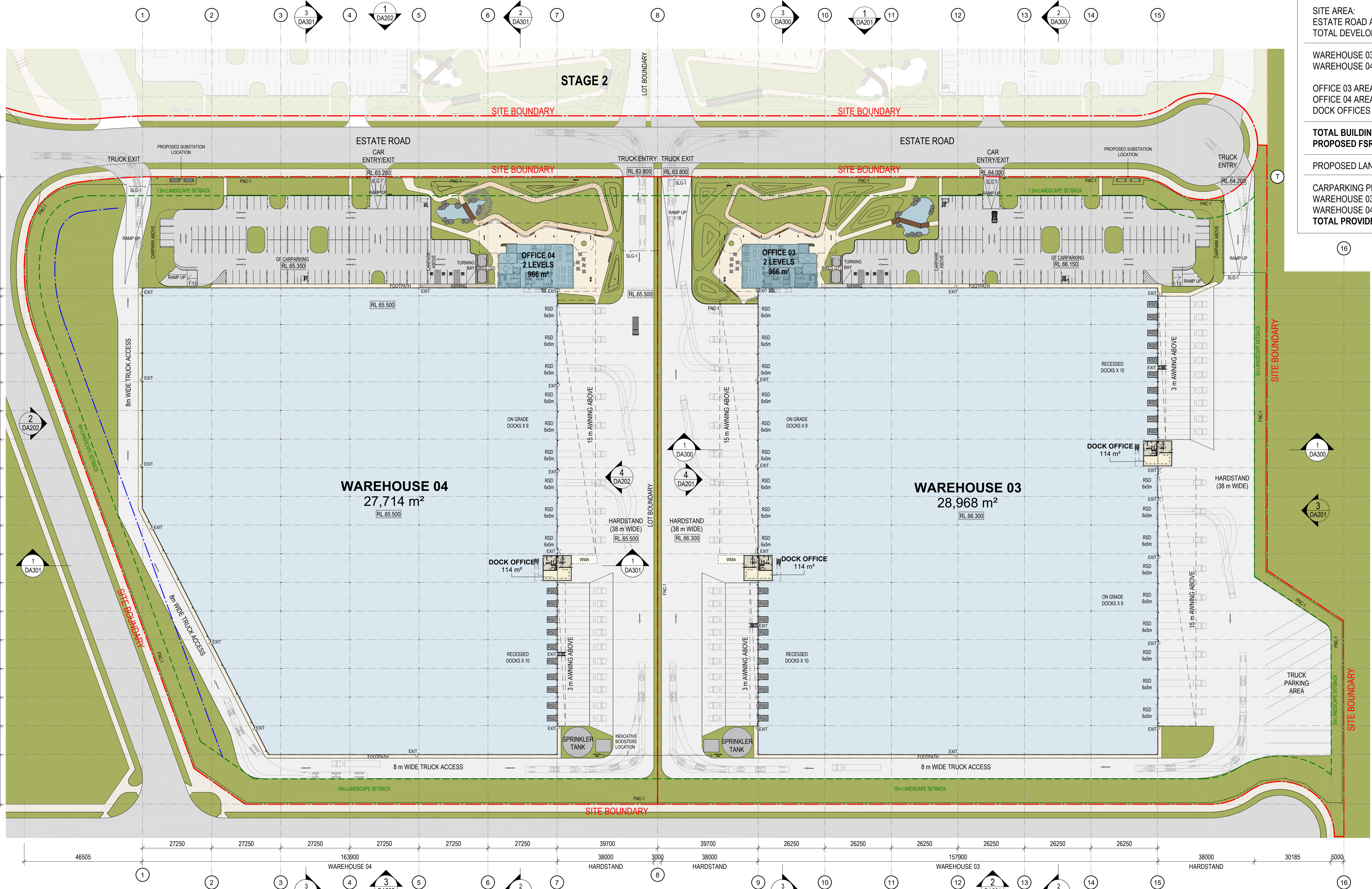
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TITLE	MASTERPLAN STAGING & DEVELOPMENT SUMMARY
DATE	17/12/2025
SCALE	
PROJECT NO.	21254
DWG NO.	DA100
REVISION	11



AREA SCHEDULE - STAGE 1

SITE AREA:	128159 m ²
ESTATE ROAD AREA:	12134 m ²
TOTAL DEVELOPABLE AREA:	116025 m ²
WAREHOUSE 03 AREA:	28969 m ²
WAREHOUSE 04 AREA:	27714 m ²
OFFICE 03 AREA:	966 m ²
OFFICE 04 AREA:	966 m ²
DOCK OFFICES AREA (x3):	687 m ²
TOTAL BUILDING AREA:	59302 m ²
PROPOSED FSR:	0.52:1
PROPOSED LANDSCAPE AREA:	15% (17,404 m ²)
CARPARKING PROVIDED:	
WAREHOUSE 03 =	225
WAREHOUSE 04 =	216
TOTAL PROVIDED (STAGE 1)=	441



1 GF PLAN - SOUTH LOT 1:750

SSDA ISSUE

PROPOSED INDUSTRIAL DEVELOPMENT

LOT 1/DP1306448, BADGERYS CREEK (SOUTH)

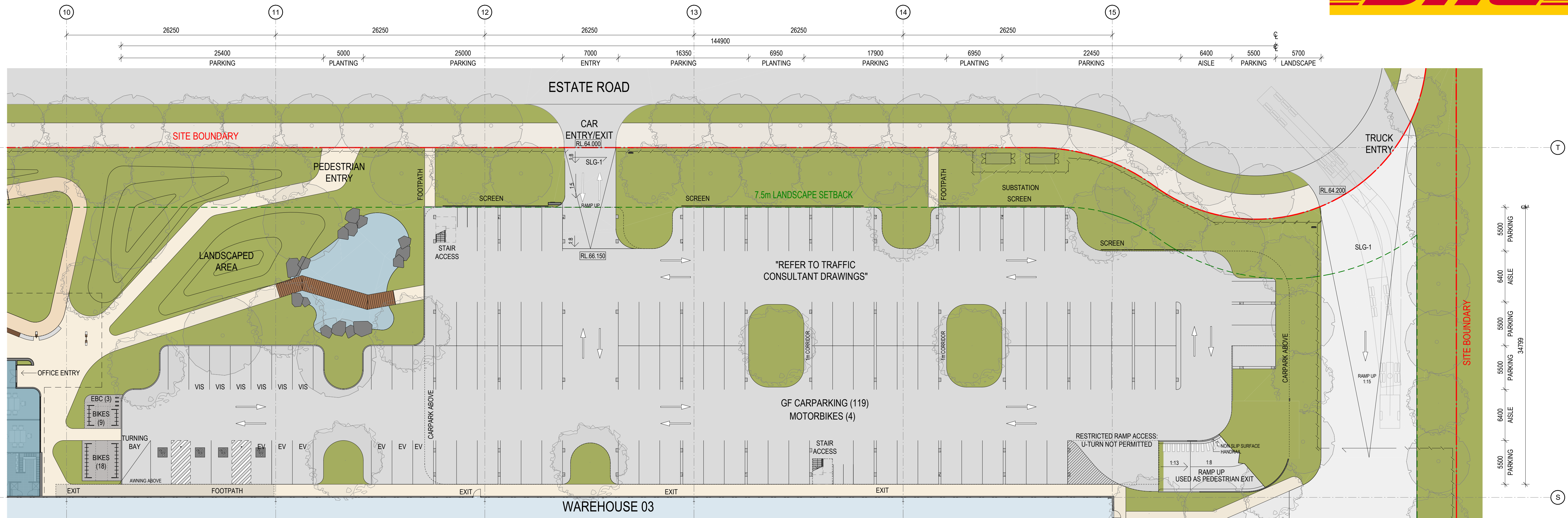


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TITLE	GF PLAN - STAGE 1
DATE	17/12/2025
SCALE	1:750 @ A1 1:1500 @ A3
PROJECT NO.	21254
DWG NO.	DA101
REVISION	11

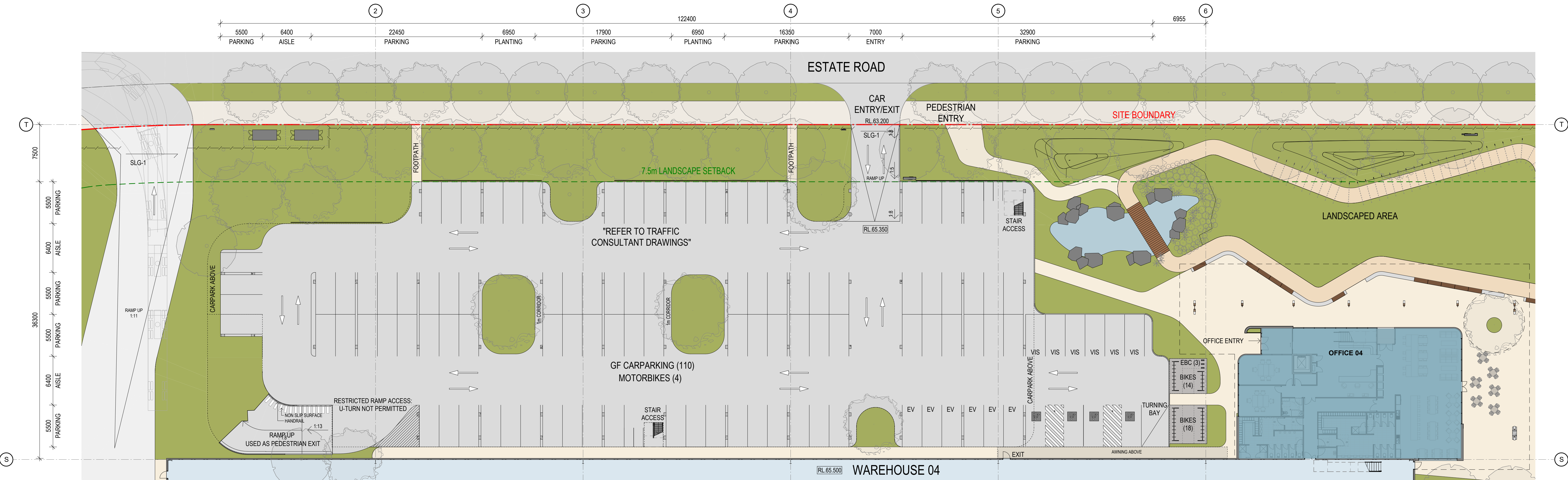
11	ISSUE FOR COORDINATION	17/12/2025	CLIENT
10	ISSUE FOR CLIENT REVIEW	24/11/2025	
9	ISSUE FOR INFORMATION	20/10/2025	
8	ISSUE FOR COORDINATION	08/10/2024	
7	ISSUE FOR SSDA SUBMISSION (E)	30/09/2024	
6	ISSUE FOR SSDA SUBMISSION (E)	29/08/2024	
5	ISSUE FOR SSDA SUBMISSION (D)	16/08/2024	
4	DESCRIPTION		



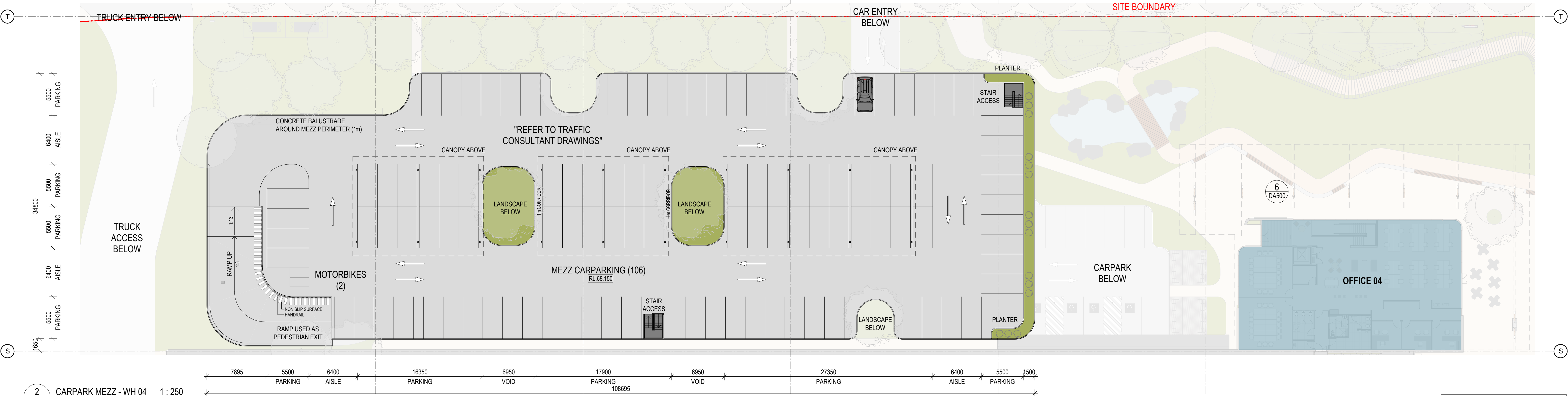


The site plan for the Mezz Carpark (106) shows a rectangular parking area with a central landscaped section. The plan includes the following details:

- Site Boundary:** Indicated by a red line on the left and right sides.
- Access Points:**
 - Car Entry Below:** Located at the top center.
 - Truck Entry Below:** Located at the top right.
 - GF Carpark Below:** Located at the bottom left.
 - Hardstand Below:** Located at the bottom right.
- Internal Features:**
 - Landscaping:** Two oval-shaped landscaped areas labeled "LANDSCAPE BELOW" are positioned in the center.
 - Canopies:** Three rectangular areas labeled "CANOPY ABOVE" are located above the landscaped areas.
 - Stair Access:** Two staircases are shown, one at the top left and one at the bottom center.
 - Planters:** Two planters are located at the top left and bottom left corners.
 - Concrete Balustrade:** A 1m high balustrade is shown around the perimeter of the mezz level.
 - Ramp:** A ramp labeled "RAMP UP" with a 1:13 gradient is located on the right side.
 - Motorbikes:** Two motorbike parking spaces are located near the ramp.
 - Ramp Used as Pedestrian Exit:** A ramp with a non-slip surface, kerb, and handrail is shown at the bottom right.
- Dimensions:**
 - Overall Dimensions:** 1500m x 7895m.
 - Internal Dimensions:** 5500m (PARKING), 6400m (AISLE F), 27450m (PARKING), 6750m (VOID), 18100m (PARKING), 6750m (VOID), 16450m (PARKING), 6400m (AISLE F), 5500m (PARKING), 7895m (RAMP).
- Notes:**
 - "REFER TO TRAFFIC CONSULTANT DRAWINGS"
 - "CONCRETE BALUSTRADE AROUND MEZZ PERIMETER (1m)"
 - "NON SLIP SURFACE KERB HANDRAIL"
 - "RAMP USED AS PEDESTRIAN EXIT"

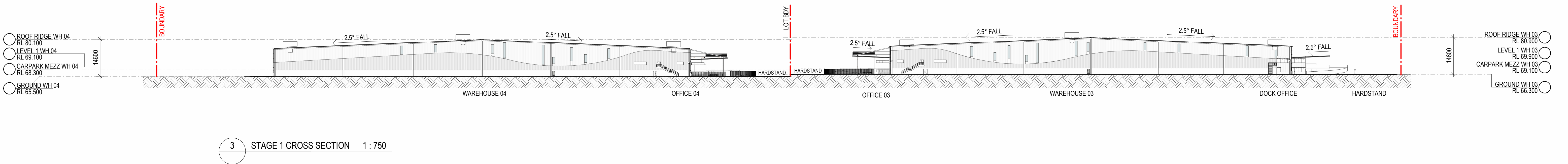
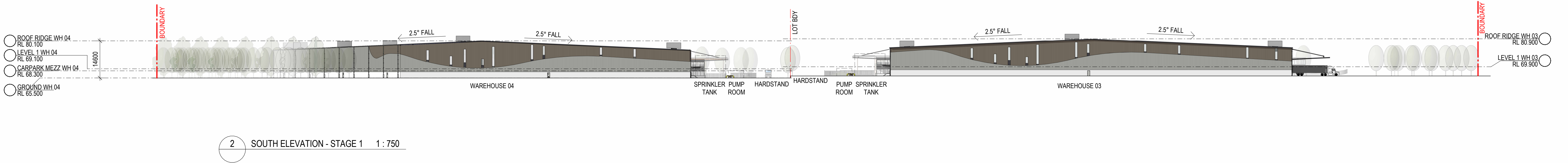
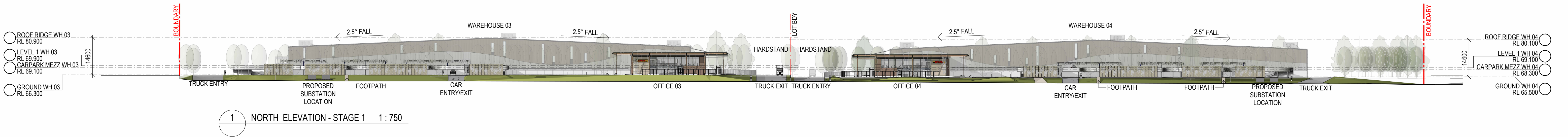


1 CARPARK GROUND - WH 04 1 : 250



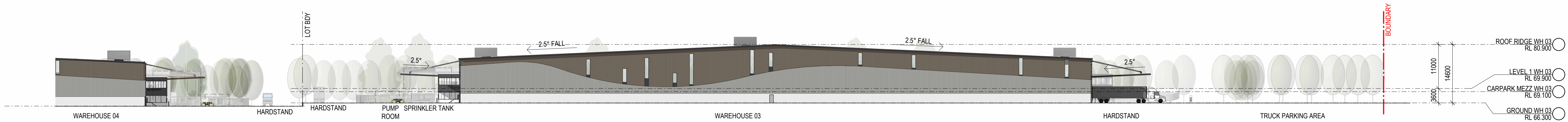
2 CARPARK MEZZ - WH 04 1 : 250

SSDA ISSUE

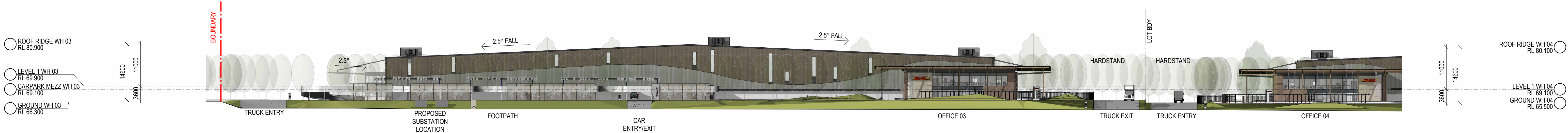


SSDA ISSUE

SBA ARCHITECTS Commercial Industrial Residential Rural Interior Design Phone: 02 9537 9182 Web: www.sbaarch.com.au	7	ISSUE FOR COORDINATION	17/12/2025	CLIENT	PROPOSED INDUSTRIAL DEVELOPMENT LOT 1/DP1306448, BADGERYS CREEK (SOUTH)	THESE DESIGNS, PLANS & SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF THE ARCHITECT AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF THIS OFFICE. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING. ALL DIMENSIONS TO BE CHECKED ON-SITE. THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED & ISSUED FOR CONSTRUCTION.	TITLE ELEVATIONS & SECTION - STAGE 1	
	6	ISSUE FOR CLIENT REVIEW	24/11/2025					
	5	ISSUE FOR SSDA SUBMISSION (D)	16/08/2024					
	4	ISSUE FOR CLIENT REVIEW	01/08/2024					
	3	ISSUE FOR SSDA SUBMISSION (C)	19/05/2023					
	2	ISSUE FOR SSDA SUBMISSION (B)	15/03/2023					
	1	ISSUE FOR SSDA SUBMISSION (A)	14/10/2022					
	#	DESCRIPTION	DATE					



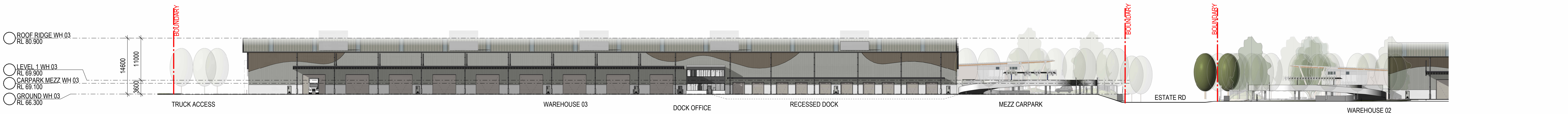
2 SOUTH ELEVATION - WAREHOUSE 03 1 : 500



1 NORTH ELEVATION - WAREHOUSE 03 1 : 500

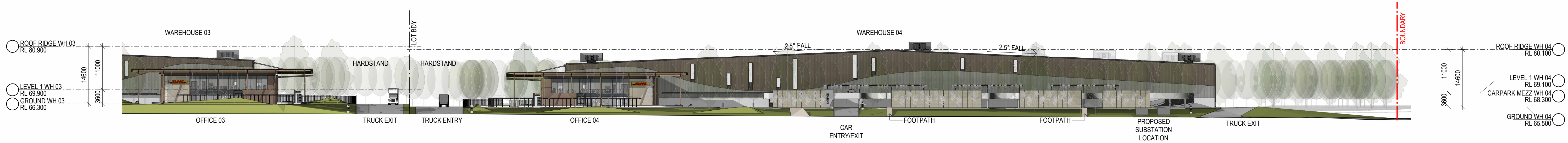


4 WEST ELEVATION - WAREHOUSE 03 1 : 500

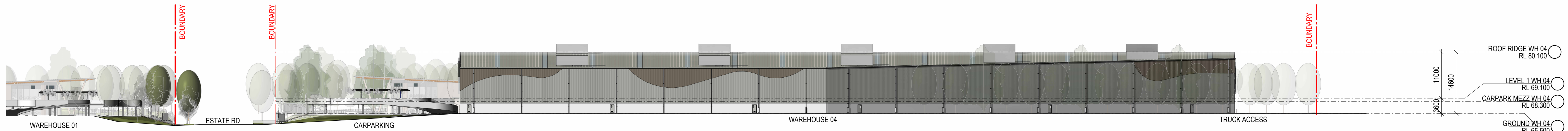


3 EAST ELEVATION - WAREHOUSE 03 1 : 500

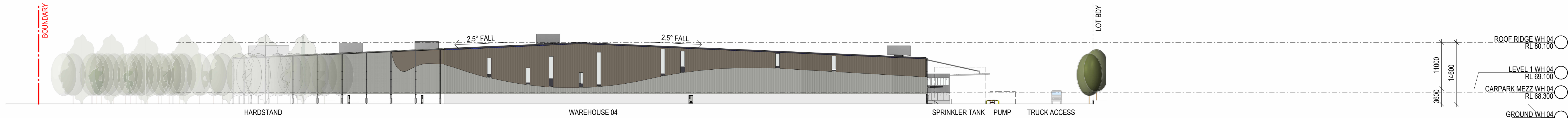
SSDA ISSUE



1 NORTH ELEVATION - WAREHOUSE 04 1 : 500



2 WEST ELEVATION - WAREHOUSE 04 1 : 500



3 SOUTH ELEVATION - WAREHOUSE 04 1 : 500

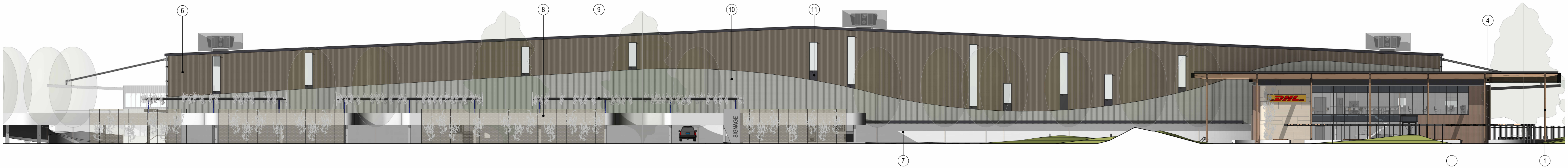


4 EAST ELEVATION - WAREHOUSE 04 1 : 500

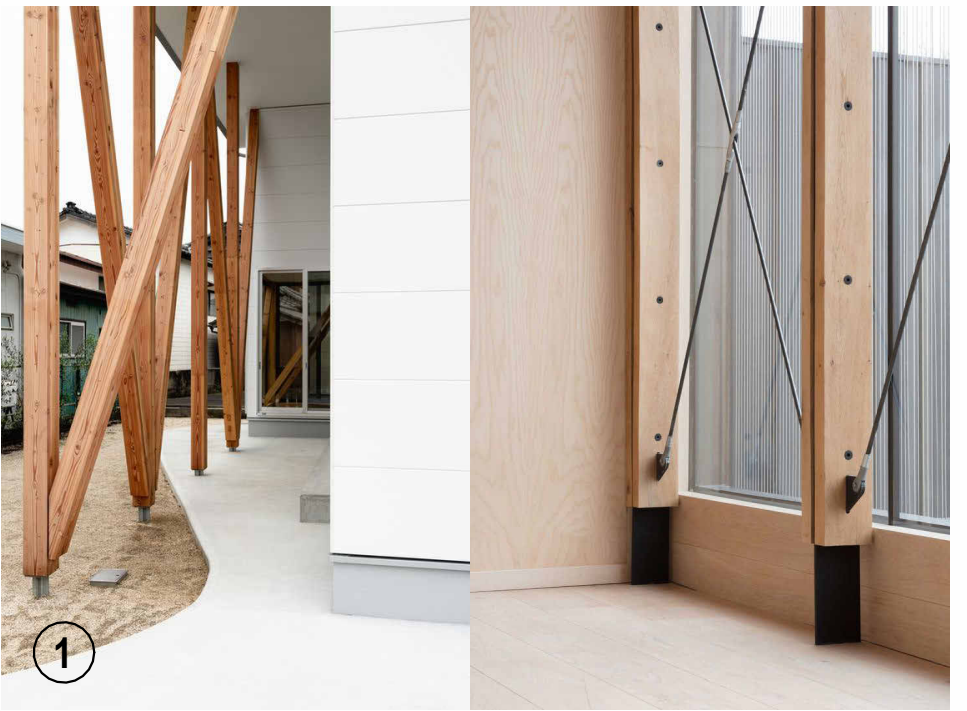
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PROPOSED INDUSTRIAL DEVELOPMENT

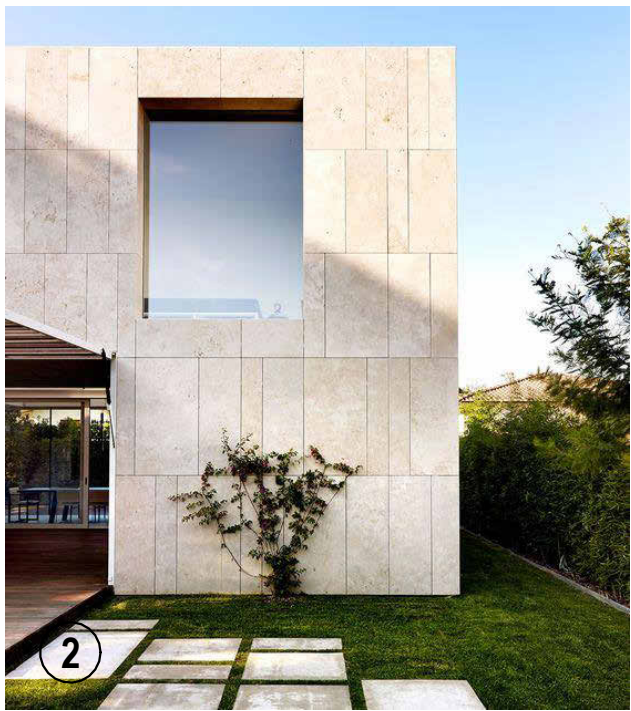
LOT 1/DP1306448, BADGERYS CREEK (SOUTH)



1 TYPICAL FRONT ELEVATION 1:250



TIMBER STRUCTURE WITH THIN ELEGANT STEEL SUPPORTS



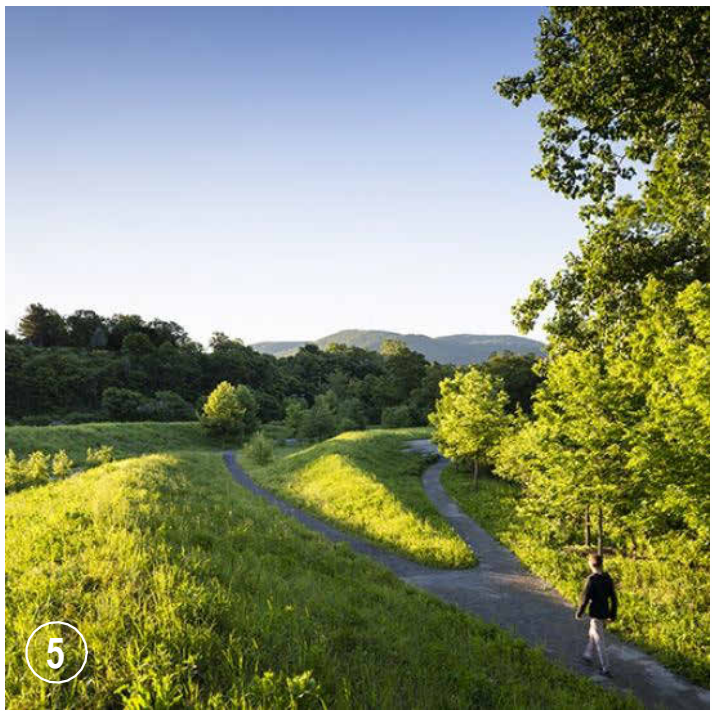
SMOOTHED NATURAL STONE FINISH



WEATHER TIMBER BOARD CLADDING



TIMBER PANEL SOFFIT



RIISING MOUNDED LANDSCAPE



JASPER METAL PROFILE CLADDING



PRECAST CONCRETE DADO PANELS



MESH AND PLANTING



CANOPY AND PLANTING

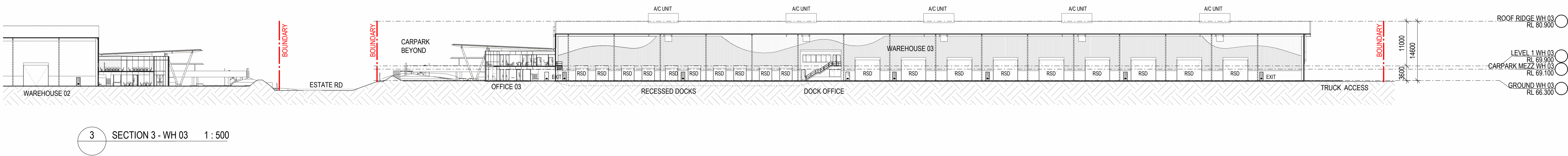
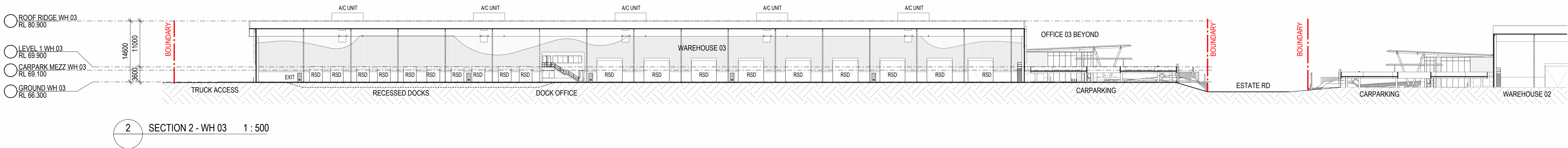
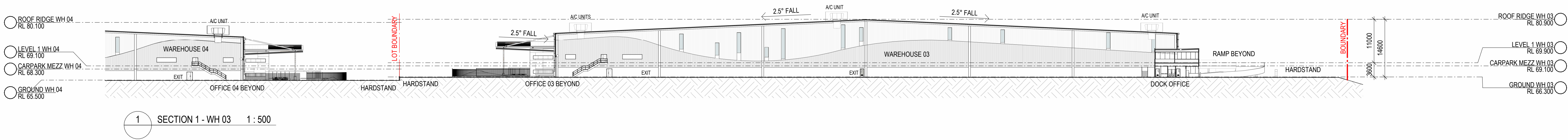


LIGHT GREY (10) AND MONUMENT (11) METAL PROFILE CLADDING

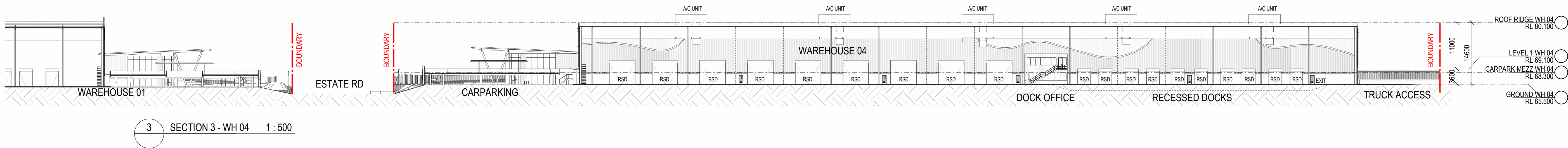
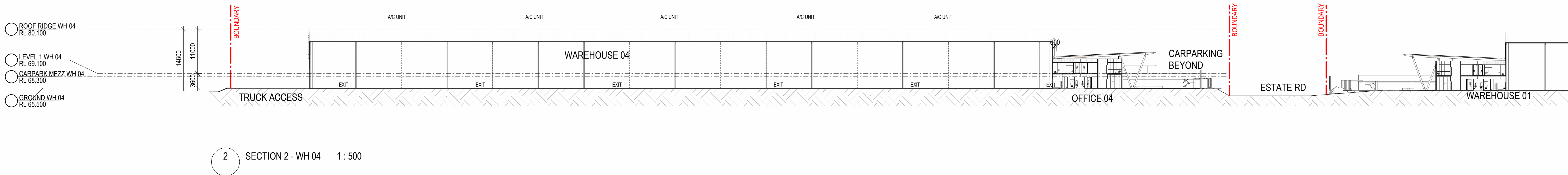
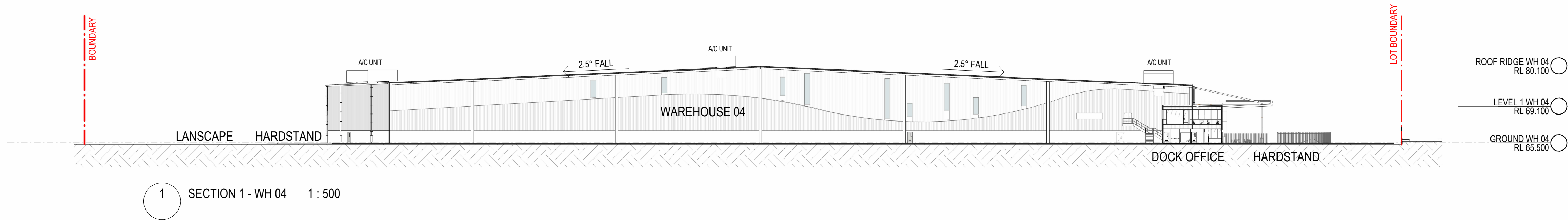


PERGOLA

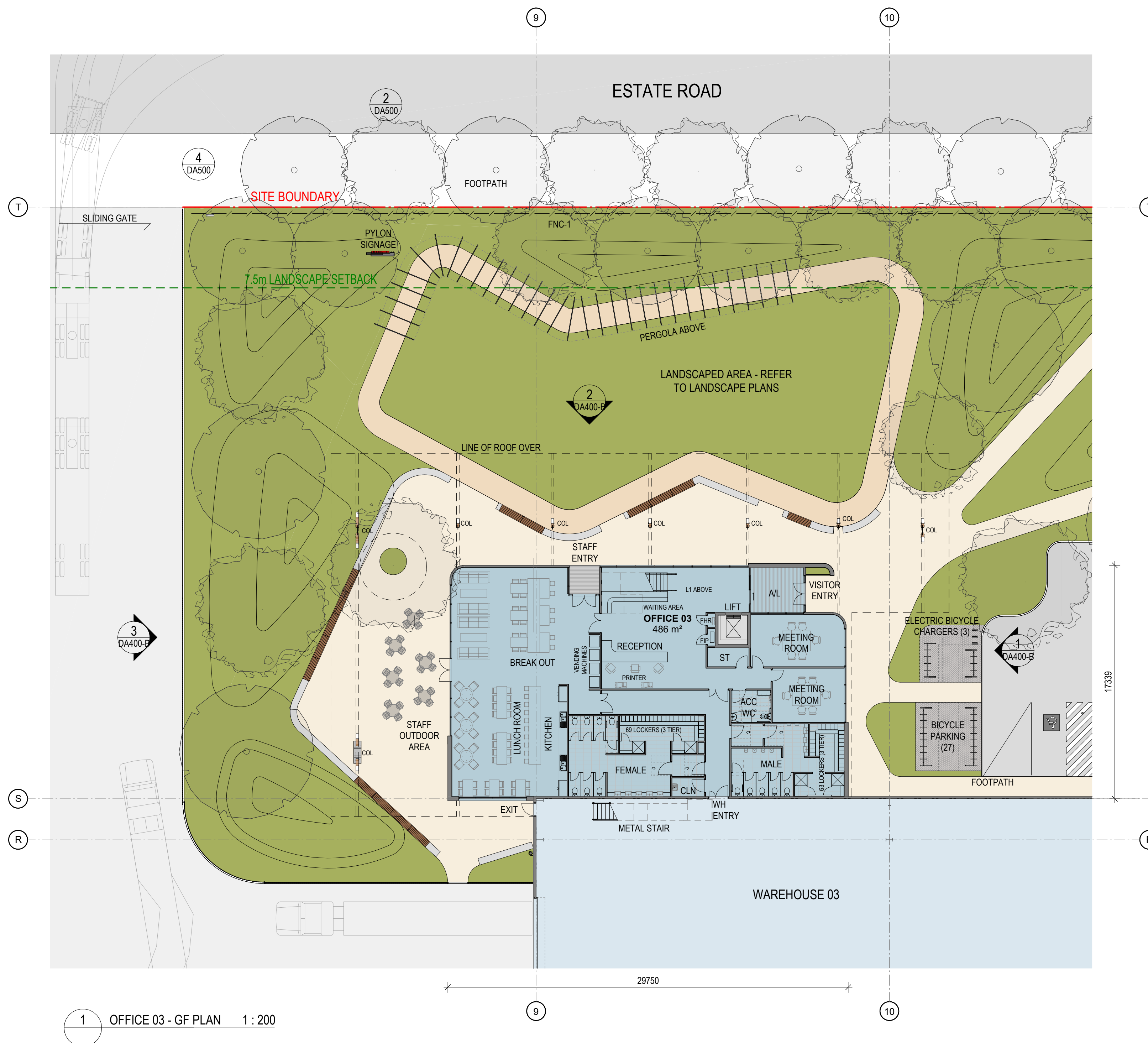
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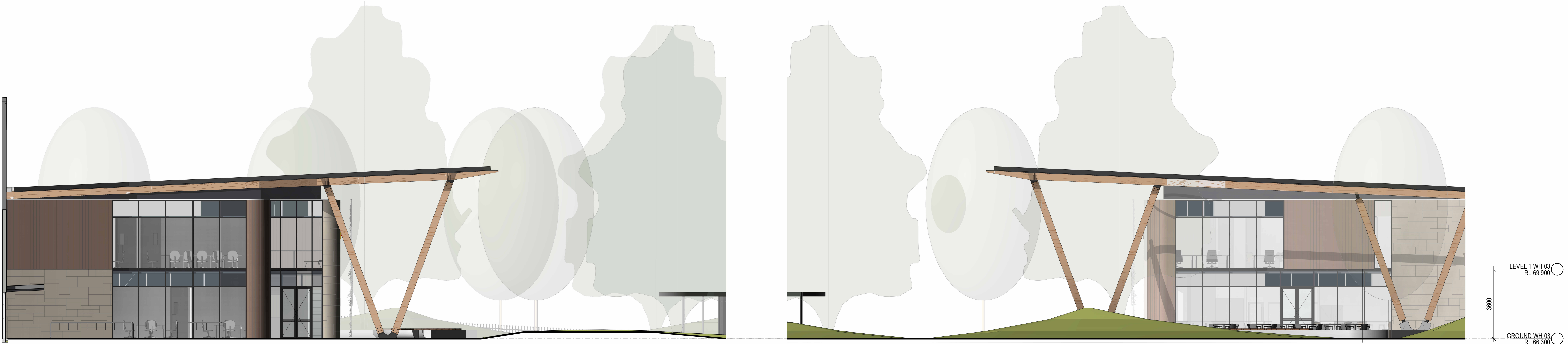


SSDA ISSUE



SSDA ISSUE





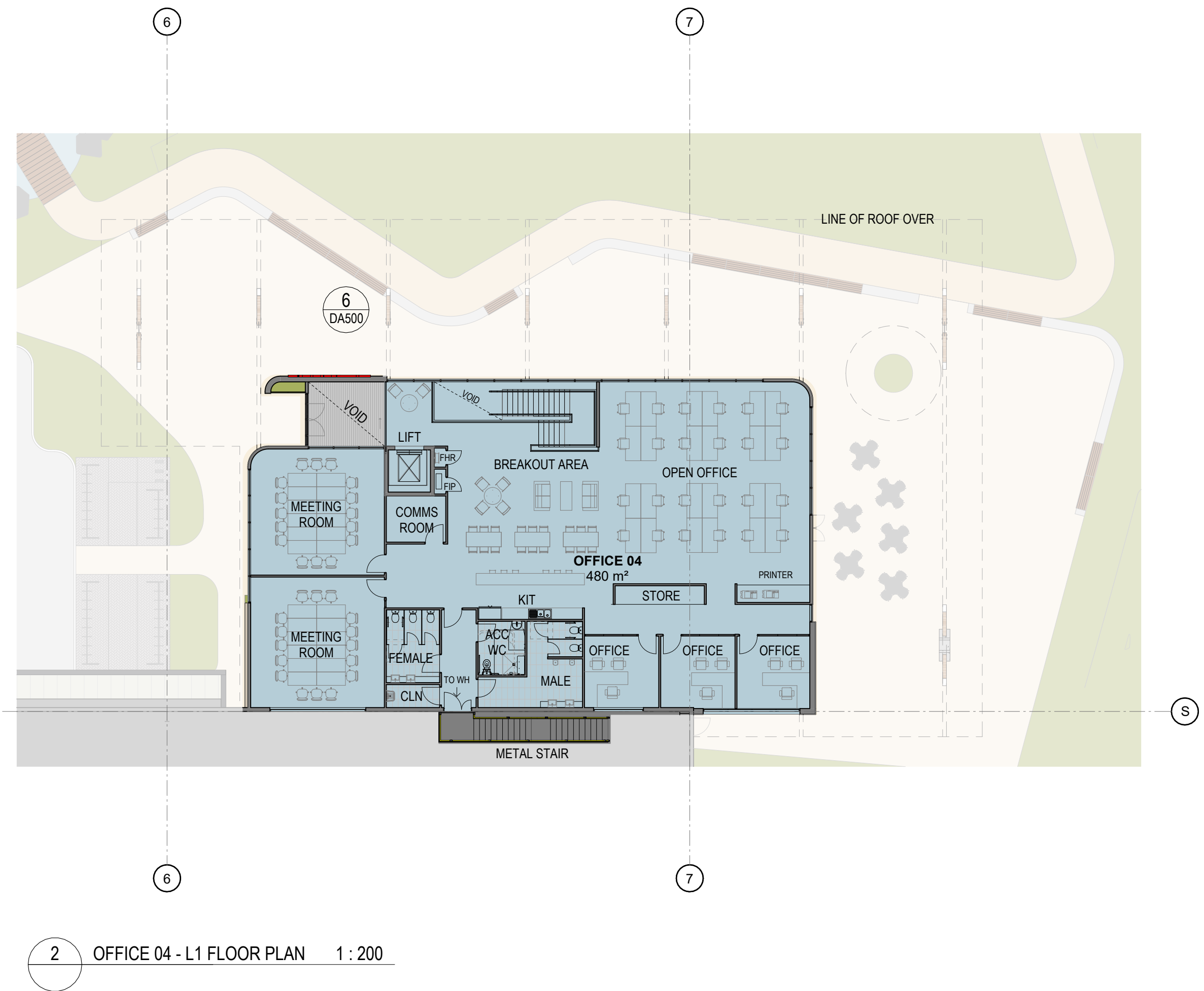
1 OFFICE 03 - EAST ELEVATION 1 : 100

3 OFFICE 03 - WEST ELEVATION 1 : 100

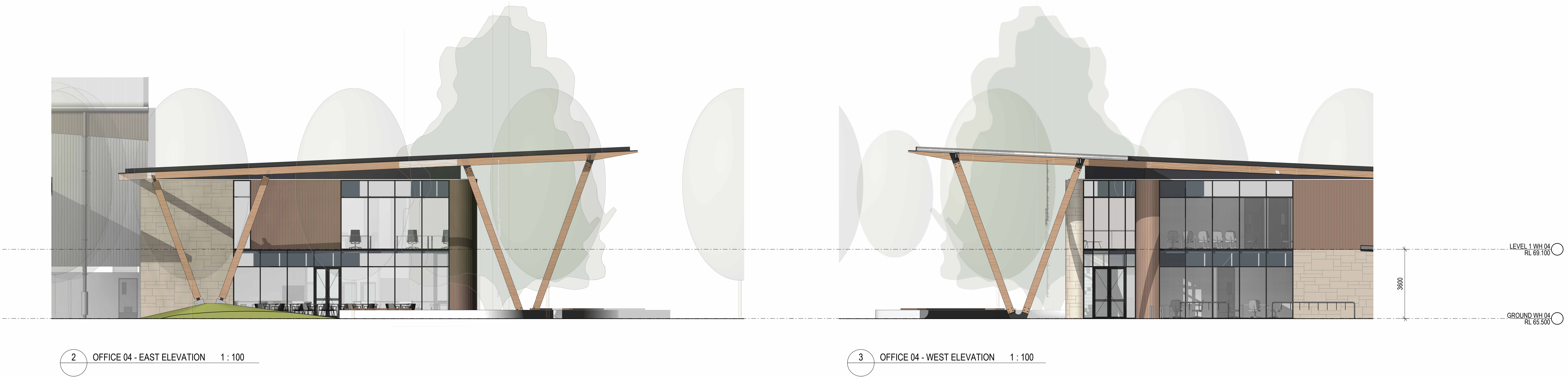


2 OFFICE 03 - NORTH ELEVATION 1 : 100

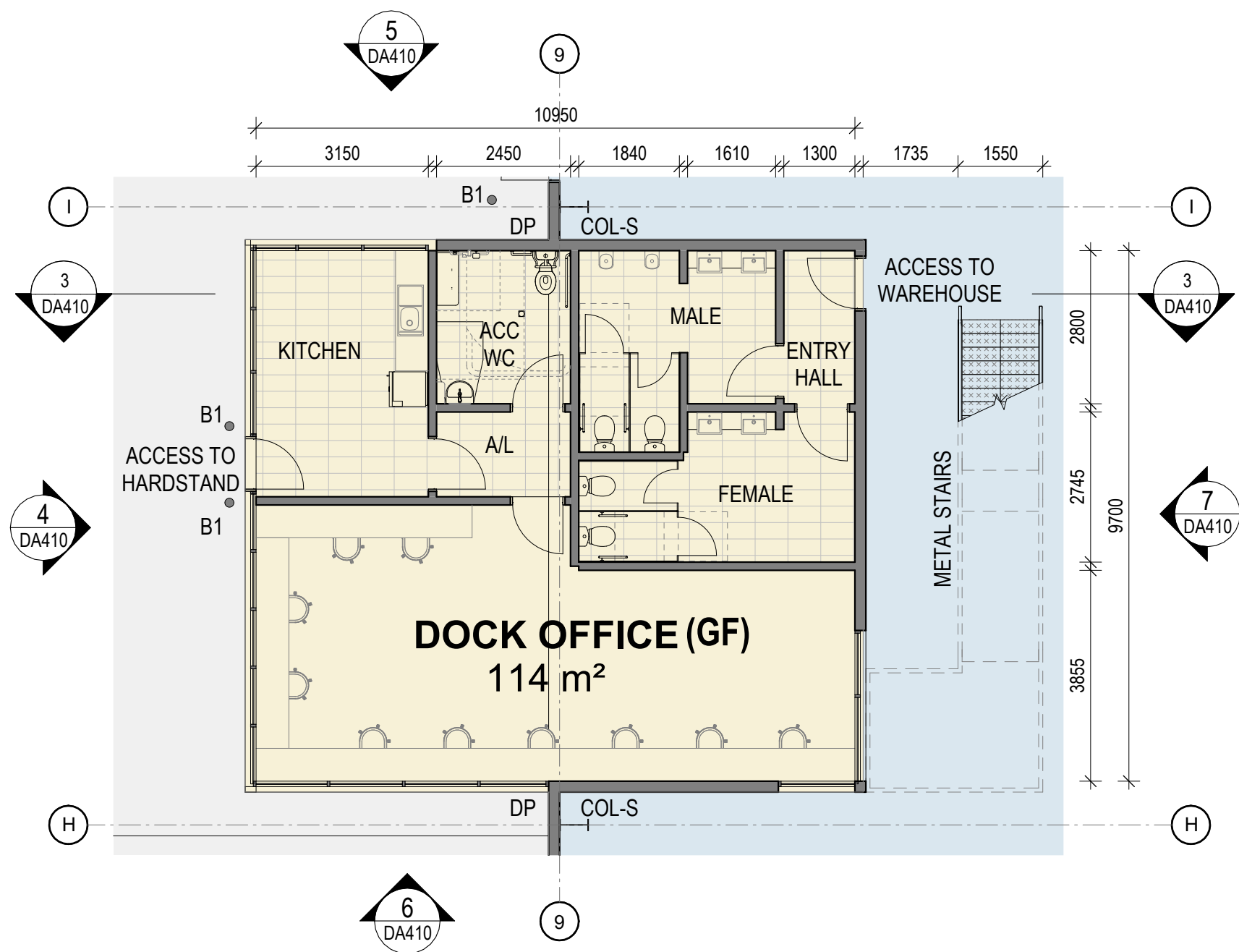
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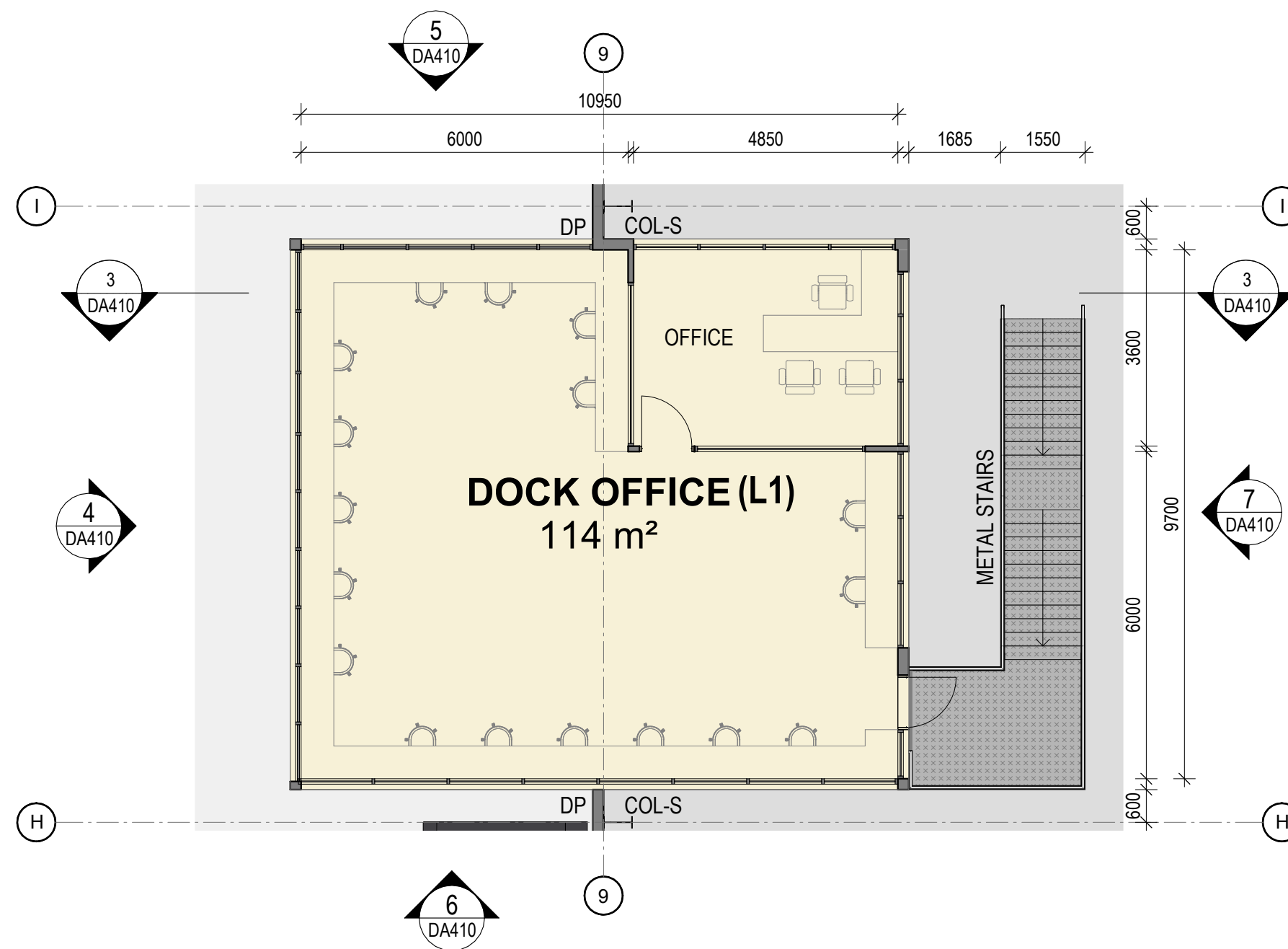
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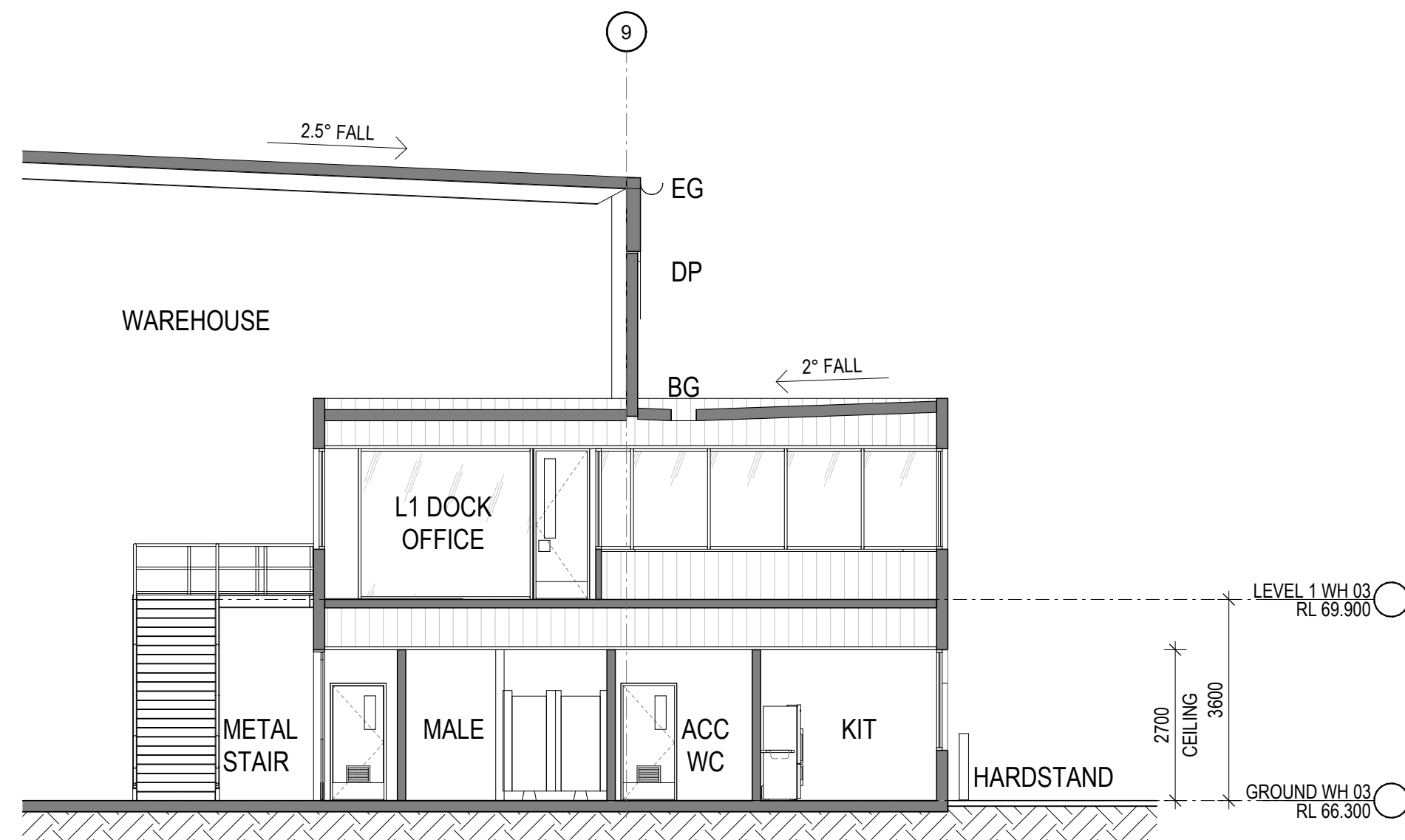
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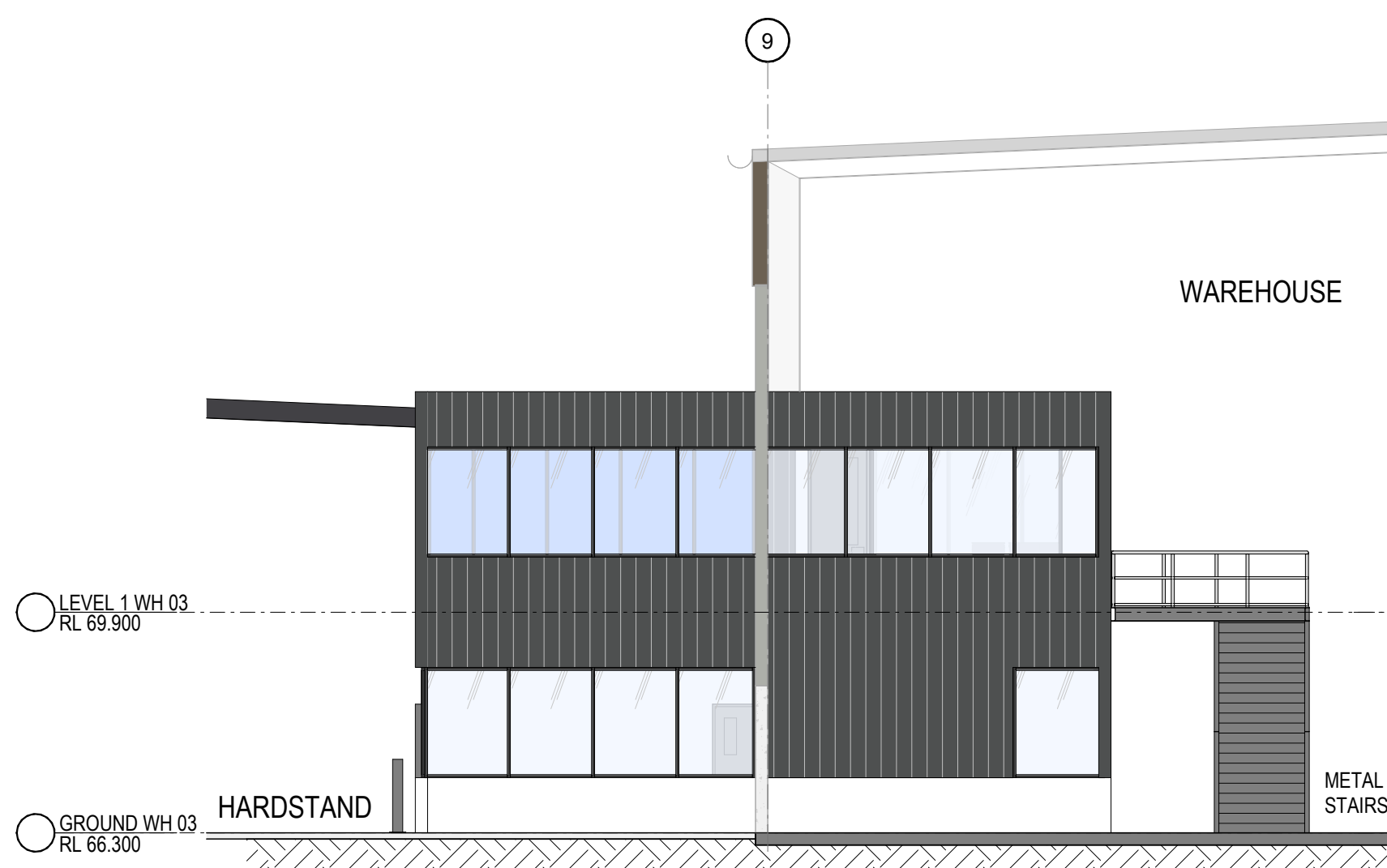
1 DOCK OFFICE - GF PLAN 1 : 100



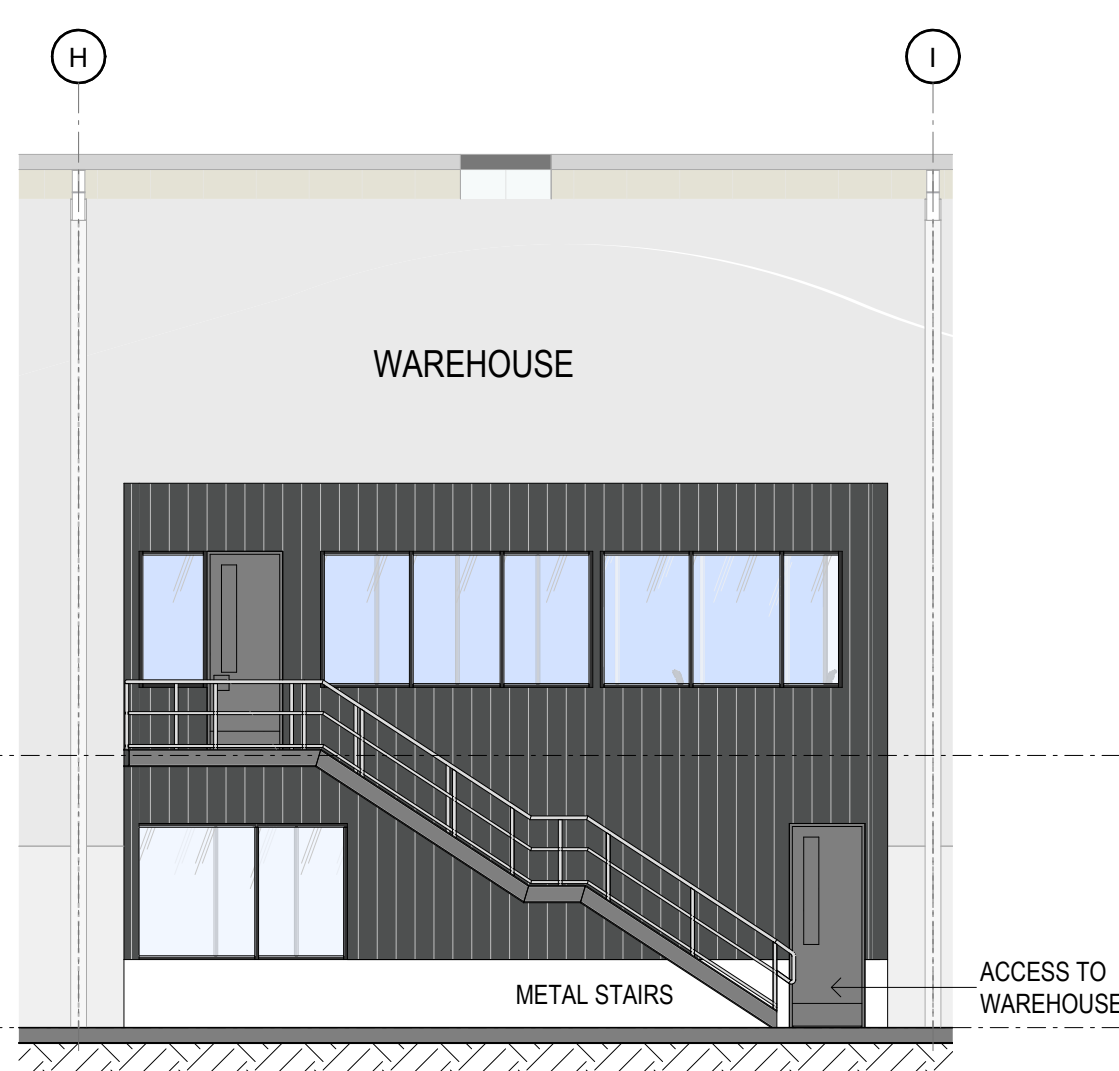
2 OFFICE 03 - L1 FLOOR PLAN 1 : 100



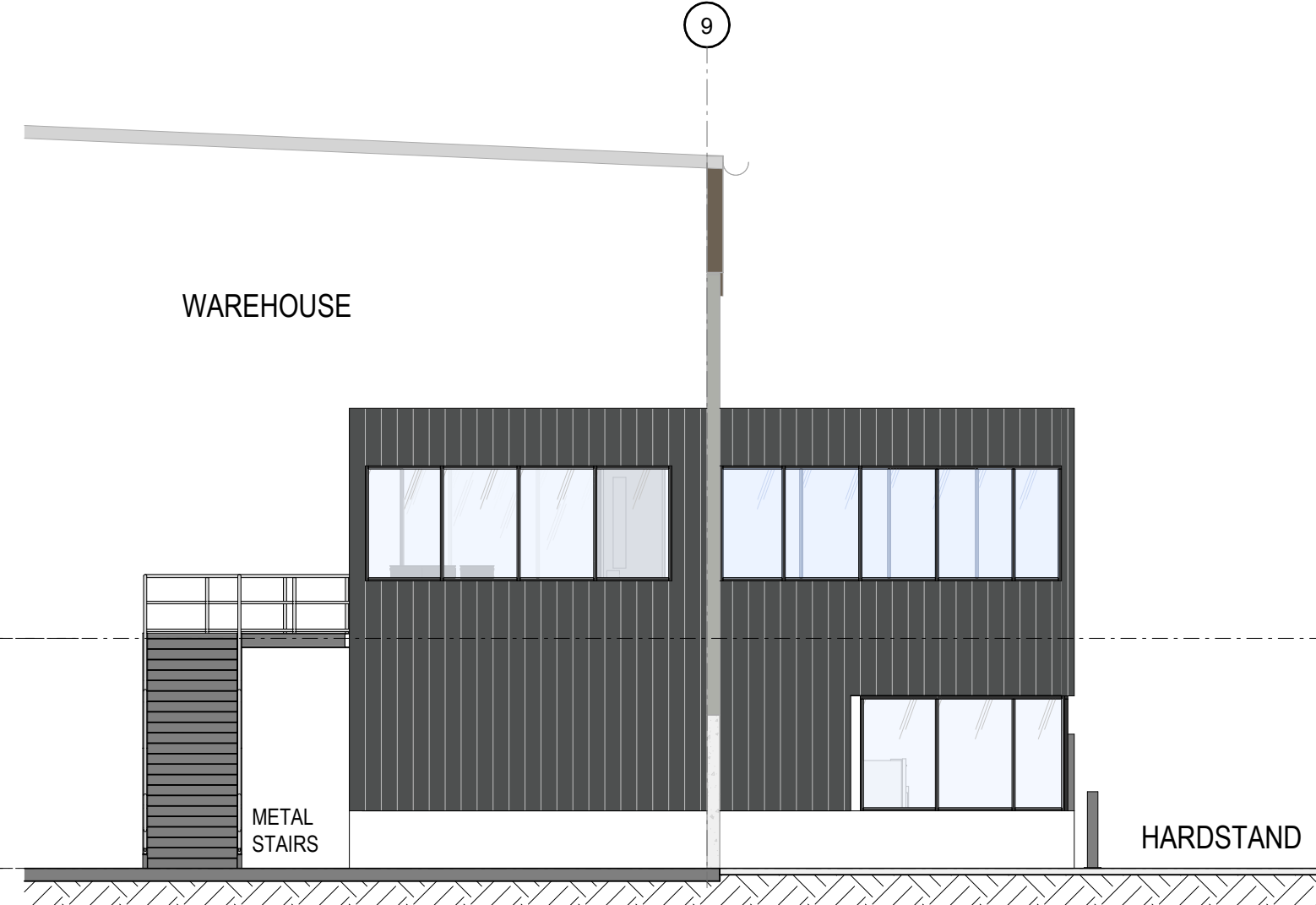
3 DOCK OFFICE SECTION 1 : 100



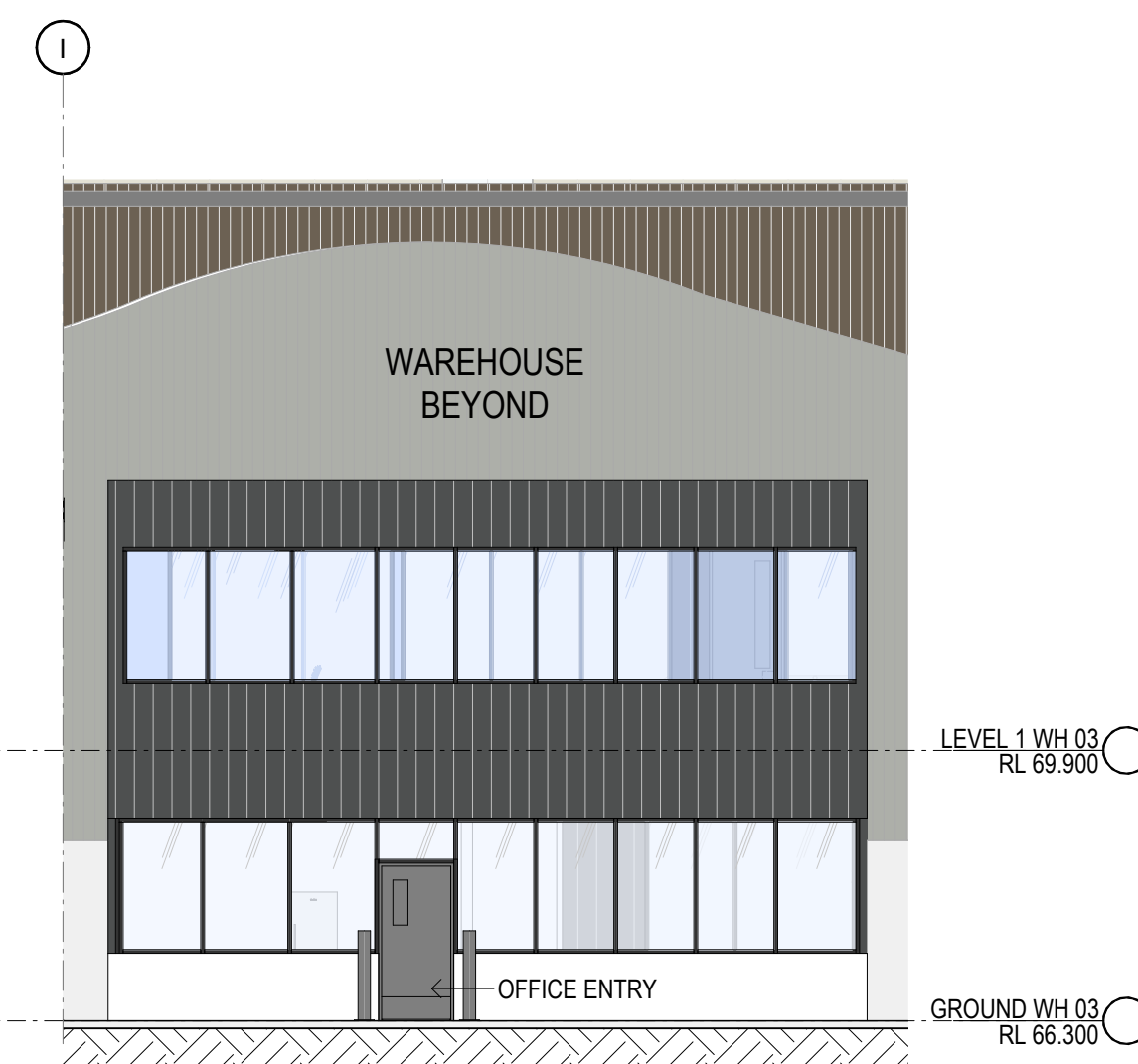
6 DOCK OFFICE - SOUTH ELEVATION 1 : 100



7 DOCK OFFICE - EAST ELEVATION 1 : 100



5 DOCK OFFICE - NORTH ELEVATION 1 : 100

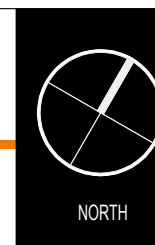


4 DOCK OFFICE - WEST ELEVATION 1 : 100

SSDA ISSUE

PROPOSED INDUSTRIAL DEVELOPMENT

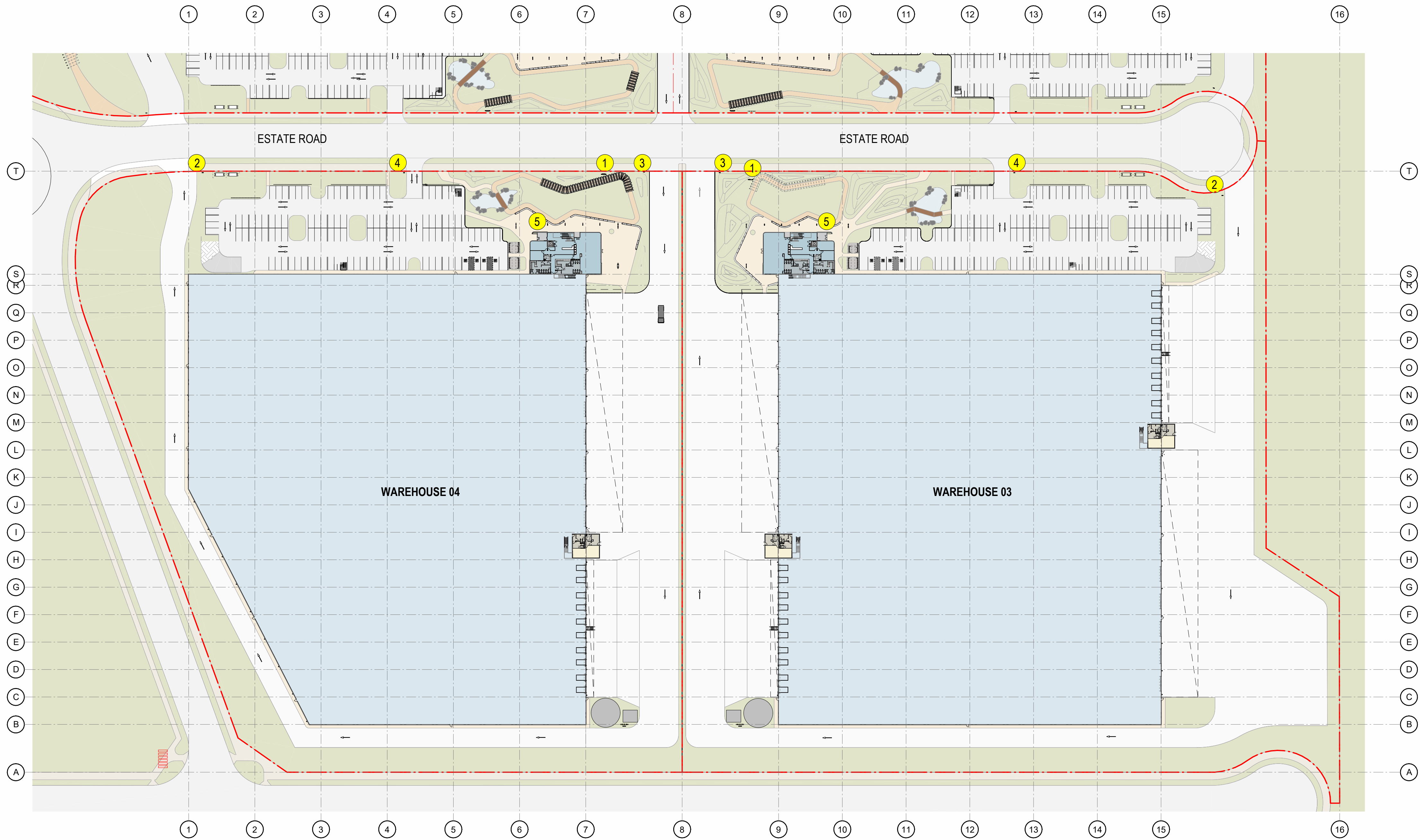
LOT 1/DP1306448, BADGERYS CREEK (SOUTH)



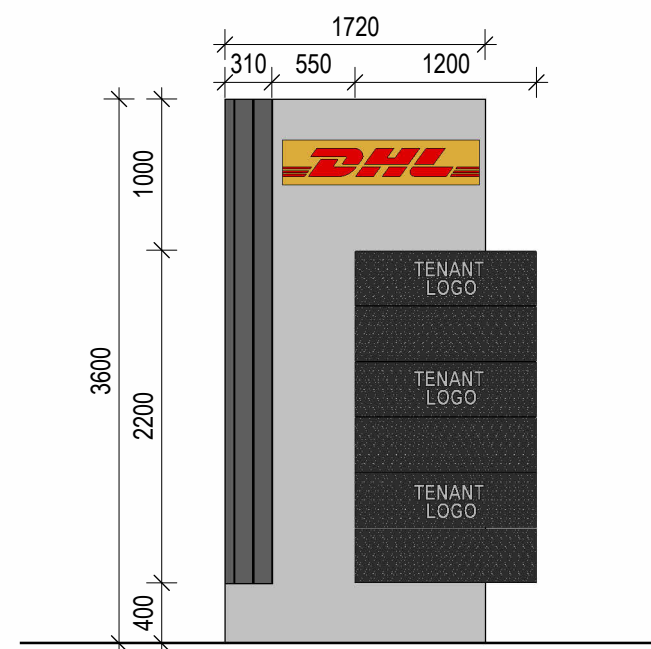
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TITLE
DOCK OFFICE PLANS (TYPICAL)

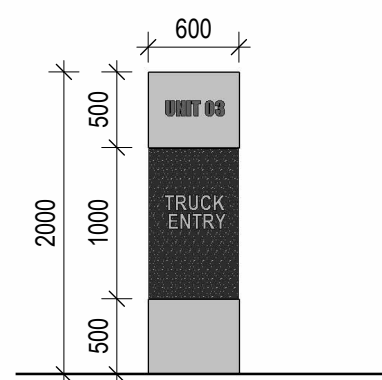
DATE	SCALE	PROJECT NO.	DWG NO.	REVISION
17/12/2025	1:100 @ A1 1:200 @ A3	21254	DA410	2



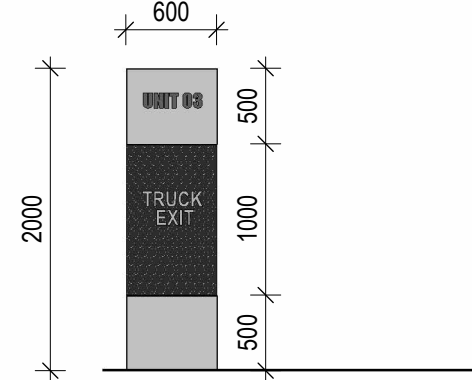
1 STAGE 1 - SIGNAGE KEY PLAN 1 : 1000



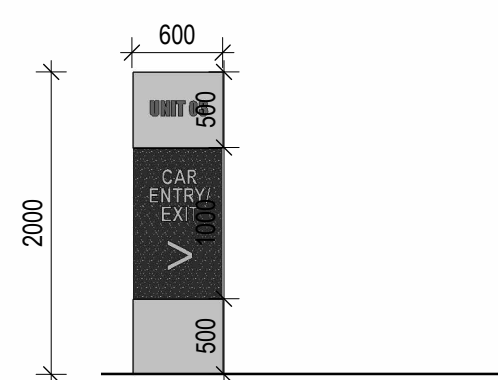
1 INDUSTRIAL ESTATE PYLON SIGNAGE



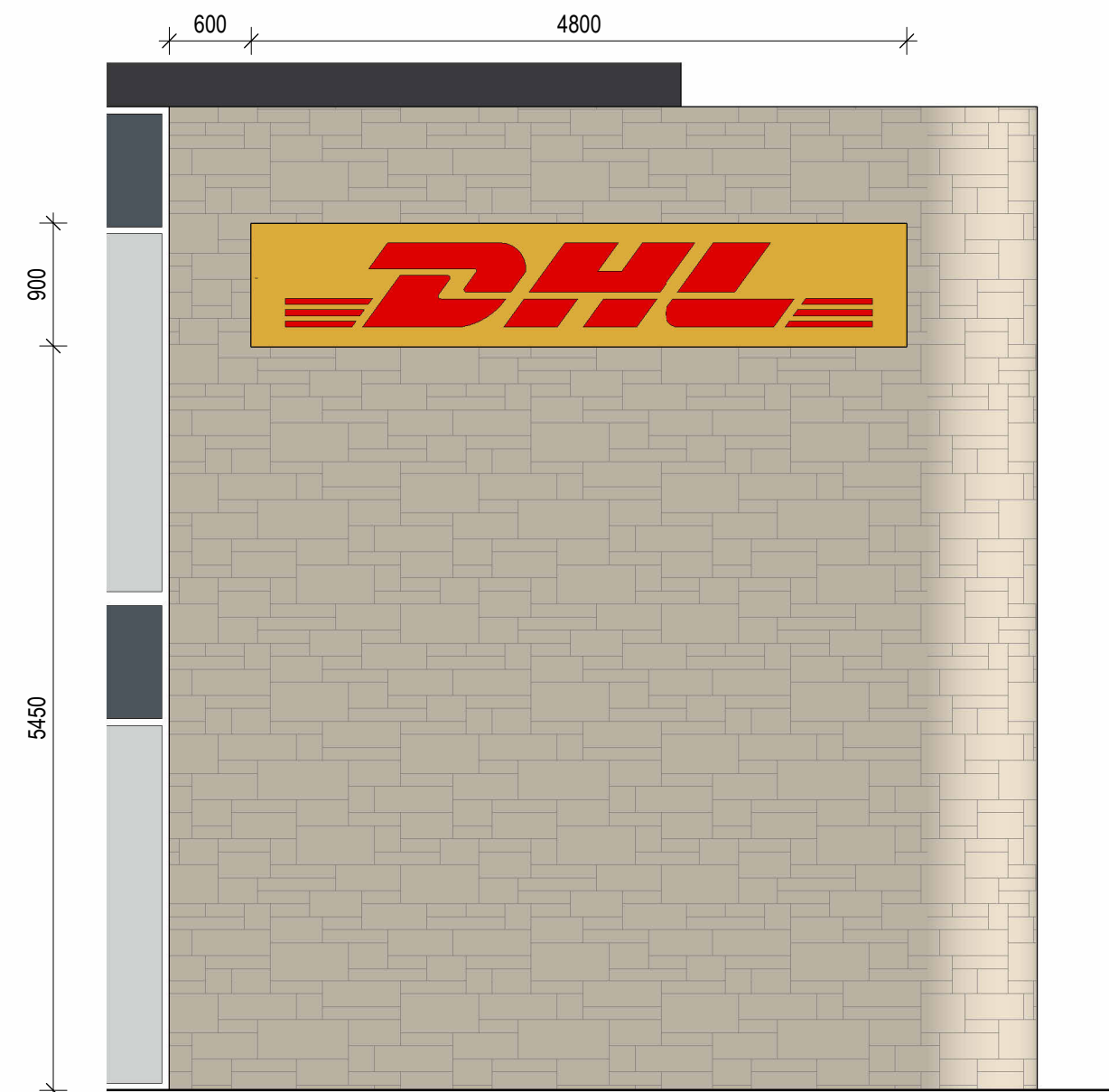
2 TRUCK ENTRY DIRECTIONAL SIGNAGE



3 TRUCK EXIT DIRECTIONAL SIGNAGE

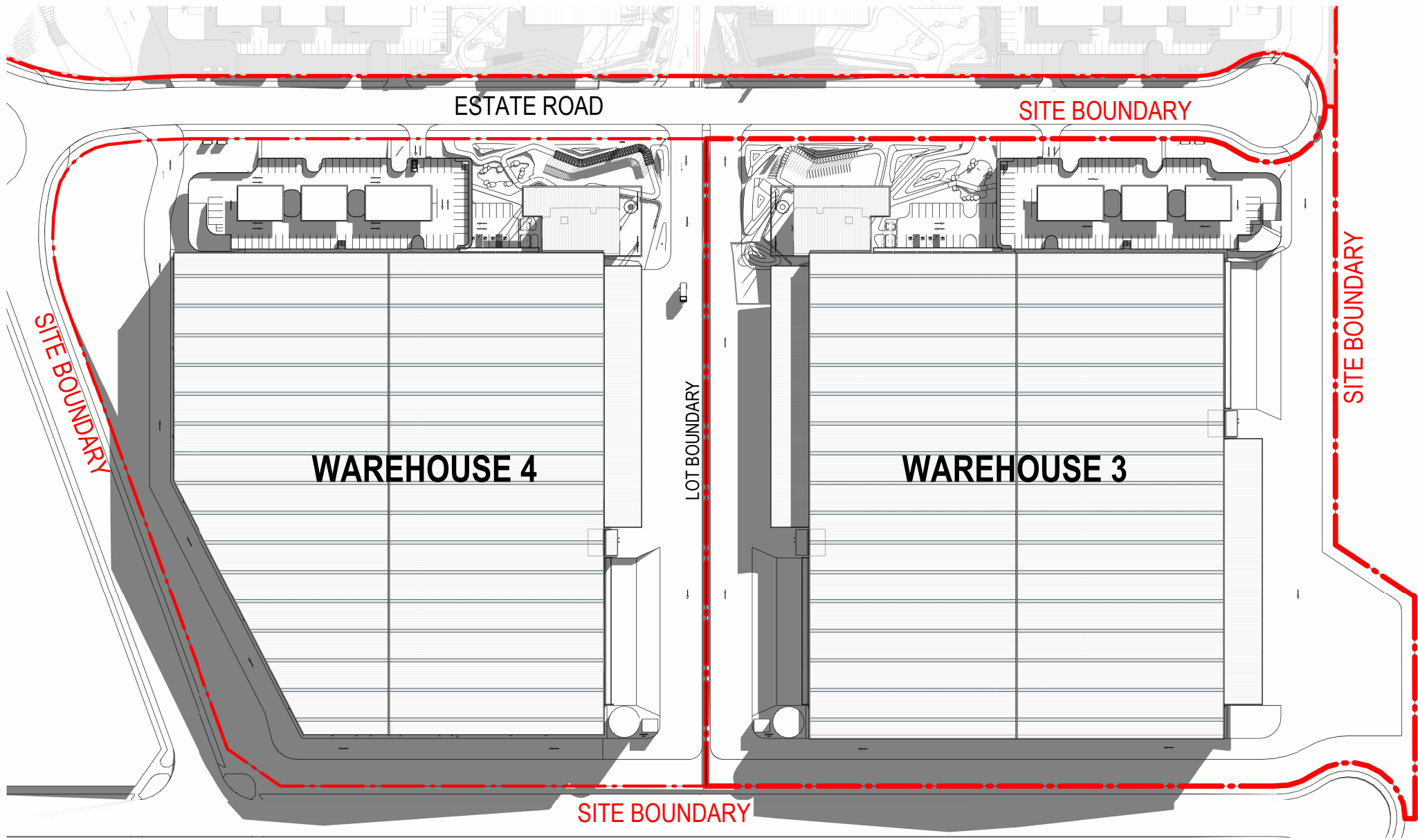


4 CAR ENTRY DIRECTIONAL SIGNAGE

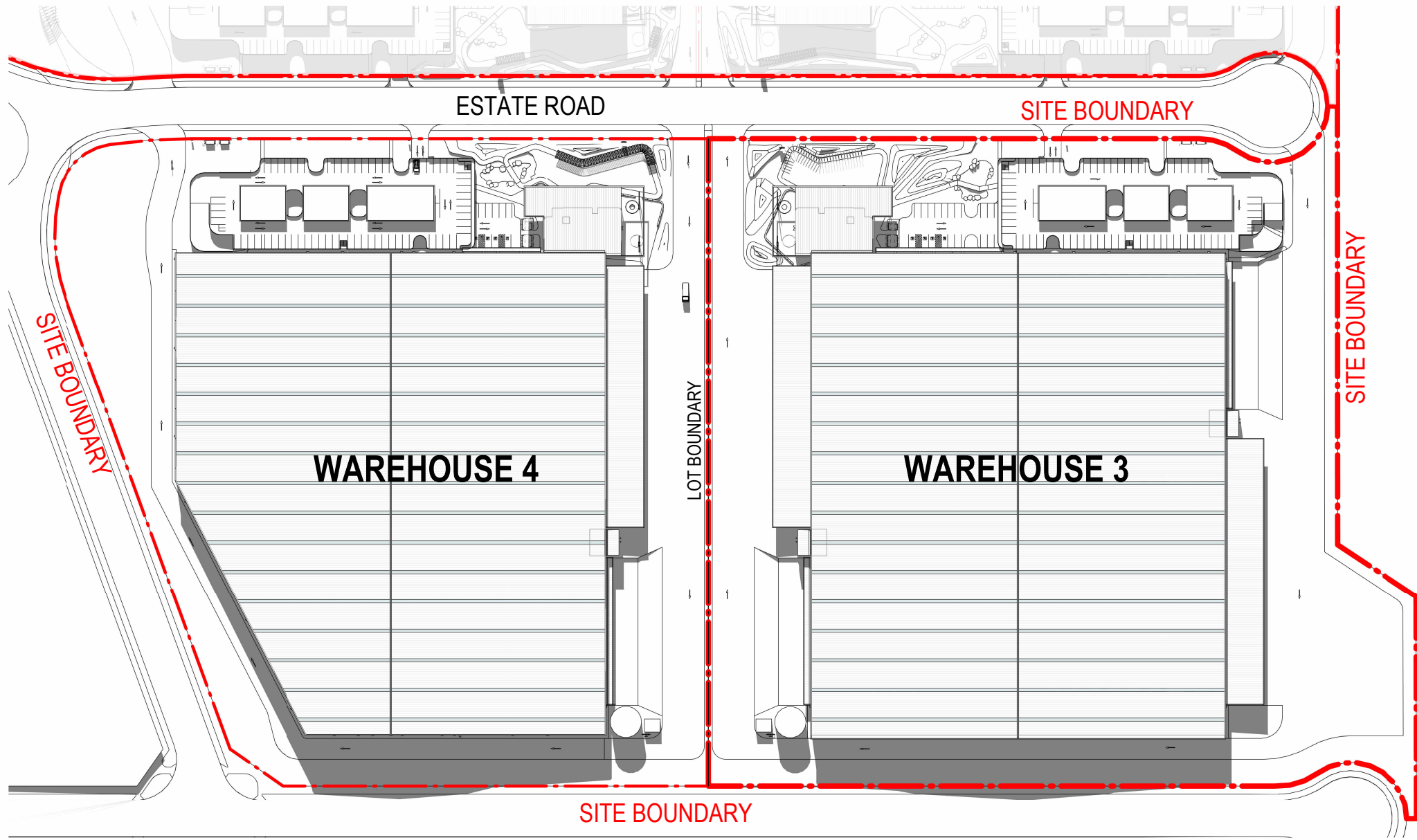


5 DHL OFFICE SIGNAGE

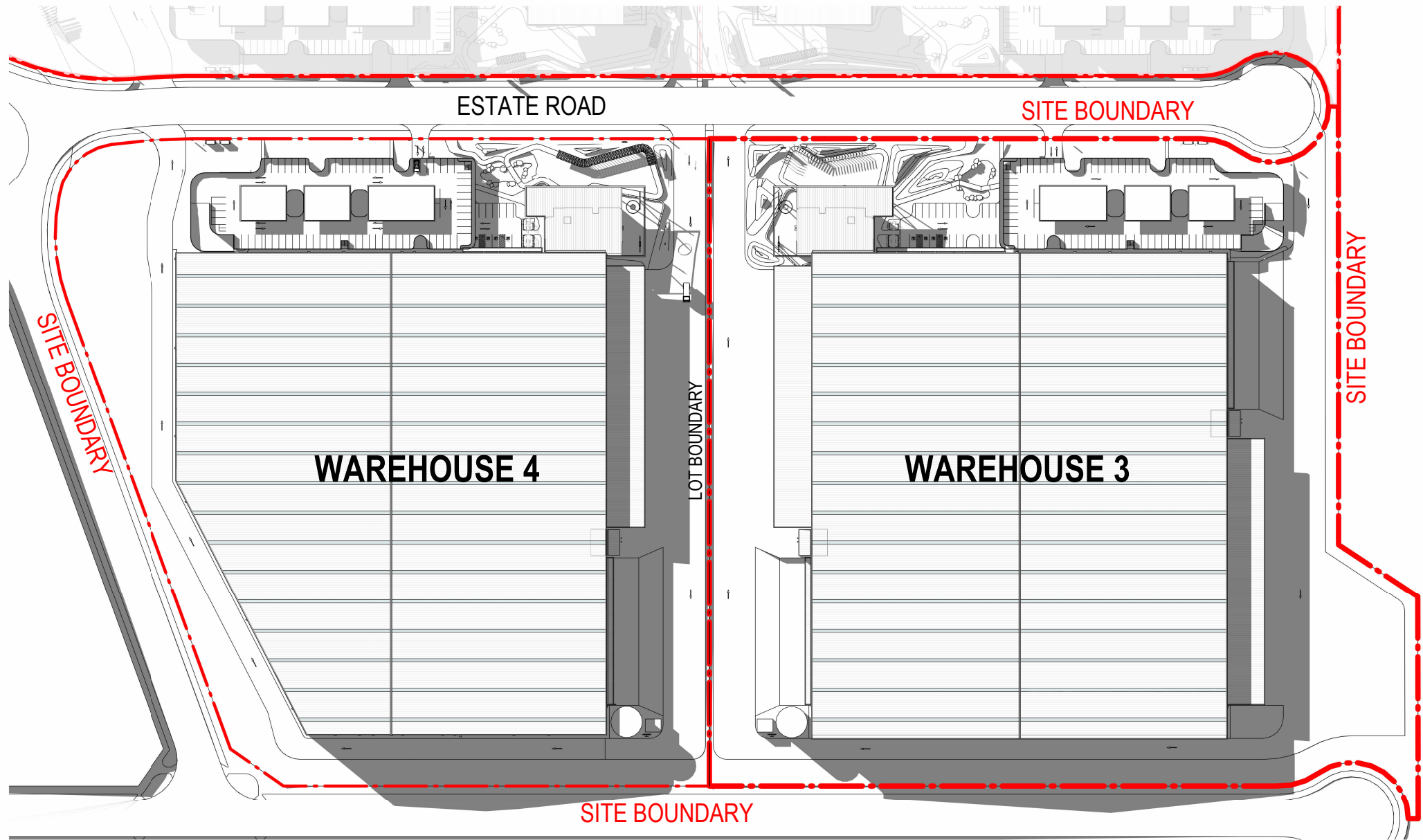
SSDA ISSUE



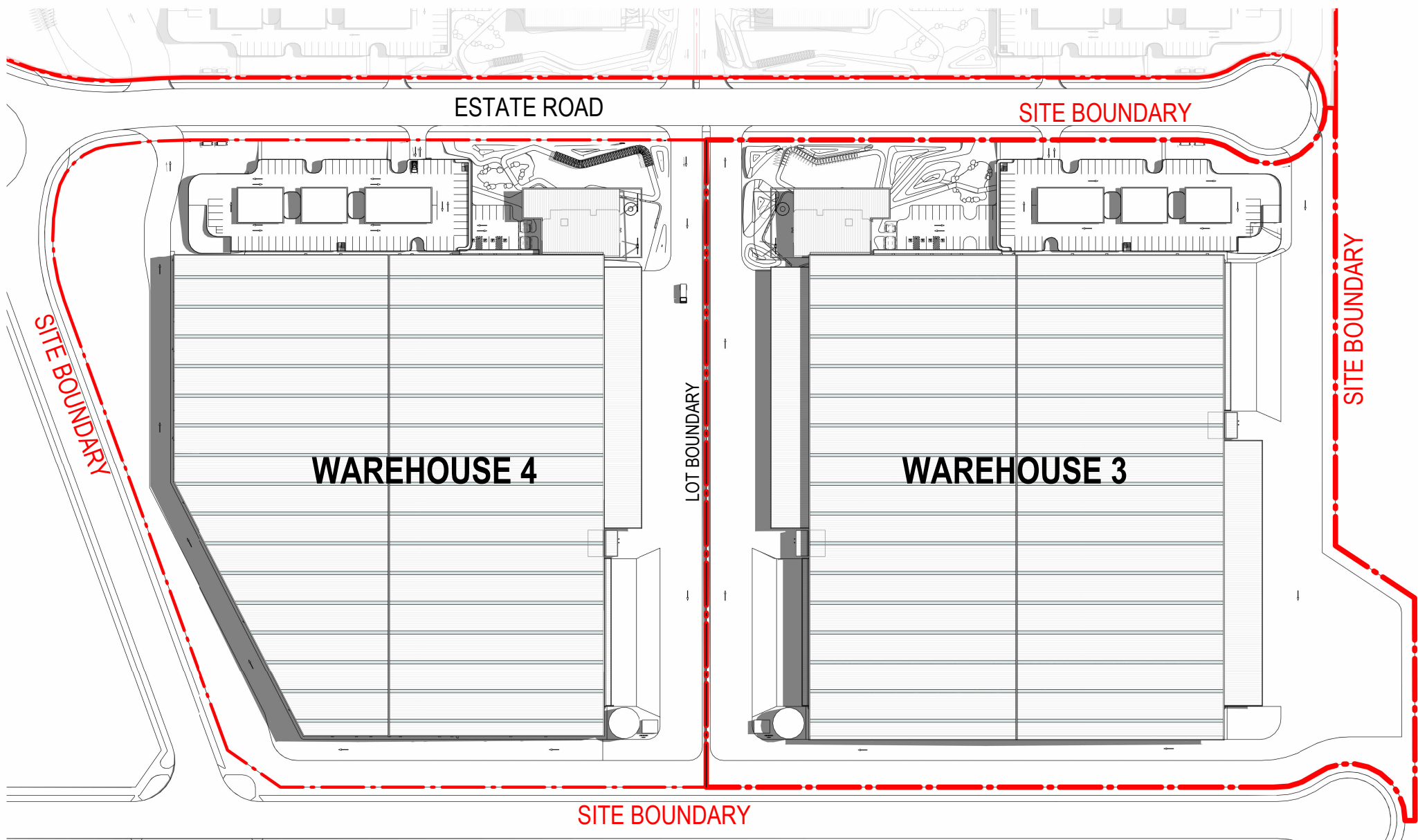
1 WINTER SOLSTICE - 21 JUNE - 9AM 1 : 2000



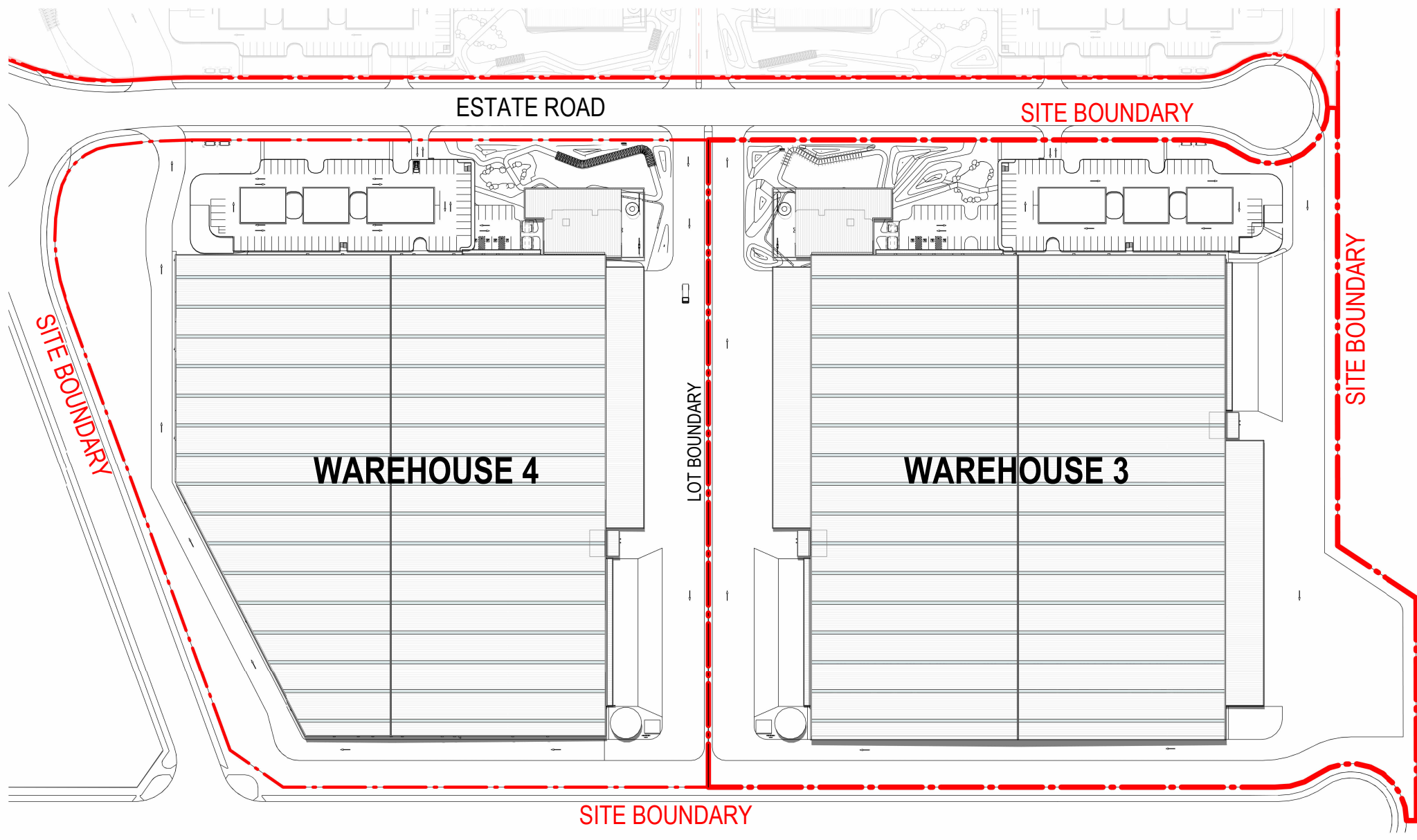
2 WINTER SOLSTICE - 21 JUNE - 12PM 1 : 2000



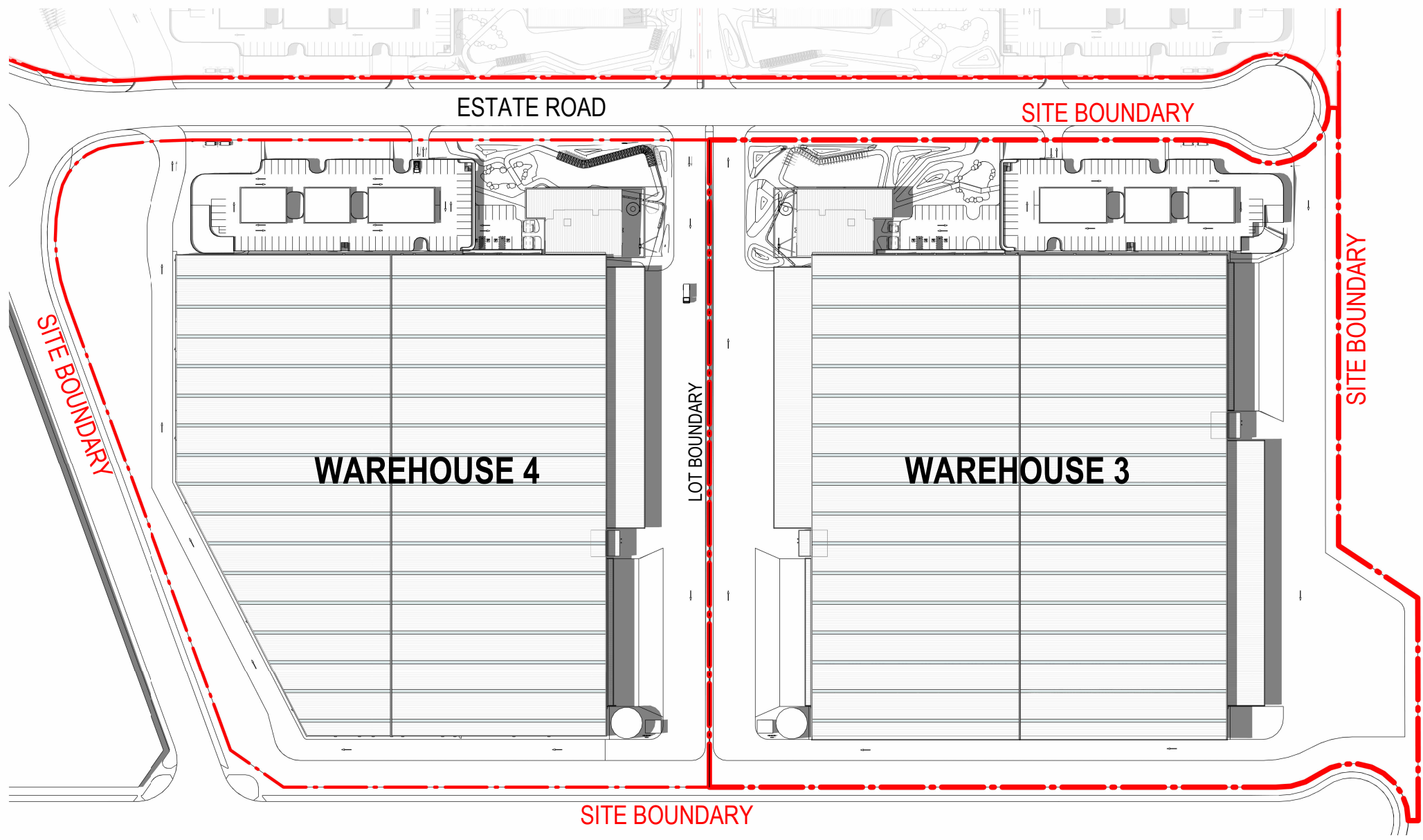
3 WINTER SOLSTICE - 21 JUNE - 3PM 1 : 2000



4 SUMMER SOLSTICE - 22 DECEMBER - 9AM 1 : 2000

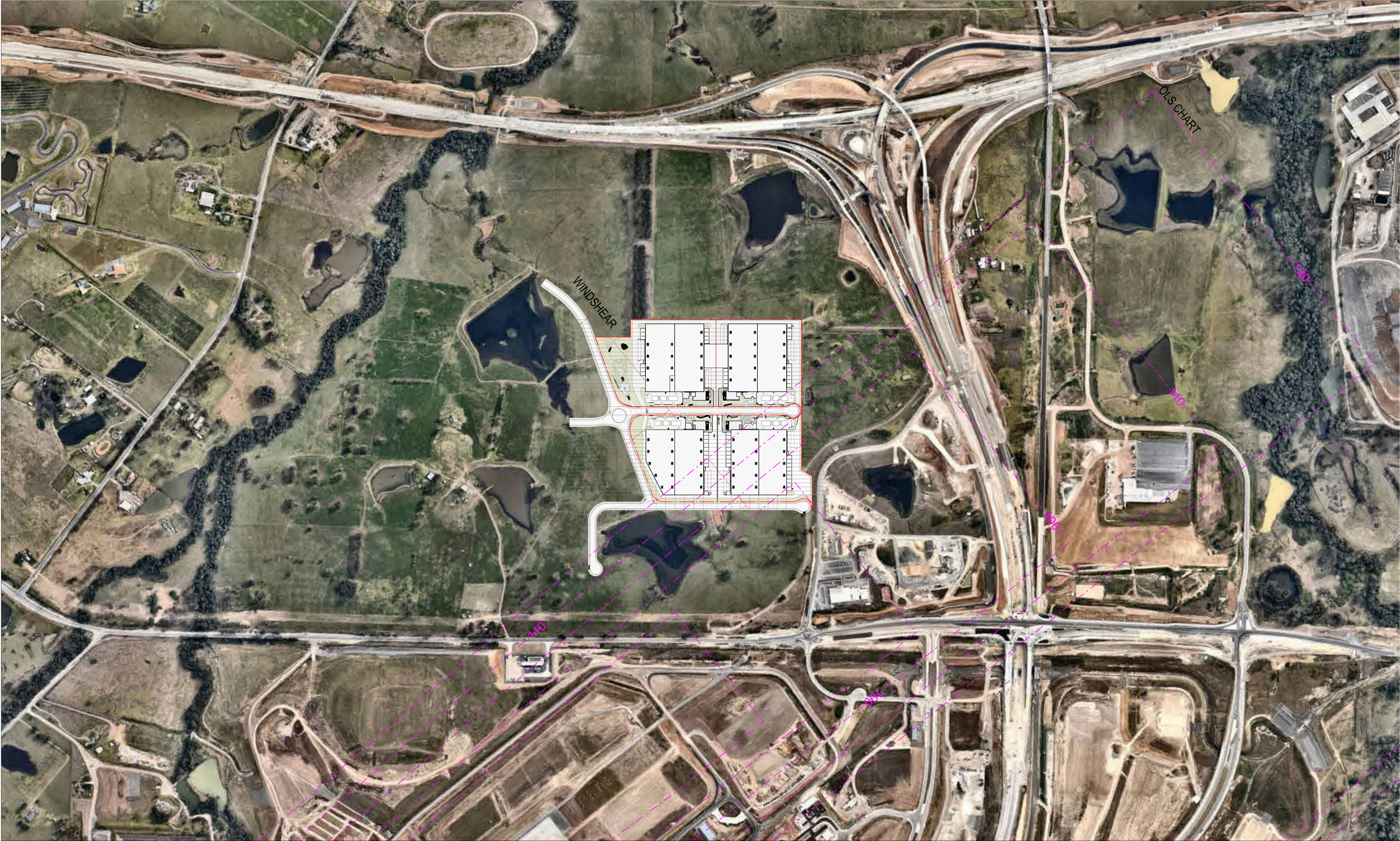


5 SUMMER SOLSTICE - 22 DECEMBER - 12PM 1 : 2000



6 SUMMER SOLSTICE - 22 DECEMBER - 3PM 1 : 2000

FOR INFORMATION



SSDA ISSUE