135 Badgerys Creek Road

SSDA Flood Impact and Risk Assessment

Prepared for: Bradfield Corporation

Project No: SYD3120
Date: 14 November 2025
Revision: 03

Project:	135 Badgerys Creek Road
Location:	135 Badgerys Creek Road Bradfield NSW 2556
Prepared by:	ADP Consulting Pty Ltd Level 6, 33 Erskine Street Sydney NSW 2000
Project No:	SYD3120
Revision:	03
Date:	14 November 2025

Rev	Date	Comment	Author	Signature	Technical Review	Signature	Authorisa-tion & QA	Signature
01	22.09.25		K.C.		A.A.		S.S.	
02	02.10.25		K.C.		A.A.		S.S.	
03	14.11.25		K.C.		A.A.		S.S.	

Project Team	
Client / Principal	Bradfield Corporation ABN 30 649 760 074
Architect	PLUS Architecture

Contents

Appendices

Figures

Tables

1. Introduction

This Flood Impact and Risk Assessment (FIRA) has been prepared on behalf of the Bradfield Corporation Pty Ltd (the Applicant) by ADP Consulting. It is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) on land at 135 Badgerys Creek Road, Bradfield (the site). This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the project as discussed in Section 1.3 of this report.

1.1 Site Description

The site is located at 135 Badgerys Creek Road, Bradfield and is approximately 2.02ha in area. It is legally described as Lot 7 DP 243457 and is located approximately 250m to the future Bradfield Metro Station and 4km to the Western Sydney Airport. An aerial image of the site is provided in Figure 1.

The site shares a western frontage with Badgerys Creek Road. The eastern boundary of the site adjoins the State government-led Bradfield City Centre which is set to be a vibrant 24/7 global city, driving advancements in industry and will support 10,000 more homes and 20,000 new jobs in Western Sydney.

As defined by the Aerotropolis Precinct Plan, the site is located within the Aerotropolis Core Precinct which is envisioned as an attractive place for workers, residents and visitors. The Aerotropolis Core Precinct will leverage the positive economic impact of the adjacent Western Sydney Airport and Bradfield City Centre. It will attract business hubs, research and development, professional services and creative industries in addition to providing residential development within walking distance of the Bradfield Metro station and proximity to blue and green infrastructure.

Figure 1 Site Aerial Map (Source: Nearmap/edited by Ethos Urban)

1.2 Proposed Development

The proposed development will seek consent for the redevelopment of the site, comprising:

- Enabling works including vegetation removal and earthworks;
- The construction of three buildings, comprising:
  - Residential use, including approximately 400 apartment units;
  - Hotel use, including approximately 450 hotel rooms;
  - Commercial use, including supermarket, food and drink and other commercial uses;
  - Medical centre use;
  - Childcare centre use;
- Construction of two basement structures, including approximately 800 carparking spaces;
- Public domain upgrades, including:
  - Construction of an internal road;
  - A public plaza;
- Rehabilitation and augmentation of the existing riparian corridor;
- Landscaping embellishments on the ground level and within the built form; and
- Services augmentation as required.

Refer to the Environmental Impact Statement for a detailed summary of the proposed development.

1.3 Secretary's Environmental Assessment Requirements (SEARs)

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), Secretary's Environmental Assessment Requirements (SEARs) for SSD 77458970 were issued on 30 January 2025. This report has been prepared to respond to the relevant issued Secretary's Environmental Assessment Requirements (SEARS), as set out in the table below.

Table 1 Relevant SEARs being addressed in this report

Description of Requirements	Section Reference
14. Water Management	
– Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual.	Section 2.2, 3.2.3, and 4
– Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.	Section 4

In addition to the above requirements, advice was sought from the Biodiversity, Conservation and Science (BCS) Group, and Liverpool City Council regarding the SEARs. The provided advice and response detailed in this report is set out in the table below.

Table 2 Relevant authority advice incorporated in this report

Description of Requirements	Section Reference
Biodiversity, Conservation and Science Group	
> Utilise the Bradfield City Centre Master Plan Application Flood Impact Assessment (Advisian, 30 June 2023) and the Bradfield City Centre Master Plan Addendum Report Flood Impact and Risk Assessment Revision 1 (Worley, June 2024) to outline existing flood behaviour for the full range of events at the vicinity of the SSDA site. This does not require modelling.	Section 2.2
> Incorporate the details of the proposed development at the DA site to the post-development conditions of the above-mentioned Bradfield City Centre Master Plan modelling and identify the impact of flooding on the development and the impacts of the proposed development on flooding and the existing community.	Section 2.1.1, and 4
> Consider the provisions of the Western Sydney Aerotropolis Development Control Plan Phase 2 Section 2.5.1 Flood Management.	Section 4.3.2
> Inform controls for the development proportionate with flood behaviour and associated risks.	Section 4.3.2
Liverpool City Council	
> The proposed development site is located within the Western Sydney Aerotropolis (WSA) Precinct. Therefore, it must meet the stormwater, water-sensitive urban design, integrated water, and flood management objectives and targets outlined in Sections 2.3 and 2.5.1 of the WSA Phase 2 Development Control Plan (DCP) 2022. The stormwater management plan report and the flood impact assessment report must include responses on how the stormwater and flood management measures for the proposed development satisfy the performance outcomes of the DCP.	Section 4.3.2
> A flood impact and risk assessment (FIRA) must be undertaken to assess the impacts of the proposed development. The FIRA should address only the overland flooding considering the interim scenario. The FIRA must be conducted using 2D TUFLOW hydraulic modelling software and must meet the requirements outlined in Section D.22, Appendix D of the WSA DCP (2022). The FIRA must demonstrate that the proposed development will not have any adverse flooding impact in the vicinity. The flood model developed for the Flood Impact Assessment of Bradfield City Centre Masterplan (Advisian 2023) can be utilized for the FIRA.	Section 4

2. Existing Site Characteristics

A survey has been conducted by "SDG" dated to 10/04/2025 (refer to Appendix B). The survey shows that the site generally falls from the northwest and northeast towards the centre south of the site where "Gung Gung Pond" lies. The site is bounded by Badgerys Creek Road to the west and rural residential properties to the north, south, and east. The site is currently vacant and completely vegetated.

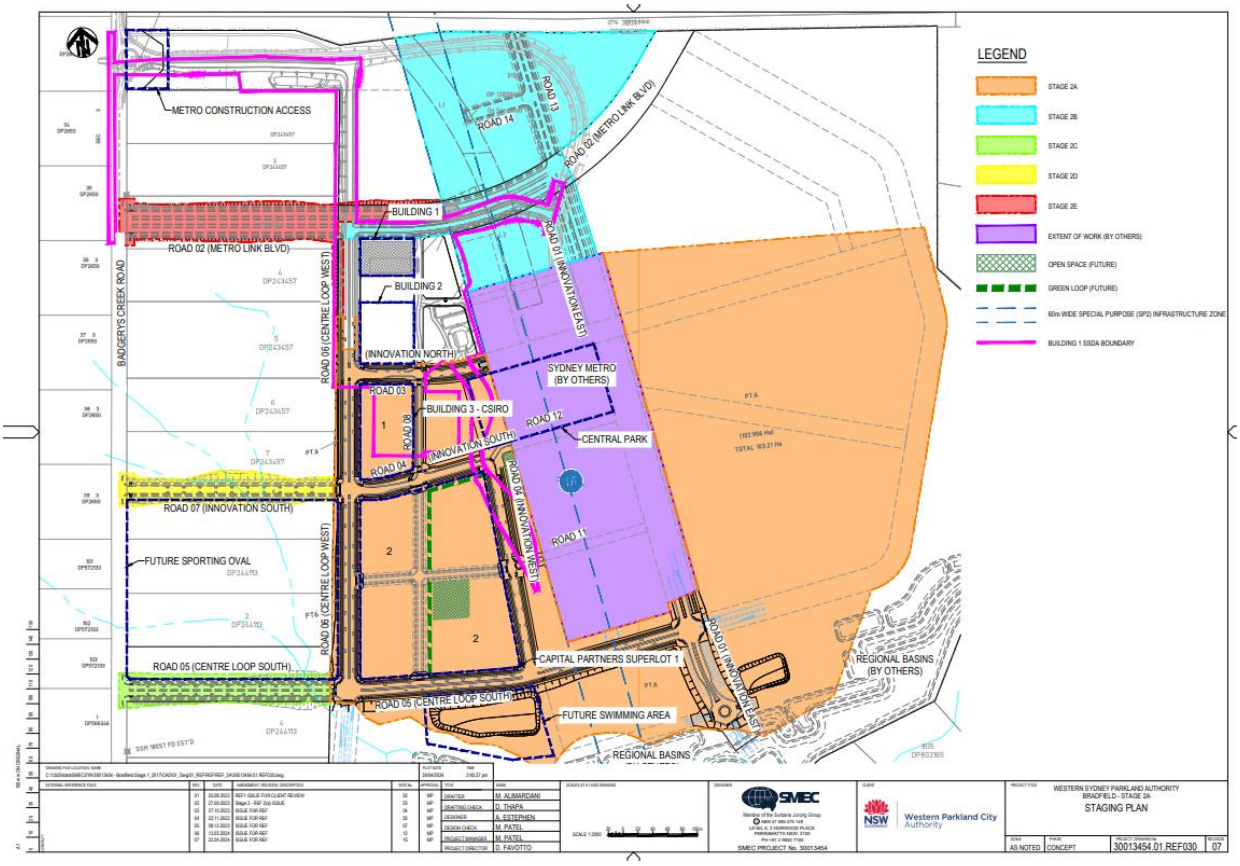
2.1 Existing Stormwater Infrastructure

Before You Dig Australia (BYDA) information shows no existing below ground infrastructure on the lot, however the aforementioned survey identifies an existing below ground stormwater line along Badgerys Creek Rd and a 625mm culvert crossing this road. The survey further identifies water and communication lines on Badgerys Creek Rd.

2.1.1 Bradfield City Centre

The proposed site is located within the Aerotropolis Core Precinct and is enabled by works under development by the Bradfield Development Authority (BDA). As part of these enabling works to support future developments within and around the Bradfield City Centre, including the proposed development, BDA is currently developing and constructing new roads, streetscapes, civil infrastructure and public utilities. These enabling works are being undertaken in five stages, 2A, 2B, 2C, 2D, and 2E (see figure below).

Figure 2 Staging Plan (Source: SMEC)



Stage 2A enabling works are currently under construction and are expected to be complete in 2025, with these works to include Centre Loop West to the east of the site, and interim regional basins.

Stage 2D enabling works are set to commence construction in 2025 and will include the new Road 07 (Innovation South), which runs along the south boundary of the site.

These Stage 2D enabling works serve as the tie in point for the civil and stormwater works as part of this development and will be constructed by BDA subject to a separate approval process. Therefore, they have been included as part of the proposed development assessment but flood impacts as a result of this new road are outside the scope of this assessment. This new road will prevent floodwaters from continuing south and a culvert will be required. As the BDA design is unknown as of this stage, an approximate culvert size of 3 x 2.1m wide, 0.6m tall box culverts has been adopted.

2.2 Existing Flood Studies

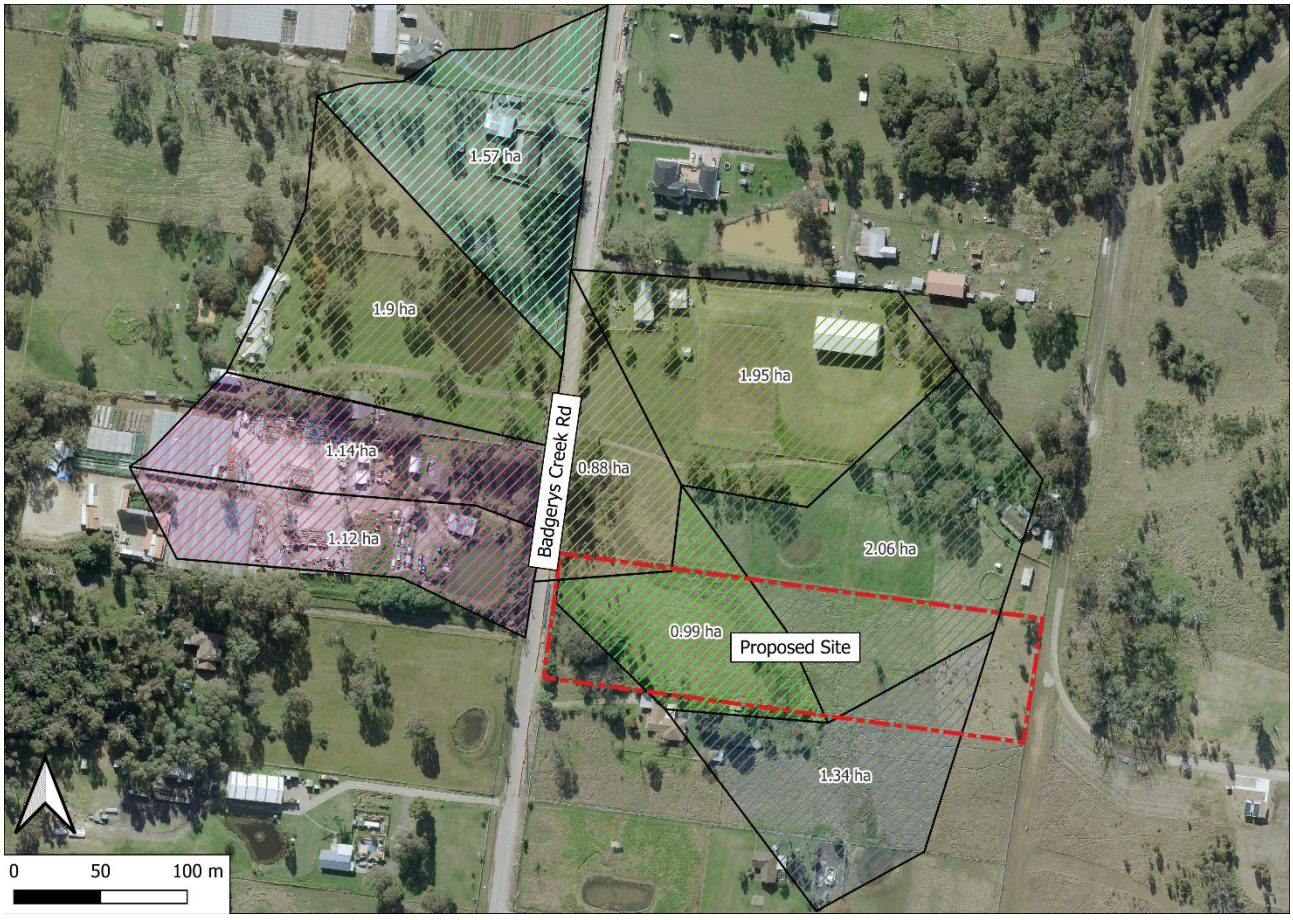
The site is within the Moore Gully/Thompson Creek catchment and is covered by the 2023 Bradfield City Centre Master Plan Application Flood Impact Assessment by Advisian and the 2024 Bradfield City Centre Master Plan Addendum Report Flood Impact and Risk Assessment Revision 1 by Worley. These studies identify the two overland flow paths impacting the site, with depths of 0.15~0.3m in the 1% AEP event and up to 0.5m in the PMF event. Relevant flood modelling inputs have been adopted from the above Council flood studies and outlined below.

3. Flood Modelling

3.1 Catchment Area

LiDAR data with 1m resolution has been obtained from NSW Spatial Services in order to determine the topography of the area surrounding the site and delineate catchments affecting the development. For the purposes of this report, the catchment outlet was chosen approximately 90m south of the site. The overall catchment (12.85ha) for this outlet location was then subdivided into 9 sub-catchments to represent the distinct flow paths approaching the site.

Figure 3 Catchment Map



3.2 Hydrological Modelling

A DRAINS model was developed for the 9 sub-catchments and an ILSAX analysis was run using the below inputs to generate 9 hydrographs which were then input into the TUFLOW model.

3.2.1 Rainfall Intensity

Site specific Infiltration-Frequency-Duration (IFD) data and 10 ensemble temporal patterns have been obtained from the Bureau of Meteorology and AR&R Datahub in accordance with ARR 2019. The median temporal pattern was then assessed to produce hydrographs for each of the 9 sub-catchments. The critical storm duration for this catchment was determined to be 20 minutes.

3.2.2 Probable Maximum Precipitation Estimation

The Probable Maximum Precipitation (PMP) was estimated using the Generalised Short-Duration Method as outlined by the Bureau of Meteorology. See table below for inputs.

Table 3 PMP Factors

Factor	
Catchment Area	0.13km^2
Portion of area considered rough	0%
Portion of area considered rough	100%
Mean elevation	85
Moisture Adjustment Factor	68%

3.2.3 Climate Change

Recent updates to the Australian Rainfall and Runoff (ARR): A Guide to Flood Estimation guidelines have seen a change in climate change impact estimation methods which have been based on latest Intergovernmental Panel on Climate Change (IPCC) projections. Climate change factors have been estimated using the year 2070 SSP2-4.5 projection.

3.2.4 Rainfall Losses

Adopted rainfall losses and other DRAINS hydrologic model parameters are outlined below.

Table 4 Adopted DRAINS hydrologic model parameters

Rainfall Losses	
Paved Area Depression Storage (Initial Loss)	1.0mm
Grassed Area Depression Storage (Initial Loss)	5.0mm
Soil Type	**3**
Antecedent Moisture Conditions	**3**

3.3 Hydraulic Modelling

3.3.1 Digital Elevation Model

A 1 metre LiDAR DEM obtained from NSW Spatial Services was used to represent the existing ground surface for the hydraulic model. This resolution is fine enough to represent roads and overland flow paths and did not result in excessive run time.

A detailed level survey has been conducted over the proposed site and surrounding area (refer to Appendix A). These survey levels have been used to generate a 3D surface to be imposed over the LiDAR data, producing a highly accurate representation of surrounding ground elevations.

3.3.2 Land Use

Land use throughout the site has been determined through satellite imagery. The following land use roughness coefficients have been adopted.

Table 5 Manning's Roughness Coefficient 'n'

Land Use Type	
Rural Residential areas	0.08
Paved roads	0.03

3.3.3 Buildings

Building footprints have been determined using satellite imagery and modelled as inactive areas within the TUFLOW model.

3.3.4 Existing Stormwater Drainage

Existing local watering holes within upstream rural properties have been modelled as completely full. There is a 625mm diameter culvert crossing Badgerys Creek Rd towards the site, which has been modelled within TUFLOW.

3.3.5 Upstream Boundary Condition

The stormwater hydrographs extracted from the Hydrologic Model were used as inputs for the TUFLOW model. The hydrographs were applied using 2d QT (Flow vs. Time) boundaries at the sub-catchment outlets to represent the overland flow paths affecting the site.

3.3.6 Downstream Boundary Condition

A 2d HQ (Stage vs. Discharge) boundary were digitised along the channel bed, approximately 90m southeast of the site as shown in Figure 4. This boundary location was determined to be sufficiently distant from the site to prevent any tailwater impacts on surrounding flood behaviour. Climate change induced sea level rise was also determined to be inconsequential for the flood behaviour surrounding the subject site. The HQ boundary utilizes a stage-discharge curve that TUFLOW automatically creates based on the underlying topography.

4. Results

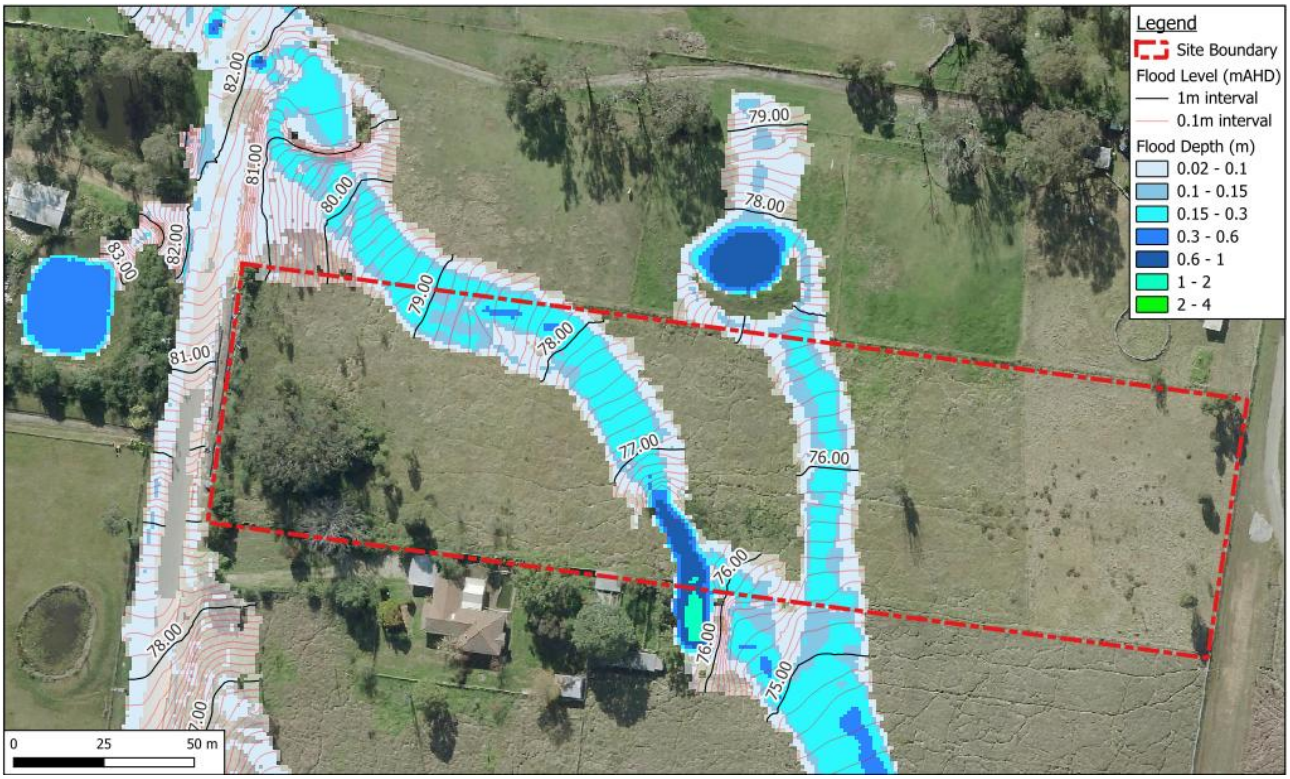
TUFLOW output maps for the full range of flood events (20% AEP, 5% AEP, 1% AEP, 0.2% AEP and PMF) can be found in Appendix C. The results discussed below surround the 1% AEP event.

4.1 Existing Flood Behaviour

Flood modelling of the existing scenario indicates that flood waters approach the site from the north along two main flow paths. The first and larger of the two, originates from the northwest and runs through the existing culvert beneath Badgerys Creek Rd and towards Gung Gung Pond. The second, approaches from directly north and joins the first stream within the property to the south.

Flood depths and hazard along the flow path and not within ponded areas is generally low, <250mm and H1. Increasing in depths and hazard within Gung Gung Pond to flood depths of <1m and medium hazard, H2-H3.

Figure 4 1% AEP Existing Flood Event



4.2 Flood Strategy

The existing flood model shows the majority of flows entering the site from the northwest, with minor flows from the north. To protect the proposed development and maintain the existing flood behaviour, ADP proposes the main flow path to remain as existing and the secondary flow path to be diverted towards Gung Gung Pond through a 1m wide concrete channel along the northern site boundary and a 1.2m x 0.9m box culvert. These floodwaters are then to run beneath the proposed road to the South (Innovation South) in 3 x 2.1m x 0.6m box culverts, which are to be constructed by BDA as part of Stage 2D enabling works for the site. Allowing for floodwaters within the site to pass through towards the neighbouring property to the south.

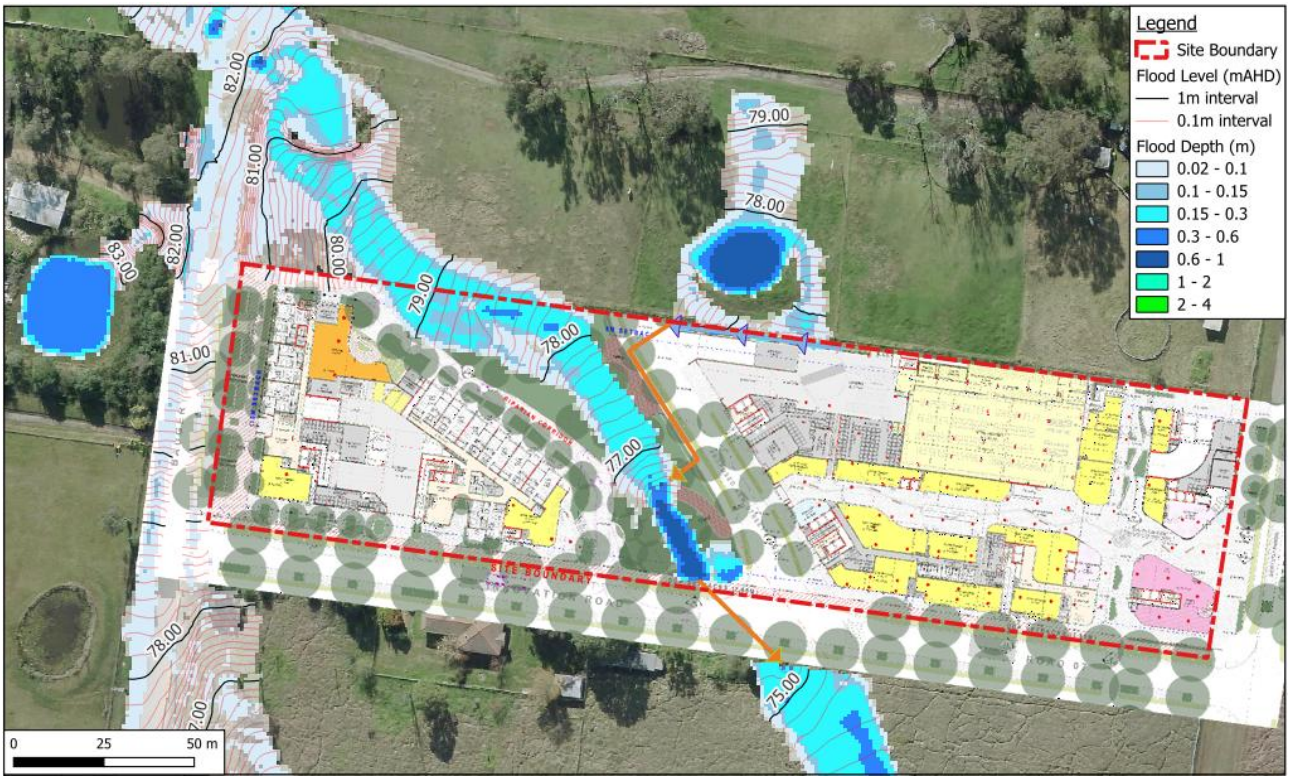
4.3 Proposed Flood Behaviour

The proposed flood model shows floodwaters continue to flow along the main flow path and are successfully diverted towards Gung Gung Creek, before they flow beneath the new road (Innovation South) to the south. The northern flow path is contained within the proposed channel and diverted within the proposed 1.2m x 0.9m box culvert towards Gung Gung Pond and does not impact the proposed development.

Flood depths and hazard remain similar to the existing scenario within the site, with flood depths and hazard along the flow path and not within ponded areas generally low, <250mm and H1. Increasing in depths and hazard within Gung Gung Pond to flood depths of <1m and medium hazard, H3-H4.

The climate change event has also been assessed as part of this study and the proposed diversion structures are deemed adequate to meet these increased demands. Maintaining the designed flow paths in future climate impacted scenarios.

Figure 5 1% AEP Proposed Flood Event



4.3.1 Flood Level Afflux

The effect of the proposed development on surrounding developments have been analysed to determine the changes (Afflux) in flood level. Afflux maps are available in Appendix C.

It has been found that there are no increases to the flood levels over the existing neighbouring properties with the exception of increases downstream of the new road (Innovation South). All other increases in flood levels are limited within the proposed site. The afflux downstream of the site is caused by the diversion of floodwaters beneath Innovation South, leading to a concentration of the existing flow path. This proposed culvert is necessary to maintain the existing waterway. This afflux is deemed acceptable as it is contained within the existing overflow path extent.

Figure 6 1% AEP Proposed Flood Level Impact

4.3.2 Flood Planning Controls and Levels

The proposed site is classified as "Outside the Flood Planning Area to Probable Maximum Flood", as per the Western Sydney Aerotropolis DCP. The proposed development complies with the performance outcomes outlined for developments within this portion of the floodplain. With no impacts on surrounding properties with regards to flood behaviour, and flood free evacuation routes in the PMF.

All proposed building Finished Floor Levels (FFL) are significantly above the floodwaters impacting the site (>500mm above the 1% AEP flood level) and the proposed development is therefore flood-free in the 1% AEP event.

5. Evacuation

5.1 Flooding Emergency Response Strategy (FERS)

The FERS sets out the potential consequences of flooding, the time at which action should be taken to evacuate and the procedures to be followed in a possible flood event. The FERS should be provided as part of the contract for all development lots and should be conditioned to be mounted in prominent locations throughout the future development where it can be seen by the occupants/patrons (for example; in hallways, the garage, where medical provisions are kept, electrical switchboard box, etc...) The FERS outlines that the occupants to move outdoor equipment, garbage, chemicals and poisons to higher locations and also plan which indoor items they will raise or empty if water threatens the home (e.g. freezers and refrigerators), check their emergency kit and safeguard their pets. They need to communicate with friends, family and neighbours about their plans etc. The FERS also describes what should be done after a flood event. A copy of the FERS for the development should be used as a guideline for the occupants/patrons as they may wish to adjust some of the items included in the document.

Flood indicators are to be located around the site to act as an early warning sign to potential rising floodwaters.

5.1.1 Procedure In Case of Flooding

1. Flood information including 'Flood Watches' and 'Flood Warnings' issued by the Bureau of Meteorology (BOM), road closures and advice on evacuations and property protection will be updated on the BOM website (http://www.bom.gov.au/nsw/warnings/), broadcast over ABC, other national, state and local radio stations. The ABC is the Emergency Services Broadcaster.
2. The NSW SES issue Flood Bulletins to radio stations which inform people about what is expected to happen during flooding. SES Flood Bulletins provide information on likely flood consequences and what actions are required to protect yourself and your property. Radio stations are asked to read the Flood Bulletin 'word for word' over a period of time.
3. Other ways you may be informed of possible flooding is through doorknocking by emergency services, through word of mouth or the SES may issue an Emergency Alert. An Emergency Alert is a message that is sent to your landline or mobile phone as a voice or text message. The SES advises people to always follow instructions given by the emergency services and make sure neighbours, family friends are aware of possible flooding.

IN THE EVENT THAT THE STATE EMERGENCY SERVICES HAS NOT PROVIDED AN EMERGENCY ALERT MESSAGE OR ARE UNABLE TO BE CONTACTED, THE FOLLOWING INSTRUCTIONS SHOULD BE FOLLOWED. HOWEVER, ANY MESSAGE AND INSTRUCTIONS RECEIVED BY STATE EMERGENCY SERVICES SHOULD GOVERN THE TRIGGER LEVELS OUTLINED BELOW.

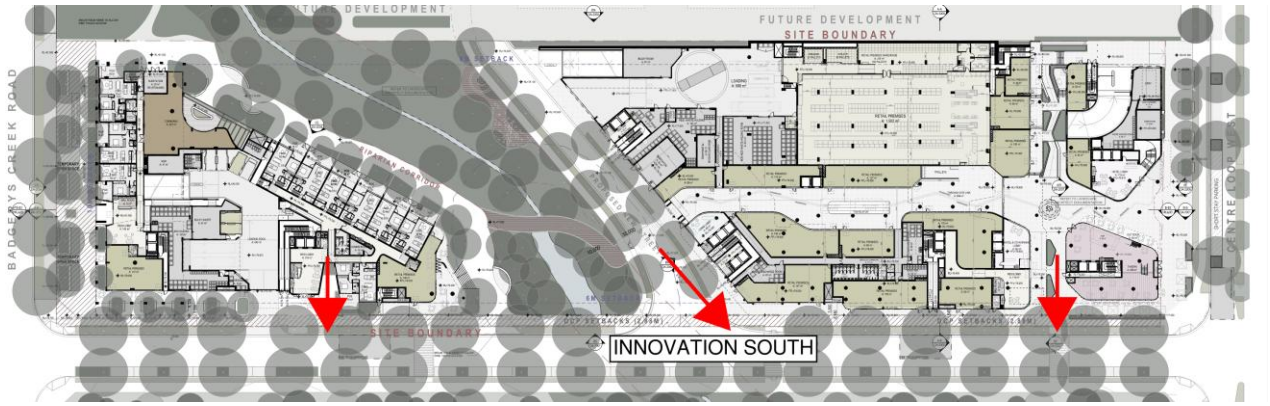
5.1.2 Basic Preparedness

Issuing of Severe Weather Alert for Sydney metropolitan area by BOM. If it is anticipated that evacuation will be necessary, place any items of value (e.g. electrical goods, personal belongings, medical supplies) in an elevated area such as on top of desks/tables/benches.

5.1.3 Evacuation

The following evacuation route is most ideal for evacuation towards higher ground, with occupants to evacuate south towards Innovation South then to higher ground, refer to Figure 7 below.

Figure 7 Site Evacuation Routes



5.1.4 Additional Risks Factor

4. During floods many local and major streets and roads may be cut off by floodwaters that may make the escape by vehicle extremely difficult. Travelling through floodwaters on foot or in a vehicle can be very dangerous as obstructions can be hidden under the floodwaters, or you could be swept away, even if in a car, or the water may be polluted. It is recommended to stay within the evacuation centres as much as practical as this is the safest option.
5. In the unlikely event that flood waters have risen up to the building, do not evacuate the building at this time unless instructed to do so by the SES or the Police. Floodwaters are much deeper, run much faster and are more dangerous outside. Any disabled person/s should be assisted and moved to the nominated level in the building as outlined above.
6. In the case of a medical or life threatening emergency ring '000' as normal, but explain about the flooding.
7. Stay tuned on a battery powered radio for official advice and warnings
8. Don't return home until authorities have said it is safe to do so
9. Stay away from drains, culverts and water over knee-deep
10. Do not turn on gas and electricity until it has been checked by a professional/licensed repairer.
11. Avoid using gas or electrical appliances which have been in flood water until checked by for safety by a suitably qualified person.
12. Take photos for insurance purposes.

5.1.5 After The Flood

Stay tuned to your local ABC Radio station on a battery powered radio for official advice and warnings

• Don't return home until authorities have said it is safe to do so

• Don't allow children to play in or near flood waters

• Avoid entering flood waters, it is dangerous. If you must, wear solid shoes and check depth and current with a stick

• Stay away from drains, culverts and water over knee-deep

• Don't turn on your gas and electricity until it has been checked by a professional/licensed repairer

• Avoid using gas or electrical appliances which have been in flood water until checked for safety

• Boil tap water until supplies have been declared safe

• Watch for trapped animals

• Beware of fallen power lines

• Take many photos for all damage for insurance purposes

• Notify family and friends of your whereabouts

Table 6 Important Phone Numbers

Contact	Important Phone Numbers
State Emergency Service	Emergency 132 500 General Enquires: 4251 6111
Police, Fire, Ambulance	Emergency 000
Bureau of Meteorology (Website)	http://www.bom.gov.au/weather
Land, Weather and Flood Warnings	1300 659 215
Liverpool City Council	1300 36 2170 or (02) 8711 7000
Manager	
Strata Manager	
Other	

6. Conclusion

State Significant Development Application (SSDA) for the multi-use development at 135 Badgerys Creek Road, Bradfield (SSD 77458970).

The proposed site lies within the Moore Gully/Thompsons Creek catchment and is covered by several existing Council Flood Studies. The inputs and results of these studies have informed a flood study covering the total proposed site. Using DRAINs for hydrological modelling and TUFLOW for hydraulic modelling, allowing for the assessment of the full range of flood events (20%, 5%, 1% and 0.5% AEP events as well as the PMF).

The development was analysed against the Western Sydney Aerotropolis DCP Flood Controls, and the proposed development was determined to be flood free. No impacts on adjoining properties have been identified as a result of this development, with the exception of flood level changes as a result of the proposed culverts beneath Innovation South. These changes are contained within the existing flow path and waterway extent are deemed acceptable.

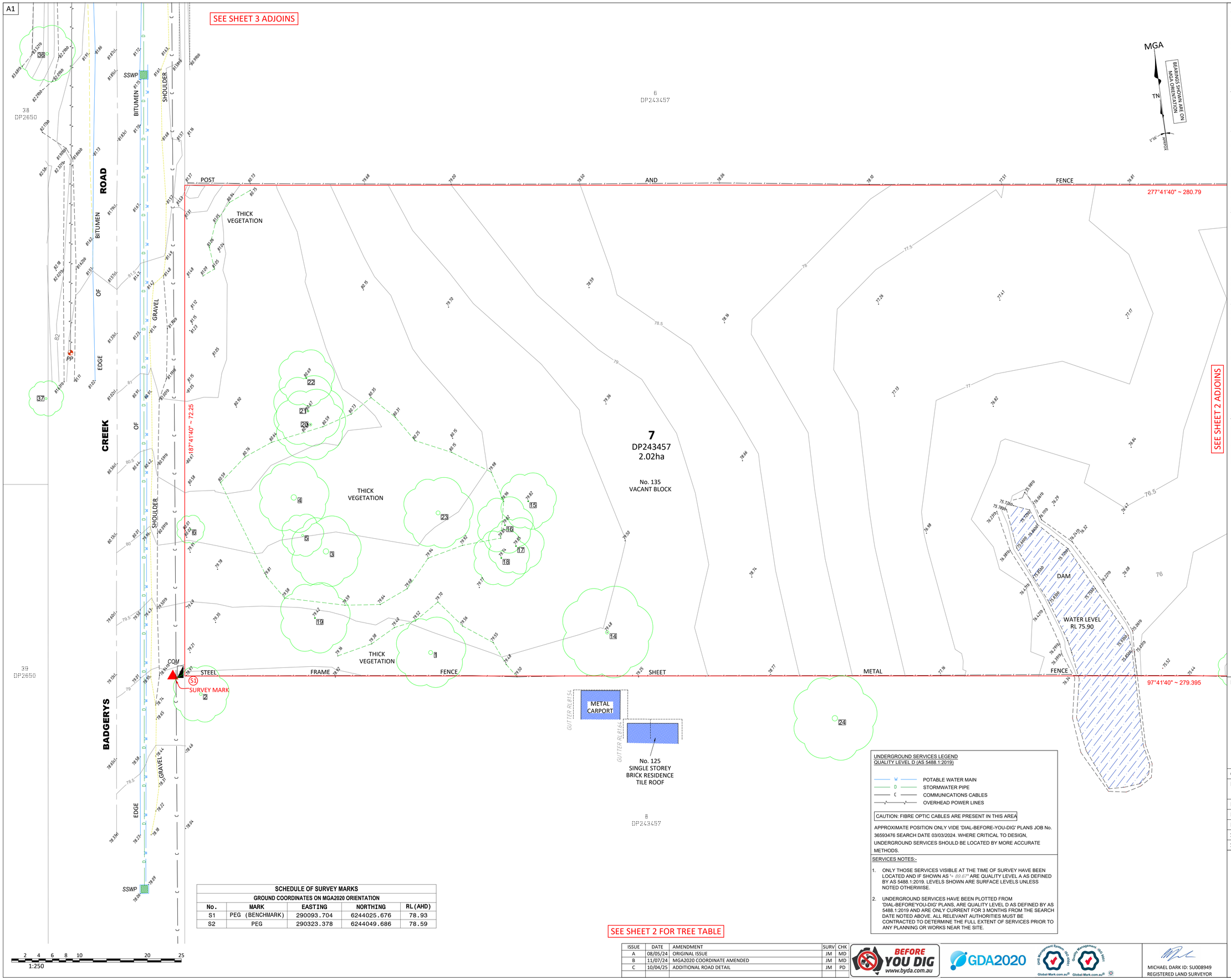
A flood evacuation strategy has been developed for the development. The future proposed road Innovation South offer a flood free evacuation route towards higher ground during the PMF, allowing for the safe evacuation of occupants.

ADP
Consulting : Engineering

Appendix A
Survey

A1

SEE SHEET 3 ADJOINS



GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM SSM18058 E290147.221 N6244411.534 CLASS B POSITIONAL UNCERTAINTY (PU) 0.03 (MGA2020) ADOPTED FROM SCIMS DATED 08/05/2024.

THE ORIGIN OF LEVELS COMES FROM SSM18058 RL89.212 CLASS LC POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 08/05/2024.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY A COORDINATE JOIN BETWEEN SSM18058 AND SSM18057.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOTS:

- LOT 7 IN DP243457
  (CT EDITION 1 DATED 16/04/2024 SEARCH DATE 10/05/2024)
  - AFFECTED BY:
    - COVENANT (N158123)
    - CAVEAT (AT979889)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE'YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

LEGEND

TAG	DESCRIPTION
BB	BOTTOM OF BANK
CL	CENTERLINE OF ROAD
COM	COMMUNICATIONS PIT
SSWP	SEALED STORMWATER PIT
TB	TOP OF BANK

PROJECT:
DETAIL AND LEVEL SURVEY OF
LOT 7 IN DP243457

135 BADGERYS CREEK ROAD
BRADFIELD

CLIENT: CREATIVE VISION

FILE: 9165-Contour & Detail-Issue A-135 Badgerys Creek Road Bradfield.dwg

LGA: LIVERPOOL

REF: 9165	CONTOURS: 0.5m
ISSUE: C	DATUM: AHD
SURVEY DATE: 10/04/2025	AZIMUTH: MGA2020
SCALE: 1:250	SHEET 1 OF 3 SHEETS

UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2019)

- W — POTABLE WATER MAIN
- D — STORMWATER PIPE
- C — COMMUNICATIONS CABLES
- OVERHEAD POWER LINES

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS JOB No. 36593476 SEARCH DATE 03/03/2024. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

SERVICES NOTES:-

1. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS *'+ 89.67'* ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
2. UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE'YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT FOR 3 MONTHS FROM THE SEARCH DATE NOTED ABOVE. ALL RELEVANT AUTHORITIES MUST BE CONTRACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

SCHEDULE OF SURVEY MARKS
GROUND COORDINATES ON MGA2020 ORIENTATION

No.	MARK	EASTING	NORTHING	RL(AHD)
S1	PEG (BENCHMARK)	290093.704	6244025.676	78.93
S2	PEG	290323.378	6244049.686	78.59

SEE SHEET 2 FOR TREE TABLE

ISSUE	DATE	AMENDMENT	SURV	CHK
A	08/05/24	ORIGINAL ISSUE	JM	MD
B	11/07/24	MGA2020 COORDINATE AMENDED	JM	MD
C	10/04/25	ADDITIONAL ROAD DETAIL	JM	PD

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GDA2020

MICHAEL DARK ID: SU008949
REGISTERED LAND SURVEYOR

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abn 85 213 523 621
Suite 1, 3 Railway Street, Baulkham Hills NSW 2153
t: (02) 9630 7955 w: sdg.net.au
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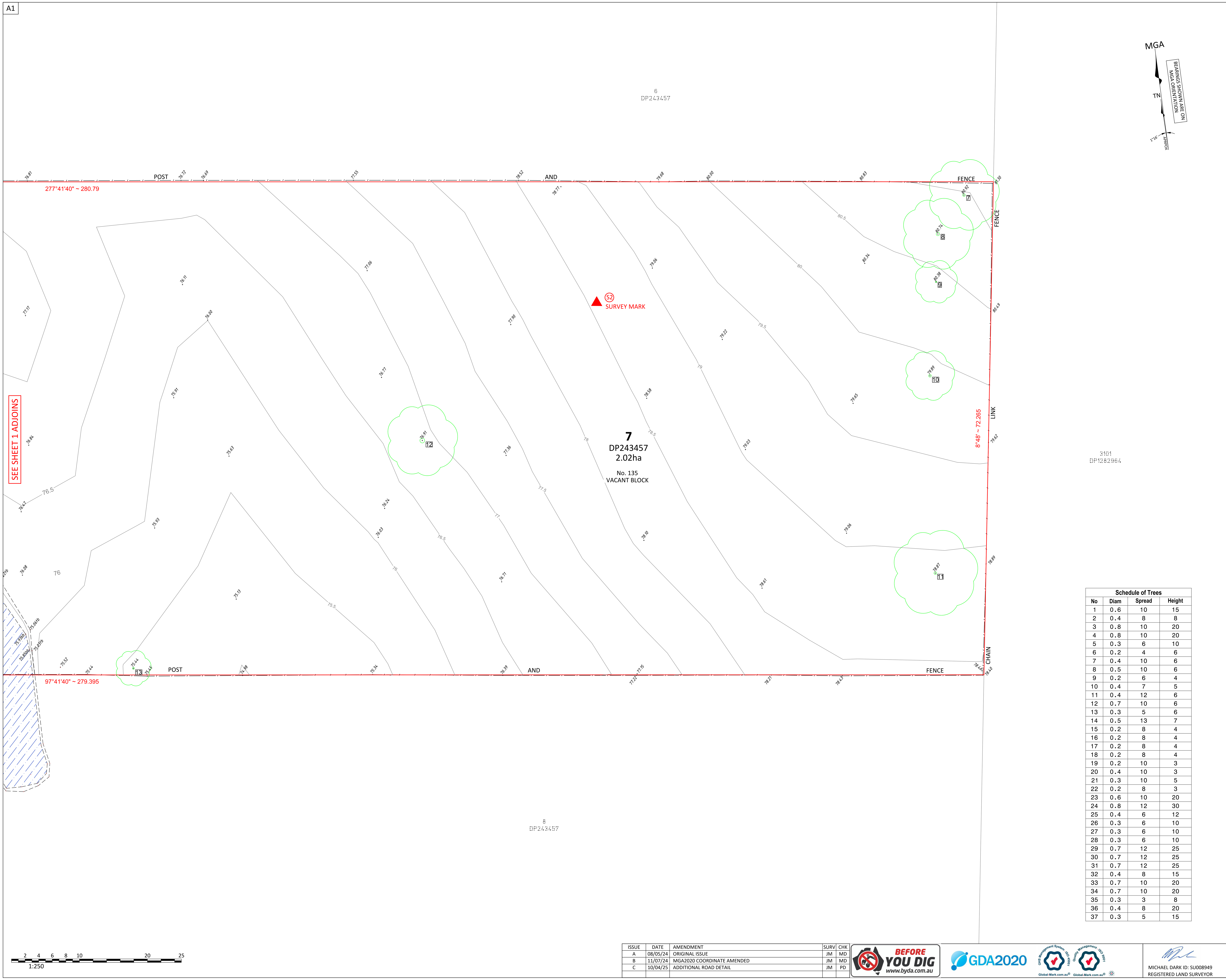

GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM SSM18058 E290147.221 N6244411.534 CLASS B POSITIONAL UNCERTAINTY (PU) 0.03 (MGA2020) ADOPTED FROM SCIMS DATED 08/05/2024.

THE ORIGIN OF LEVELS COMES FROM SSM18058 RL89.212 CLASS LC POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 08/05/2024.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY A COORDINATE JOIN BETWEEN SSM18058 AND SSM18057.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOTS:

- LOT 7 IN DP243457
  (CT EDITION 1 DATED 16/04/2024 SEARCH DATE 10/05/2024)
  - AFFECTED BY:
    - COVENANT (N158123)
    - CAVEAT (AT979889)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE'YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

LEGEND

TAG	DESCRIPTION
BB	BOTTOM OF BANK
CL	CENTERLINE OF ROAD
COM	COMMUNICATIONS PIT
SSWP	SEALED STORMWATER PIT
TB	TOP OF BANK

Schedule of Trees

No	Diam	Spread	Height
1	0.6	10	15
2	0.4	8	8
3	0.8	10	20
4	0.8	10	20
5	0.3	6	10
6	0.2	4	6
7	0.4	10	6
8	0.5	10	6
9	0.2	6	4
10	0.4	7	5
11	0.4	12	6
12	0.7	10	6
13	0.3	5	6
14	0.5	13	7
15	0.2	8	4
16	0.2	8	4
17	0.2	8	4
18	0.2	8	4
19	0.2	10	3
20	0.4	10	3
21	0.3	10	5
22	0.2	8	3
23	0.6	10	20
24	0.8	12	30
25	0.4	6	12
26	0.3	6	10
27	0.3	6	10
28	0.3	6	10
29	0.7	12	25
30	0.7	12	25
31	0.7	12	25
32	0.4	8	15
33	0.7	10	20
34	0.7	10	20
35	0.3	3	8
36	0.4	8	20
37	0.3	5	15

PROJECT:
DETAIL AND LEVEL SURVEY OF
LOT 7 IN DP243457

135 BADGERYS CREEK ROAD
BRADFIELD

CLIENT: CREATIVE VISION
FILE: 9165-Contour & Detail-Issue A-135 Badgerys Creek Road Bradfield.dwg

LGA: LIVERPOOL	
REF: 9165	CONTOURS: 0.5m
ISSUE: C	DATUM: AHD
SURVEY DATE: 10/04/2025	AZIMUTH: MGA2020
SCALE: 1:250	SHEET 2 OF 3 SHEETS

ISSUE	DATE	AMENDMENT	SURV	CHK
A	08/05/24	ORIGINAL ISSUE	JM	MD
B	11/07/24	MGA2020 COORDINATE AMENDED	JM	MD
C	10/04/25	ADDITIONAL ROAD DETAIL	JM	PD

BEFORE YOU DIG www.byda.com.au

GDA2020

MICHAEL DARK ID: SU008949
REGISTERED LAND SURVEYOR

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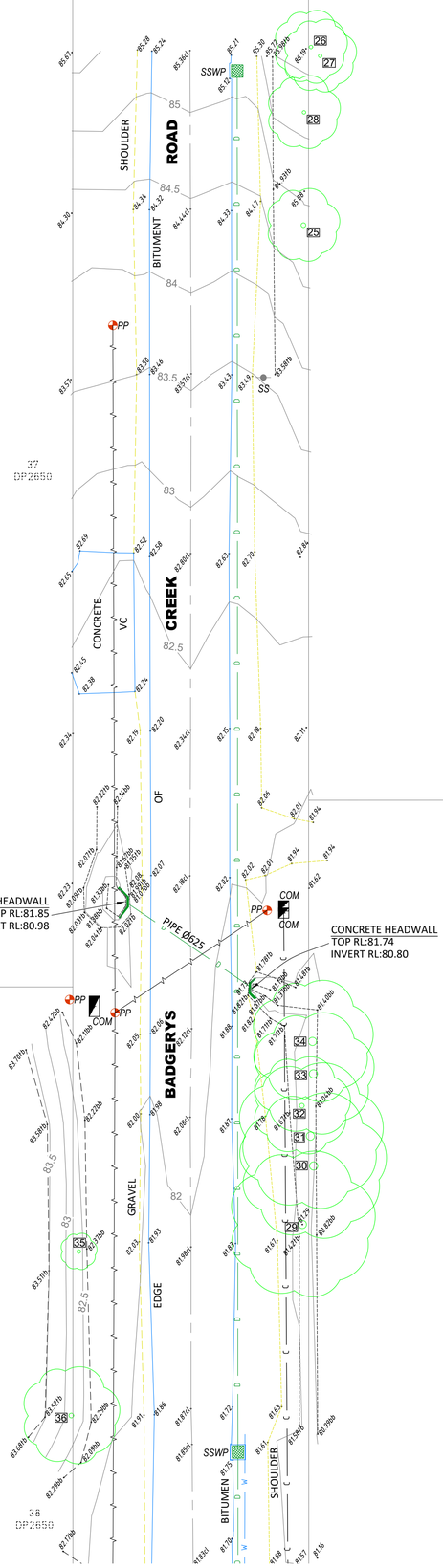
abn 85 213 523 621
Suite 1, 3 Railway Street, Baulkham Hills NSW 2153
t: (02) 9630 7955 w: sdg.net.au

A1



SEE SHEET 2 FOR TREE TABLE

GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

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CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOTS:

- LOT 7 IN DP243457
  (CT EDITION 1 DATED 16/04/2024 SEARCH DATE 10/05/2024)
  - AFFECTED BY:
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LEGEND

TAG	DESCRIPTION
BB	BOTTOM OF BANK
CL	CENTERLINE OF ROAD
COM	COMMUNICATIONS PIT
SSWP	SEALED STORMWATER PIT
TB	TOP OF BANK

ISSUE	DATE	AMENDMENT	SURV	CHK
A	08/05/24	ORIGINAL ISSUE	JM	MD
B	11/07/24	MGA2020 COORDINATE AMENDED	JM	MD
C	10/04/25	ADDITIONAL ROAD DETAIL	JM	PD

PROJECT:
DETAIL AND LEVEL SURVEY OF
LOT 7 IN DP243457

135 BADGERYS CREEK ROAD
BRADFIELD

CLIENT: CREATIVE VISION

FILE: 9165-Contour & Detail-Issue A-135 Badgerys Creek Road Bradfield.dwg

LGA: LIVERPOOL

REF: 9165	CONTOURS: 0.5m
ISSUE: C	DATUM: AHD
SURVEY DATE: 10/04/2025	AZIMUTH: MGA2020
SCALE: 1:250	SHEET 3 OF 3 SHEETS

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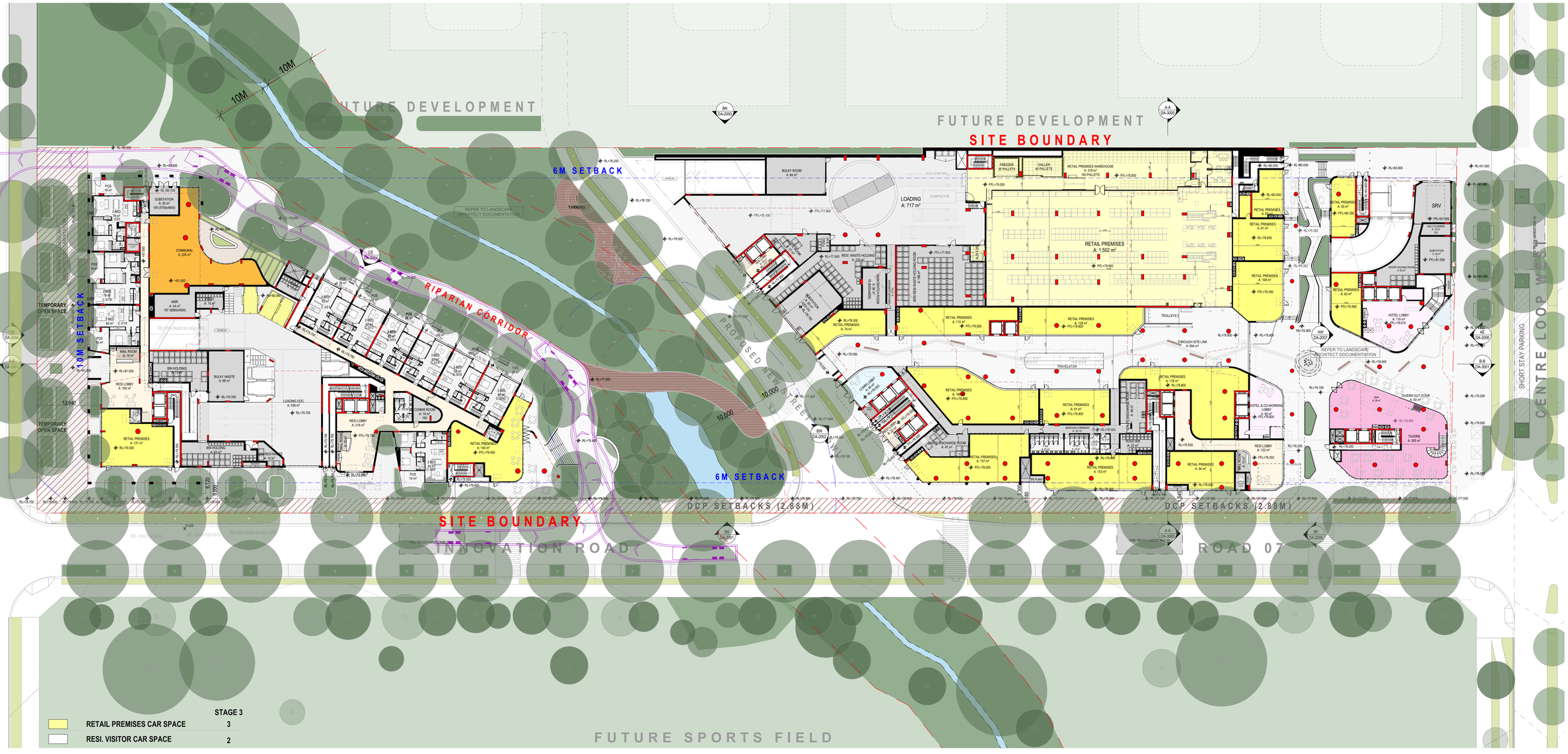
MICHAEL DARK ID: SUD08949
REGISTERED LAND SURVEYOR

ADP
Consulting : Engineering

Appendix B
Proposed Works



FOR INFORMATION

REV	CKD	APP	Status	DATE
01	HN	AJ	FOR INFORMATION	9/5/2025
02	HN	AJ	FOR INFORMATION	9/11/2025
03	DC	AS	FOR INFORMATION	9/17/2025

CLIENT

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Urban Planning
ETHOS URBAN
T: +61 2 9956 6962

Planscape Consultant
LAND + FORM
T: +61 430 990 004

Traffic Consultant
ASON GROUP
T: +61 2 9083 6601

NORTH POINT

SCALE
1:400 @A1 Size

Civil Consultant
ADP CONSULTING
T: +61 2 8043 7856

Structure Consultant
JSBC CONSULTING
T: +61 2 9963 7222

Services Consultant
NEURON BUILD
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ARCHITECT

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sydney@plusstudio.co

Plus Architecture Sydney Pty Ltd
ABN 34 600 506 303

Nominated Architects NSW:
G.Duque 11622, A.Julka 10002 + R.Pin 11286

plusstudio.co

PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GENERAL FLOOR PLAN - GROUND 00

CLIENT
CREATIVEVISION
cvision.com.au

CHECKED
DC

DRAWN

APPROVED
AS

PROJECT NUMBER
20799

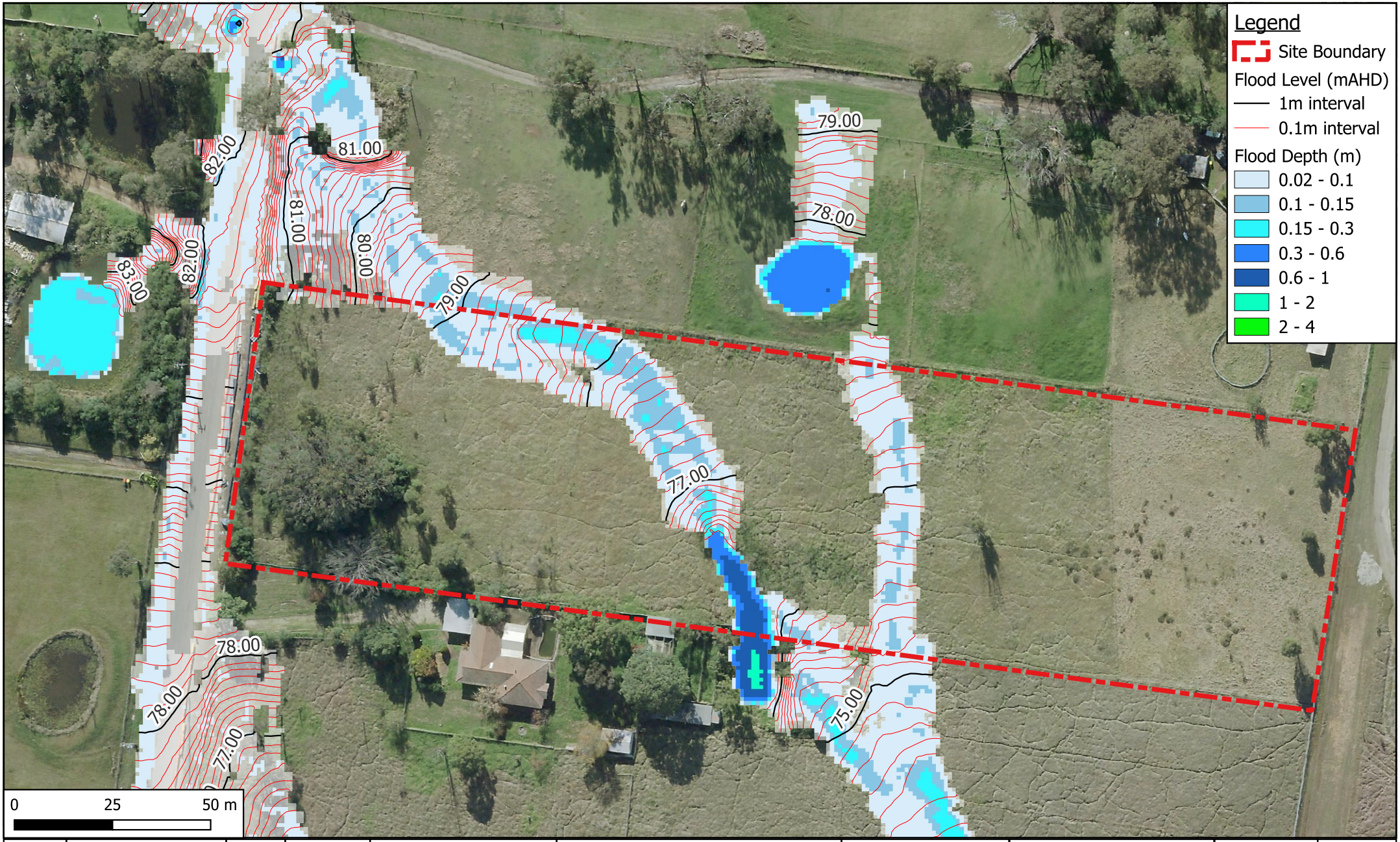
STAGE
DA

DRAWING NUMBER
DA-1000

REVISION
03

ADP
Consulting : Engineering

Appendix C
Flood Maps



Revision	Description	Initial	Date
A	ISSUE FOR APPROVAL	KC	30/09/2025

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

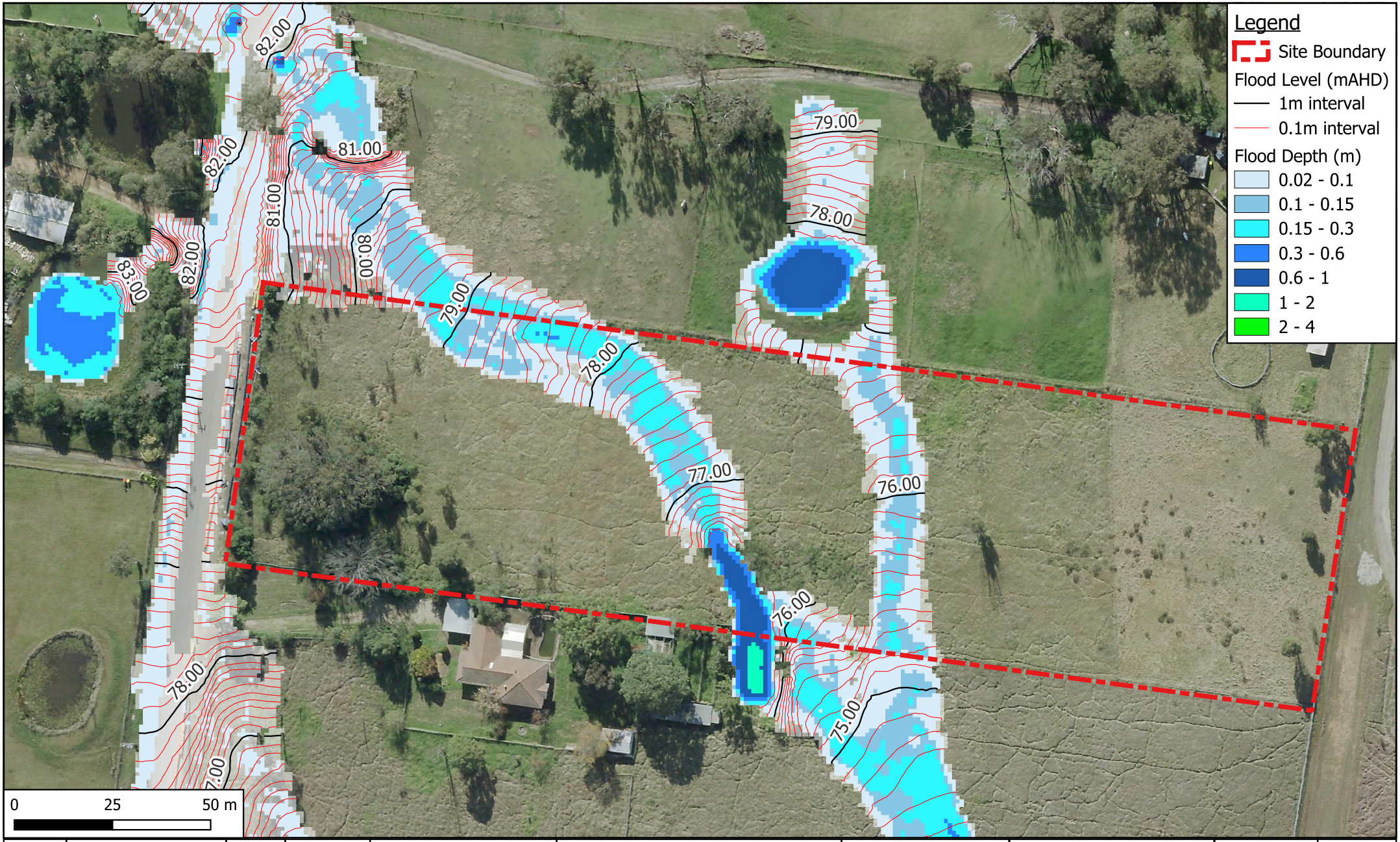
Civil Engineering Services

Existing Scenario:
20% AEP Event Flood Depths

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: A
Date: SEP 2025



Revision	Description	Initial	Date
B	ISSUE FOR APPROVAL	KC	30/09/2025
A	ISSUE FOR INFORMATION	KC	22/09/2025

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

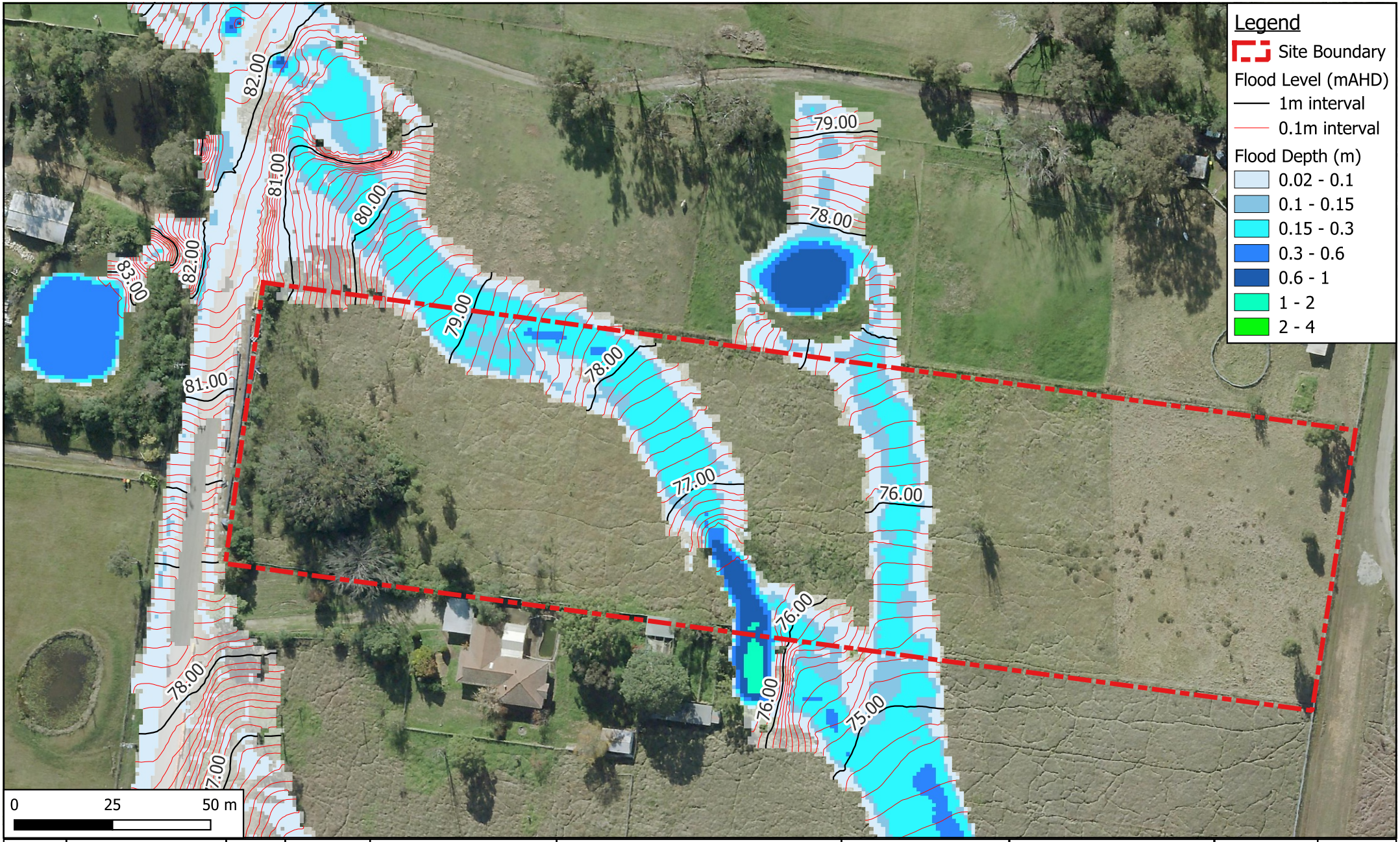
Civil Engineering Services

Existing Scenario:
5% AEP Event Flood Depths

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: B
Date: SEP 2025



Revision	Description	Initial	Date
B	ISSUE FOR APPROVAL	KC	30/09/2025
A	ISSUE FOR INFORMATION	KC	22/09/2025

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

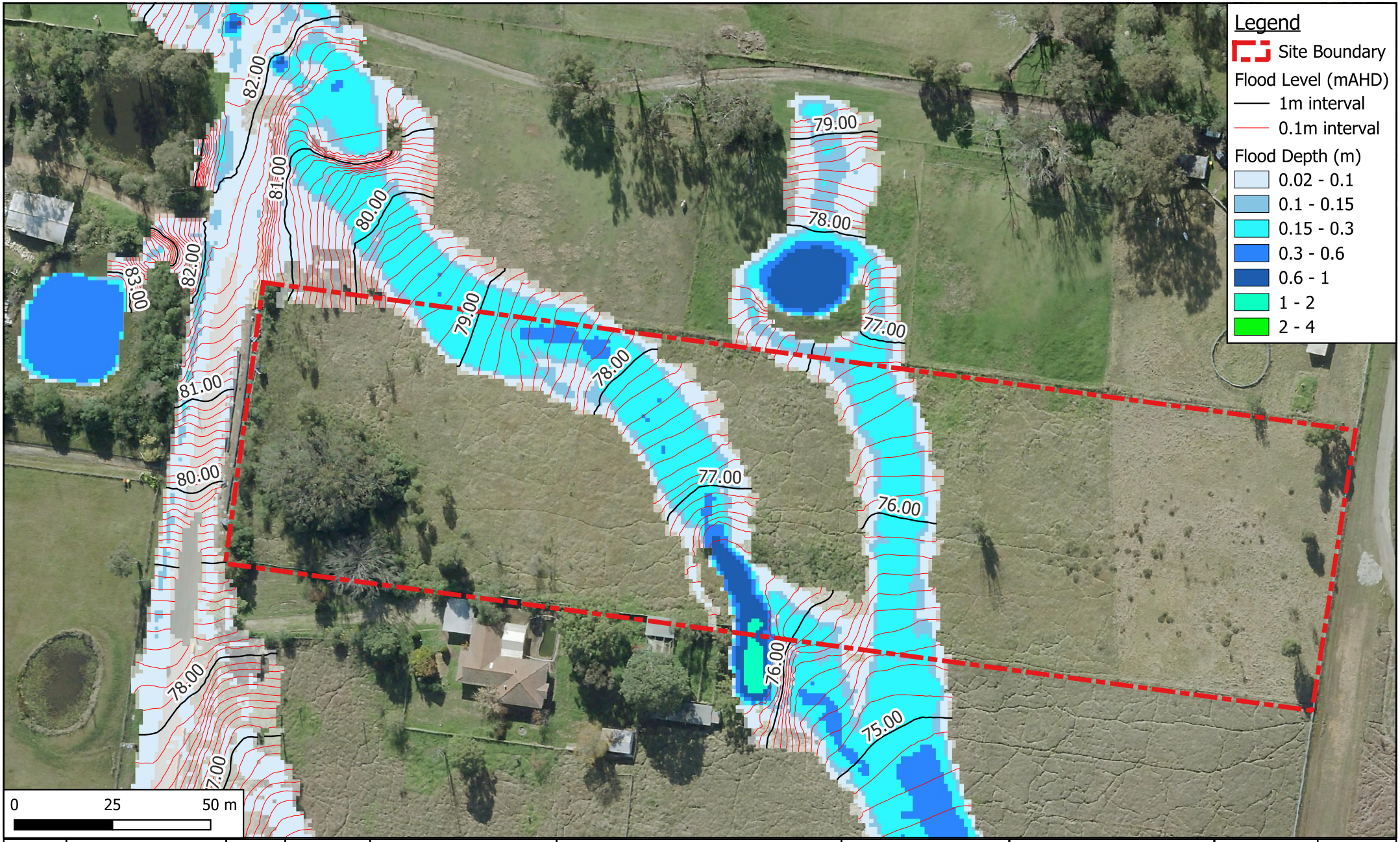
Civil Engineering Services

Existing Scenario:
1% AEP Event Flood Depths

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: B
Date: SEP 2025



Revision	Description	Initial	Date
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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

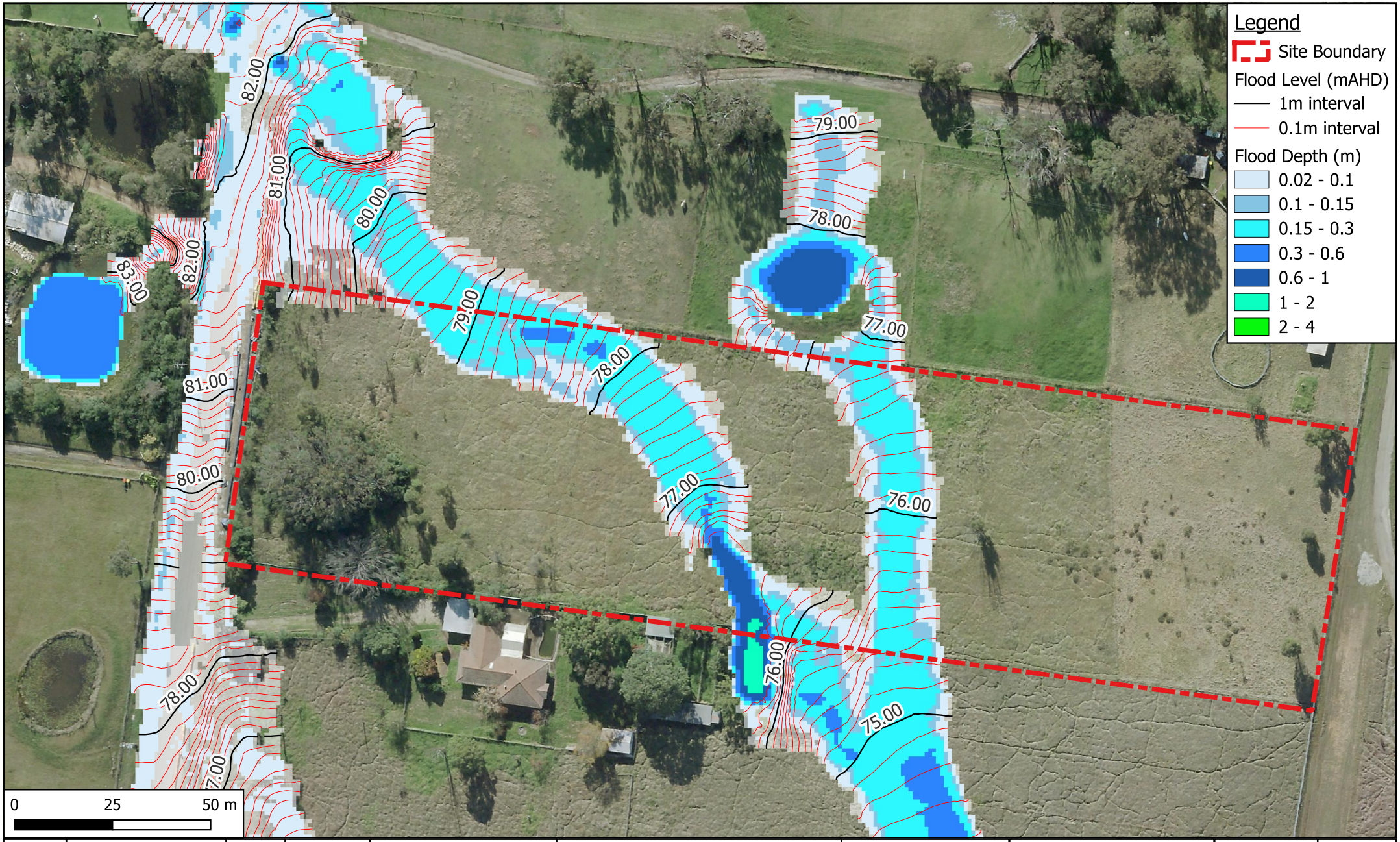
Civil Engineering Services

Existing Scenario:
1% AEP Climate Change Event Flood Depths

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: A
Date: SEP 2025



Revision	Description	Initial	Date
A	ISSUE FOR APPROVAL	KC	30/09/2025

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

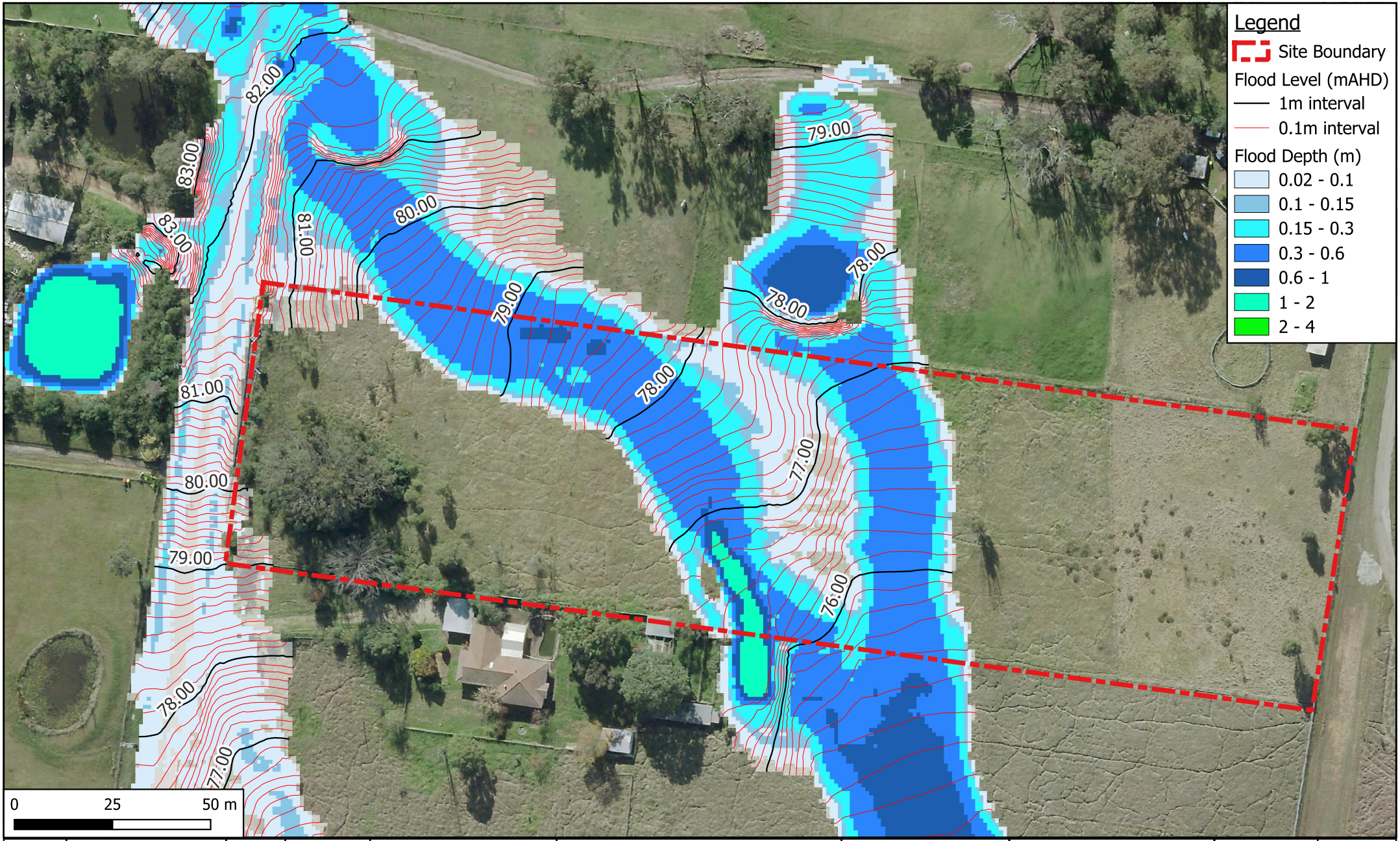
Civil Engineering Services

Existing Scenario:
0.2% AEP Event Flood Depths

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: A
Date: SEP 2025



Revision	Description	Initial	Date
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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

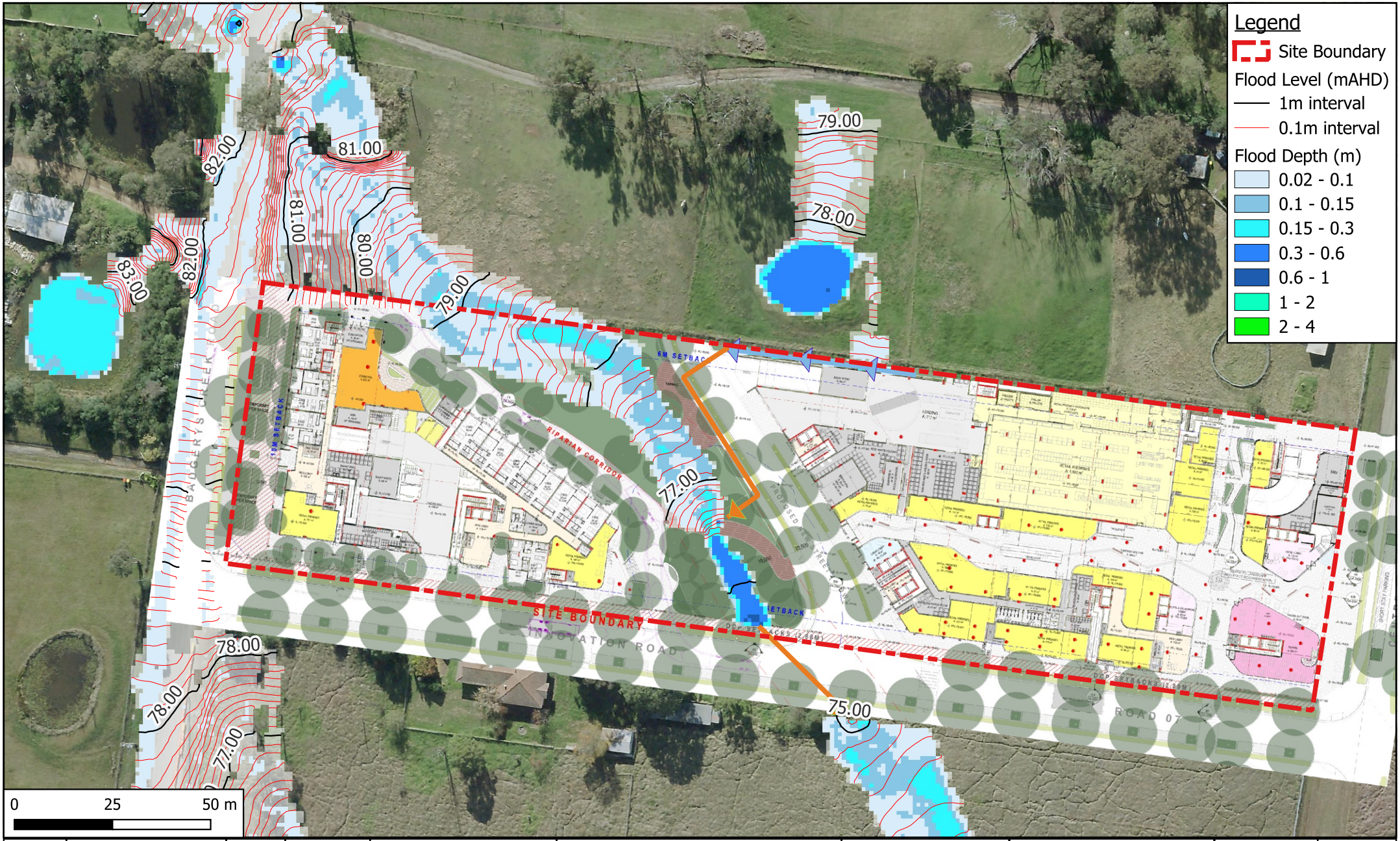
Civil Engineering Services

Existing Scenario:
PMF Event Flood Depths

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: A
Date: SEP 2025



Revision	Description	Initial	Date
A	ISSUE FOR APPROVAL	KC	30/09/2025

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

Civil Engineering Services

Proposed Scenario:
20% AEP Event Flood Depths

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: A
Date: SEP 2025

Revision	Description	Initial	Date
A	ISSUE FOR APPROVAL	KC	30/09/2025

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

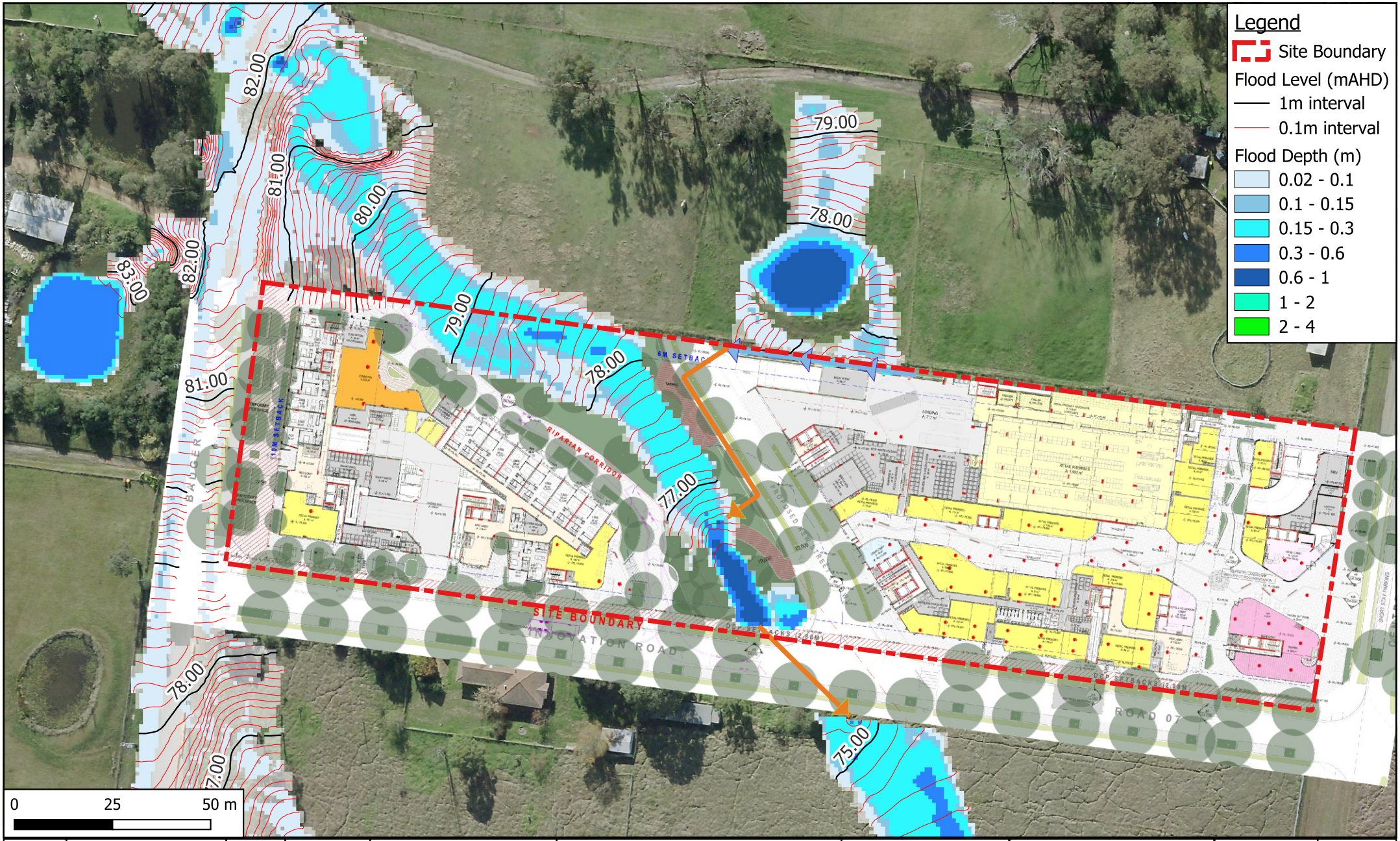
Civil Engineering Services

Proposed Scenario:
5% AEP Event Flood Depths

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: A
Date: SEP 2025



Revision	Description	Initial	Date
C	ISSUE FOR APPROVAL	KC	30/09/2025
B	ISSUE FOR INFORMATION	KC	22/09/2025
A	ISSUE FOR INFORMATION	KC	08/05/2025

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

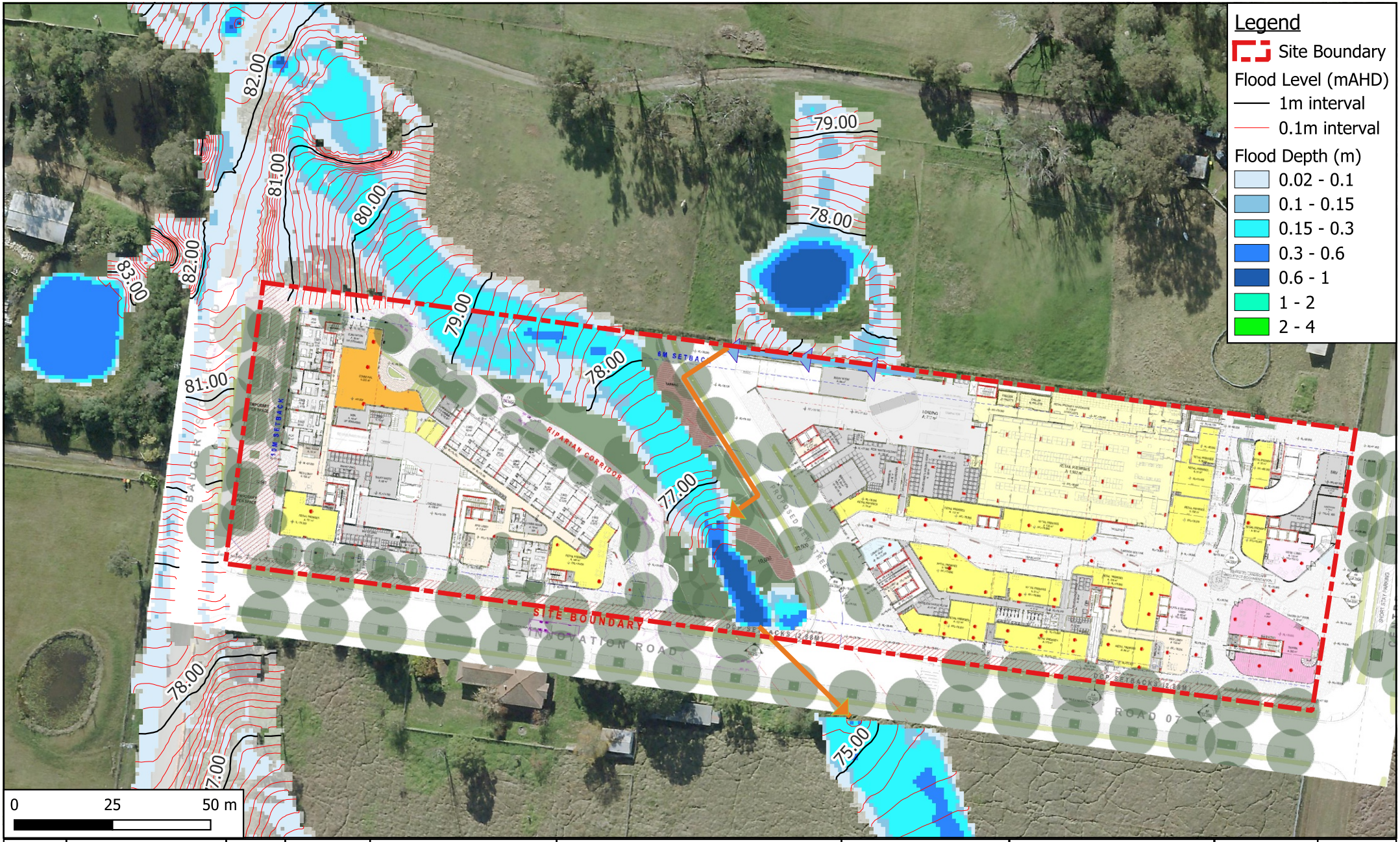
Civil Engineering Services

Proposed Scenario:
1% AEP Event Flood Depths

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: C
Date: SEP 2025



Revision	Description	Initial	Date
A	ISSUE FOR APPROVAL	KC	30/09/2025

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

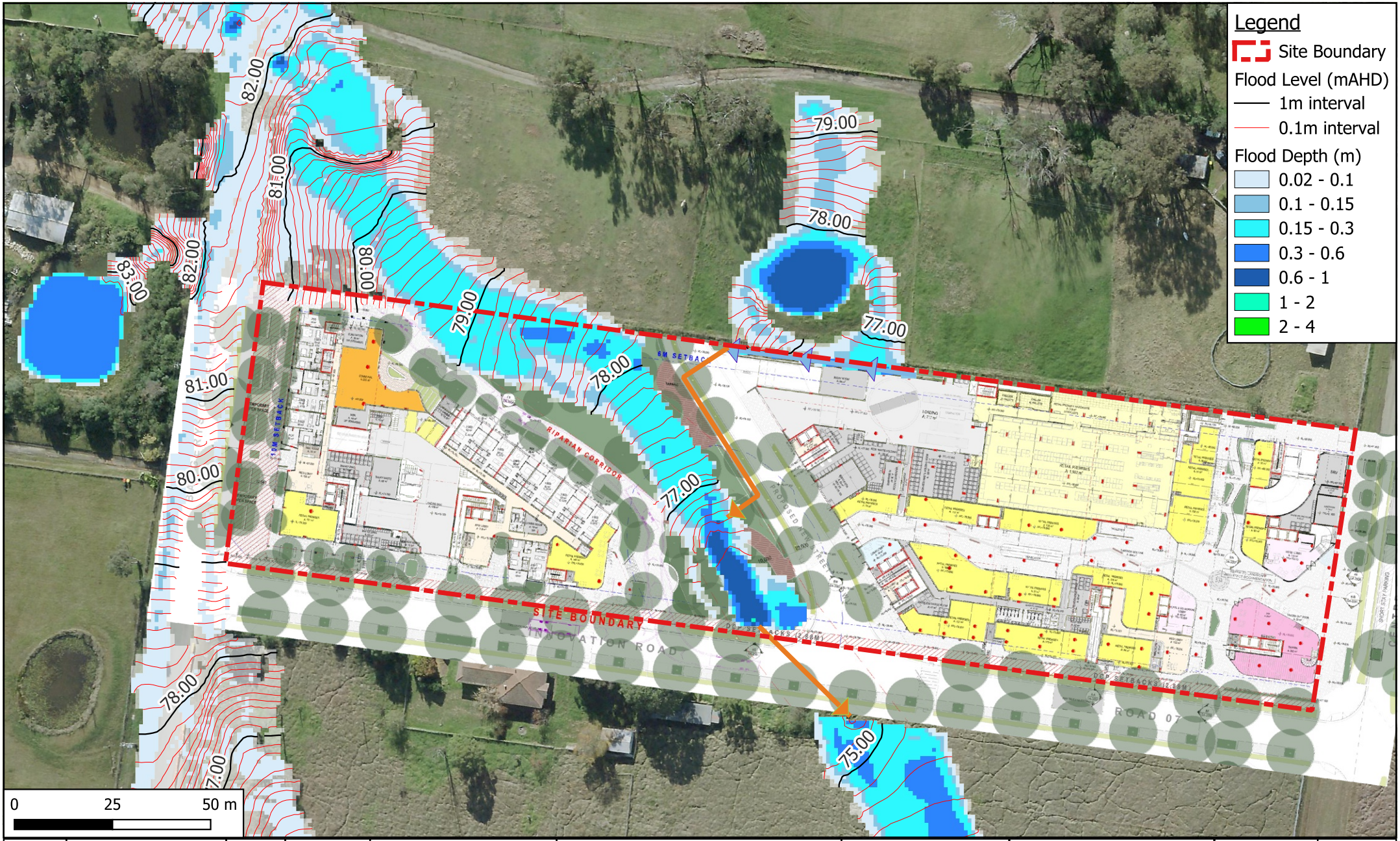
Civil Engineering Services

Proposed Scenario:
1% AEP Climate Change Event Flood Depths

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: A
Date: SEP 2025



Revision	Description	Initial	Date
A	ISSUE FOR APPROVAL	KC	30/09/2025

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

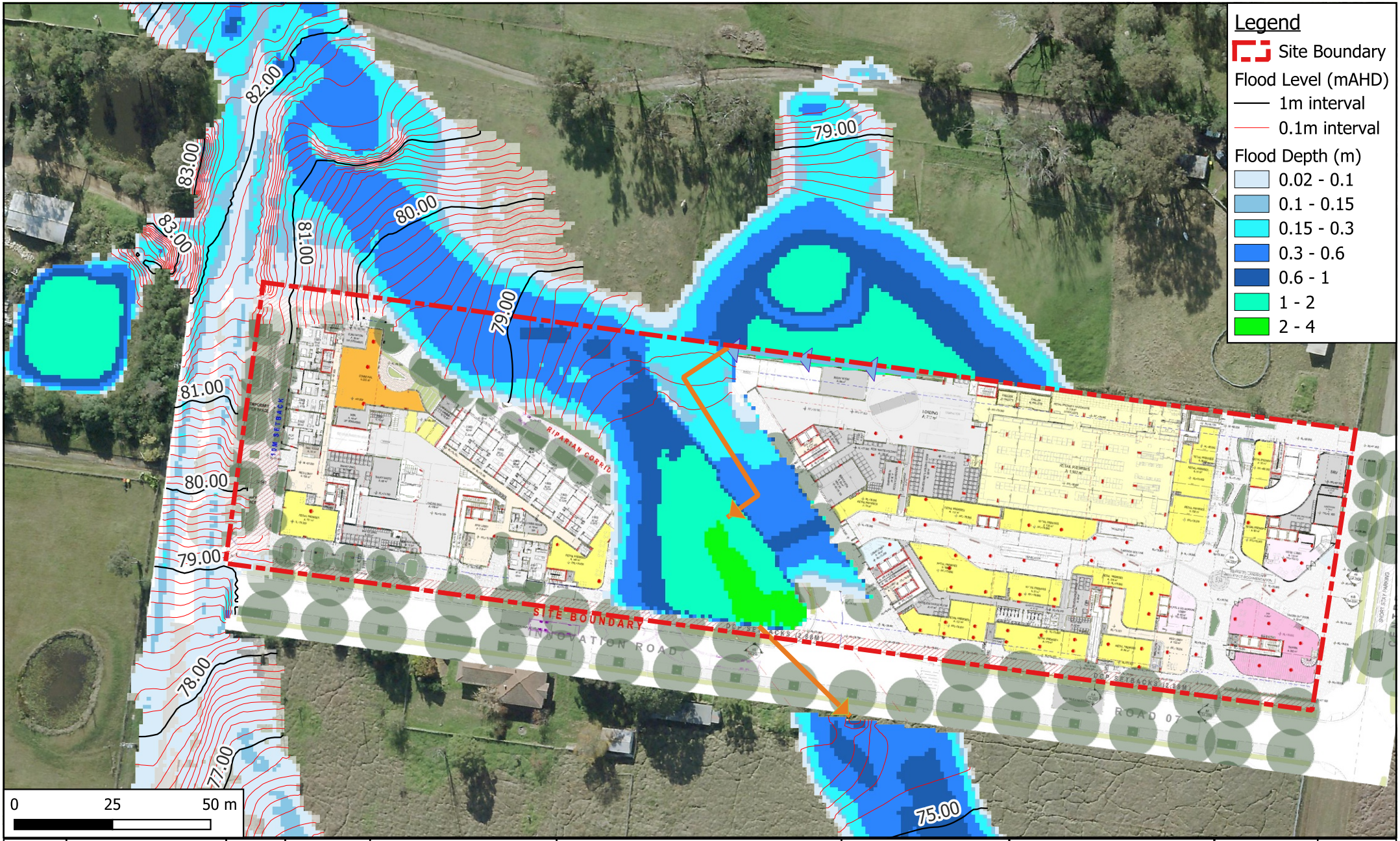
Civil Engineering Services

Proposed Scenario:
0.2% AEP Event Flood Depths

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: A
Date: SEP 2025



Revision	Description	Initial	Date
A	ISSUE FOR APPROVAL	KC	30/09/2025

Bradfield Corporation

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Sydney NSW 2000
T. +61 2 8203 5447

Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

Civil Engineering Services

Proposed Scenario:
PMF Event Flood Depths

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: A
Date: SEP 2025

Revision	Description	Initial	Date
B	ISSUE FOR APPROVAL	KC	30/09/2025
A	ISSUE FOR INFORMATION	KC	24/06/2025

Bradfield Corporation

Plus Architecture
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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

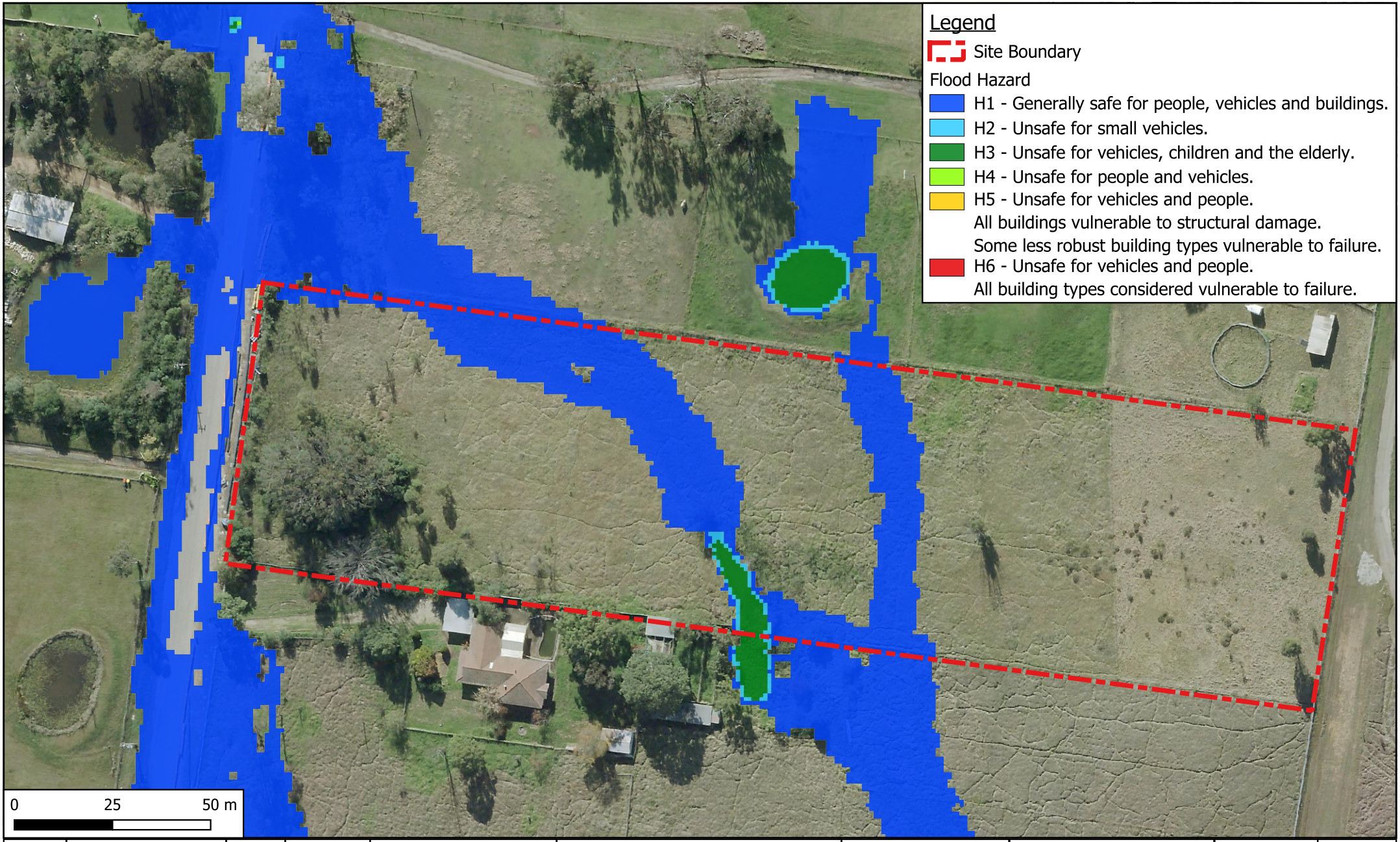
Civil Engineering Services

Proposed Scenario:
1% AEP Event Flood Afflux

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: B
Date: SEP 2025



Revision	Description	Initial	Date
A	ISSUE FOR APPROVAL	KC	30/09/2025

Bradfield Corporation

Plus Architecture
4/222 Clarence St, Sydney NSW 2000

ADP
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T. +61 2 8203 5447

Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

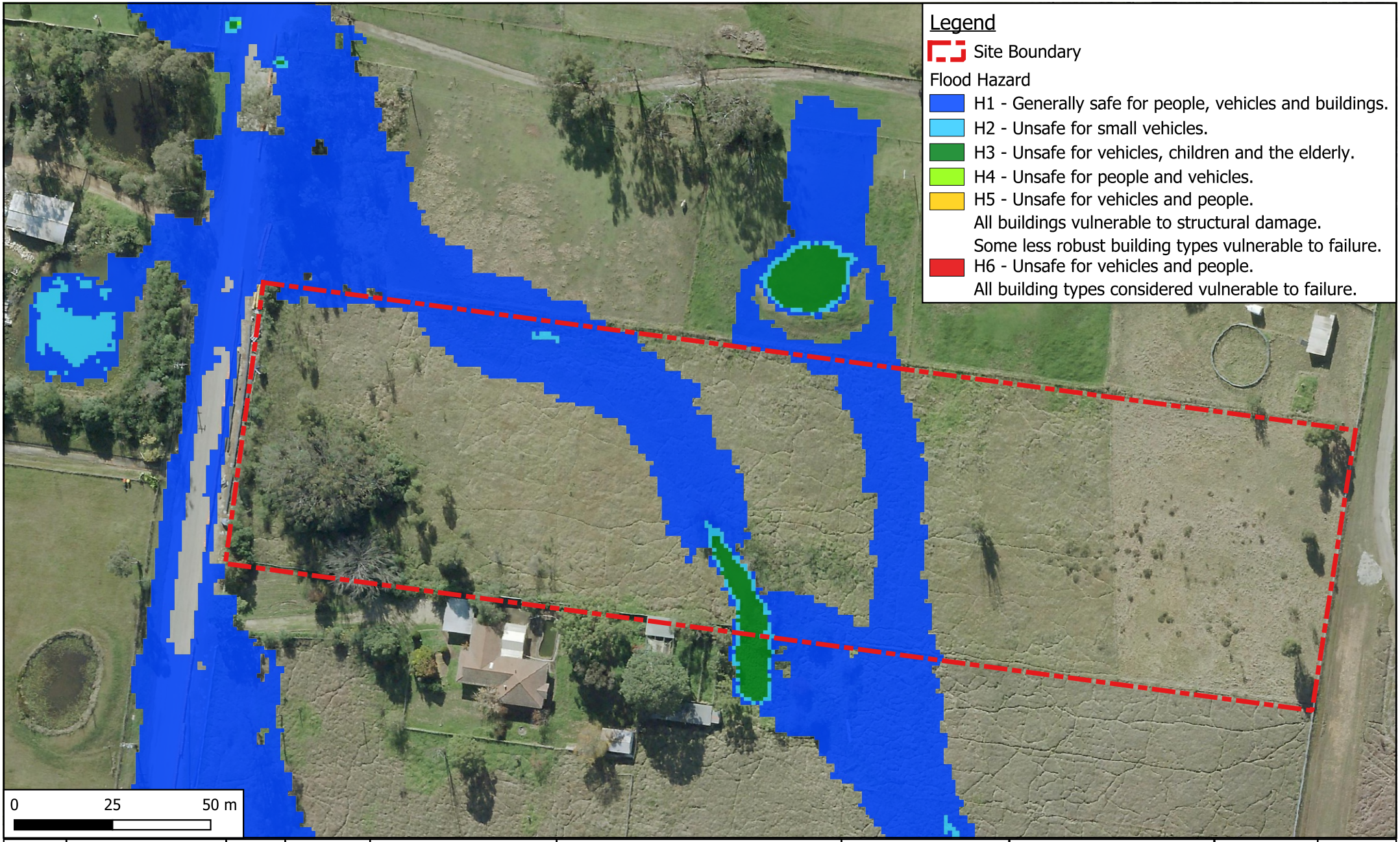
Civil Engineering Services

Existing Scenario:
20% AEP Event Flood Hazard

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: A
Date: SEP 2025



Revision	Description	Initial	Date
A	ISSUE FOR APPROVAL	KC	30/09/2025

Bradfield Corporation

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

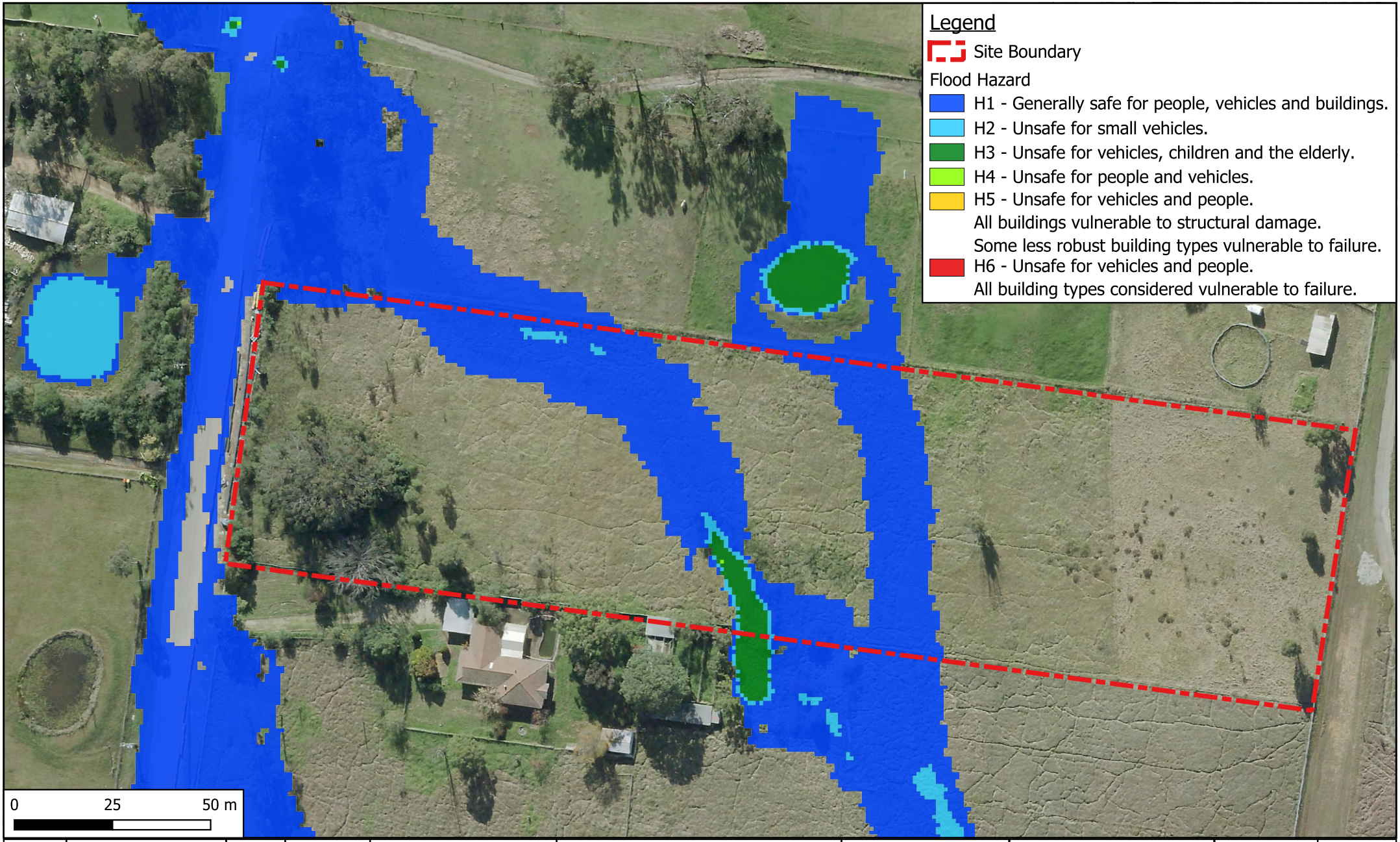
Civil Engineering Services

Existing Scenario:
5% AEP Event Flood Hazard

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: A
Date: SEP 2025



Revision	Description	Initial	Date
B	ISSUE FOR APPROVAL	KC	30/09/2025
A	ISSUE FOR INFORMATION	KC	22/09/2025

Bradfield Corporation

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

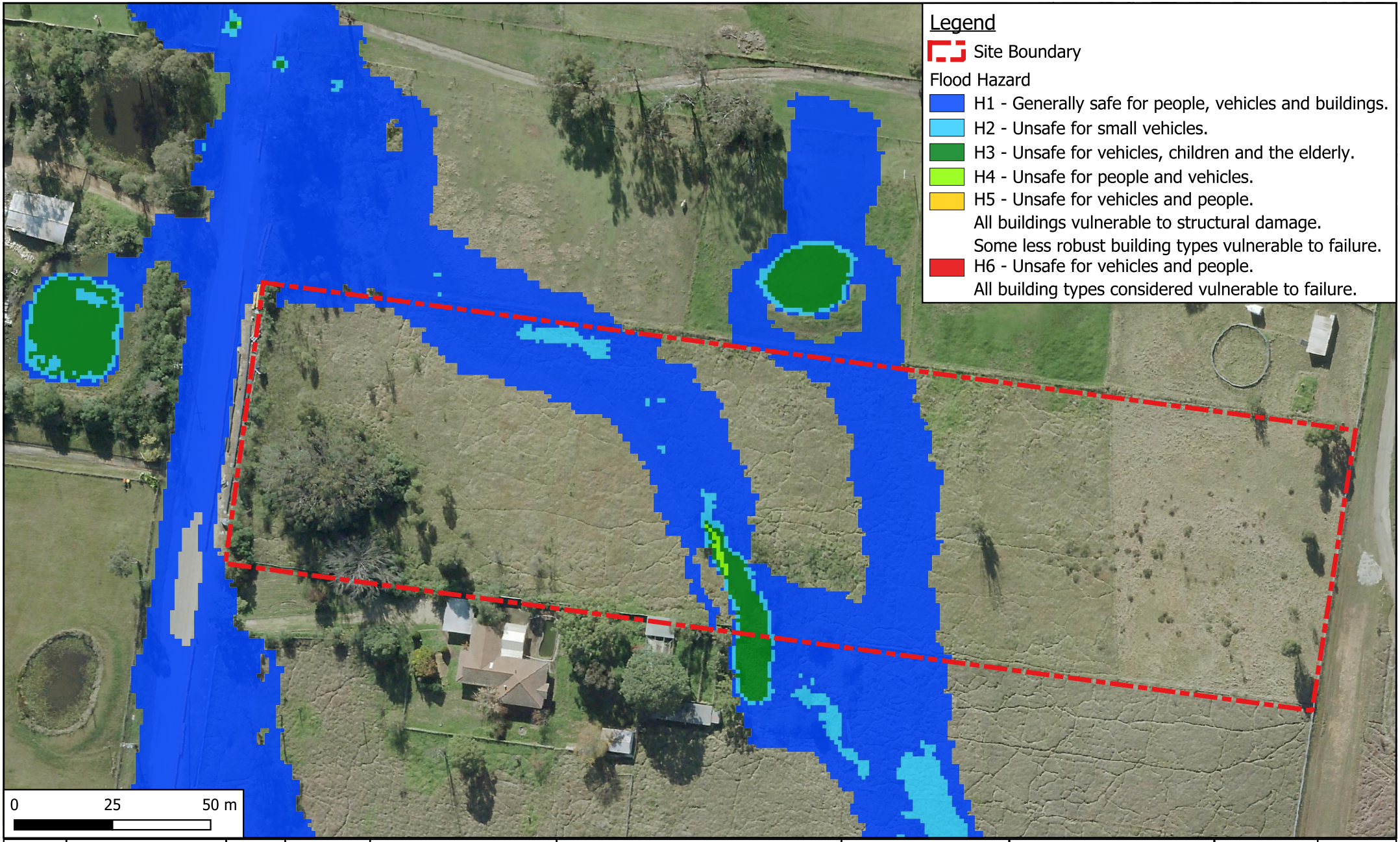
Civil Engineering Services

Existing Scenario:
1% AEP Event Flood Hazard

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: B
Date: SEP 2025



Revision	Description	Initial	Date
A	ISSUE FOR APPROVAL	KC	30/09/2025

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

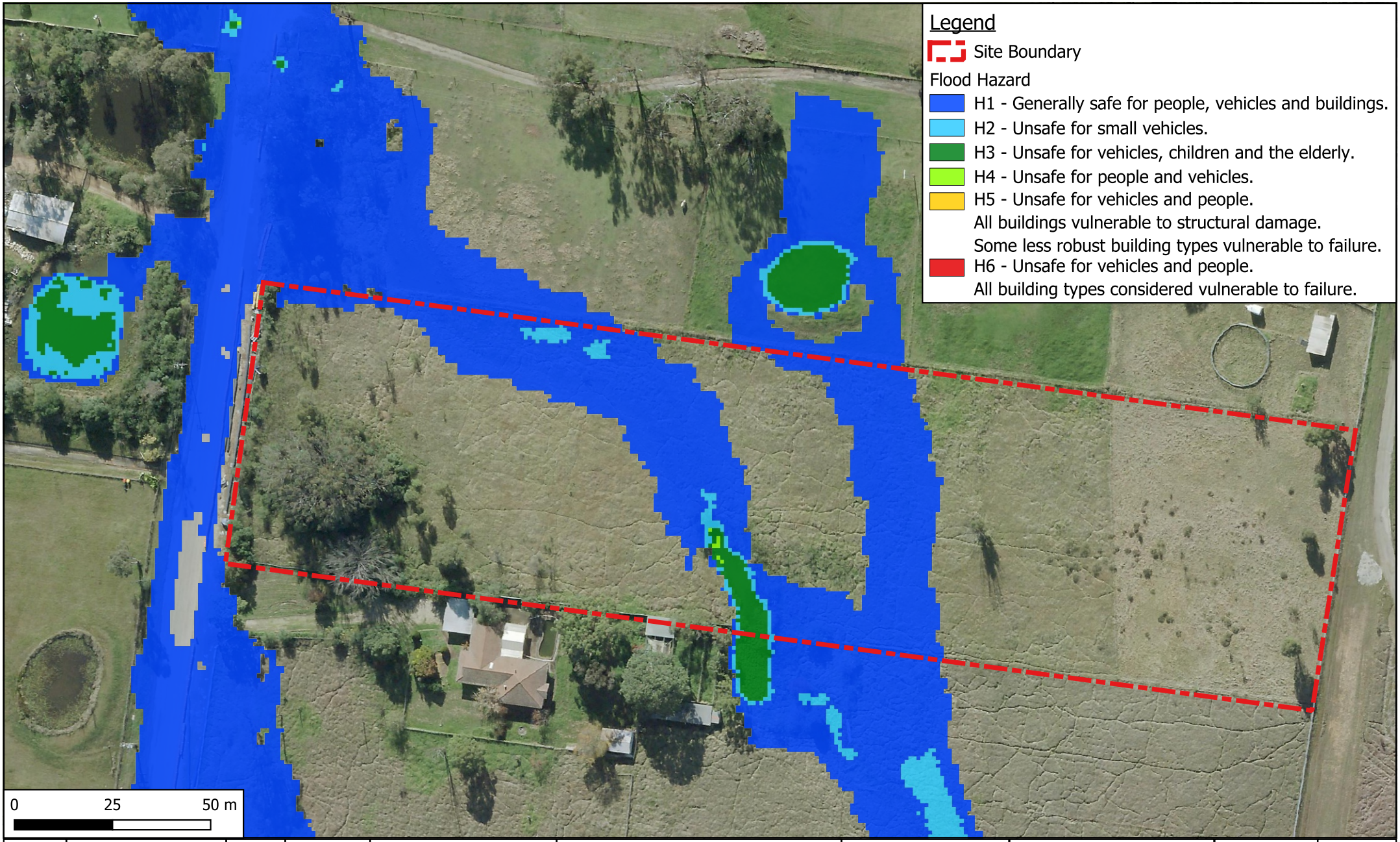
Civil Engineering Services

Existing Scenario:
1% AEP Climate Change Event Flood Hazard

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: A
Date: SEP 2025



Revision	Description	Initial	Date
A	ISSUE FOR APPROVAL	KC	30/09/2025

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

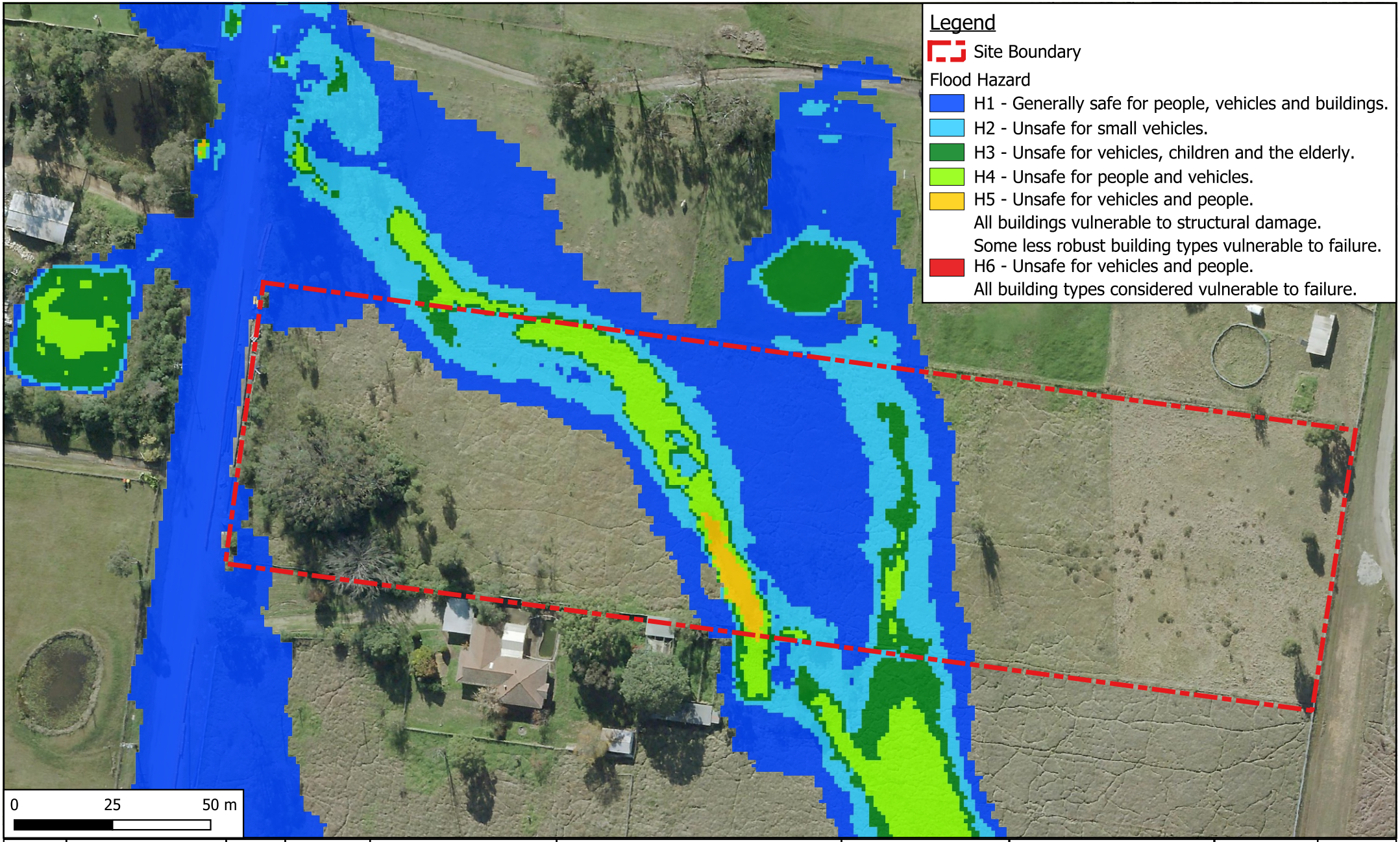
Civil Engineering Services

Existing Scenario:
0.2% AEP Event Flood Hazard

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
Revision: A
Date: SEP 2025



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A	ISSUE FOR APPROVAL	KC	30/09/2025

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Proposed Mixed-Use Development

45-55 & 135 Badgerys Creek Road, Bradfield, NSW

Civil Engineering Services

Existing Scenario:
PMF Event Flood Hazard

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
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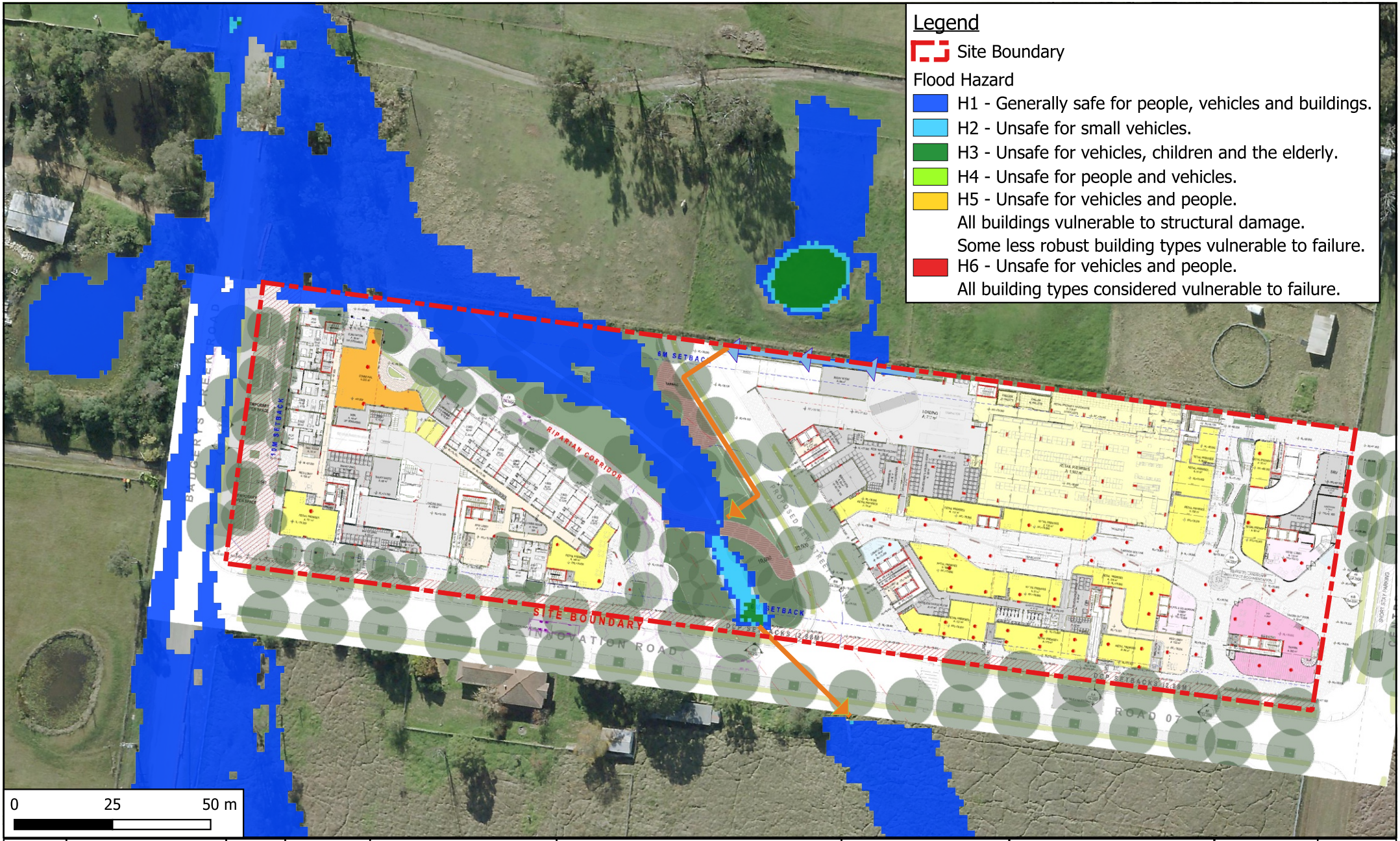
Date: SEP 2025



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Proposed Mixed-Use Development

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Civil Engineering Services

Proposed Scenario:
20% AEP Event Flood Hazard

Scale: 1:1250

Drafted:	KC
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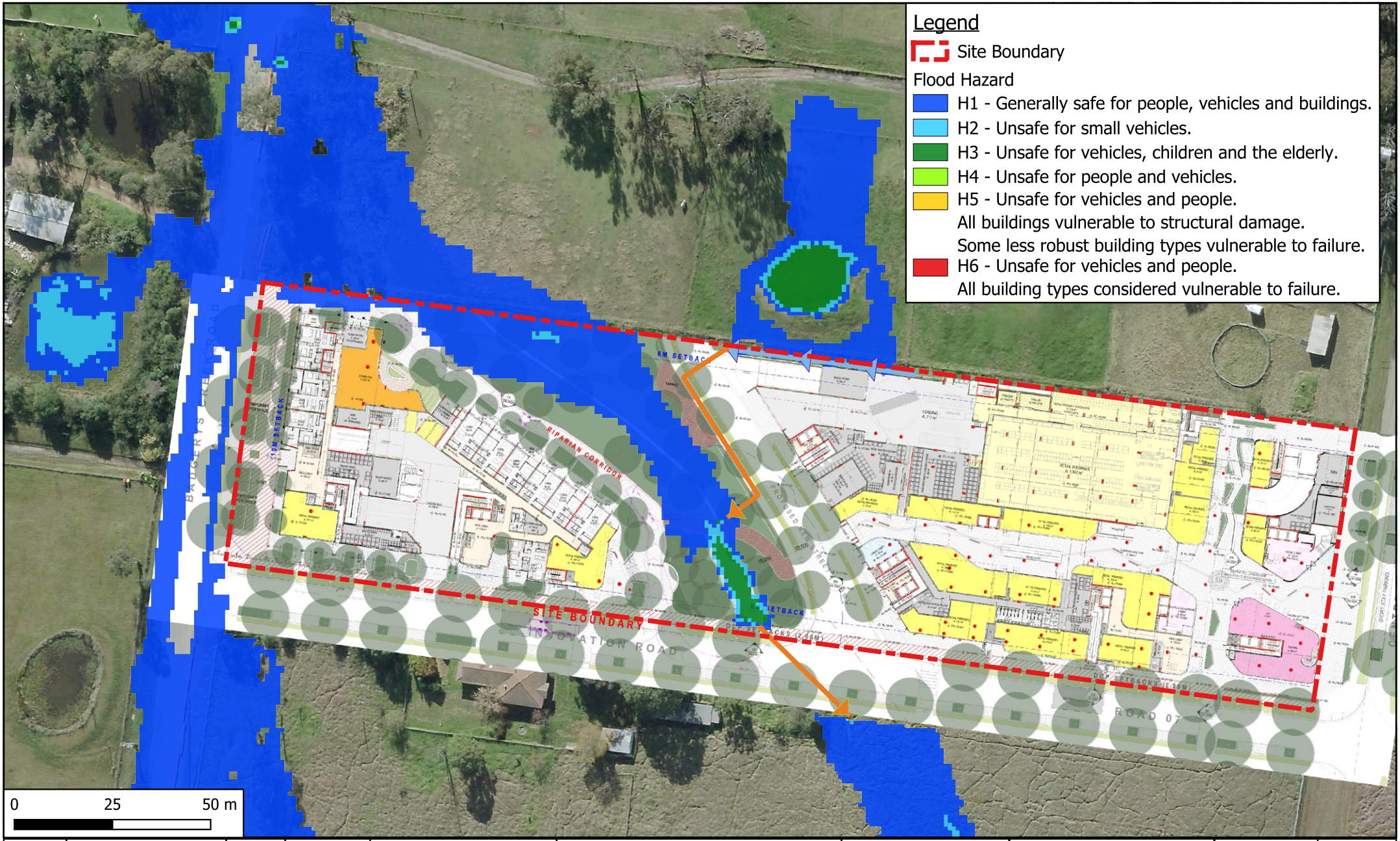

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Civil Engineering Services

Proposed Scenario:
5% AEP Event Flood Hazard

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

Job Number: SYD3120
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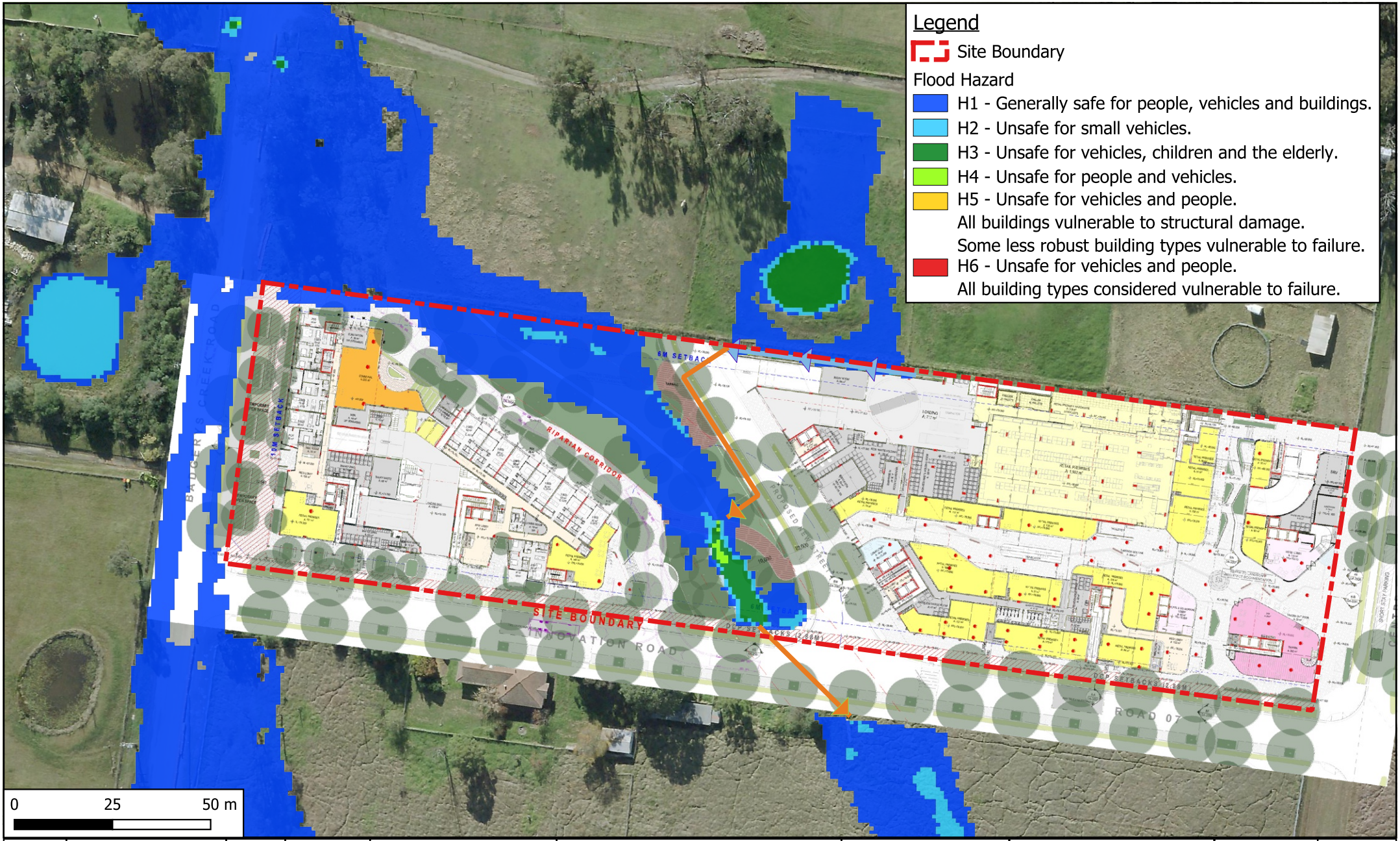

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Civil Engineering Services

Proposed Scenario:
1% AEP Event Flood Hazard

Scale: 1:1250

Drafted:	KC
Designed:	KC
Approved:	SS

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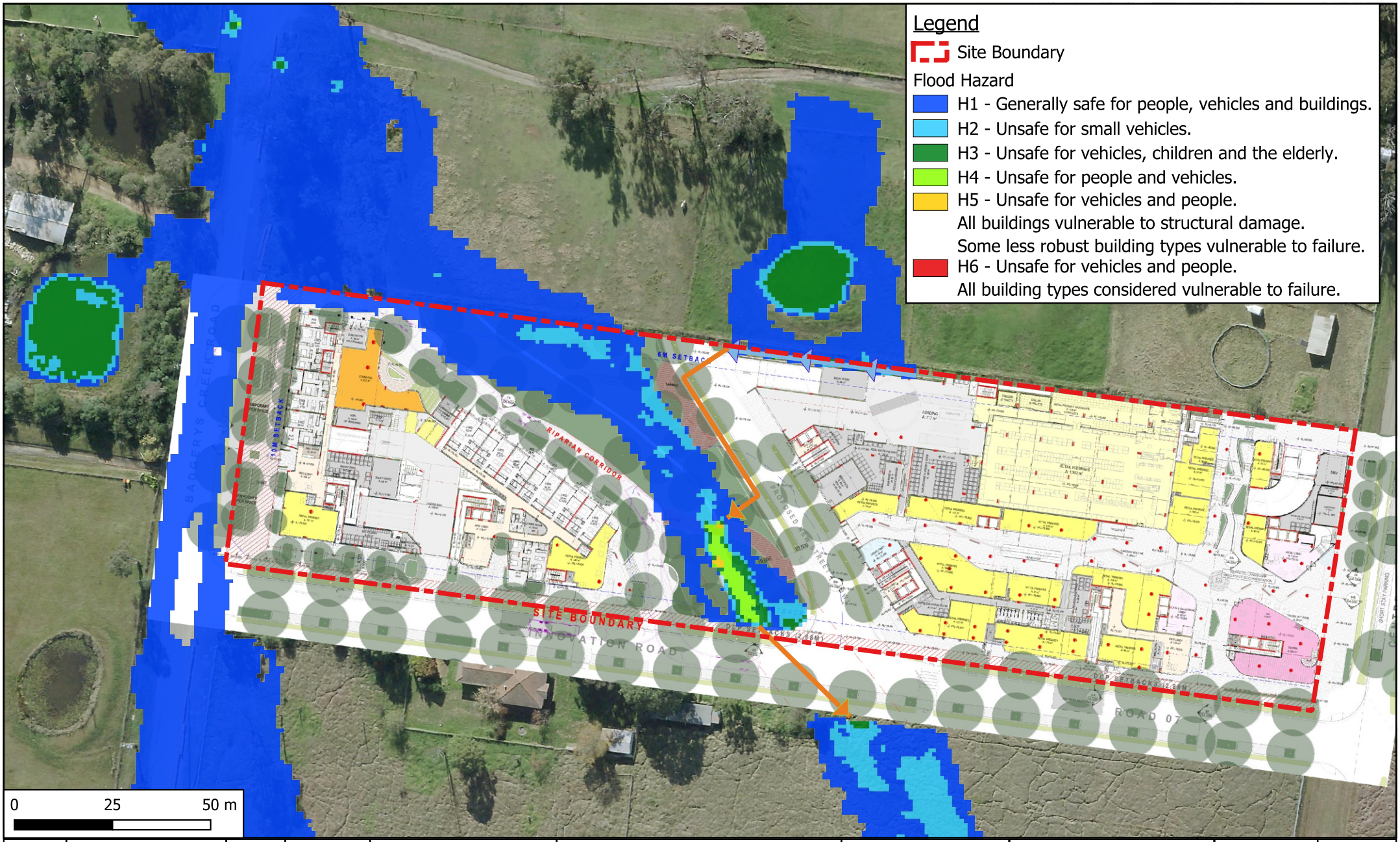

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Proposed Scenario:
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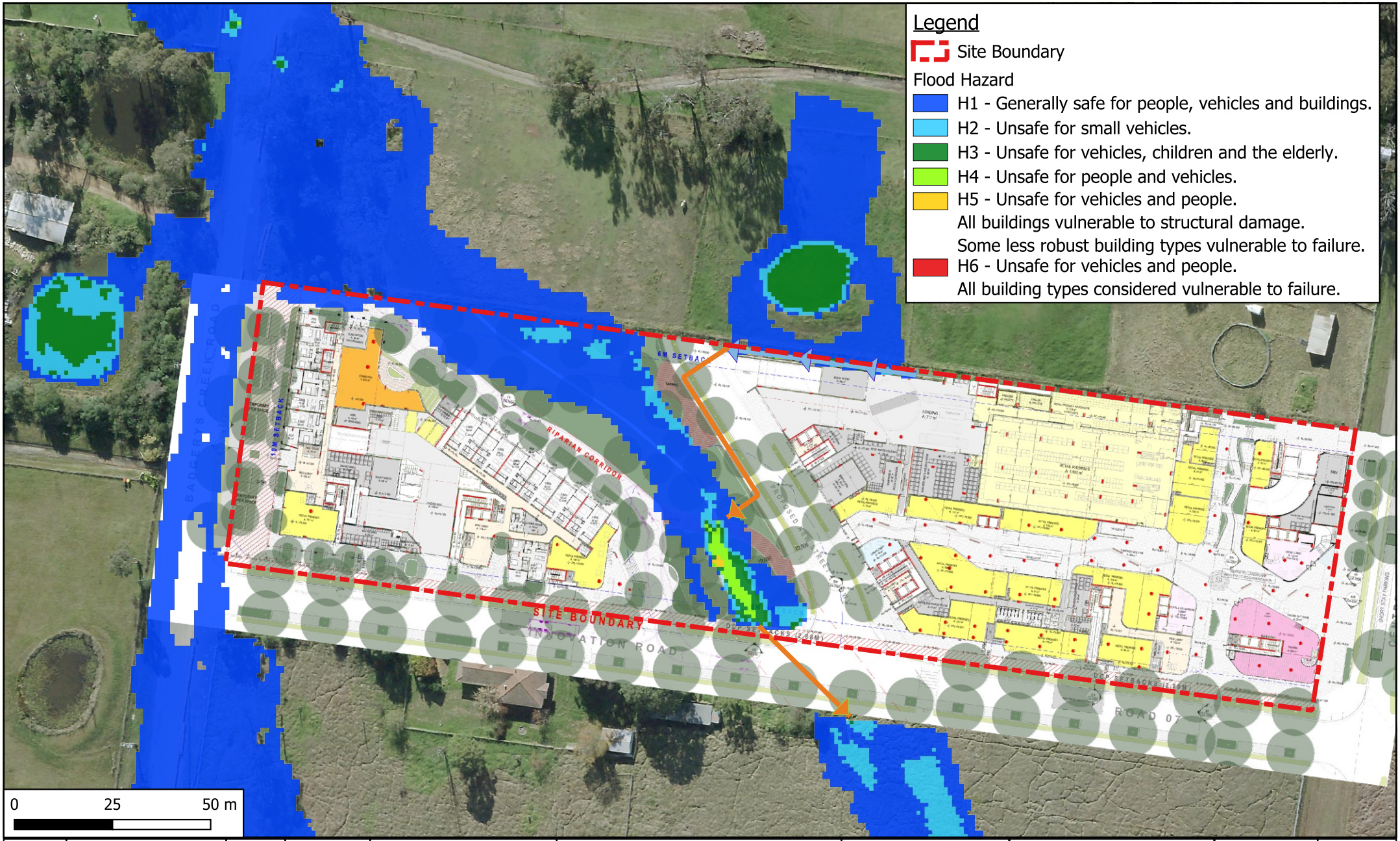

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Proposed Scenario:
0.2% AEP Event Flood Hazard

Scale: 1:1250

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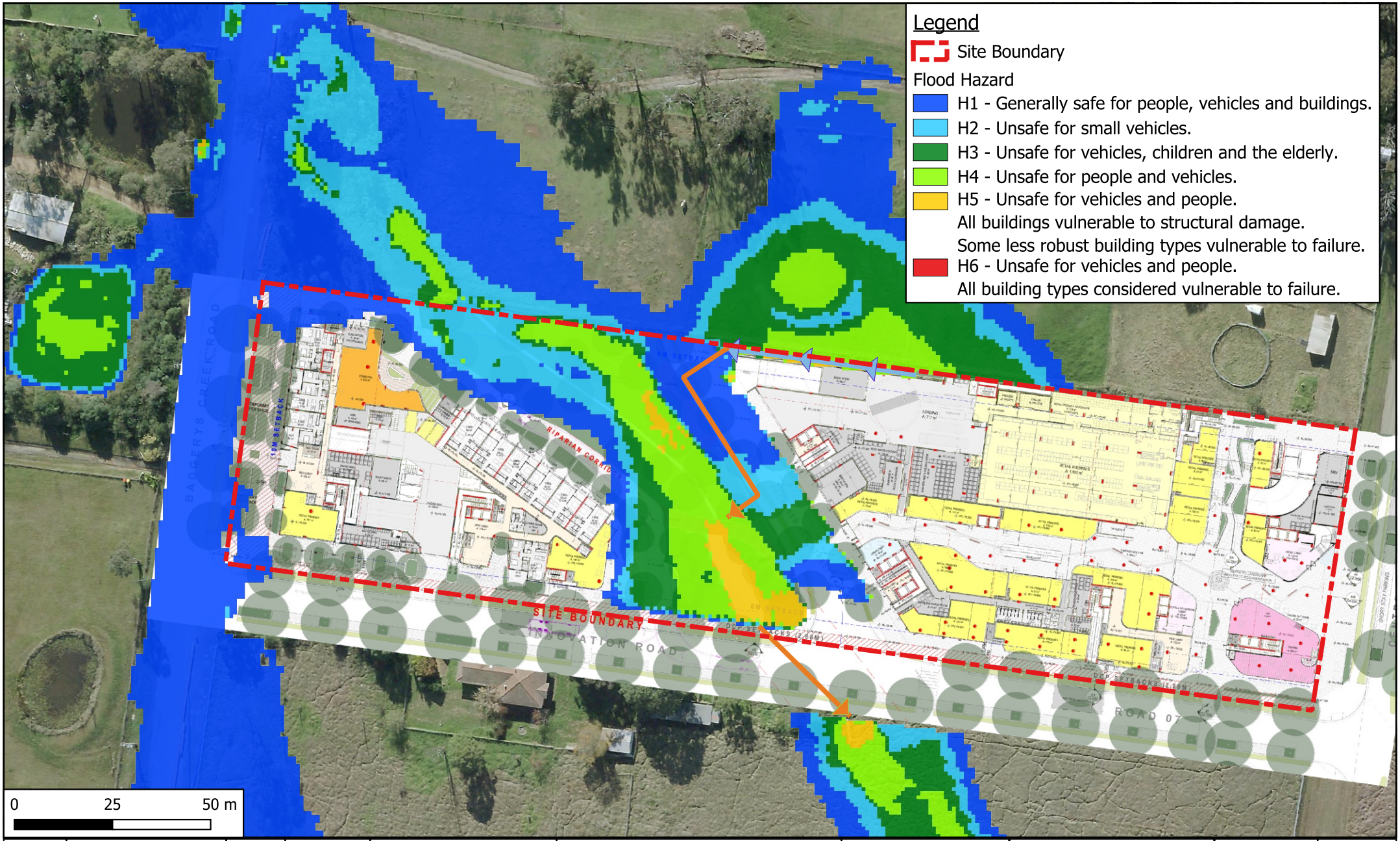

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Proposed Scenario:
PMF Event Flood Hazard

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