BASIX Summary Table: Stage 2 (Building B)

Project:	135 Badgerys Creek Rd, Bradfield - Stage 2 (Building B)
Tool:	BASIX
Document:	BASIX Summary Table
Author:	Suparoj Namsakulcharoendee
Revision:	2
Date:	17.10.25
Checked:	Luke Williams

Aspire Sustainability Consulting BASIX Specifications
P220001 | 135 Badgerys Creek Rd, Bradfield

Stage 2 (Building B)

	Target	Project Score	Compliance
Water	40	54	Pass
Energy	58	60	Pass
Thermal Comfort	Pass		Pass
Material	N/A		N/A

Minimum Glazing Performance Requirements: Typical Glazing for All Levels

Performance (Total System)	Description	Comment	Location
sU5.40 | SHGC0.48±5%	Single Glazed Low-E Light Tint / Clear	Awning Glazing	All Units unless specified otherwise
sU5.70 | SHGC0.48±5%	Single Glazed Low-E Light Tint / Clear	Hinged Doors Glazing	
sU4.80 | SHGC0.54±5%	Single Glazed Low-E Light Tint / Clear	Fixed, Sliding Door Glazing	

Uplift Glazing Performance Requirements

Performance (Total System)	Description	Comment	Location
sU4.10 | SHGC0.27±5%	Double Glazed Low-E Light Tint / Clear	Awning Glazing	*Refer to Markups*
sU4.10 | SHGC0.28±5%	Double Glazed Low-E Light Tint / Clear	Hinged Doors Glazing	
sU3.20 | SHGC0.30±5%	Double Glazed Low-E Light Tint / Clear	Fixed Glazing	
sU3.20 | SHGC0.30±5%	Double Glazed Low-E Light Tint / Clear	Sliding Door Glazing	

Minimum Insulation Performance Requirements:

Construction Element	Additional Insulation	Location
Concrete Roof Exposed to Outside Above *Light Colour Roof*	Waterproof membrane	All Units
	≥R4.00 with reflective backing facing cavity/ceiling void ≥20mm	*Refer to Markups*
	≥R3.50 with reflective backing facing cavity/ceiling void ≥20mm	*Refer to Markups*
	≥R2.50 with reflective backing facing cavity/ceiling void ≥20mm	*Refer to Markups*
External Walls *Metal Cladding - Medium Colour (as shown on elevations)*	≥R2.50	All Units unless specified otherwise
Floor Slab *Suspended Slab over Unconditioned spaces and Exposed Air*	≥R2.50 in direct contact with Slab Soffit	*Refer to Markups*
	≥R2.00 in direct contact with Slab Soffit	*Refer to Markups*
	≥R1.00 in direct contact with Slab Soffit	*Refer to Markups*
Internal Walls	No Insulation	All units
Intertenancy Walls & Walls to Corridor	≥R1.1	All units
Walls to Lifts & Fire Stairs	≥R0.7	All units
Floor Coverings	Tile to Wet Rooms | Carpet and Underlay to Bedrooms & Study | Timber to All Other Areas	All units
Ceilings	Plasterboard Ceiling	All units
Ceiling Penetrations	No RCPs provided with current assessment. Following assumptions have been made per BASIX default values: - 1 x LED Downlight allocated per 5m^2 - 1 x Exhaust Fan per wet area and kitchen	All units
Ceiling Fans	1 x 1200mm ceiling fan required to Kitchen & Living	33 units require ceiling fans *Refer to Markups*
	No Ceiling Fan required	All remaining units

Other Modelling Assumptions

All modelled downlights are assumed to be Sealed LEDs, with insulation clearance of 150mm to either side of fixture | All glazing where there is fall risk to have window restrictors installed

Summary of Requirements: Common Areas

Category	Item	Comment
Water	Fixtures	3 star common showers (>7.5 but ≤9 L/min) | 4 star common toilets | 4 star common taps
	Appliances	No common laundry facility
	Landscape - Common	0m^2 Common area lawn | 2,646.97m^2 Common area garden including 1,893.08m^2 Area of indigenous or low water use species
	RW Tank	80kL RW tank | Served by 2,077m^2 roof area (75% of available roof area), 0m^2 impervious area, 0m^2 garden/lawn area and 0m^2 planter box area | Serving 1,280m^2 common landscape and 1 car wash bay | Toilet connection: not specified | Laundry connection: not specified
	Fire Sprinkler System	Re-use of fire system test water is required
	Pool	96kL with no shading
Energy	Lighting Type	LED required throughout
	Lighting Control	*Please refer to BASIX Report for detailed requirements*
	Ventilation	
	Lifts	Gearless traction with VVVF motors required | ≥ 1,001 kg but ≤ 1,500 kg
	Hot Water	Central Hot Water: Electric Heat Pump - Air Sourced | R0.6 Piping insulation internal and external to building | 3.0 < COP ≤ 3.5
	Spa	No Spa
	Pool	Electric Heat Pump | Timer Pump Control
	Solar PV	50kW PV required
	Other	BMS | No indoor or outdoor drying line | No common laundry | No common clothes dryer

Summary of Requirements: Residential Dwellings

Category	Item	Comment
Water	Fixtures	4 star showers (>4.5 but ≤6 L/min) | 5 star toilets | 6 star taps kitchen taps | 6 star taps bathroom taps | No HW recirculation on demand
	Appliances	6 star dishwasher | 5 star clothes washer
Energy	Exhaust Fans	Kitchen, Laundry & bathroom fans individually ducted to façade or roof | manual on/off
	HVAC	Individual System Living & Bedroom: 1-phrase airconditioning-ducted | EER 3.5-4.0
	Lighting	Sealed LED lighting throughout
	Hot Water	Central Hot Water: Electric Heat Pump - Air Sourced
	Appliances	Electric cooktop & electric oven | 4 star dishwasher specified | 2 star dryer specified
	Other	No Indoor clothes drying line provided | No Outdoor Private clothes drying line provided

BASIX Summary Table: Stage 3 (Building C)

Project:	135 Badgerys Creek Rd, Bradfield - Stage 3 (Building C)
Tool:	BASIX
Document:	BASIX Summary Table
Author:	Suparoj Namsakulcharoendee
Revision:	2
Date:	17.10.25
Checked:	Luke Williams

Aspire Sustainability Consulting BASIX Specifications
P220001 | 135 Badgerys Creek Rd, Bradfield

Stage 3 (Building C)

	Target	Project Score	Compliance
Water	40	55	Pass
Energy	58	60	Pass
Thermal Comfort	Pass		Pass
Material	N/A		N/A

Minimum Glazing Performance Requirements: Typical Glazing for All Levels

Performance (Total System)	Description	Comment	Location
sU5.40 | SHGC0.48±5%	Single Glazed Low-E Light Tint / Clear	Awning Glazing	All Units unless specified otherwise
sU5.70 | SHGC0.48±5%	Single Glazed Low-E Light Tint / Clear	Hinged Doors Glazing	
sU4.80 | SHGC0.54±5%	Single Glazed Low-E Light Tint / Clear	Fixed, Sliding Door Glazing	

Uplift Glazing Performance Requirements

Performance (Total System)	Description	Comment	Location
sU4.10 | SHGC0.27±5%	Double Glazed Low-E Light Tint / Clear	Awning Glazing	*Refer to Markups*
sU4.10 | SHGC0.28±5%	Double Glazed Low-E Light Tint / Clear	Hinged Doors Glazing	
sU3.20 | SHGC0.30±5%	Double Glazed Low-E Light Tint / Clear	Fixed Glazing	
sU3.20 | SHGC0.30±5%	Double Glazed Low-E Light Tint / Clear	Sliding Door Glazing	

Minimum Insulation Performance Requirements:

Construction Element	Additional Insulation	Location
Concrete Roof Exposed to Outside Above *Light Colour Roof*	Waterproof membrane	All Units
	≥R4.00 with reflective backing facing cavity/ceiling void ≥20mm	*Refer to Markups*
	≥R3.50 with reflective backing facing cavity/ceiling void ≥20mm	*Refer to Markups*
	≥R2.50 with reflective backing facing cavity/ceiling void ≥20mm	*Refer to Markups*
External Walls Metal Cladding - Medium Colour (as shown on elevations)	≥R2.50	All Units unless specified otherwise
Floor Slab *Suspended Slab over Unconditioned spaces and Exposed Air*	≥R2.50 in direct contact with Slab Soffit	*Refer to Markups*
	≥R2.00 in direct contact with Slab Soffit	*Refer to Markups*
	≥R1.50 in direct contact with Slab Soffit	*Refer to Markups*
	≥R1.00 in direct contact with Slab Soffit	*Refer to Markups*
Internal Walls	No Insulation	All units
Intertenancy Walls & Walls to Corridor	≥R1.1	All units
Walls to Lifts & Fire Stairs	≥R0.7	All units
Floor Coverings	Tile to Wet Rooms | Carpet and Underlay to Bedrooms & Study | Timber to All Other Areas	All units
Ceilings	Plasterboard Ceiling	All units
Ceiling Penetrations	No RCPs provided with current assessment. Following assumptions have been made per BASIX default values: - 1 x LED Downlight allocated per 5m^2 - 1 x Exhaust Fan per wet area and kitchen	All units
Ceiling Fans	1 x 1200mm ceiling fan required to Kitchen & Living	39 units require ceiling fans *Refer to Markups*
	No Ceiling Fan required	All remaining units

Other Modelling Assumptions

All modelled downlights are assumed to be Sealed LEDs, with insulation clearance of 150mm to either side of fixture | All glazing where there is fall risk to have window restrictors installed.

Summary of Requirements: Common Areas

Category	Item	Comment
Water	Fixtures	3 star common showers (>7.5 but ≤9 L/min) | 4 star common toilets | 4 star common taps
	Appliances	No common laundry facility
	Landscape - Common	0m^2 Common area lawn | 4,352.64m^2 Common area garden including 2,982.45m^2 Area of indigenous or low water use species
	RW Tank	60kL RW tank | Served by 1,916m^2 roof area (75% of available roof area), 0m^2 impervious area, 0m2 garden/lawn area and 0m^2 planter box area | Serving 1,202m^2 common landscape and 1 car wash bay | Toilet connection: not specified | Laundry connection: not specified
	Fire Sprinkler System	Re-use of fire system test water is required
	Pool	36kL with no shading
Energy	Lighting Type	LED required throughout
	Lighting Control	*Please refer to BASIX Report for detailed requirements*
	Ventilation	
	Lifts	Gearless traction with VVVF motors required | ≥ 1,001 kg but ≤ 1,500 kg
	Hot Water	Central Hot Water: Electric Heat Pump - Air Sourced | R0.6 Piping insulation internal and external to building | 3.0 < COP ≤ 3.5
	Spa	No Spa
	Pool	Electric Heat Pump | Timer Pump Control
	Solar PV	50kW PV required
	Other	BMS | No indoor or outdoor drying line | No common laundry | No common clothes dryer

Summary of Requirements: Residential Dwellings

Category	Item	Comment
Water	Fixtures	4 star showers (>4.5 but ≤6 L/min) | 5 star toilets | 6 star taps kitchen taps | 6 star taps bathroom taps | No HW recirculation on demand
	Appliances	6 star dishwasher | 5 star clothes washer
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	HVAC	Individual System Living & Bedroom: 1-phrase airconditioning-ducted | EER 3.5-4.0
	Lighting	Sealed LED lighting throughout
	Hot Water	Central Hot Water: Electric Heat Pump - Air Sourced
	Appliances	Electric cooktop & electric oven | 4 star dishwasher specified | 2 star dryer specified
	Other	No Indoor clothes drying line provided | No Outdoor Private clothes drying line provided

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PROJECT TITLE: 135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE: **BASIX Summary**

CLIENT: CREATIVEVISION, cvision.com.au

PROJECT NUMBER: 20799

STAGE: DA

APPROVED: AJ

CHECKED: HN

DRAWN

DRAWING NUMBER

REVISION

DA - DEVELOPMENT APPLICATION

135 BADGERYS CREEK ROAD, BRADFIELD



DEVELOPMENT SUMMARY

SITE AREA: 20,237 sqm

ALLOWABLE GFA: 70,829 sqm
ALLOWABLE FSR: 3.5:1

ACHIEVED GFA: 71,446 sqm
ACHIEVED FSR: 3.53:1

NO. OF APARTMENTS: 402
CAR PARKING: 775 (INCL. CAR SHARE SPACES)

DRAWING SCHEDULE

SERIES	DRAWING NO.	DRAWING NAME	REVISION
DA-0000 PRELIMINARIES			
	DA-0000	COVER SHEET	A
	DA-0100	SITE SURVEY (EXISTING SITE PLAN)	A
	DA-0200	SITE ANALYSIS	A
	DA-0300	PROPOSED SITE PLAN	A
DA-1000 GENERAL FLOOR PLANS			
	DA-10B3	GENERAL FLOOR PLAN - BASEMENT 02	A
	DA-10B2	GENERAL FLOOR PLAN - BASEMENT 01	A
	DA-10B1	GENERAL FLOOR PLAN - LOWER GROUND	A
	DA-1000	GENERAL FLOOR PLAN - GROUND	A
	DA-10M1	GENERAL FLOOR PLAN - MEZZANINE	A
	DA-1001	GENERAL FLOOR PLAN - LEVEL 01	A
	DA-1002	GENERAL FLOOR PLAN - LEVEL 02	A
	DA-1003	GENERAL FLOOR PLAN - LEVEL 03	A
	DA-1004	GENERAL FLOOR PLAN - LEVEL 04	A
	DA-1005	GENERAL FLOOR PLAN - LEVEL 05-08	A
	DA-1009	GENERAL FLOOR PLAN - LEVEL 09	A
	DA-1010	GENERAL FLOOR PLAN - LEVEL 10	A
	DA-1011	GENERAL FLOOR PLAN - LEVEL 11	A
	DA-1012	GENERAL FLOOR PLAN - ROOF	A
DA-2000 ELEVATIONS			
	DA-2000	BLDG A,B - NORTH ELEVATION	A
	DA-2001	BLDG A,B - SOUTH ELEVATION	A
	DA-2002	BLDG B - WEST ELEVATIONS	A
	DA-2003	BLDG C - NORTH ELEVATION	A
	DA-2004	BLDG C - EAST & WEST ELEVATIONS	A
	DA-2005	BLDG C - SOUTH ELEVATION	A
	DA-2006	BLDG A,B - EAST ELEVATION	A
	DA-2007	BLDG A - WEST ELEVATION	A
DA-3000 SECTIONS			
	DA-3000	SECTION A	A
	DA-3001	SECTION B1	A
	DA-3002	SECTION B2	A
DA-4000 SHADOW DIAGRAMS			
	DA-4000	SHADOW DIAGRAMS - SHEET 01	A
	DA-4001	SHADOW DIAGRAMS - SHEET 02	A
	DA-4002	SUN EYE VIEWS - SHEET 01	A
	DA-4003	SUN EYE VIEWS - SHEET 02	A
DA-4100 SOLAR AMENITY DIAGRAMS			
	DA-4100	SOLAR AMENITY DIAGRAMS - SHEET 01	A
	DA-4101	SOLAR AMENITY DIAGRAMS - SHEET 02	A
	DA-4102	SOLAR AMENITY DIAGRAMS - SHEET 03	A
DA-4200 CROSS VENTILATION DIAGRAM			
	DA-4200	CROSS VENTILATION DIAGRAM - SHEET 01	A
	DA-4201	CROSS VENTILATION DIAGRAM - SHEET 02	A
DA-5100 GFA DIAGRAM			
	DA-5100	GFA DIAGRAM - SHEET 01	A
	DA-5101	GFA DIAGRAM - SHEET 02	A
	DA-5102	GFA DIAGRAM - SHEET 03	A
	DA-5103	GFA DIAGRAM - SHEET 04	A
DA-5200 COMMUNAL OPEN SPACE DIAGRAM			
	DA-5200	COMMUNAL OPEN SPACE DIAGRAM	A
DA-5300 DEEP SOIL DIAGRAM			
	DA-5300	DEEP SOIL DIAGRAM - SHEET 01	A
DA-6000 TYPOLOGIES			
	DA-6000	TYPOLOGY DIAGRAMS - SHEET 01	A
	DA-6001	TYPOLOGY DIAGRAMS - SHEET 02	A
	DA-6002	TYPOLOGY DIAGRAMS - SHEET 03	A
	DA-6003	PRE & POST ADAPTATION TYPOLOGIES - SHEET 01	A
	DA-6004	PRE & POST ADAPTATION TYPOLOGIES - SHEET 02	A
	DA-6100	HOTEL TYPOLOGY DIAGRAMS	A
DA-7000 MATERIAL SCHEDULE			
	DA-7000	MATERIAL SCHEDULE - SHEET 01	A

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
COVER SHEET

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

DRAWN

DRAWING NUMBER
DA-0000

REVISION
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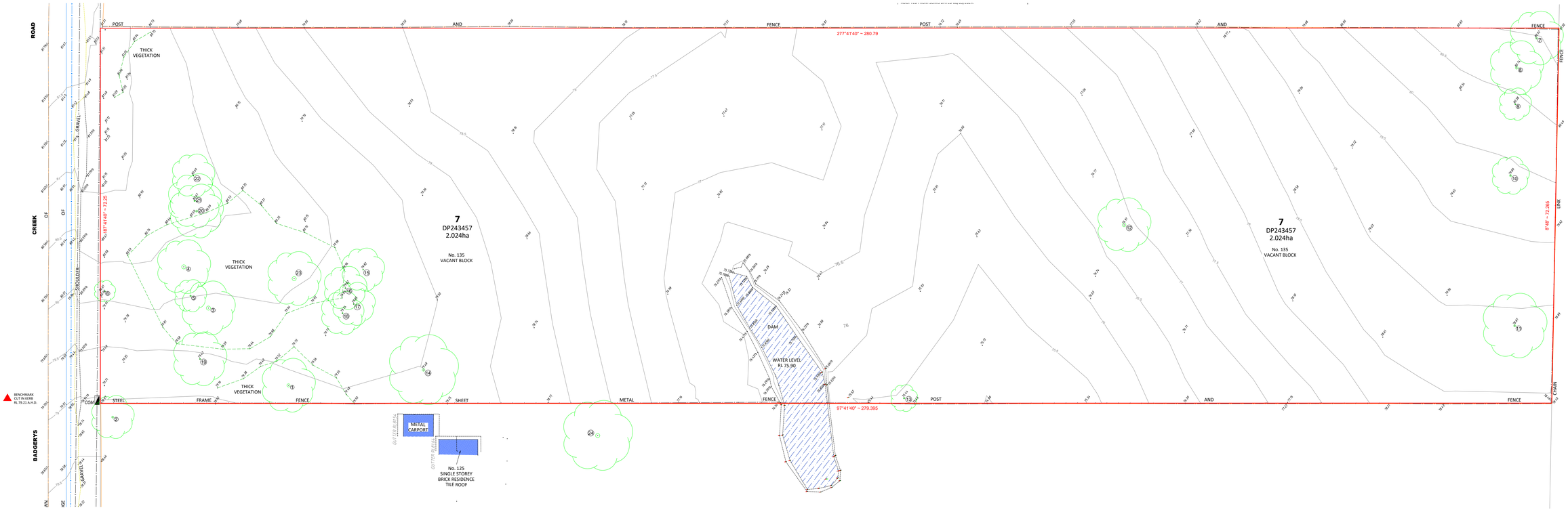

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
SITE SURVEY (EXISTING SITE PLAN)

CLIENT
CREATIVEVISION
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PROJECT NUMBER
20799

STAGE
DA

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DRAWING NUMBER
DA-0100

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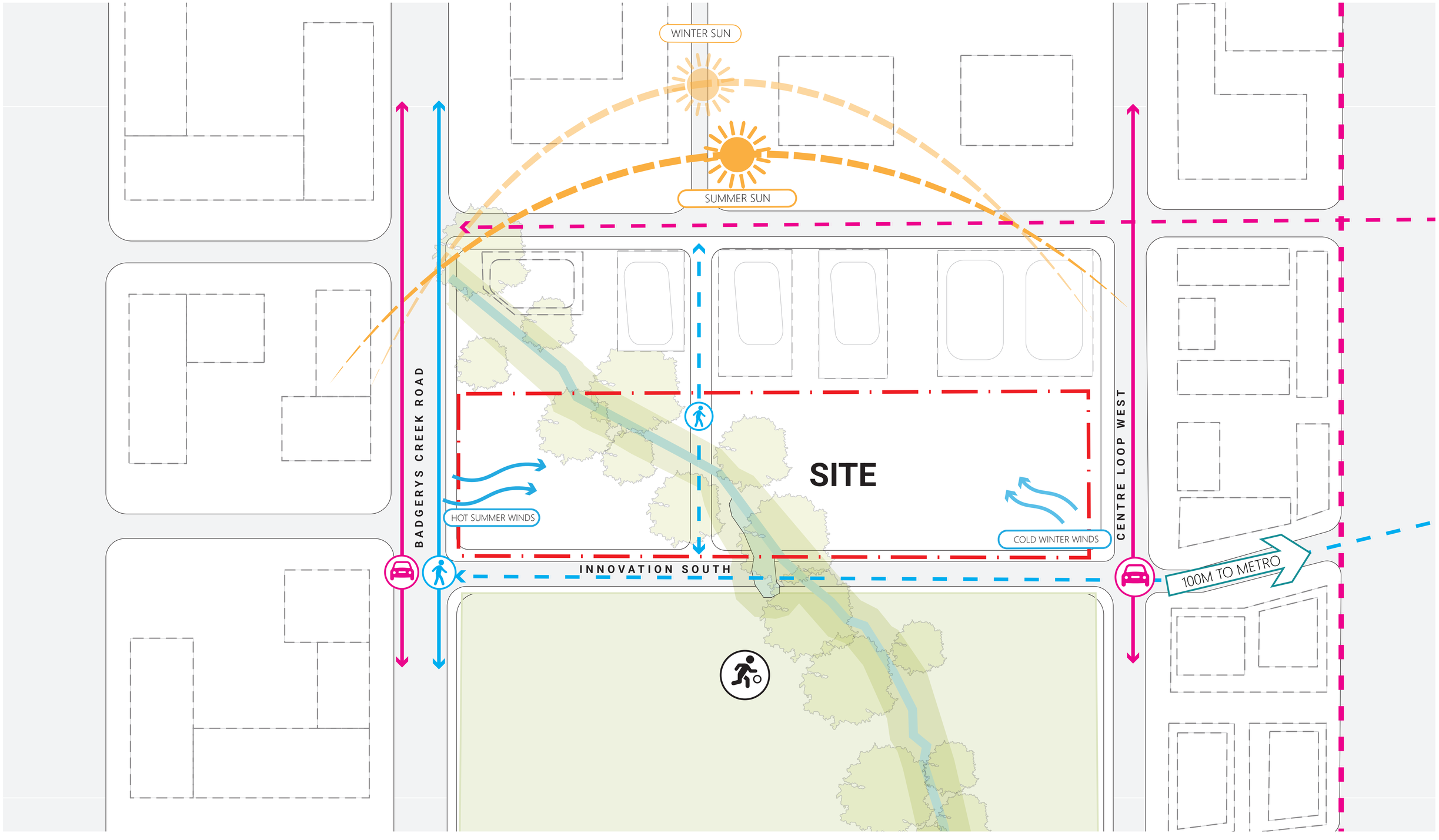

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
SITE ANALYSIS

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PROJECT NUMBER
20799

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
PROPOSED SITE PLAN

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cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

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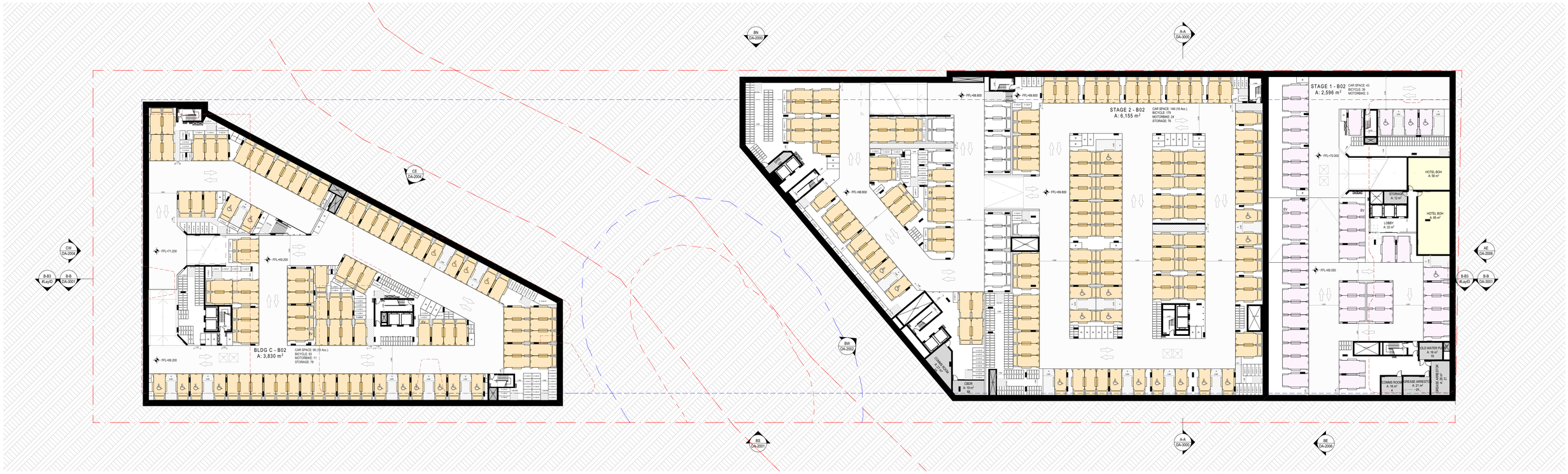
AJ	HN	

DRAWING NUMBER
DA-0300

REVISION
A



	BLDG A	BLDG B	BLDG C	TOTAL
MOTOBIKE	3	24	11	38
BICYCLE	39	179	83	302
STORAGE	0	76	78	154

CAR PARKING LEGEND

	BLDG A	BLDG B	BLDG C
RETAIL PREMISES CAR SPACE	0	0	0
RETAIL PREMISES CAR SPACE	0	0	0
HOTEL / CONFERENCE CAR SPACE	43 (4 ACC.)	0	0
GYM CAR SPACE	0	0	0
MEDICIAL CAR SPACE	0	0	0
COMMERCIAL CAR SPACE	0	0	0
CHILCARE CAR SPACE	0	0	0
RESIDENTIAL CAR SPACE	0	134 (16 ACC.)	95 (16 ACC.)
RESI. VISITOR CAR SPACE	0	15	0
TAVERN CAR SPACE	0	0	0
CAR SHARE	0	0	0
TOTAL	43 (4 ACC.)	149 (16 ACC.)	95 (16 ACC.)

NOTES:

ACCESSIBLE PARKING SPACES WITH THEIR SHARED AREAS TO ACHIEVE A MIN. CLEAR HEAD HEIGHT OF 2.5M

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	DC	AS	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930
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Assessor name Luke Williams
Accreditation No. 10070
Property Address 135 Building B, Badgerys Creek Road,Bradfield NSW,2556
Initial claim due:GRVGenerate?pmsvRUMsLJV

Certificate No. 0012242140
Scan QR code or follow website link for rating details.
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Property Address 135 Building C, Badgerys Creek Road,Bradfield NSW,2556
Initial claim due:GRVGenerate?pmsvRUMsLJV

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GENERAL FLOOR PLAN - BASEMENT 02

CLIENT
CREATIVEVISION
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PROJECT NUMBER
20799

STAGE
DA

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DRAWING NUMBER
DA-10B3

REVISION
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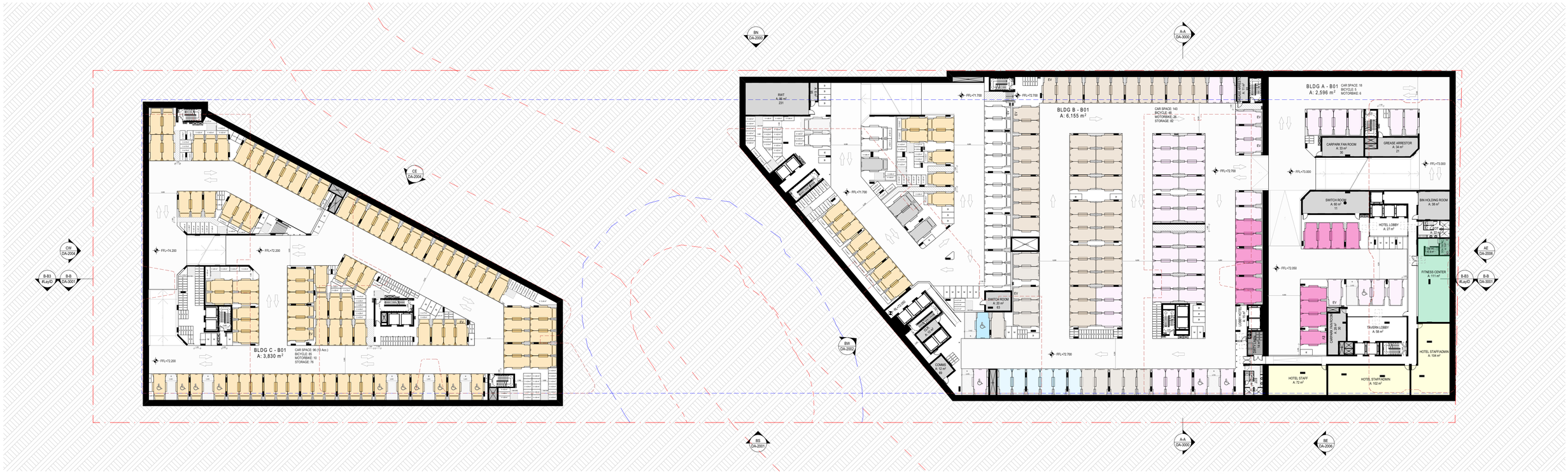

	BLDG A	BLDG B	BLDG C	TOTAL
MOTOBIKE	6	26	10	42
BICYCLE	5	48	85	138
STORAGE	0	82	76	158

CAR PARKING LEGEND

		BLDG A	BLDG B	BLDG C
	CO-WORKING	0	11	0
	HOTEL / CONFERENCE CAR SPACE	10 (1 ACC.)	38 (3 ACC.)	0
	GYM CAR SPACE	0	44	0
	MEDICIAL CAR SPACE	0	1 (1 ACC.)	0
	COMMERCIAL CAR SPACE	0	6	0
	CHILCARE CAR SPACE	0	0	0
	RESIDENTIAL CAR SPACE	0	16	96 (10ACC.)
	RESI. VISITOR CAR SPACE	0	17	0
	TAVERN CAR SPACE	8	6	0
	CAR SHARE	0	4	0
	TOTAL	18 (1 ACC.)	143 (4 ACC.)	96 (10ACC.)

NOTES:

ACCESSIBLE PARKING SPACES WITH THEIR SHARED
AREAS TO ACHIEVE A MIN. CLEAR HEAD HEIGHT OF 2.5M

FOR SUBMISSION

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GENERAL FLOOR PLAN - BASEMENT 01

CLIENT
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PROJECT NUMBER
20799

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DRAWING NUMBER
DA-10B2

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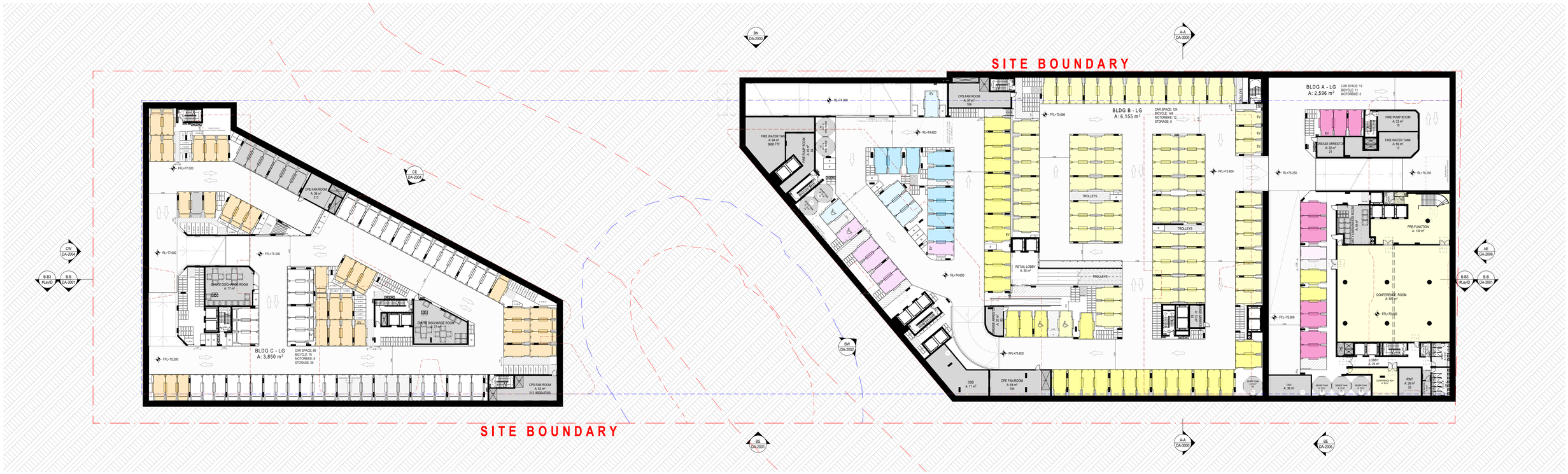

	BLDG A	BLDG B	BLDG C	TOTAL
MOTOBIKE	0	12	8	20
BICYCLE	11	149	76	236
STORAGE	0	0	56	56

CAR PARKING LEGEND

		BLDG A	BLDG B	BLDG C
	RETAIL PREMISES CAR SPACE	2	31 (1 ACC.)	0
	RETAIL PREMISES CAR SPACE	0	73 (1 ACC.)	0
	HOTEL / CONFERENCE CAR SPACE	1	0	0
	GYM CAR SPACE	0	0	0
	MEDICIAL CAR SPACE	0	9	0
	COMMERCIAL CAR SPACE	0	5 (1 ACC.)	0
	CHILCARE CAR SPACE	0	6 (1 ACC.)	0
	RESIDENTIAL CAR SPACE	0	0	35
	RESI. VISITOR CAR SPACE	0	0	47
	TAVERN CAR SPACE	10	0	0
	CAR SHARE	0	0	7
	TOTAL	13	124 (4 ACC.)	89

NOTES:

ACCESSIBLE PARKING SPACES WITH THEIR SHARED
AREAS TO ACHIEVE A MIN. CLEAR HEAD HEIGHT OF 2.5M

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GENERAL FLOOR PLAN - LOWER GROUND

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PROJECT NUMBER
20799

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DRAWING NUMBER
DA-10B1

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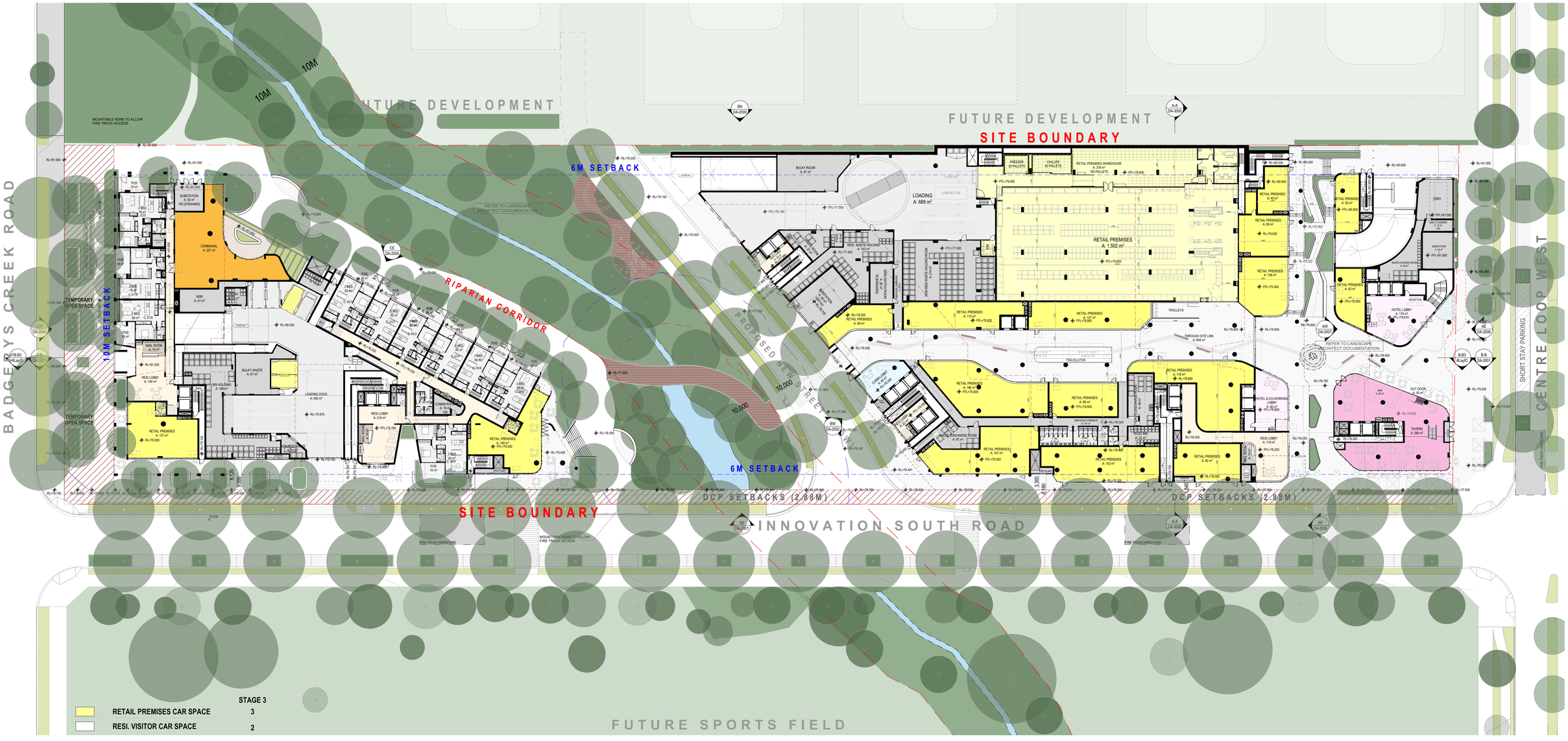
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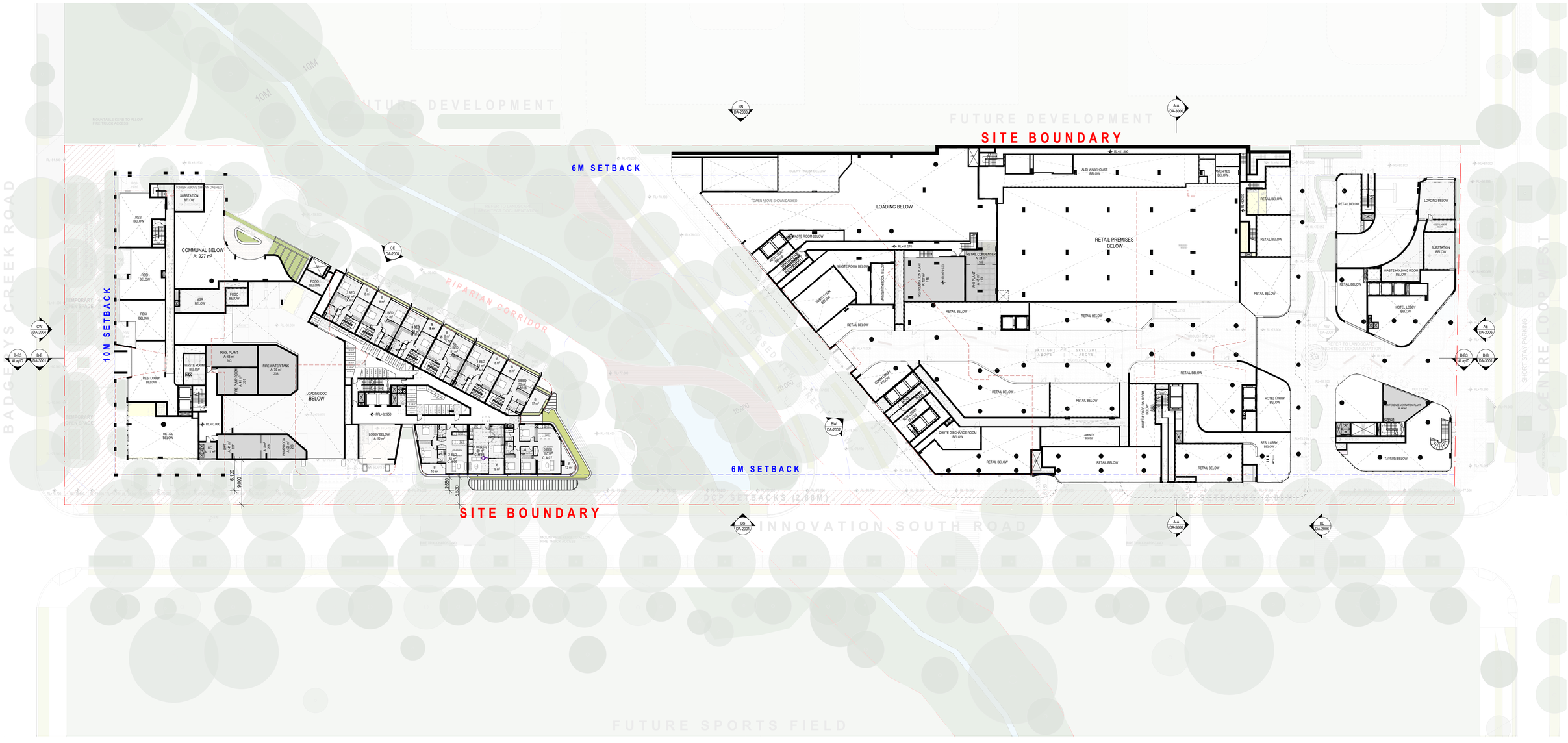
INNOVATION SOUTH ROAD
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
SITE BOUNDARY
SITE BOUNDARY
FUTURE SPORTS FIELD
10M
10M
6M SETBACK
6M SETBACK
RIPARIAN CORRIDOR
PROPOSED AVENUE STREET 'A'
10.000
10.000
DCP SETBACKS (2.88M)
DCP SETBACKS (2.88M)
MOUNTABLE KERB TO ALLOW FIRE TRUCK ACCESS
FIRE TRUCK HARDSTAND
TEMPORARY OPEN SPACE
TEMPORARY OPEN SPACE
REFER TO LANDSCAPE ARCHITECT DOCUMENTATION
REFER TO LANDSCAPE ARCHITECT DOCUMENTATION
SHORT STAY PARKING
CENTRE LOOP WEST
LOADING A: 688 m²
RETAIL PREMISES A: 1,502 m²
RETAIL PREMISES WAREHOUSE A: 318 m² 183 PALLETS
FREEZER 25 PALLETS
CHILLER 40 PALLETS
BULKY ROOM A: 97 m²
RES. WASTE HOLDING A: 143 m²
COMMUNAL A: 227 m²
SUBSTATION A: 30 m² 11kV SWITCHROOM
MSB A: 47 m²
MAIL ROOM A: 14 m²
RES LOBBY A: 149 m²
BIN HOLDING A: 168 m²
BULKY WASTE A: 67 m²
LOADING DOCK A: 540 m²
RETAIL PREMISES A: 137 m²
RETAIL PREMISES A: 168 m²
RES LOBBY A: 216 m²
COMMS ROOM A: 16 m²
RETAIL PREMISES A: 63 m²
RETAIL PREMISES A: 49 m²
RETAIL PREMISES A: 89 m²
RETAIL PREMISES A: 108 m²
RETAIL PREMISES A: 55 m²
ESRV
SUBSTATION A: 44 m² 11kV SWITCHROOM
HOTEL LOBBY A: 115 m²
RECEPTION
OUT DOOR A: 50 m²
TAVERN A: 299 m²
HOTEL & CO-WORKING LOBBY A: 80 m²
RES LOBBY A: 119 m²
RETAIL PREMISES A: 178 m²
RETAIL PREMISES A: 92 m²
RETAIL PREMISES A: 157 m²
RETAIL PREMISES A: 115 m²
RETAIL PREMISES A: 127 m²
RETAIL PREMISES A: 89 m²
RETAIL PREMISES A: 153 m²
RETAIL PREMISES A: 66 m²
RETAIL PREMISES A: 127 m²
TROLLEYS
THROUGH SITE LINK A: 694 m²
TRAVELATOR
SKYLIGHT ABOVE
SERVICES CORRIDOR A: 44 m²
OUTLET DISCHARGE ROOM A: 47 m²
COMM LOBBY A: 45 m²
LIFT OVERRUN
LIFT OVERRUN
LIFT OVERRUN



1. MEZZANINE
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GENERAL FLOOR PLAN - MEZZANINE

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

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DRAWING NUMBER
DA-10M1

REVISION
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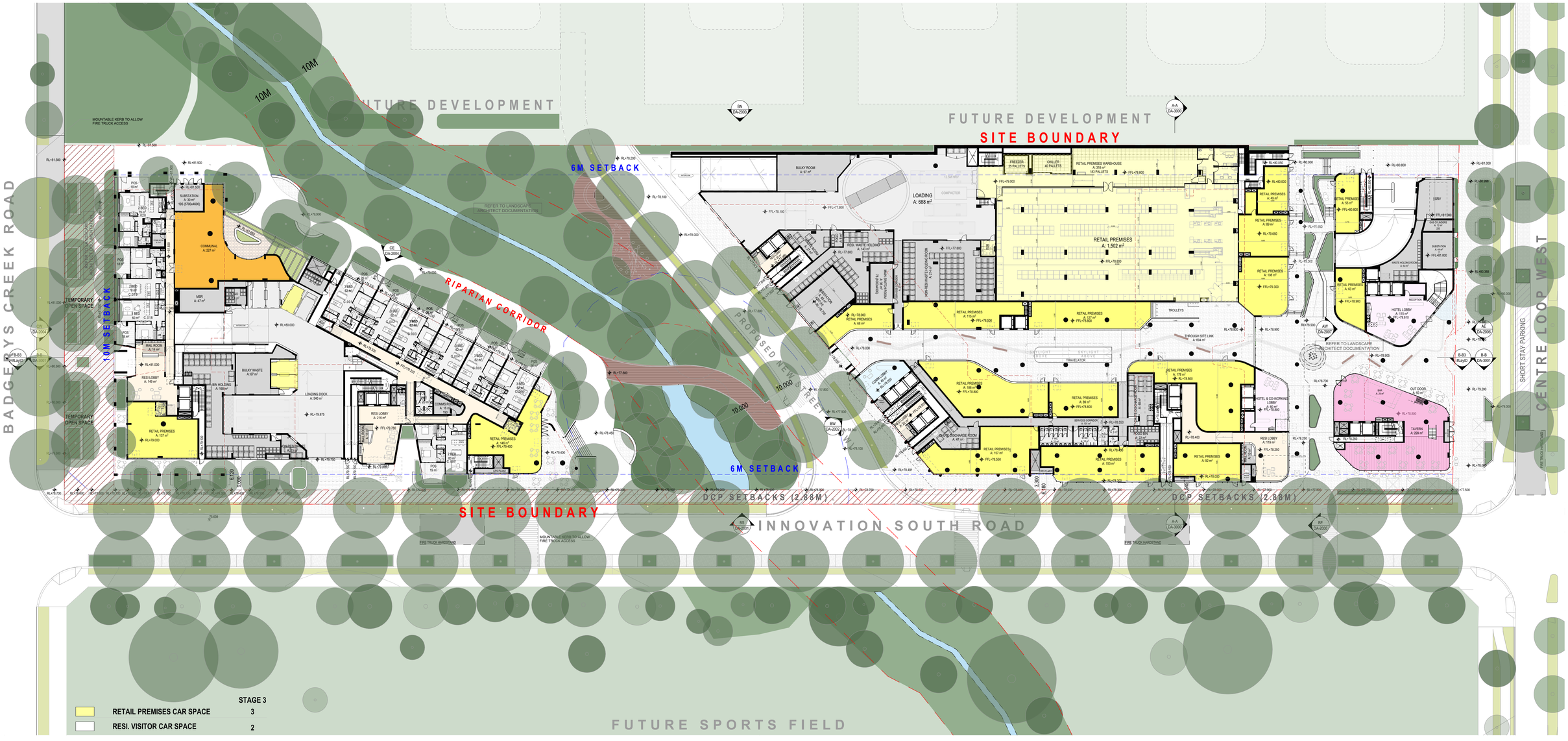
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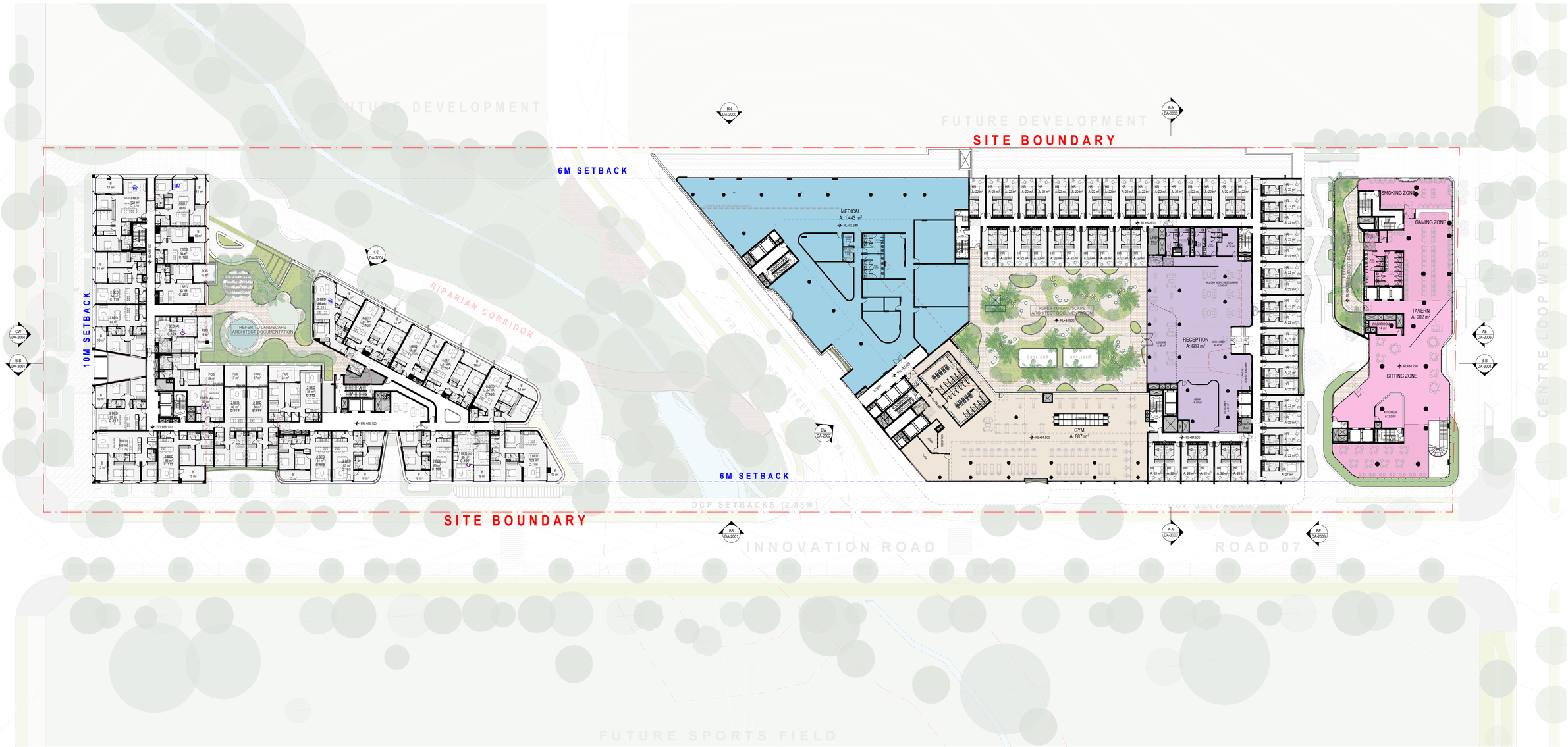

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 01

CLIENT
CREATIVEVISION
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PROJECT NUMBER
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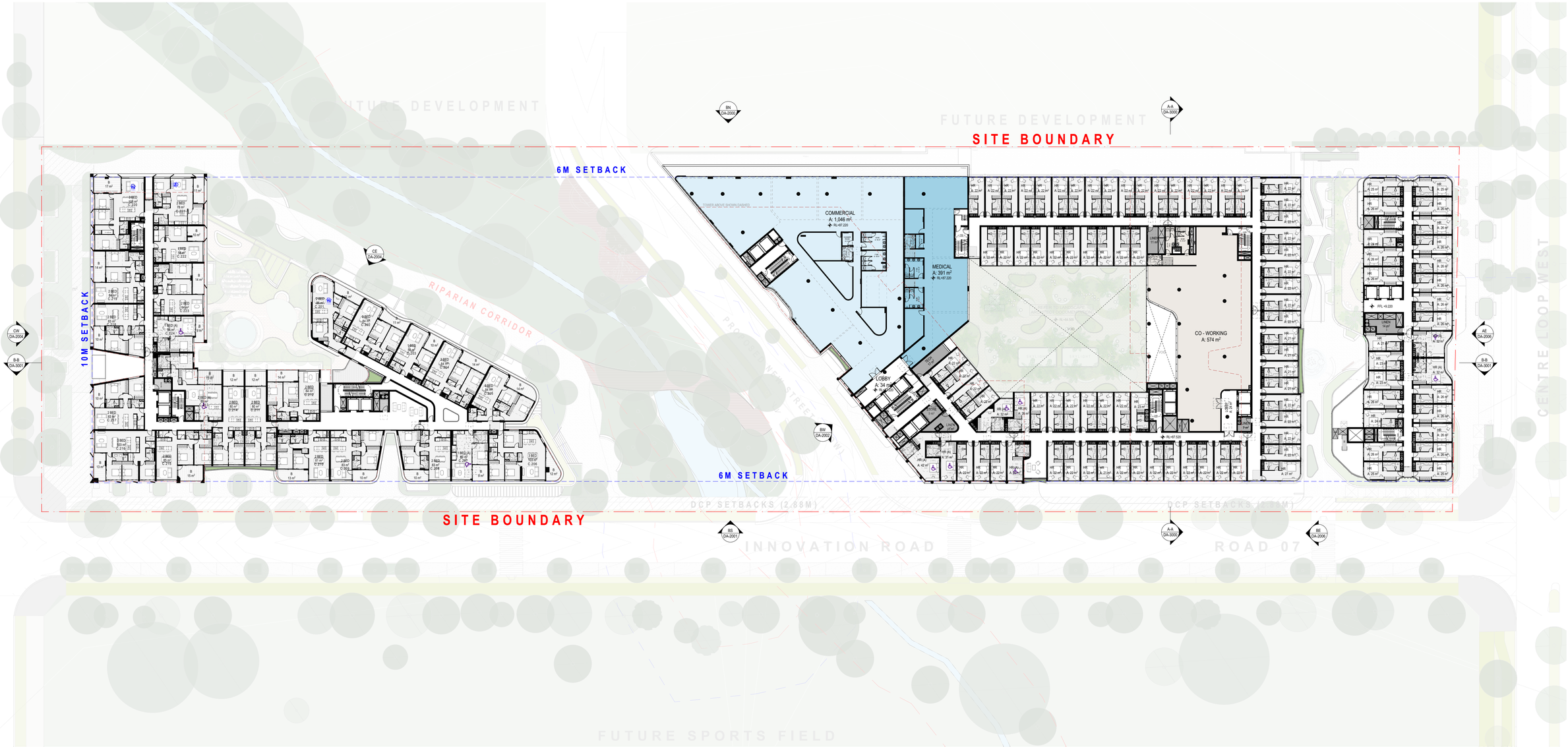

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 02

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Assessor name: Luke Williams
Accreditation No.: 10070
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 03

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PROJECT NUMBER
20799

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DA-1003

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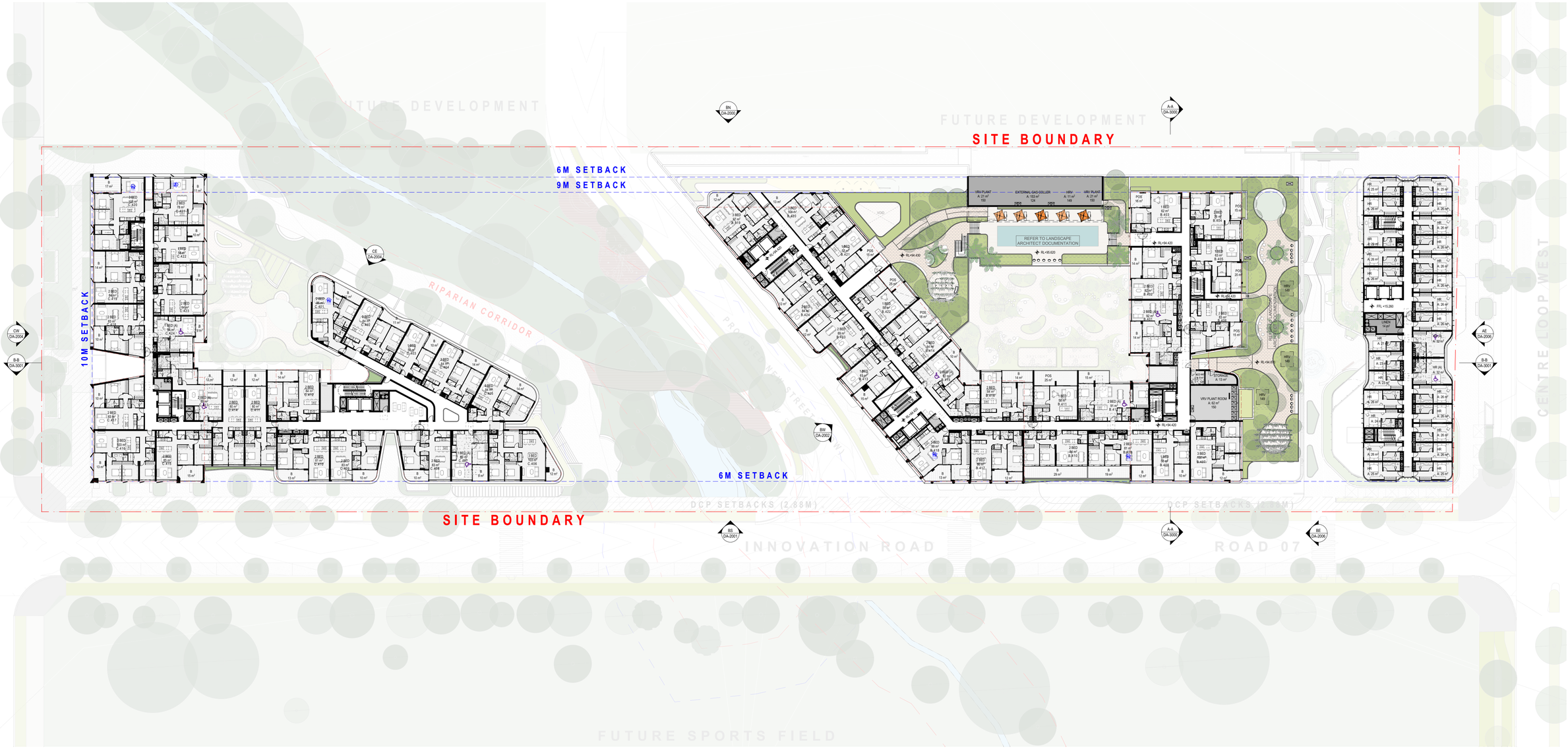

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Accreditation No. 10070
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 04

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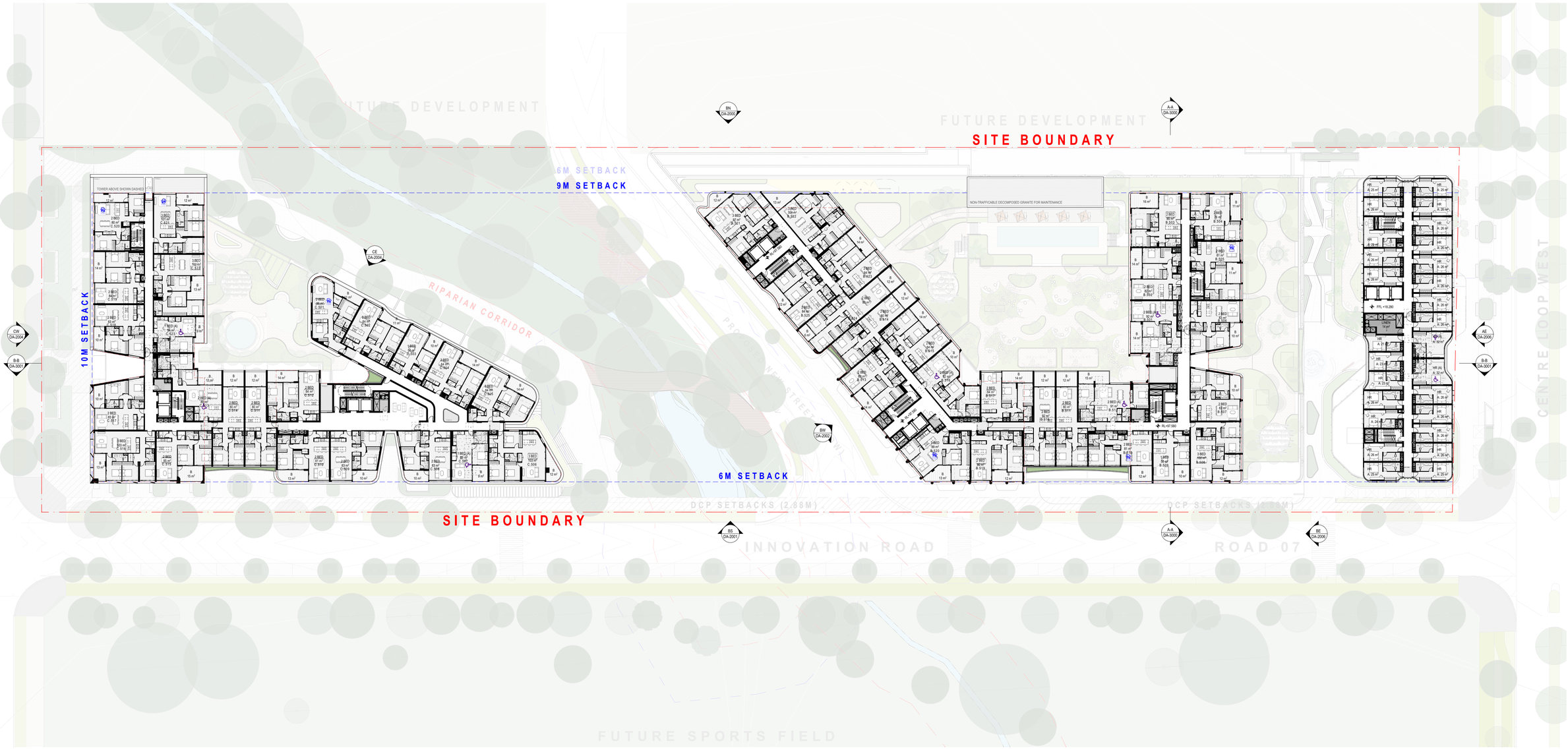

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 05-08

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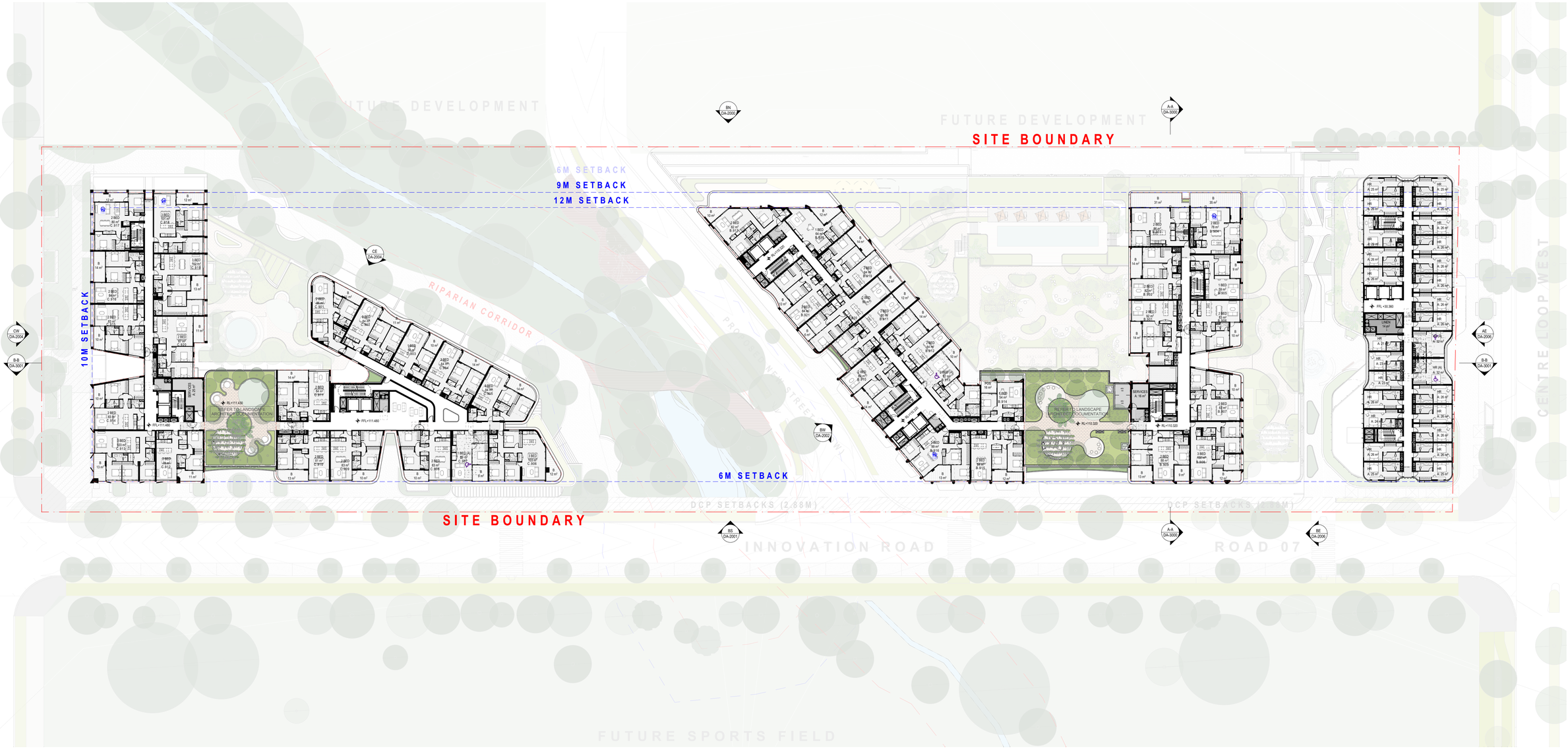

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 09

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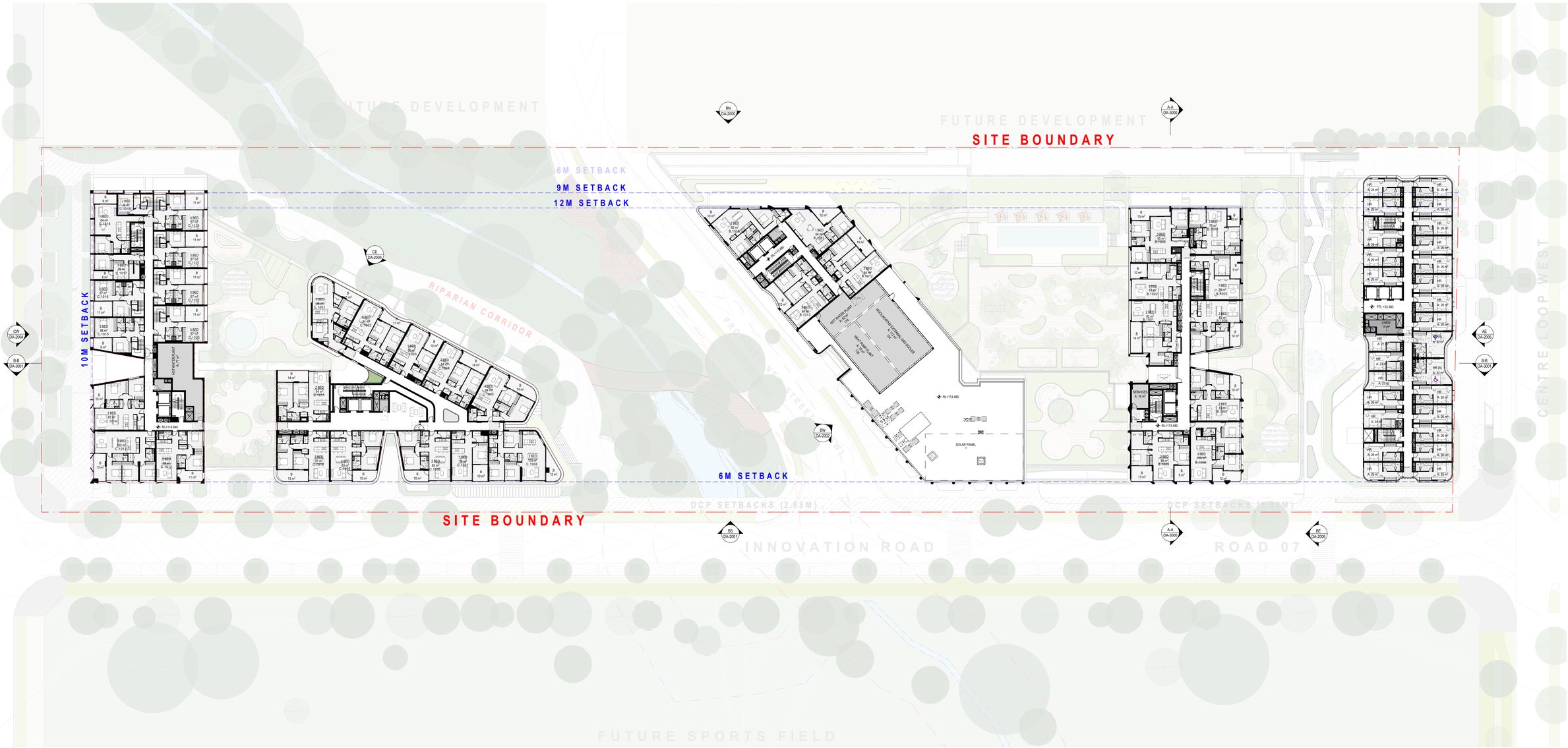

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DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 10

PROJECT NUMBER
20799

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DA-1010

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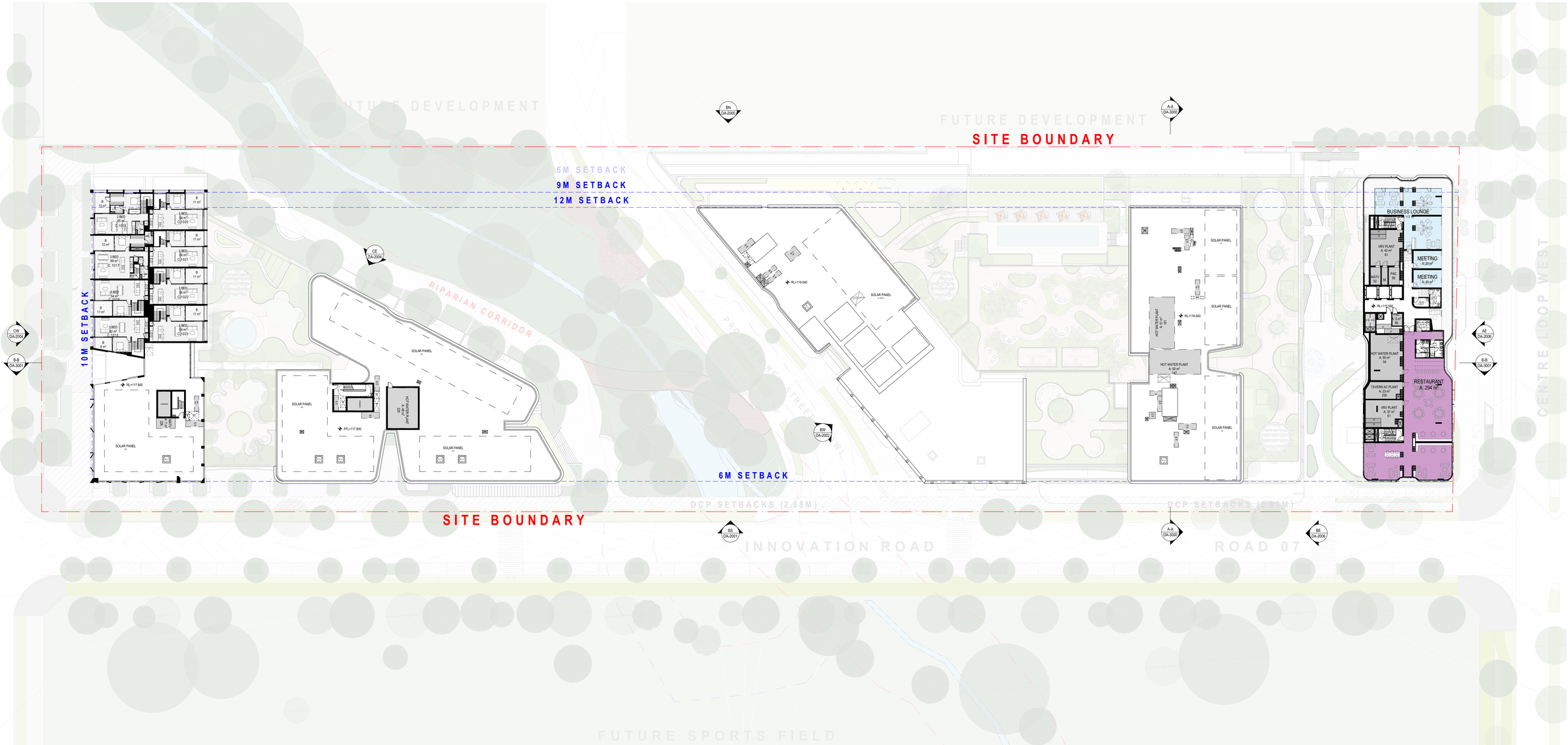

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135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 11

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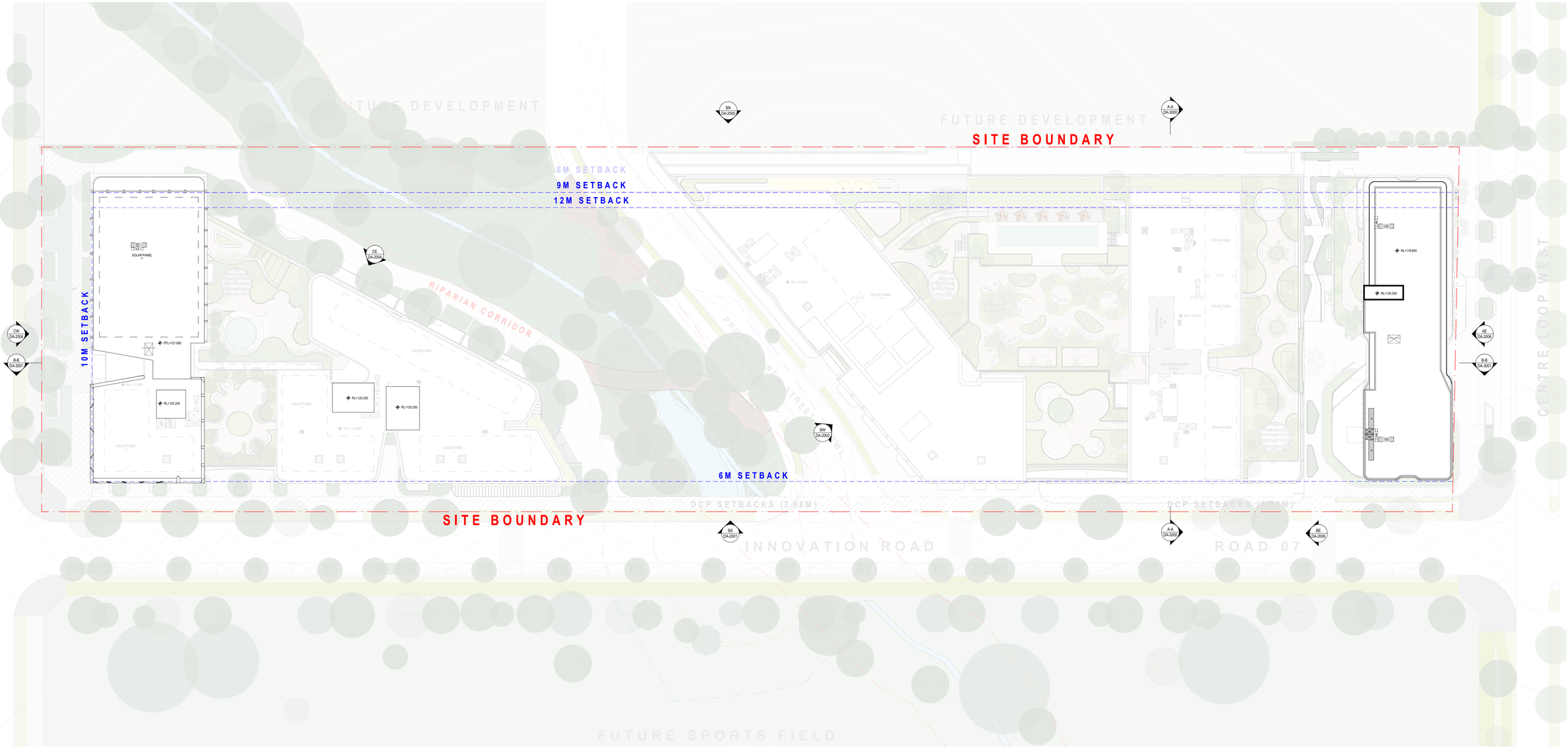

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GENERAL FLOOR PLAN - ROOF

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DA-1012

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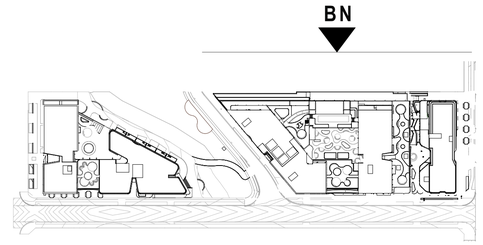
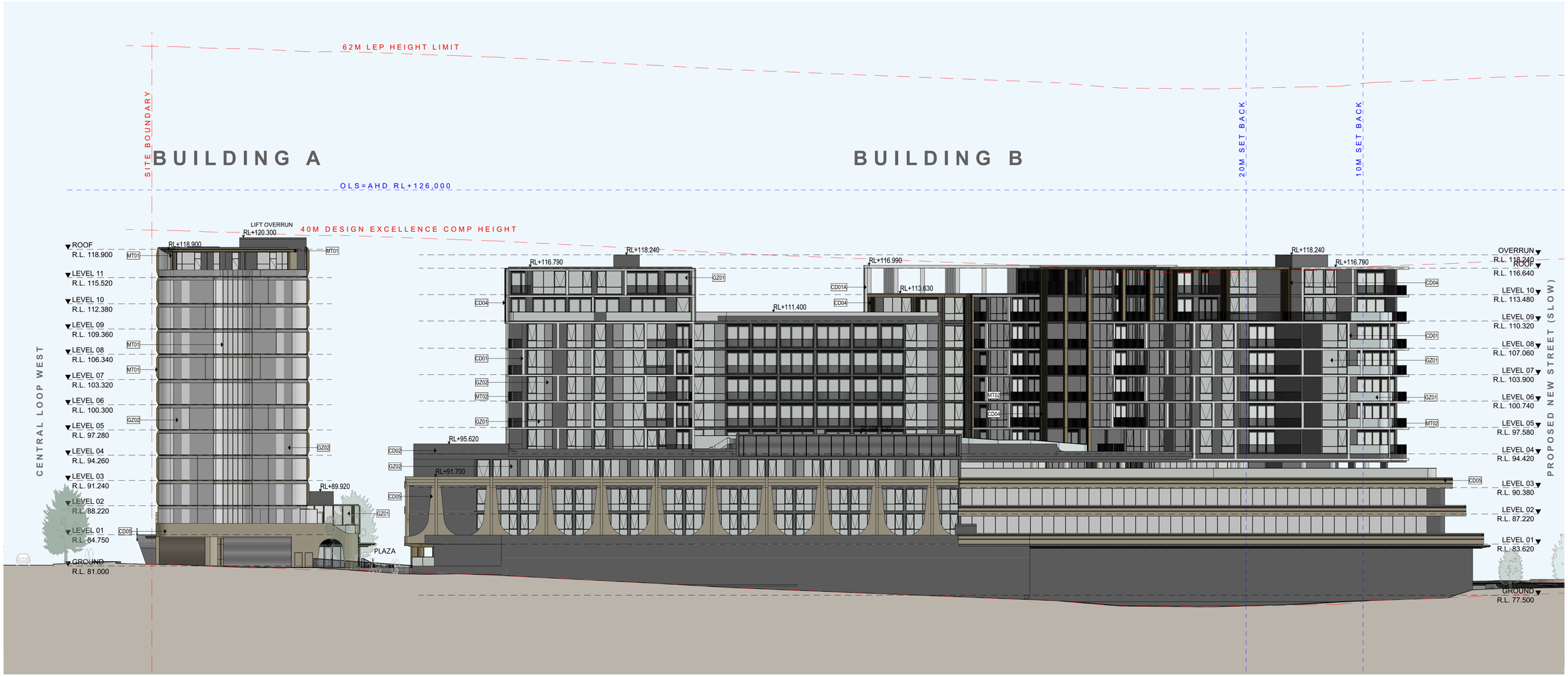
FINISHED LEGEND

- CD01 WHITE LIGHT WEIGHT CLADDING RENDERED FINISH
- CD01A WHITE LIGHT WEIGHT CLADDING VERTICAL RIBBED
- CD03 DARK GREY LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD04 BRONZE LIGHT WEIGHT CLADDING
- CD05 COPPER BRONZE PRECAST MASONRY RENDERED FINISH
- CD06 MUTED RED LIGHT WEIGHT CLADDING RENDERED FINISH
- CD06A MUTED RED LIGHT WEIGHT CLADDING VERTICALRIBBED
- CD07 DARK MUTED RED LIGHT WEIGHT CLADDING RENDERED FINISH
- CD08 DARK MUTED RED LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD09 LIGHT BRONZE SLAB EDGE RENDERED FINISH
- MT01 BRONZE MATT FINISH
- MT02 DARK GREY MATT FINISH
- MT03 LIGHT BRONZE MATT FINISH
- GZ01 CLEAR GLASS
- GZ02 GREY GLASS





BN BLDG A,B - NORTH ELEVATION
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
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DRAWING TITLE
BLDG A,B - NORTH ELEVATION

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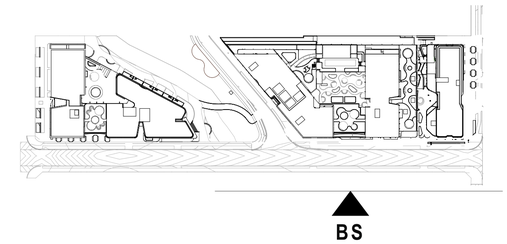
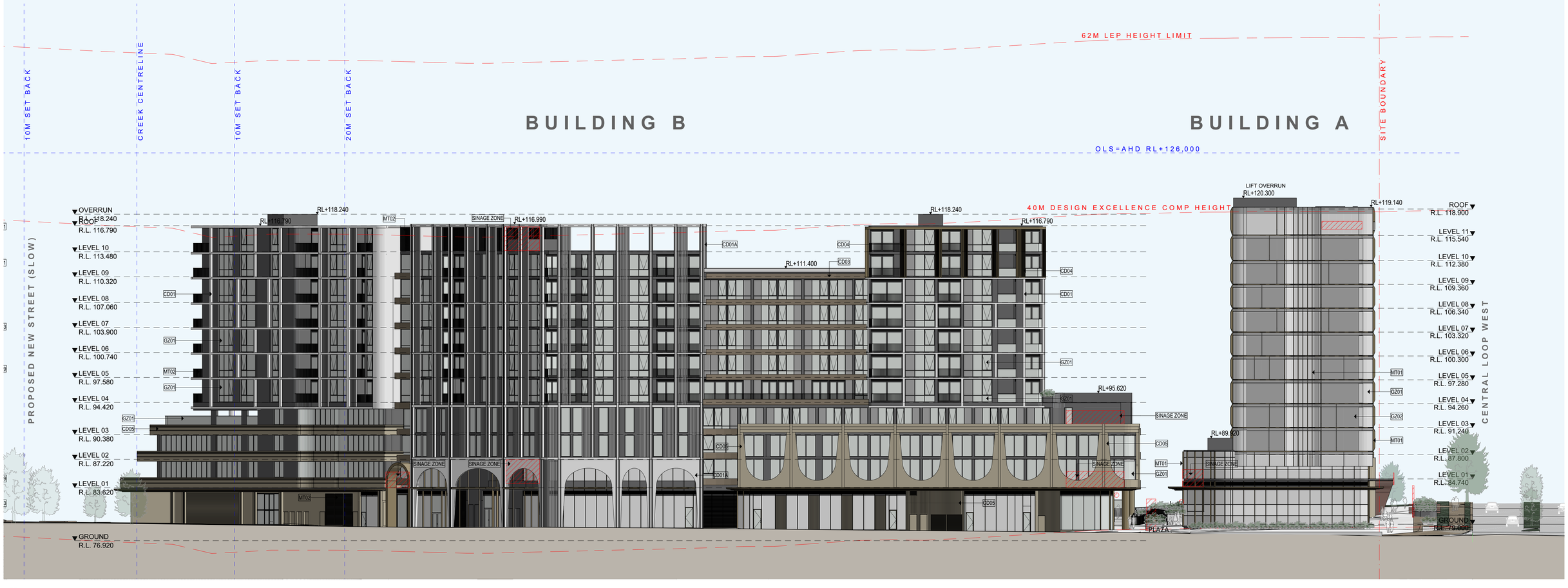
A

FINISHED LEGEND

- CD01 WHITE LIGHT WEIGHT CLADDING RENDERED FINISH
- CD01A WHITE LIGHT WEIGHT CLADDING VERTICAL RIBBED
- CD03 DARK GREY LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD04 BRONZE LIGHT WEIGHT CLADDING
- CD05 COPPER BRONZE PRECAST MASONRY RENDERED FINISH
- CD06 MUTED RED LIGHT WEIGHT CLADDING RENDERED FINISH
- CD06A MUTED RED LIGHT WEIGHT CLADDING VERTICALRIBBED
- CD07 DARK MUTED RED LIGHT WEIGHT CLADDING RENDERED FINISH
- CD08 DARK MUTED RED LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD09 LIGHT BRONZE SLAB EDGE RENDERED FINISH
- MT01 BRONZE MATT FINISH
- MT02 DARK GREY MATT FINISH
- MT03 LIGHT BRONZE MATT FINISH
- GZ01 CLEAR GLASS
- GZ02 GREY GLASS





BS - BLDG A,B - SOUTH ELEVATION
SCALE: 1:250 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930
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Assessor name Luke Williams
Accreditation No. 10070
Property Address 135 Building B, Badgerys Creek Road,Bradfield NSW,2556
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07 OCT 2025

Certificate No. 0012242140
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 135 Building C, Badgerys Creek Road,Bradfield NSW,2556
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07 OCT 2025

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NORTH POINT

SCALE
1:250 @A1 Size

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
BLDG A,B - SOUTH ELEVATION

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

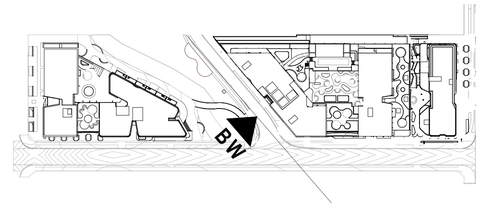
DRAWN

DRAWING NUMBER
DA-2001

REVISION
A

FINISHED LEGEND

- CD01 WHITE LIGHT WEIGHT CLADDING RENDERED FINISH
- CD01A WHITE LIGHT WEIGHT CLADDING VERTICAL RIBBED
- CD03 DARK GREY LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD04 BRONZE LIGHT WEIGHT CLADDING
- CD05 COPPER BRONZE PRECAST MASONRY RENDERED FINISH
- CD06 MUTED RED LIGHT WEIGHT CLADDING RENDERED FINISH
- CD06A MUTED RED LIGHT WEIGHT CLADDING VERTICALRIBBED
- CD07 DARK MUTED RED LIGHT WEIGHT CLADDING RENDERED FINISH
- CD08 DARK MUTED RED LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD09 LIGHT BRONZE SLAB EDGE RENDERED FINISH
- MT01 BRONZE MATT FINISH
- MT02 DARK GREY MATT FINISH
- MT03 LIGHT BRONZE MATT FINISH
- GZ01 CLEAR GLASS
- GZ02 GREY GLASS





BW BLDG B - WEST ELEVATION
SCALE: 1:250 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930
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Accreditation No. 10070
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Certificate No. 0012242140
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Assessor name Luke Williams
Accreditation No. 10070
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https://nsw.gov.au/QRGenerator/syrus/2qCmeUr

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SCALE
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
BLDG B - WEST ELEVATIONS

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

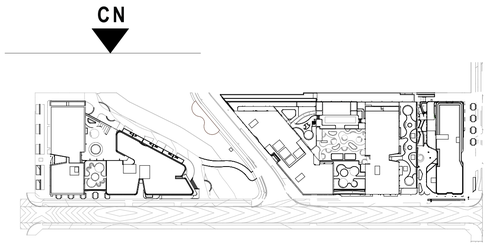
DRAWN

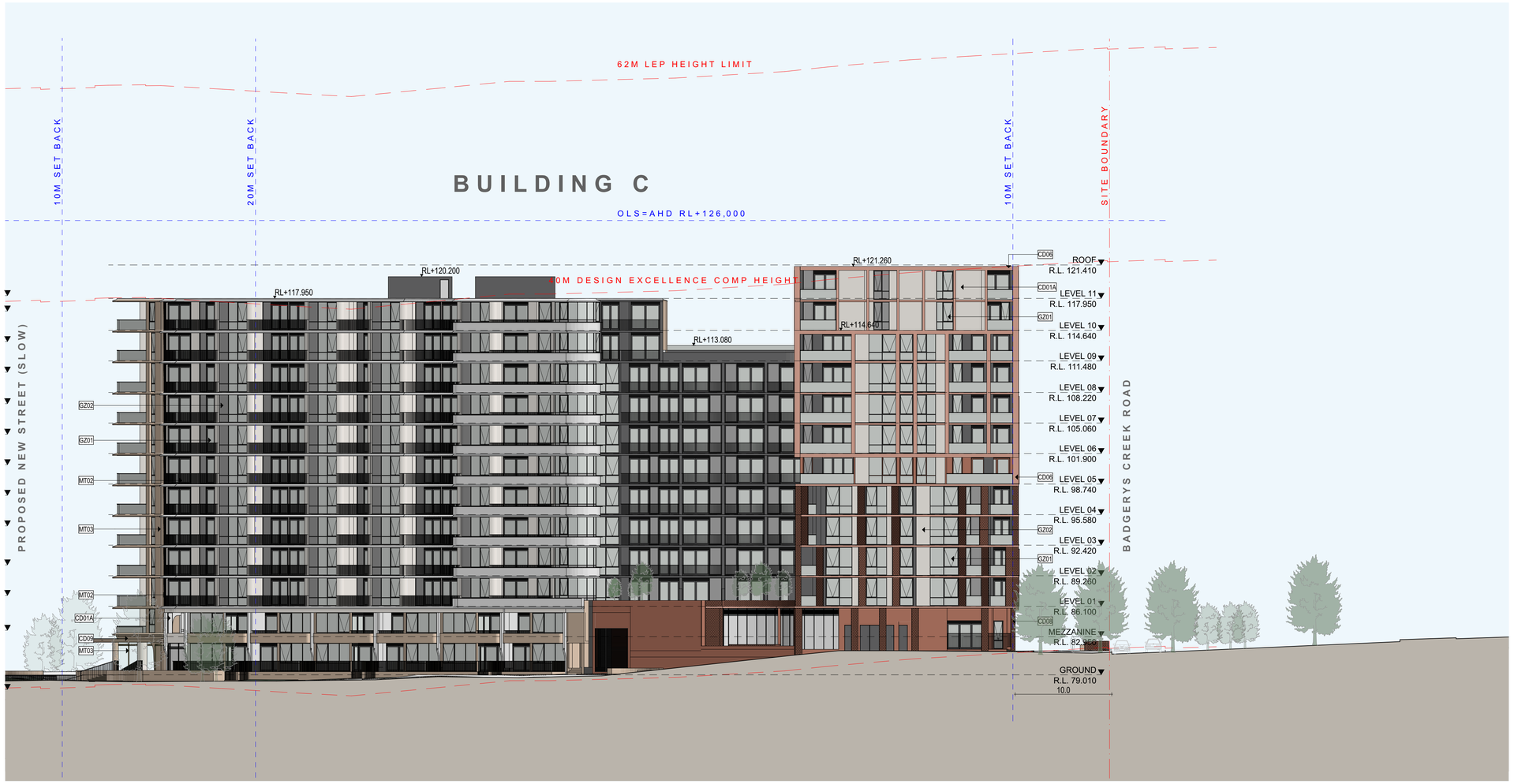
DRAWING NUMBER
DA-2002

REVISION
A

FINISHED LEGEND

- CD01 WHITE LIGHT WEIGHT CLADDING RENDERED FINISH
- CD01A WHITE LIGHT WEIGHT CLADDING VERTICAL RIBBED
- CD03 DARK GREY LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD04 BRONZE LIGHT WEIGHT CLADDING
- CD05 COPPER BRONZE PRECAST MASONRY RENDERED FINISH
- CD06 MUTED RED LIGHT WEIGHT CLADDING RENDERED FINISH
- CD06A MUTED RED LIGHT WEIGHT CLADDING VERTICALRIBBED
- CD07 DARK MUTED RED LIGHT WEIGHT CLADDING RENDERED FINISH
- CD08 DARK MUTED RED LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD09 LIGHT BRONZE SLAB EDGE RENDERED FINISH
- MT01 BRONZE MATT FINISH
- MT02 DARK GREY MATT FINISH
- MT03 LIGHT BRONZE MATT FINISH
- GZ01 CLEAR GLASS
- GZ02 GREY GLASS





CN BLDG C - NORTH ELEVATION
SCALE: 1:250 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

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NORTH POINT

SCALE
1:250 @A1 Size

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
BLDG C - NORTH ELEVATION

CLIENT
CREATIVEVISION
cvision.com.au

APPROVED
AJ

CHECKED
HN

DRAWN

PROJECT NUMBER
20799

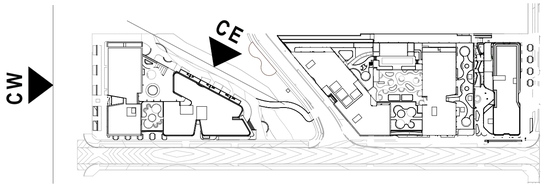
DRAWING NUMBER
DA-2003

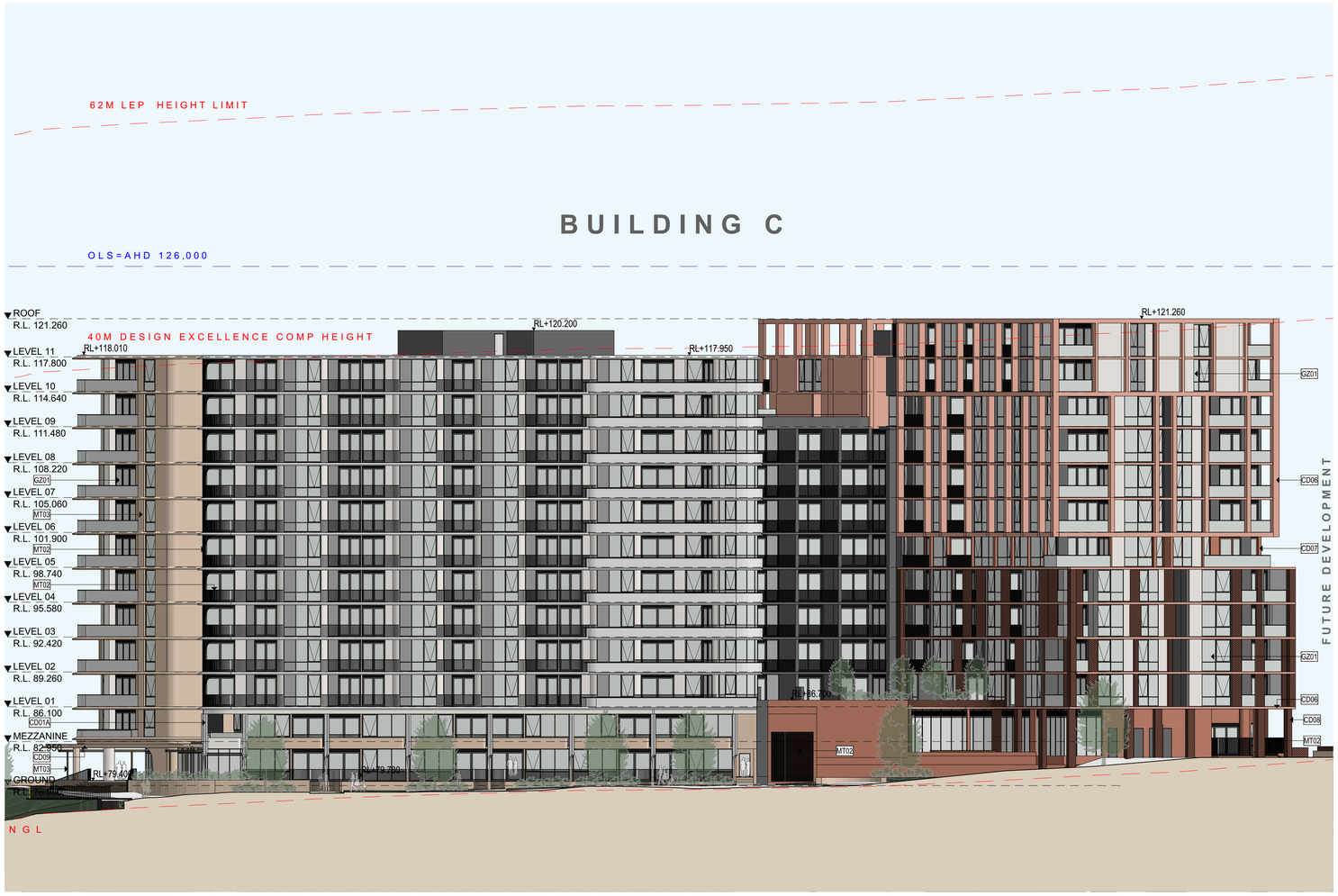
STAGE
DA

REVISION
A

FINISHED LEGEND

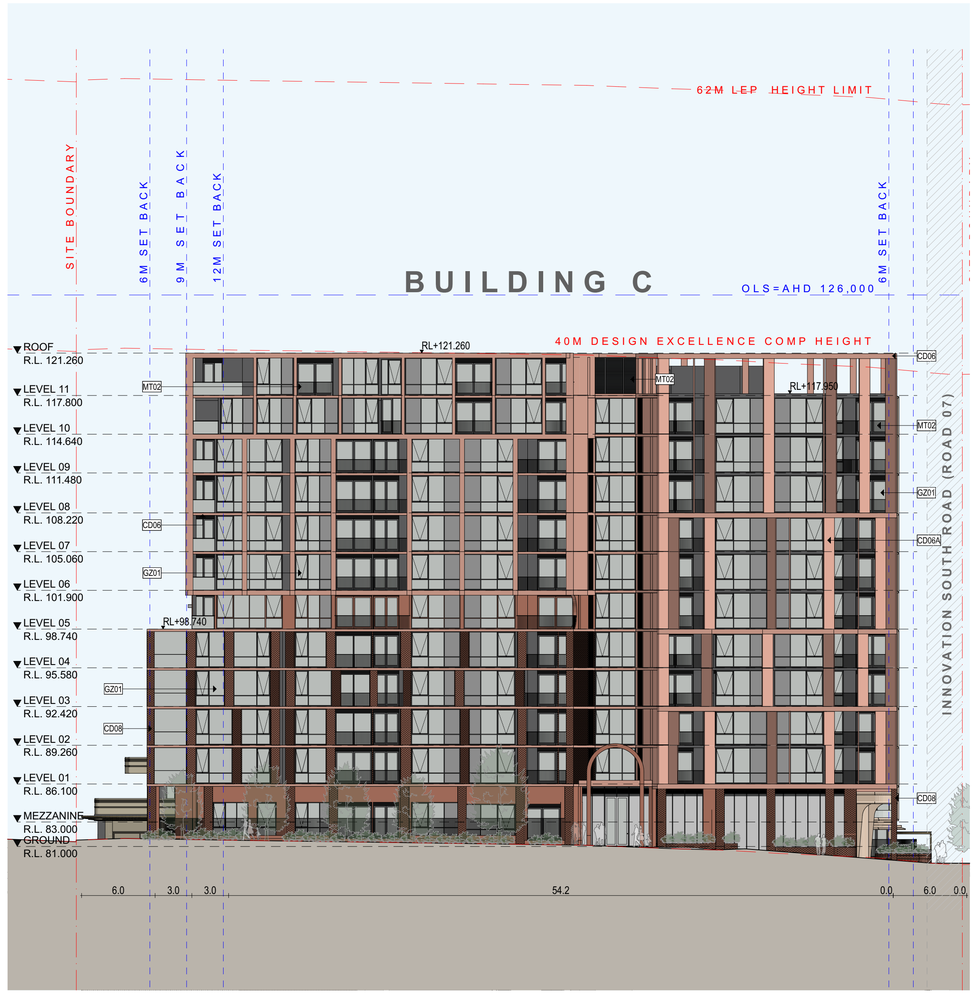
- CD01 WHITE LIGHT WEIGHT CLADDING RENDERED FINISH
- CD01A WHITE LIGHT WEIGHT CLADDING VERTICAL RIBBED
- CD03 DARK GREY LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD04 BRONZE LIGHT WEIGHT CLADDING
- CD05 COPPER BRONZE PRECAST MASONRY RENDERED FINISH
- CD06 MUTED RED LIGHT WEIGHT CLADDING RENDERED FINISH
- CD06A MUTED RED LIGHT WEIGHT CLADDING VERTICALRIBBED
- CD07 DARK MUTED RED LIGHT WEIGHT CLADDING RENDERED FINISH
- CD08 DARK MUTED RED LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD09 LIGHT BRONZE SLAB EDGE RENDERED FINISH
- MT01 BRONZE MATT FINISH
- MT02 DARK GREY MATT FINISH
- MT03 LIGHT BRONZE MATT FINISH
- GZ01 CLEAR GLASS
- GZ02 GREY GLASS





CE
SCALE: 1:250 @A1

BLDG C - EAST ELEVATION



CW
SCALE: 1:250 @A1

BLDG C - WEST ELEVATION

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
BLDG C - EAST & WEST ELEVATIONS

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

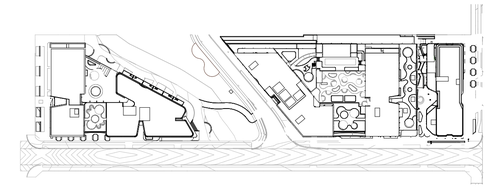
DRAWN

DRAWING NUMBER
DA-2004

REVISION
A

FINISHED LEGEND

- CD01 WHITE LIGHT WEIGHT CLADDING RENDERED FINISH
- CD01A WHITE LIGHT WEIGHT CLADDING VERTICAL RIBBED
- CD03 DARK GREY LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD04 BRONZE LIGHT WEIGHT CLADDING
- CD05 COPPER BRONZE PRECAST MASONRY RENDERED FINISH
- CD06 MUTED RED LIGHT WEIGHT CLADDING RENDERED FINISH
- CD06A MUTED RED LIGHT WEIGHT CLADDING VERTICALRIBBED
- CD07 DARK MUTED RED LIGHT WEIGHT CLADDING RENDERED FINISH
- CD08 DARK MUTED RED LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD09 LIGHT BRONZE SLAB EDGE RENDERED FINISH
- MT01 BRONZE MATT FINISH
- MT02 DARK GREY MATT FINISH
- MT03 LIGHT BRONZE MATT FINISH
- GZ01 CLEAR GLASS
- GZ02 GREY GLASS



CS



CS BLDG C - SOUTH ELEVATION
SCALE: 1:250 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

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Assessor name Luke Williams
Accreditation No. 10070
Property Address 135 Building B, Badgerys Creek Road,Bradfield NSW,2556

Certificate No. 0012242140
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
BLDG C - SOUTH ELEVATION

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

DRAWN

DRAWING NUMBER
DA-2005

REVISION
A

FINISHED LEGEND

- CD01 WHITE LIGHT WEIGHT CLADDING RENDERED FINISH
- CD01A WHITE LIGHT WEIGHT CLADDING VERTICAL RIBBED
- CD03 DARK GREY LIGHT WEIGHT CLADDING VERTICAL PATTERN
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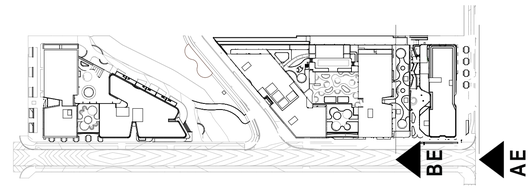
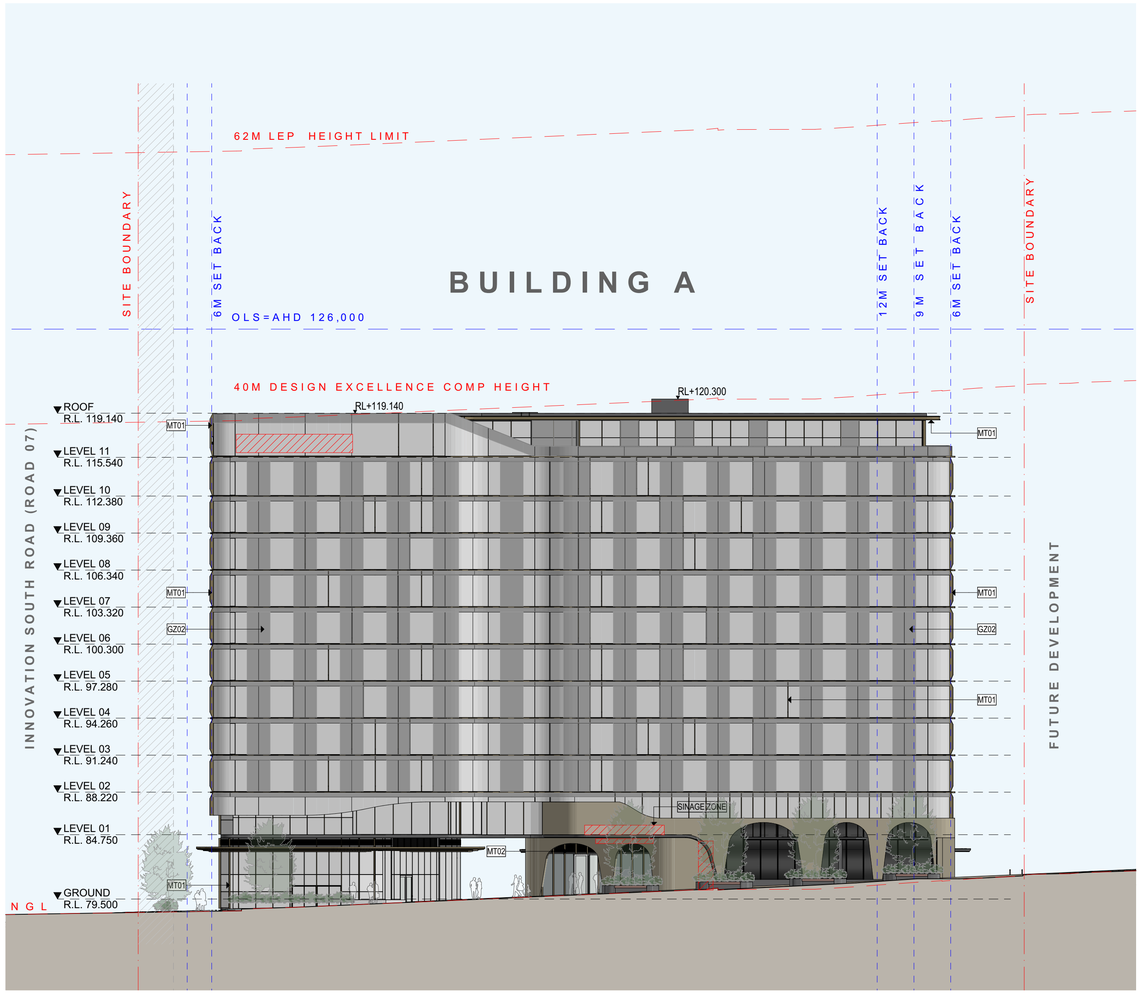




BE - BLDG B - EAST ELEVATION
SCALE: 1:250 @A1



AE - BLDG A - EAST ELEVATION
SCALE: 1:250 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

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07 OCT 2025

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07 OCT 2025

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SCALE
1:250 @A1 Size

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
BLDG A,B - EAST ELEVATION

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

DRAWN

DRAWING NUMBER
DA-2006

REVISION
A

FINISHED LEGEND

- CD01 WHITE LIGHT WEIGHT CLADDING RENDERED FINISH
- CD01A WHITE LIGHT WEIGHT CLADDING VERTICAL RIBBED
- CD03 DARK GREY LIGHT WEIGHT CLADDING VERTICAL PATTERN
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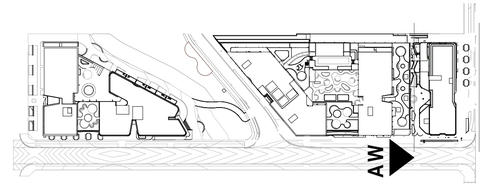
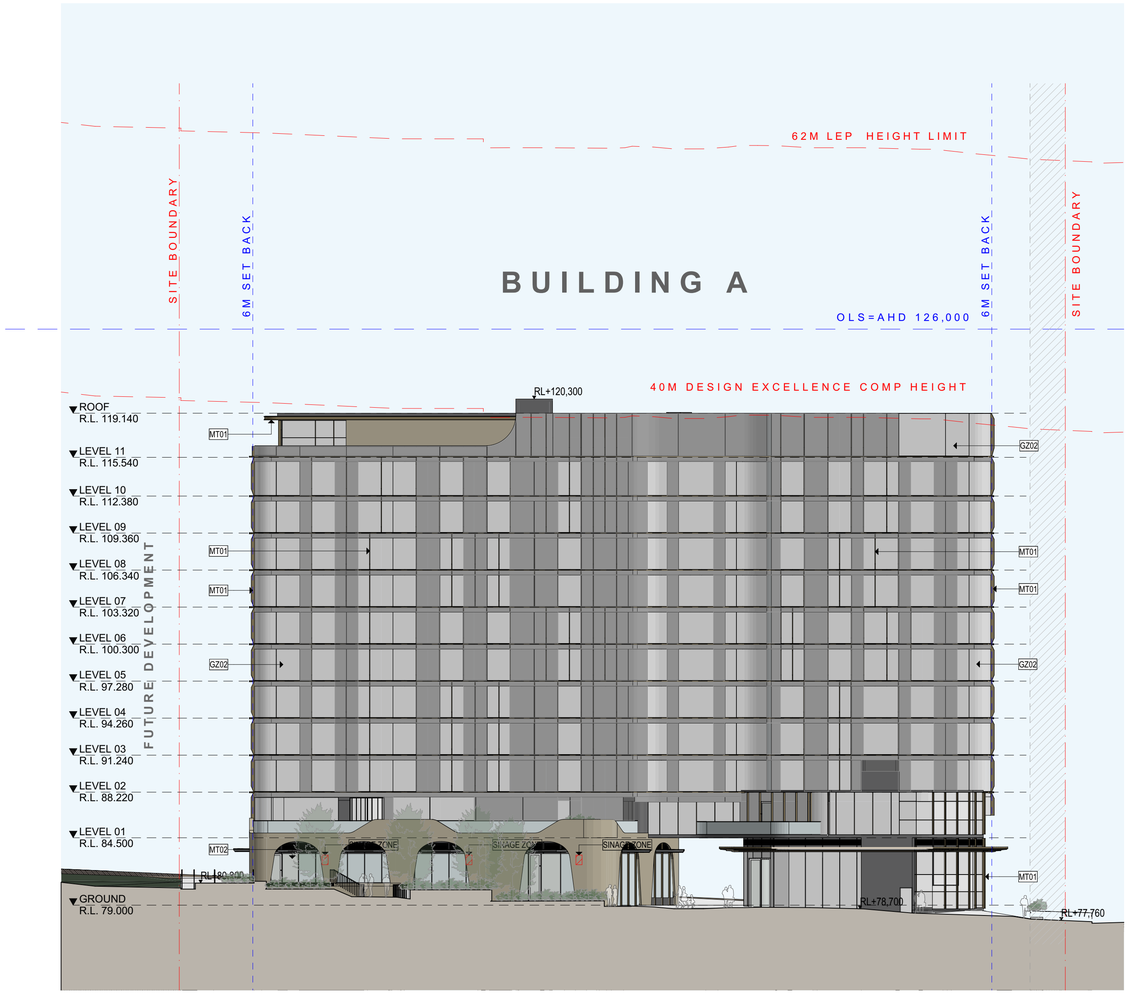
- CD07 DARK MUTED RED LIGHT WEIGHT CLADDING RENDERED FINISH
- CD08 DARK MUTED RED LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD09 LIGHT BRONZE SLAB EDGE RENDERED FINISH
- MT01 BRONZE MATT FINISH
- MT02 DARK GREY MATT FINISH
- MT03 LIGHT BRONZE MATT FINISH
- GZ01 CLEAR GLASS
- GZ02 GREY GLASS





AW BLDG A - WEST ELEVATION
SCALE: 1:250 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

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07 OCT 2025

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07 OCT 2025

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SCALE
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
BLDG A - WEST ELEVATION

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PROJECT NUMBER
20799

STAGE
DA

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AJ

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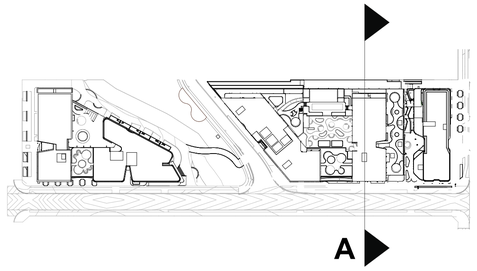
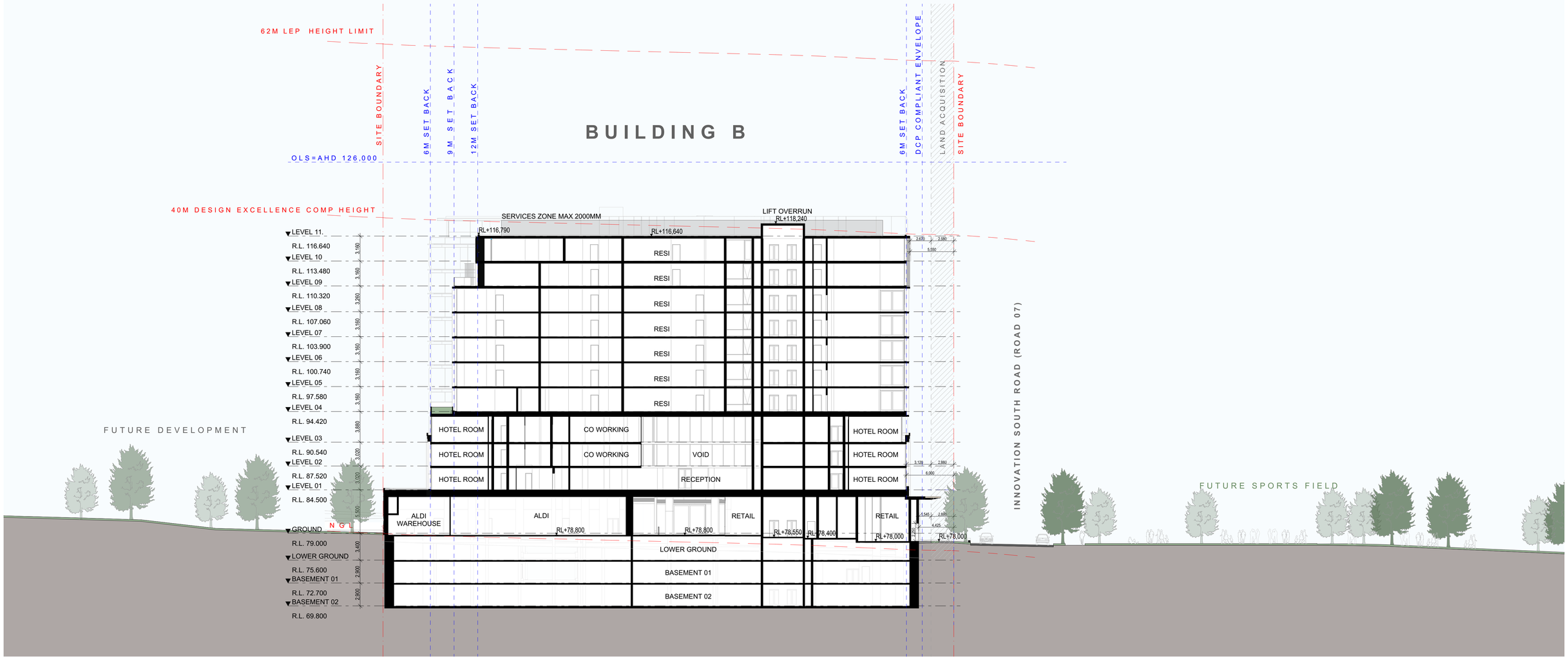
DRAWN

DRAWING NUMBER
DA-2007

REVISION
A





A
SECTION A
SCALE: 1:250 @A1

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REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
SECTION A

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AJ

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HN

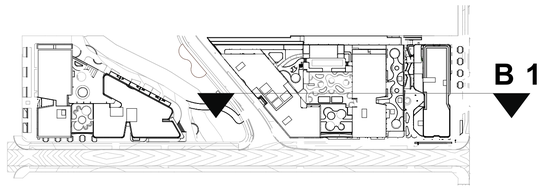
DRAWN

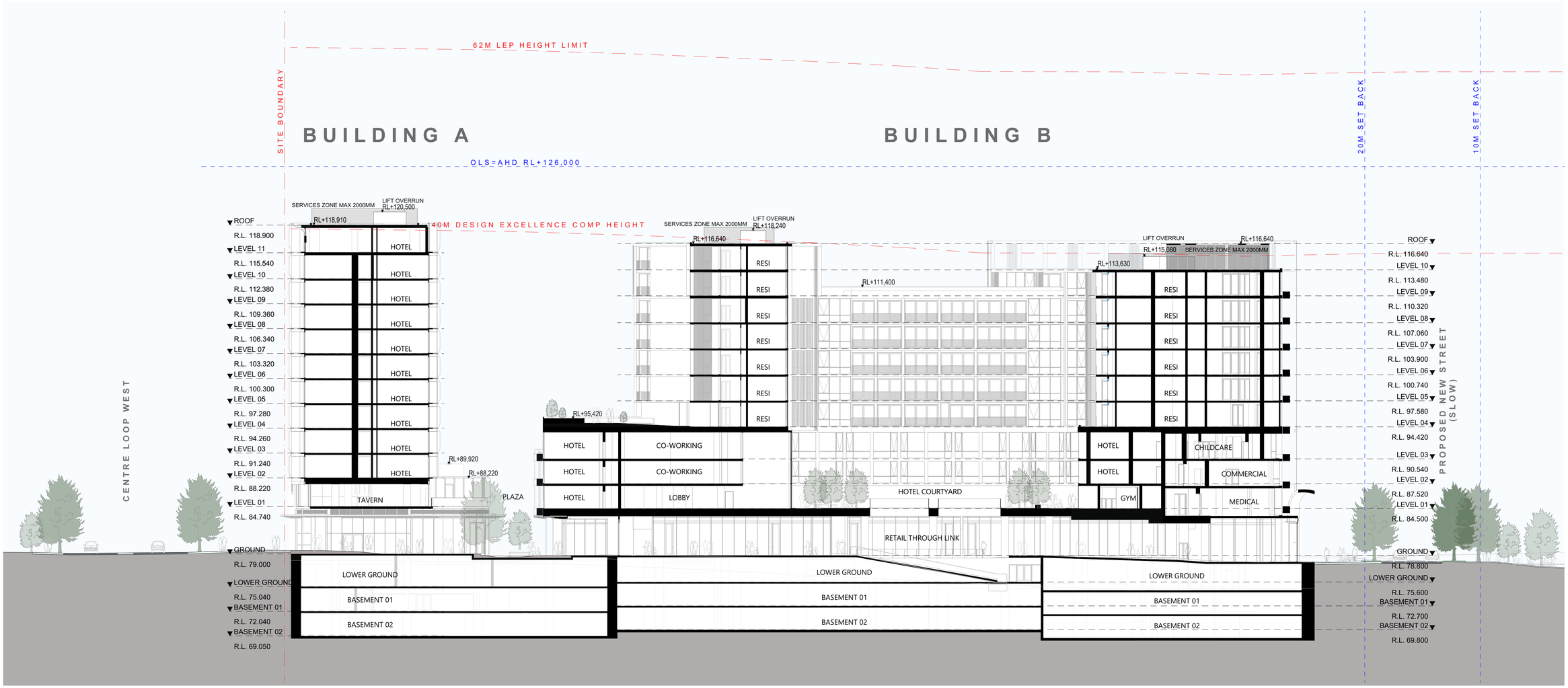
PROJECT NUMBER
20799

STAGE
DA

DRAWING NUMBER
DA-3000

REVISION
A





B1 SECTION B1
SCALE: 1:250 @A1

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REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
SECTION B1

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PROJECT NUMBER
20799

STAGE
DA

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AJ

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HN

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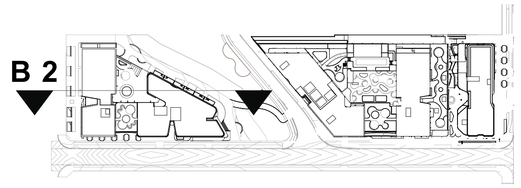
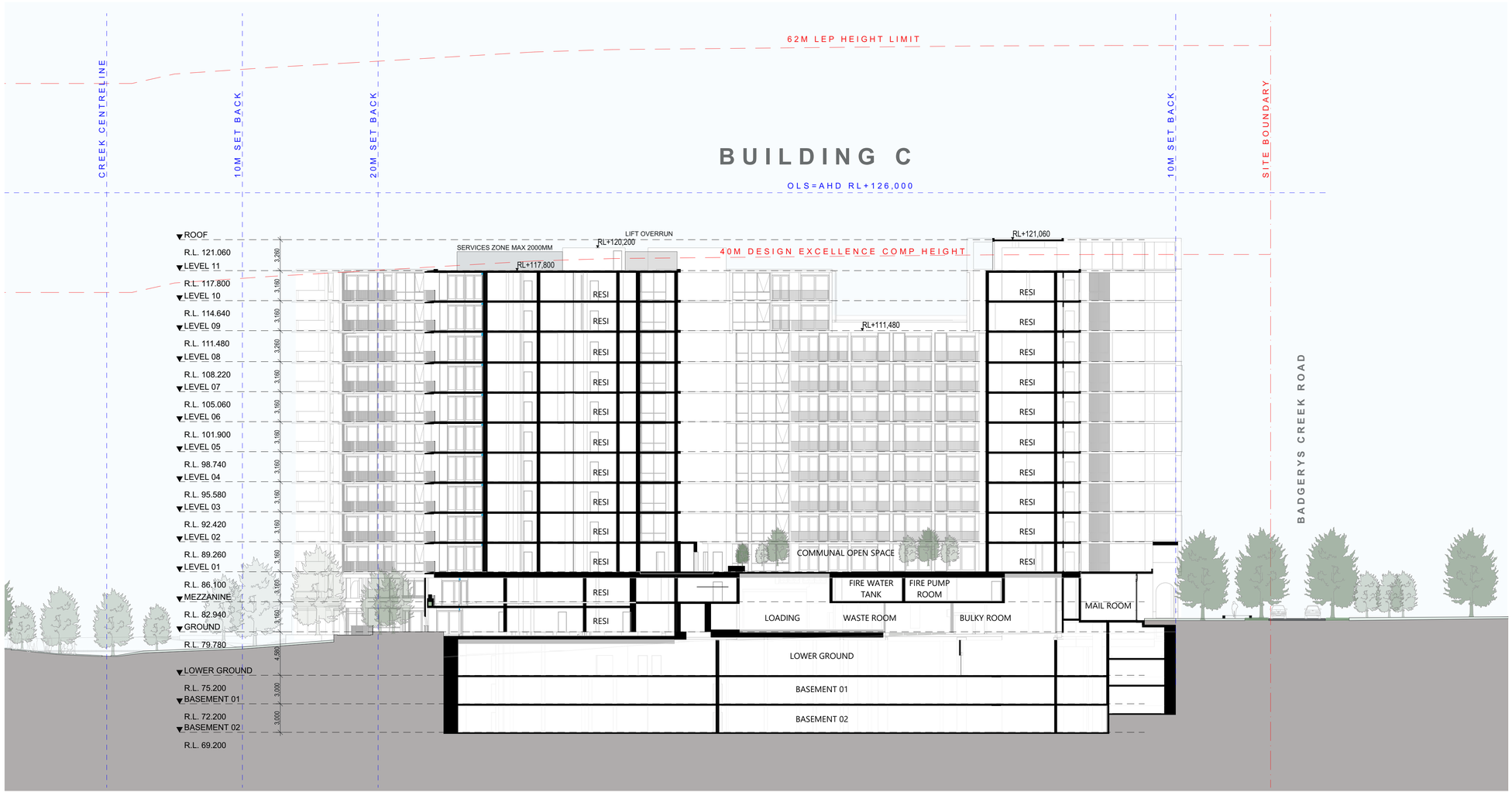
DRAWING NUMBER
DA-3001

REVISION
A





B2 SECTION B2
SCALE: 1:250 @A1

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REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

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SCALE
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
SECTION B2

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PROJECT NUMBER
20799

STAGE
DA

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AJ

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DRAWING NUMBER
DA-3002

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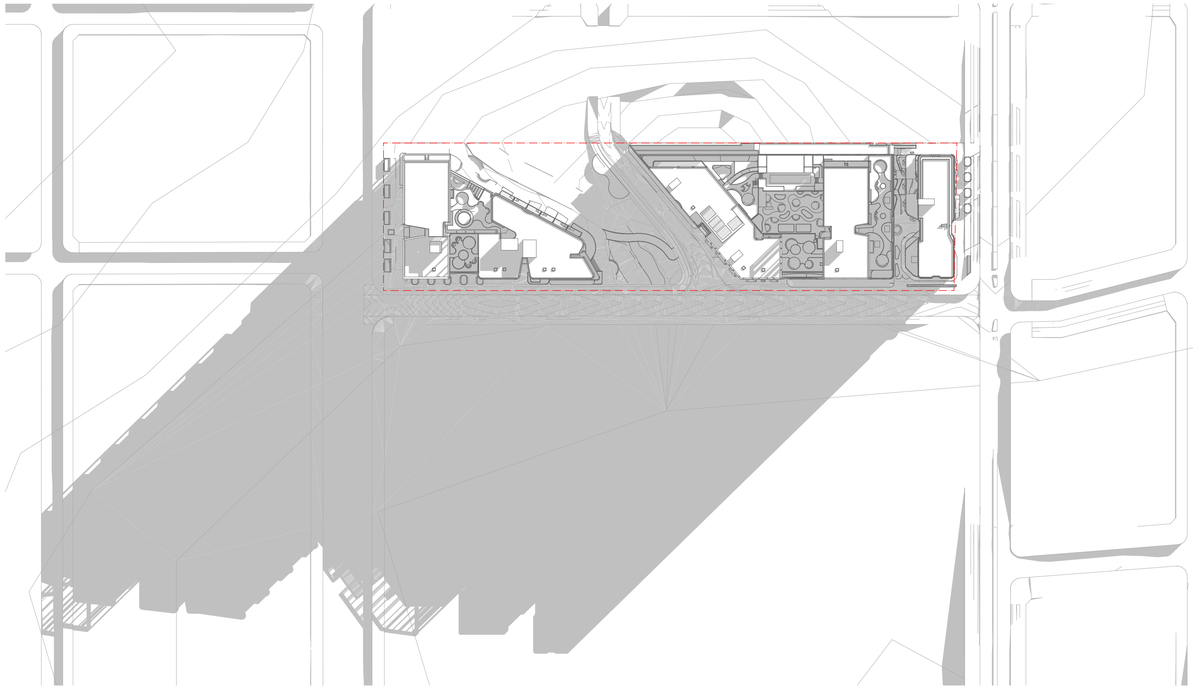

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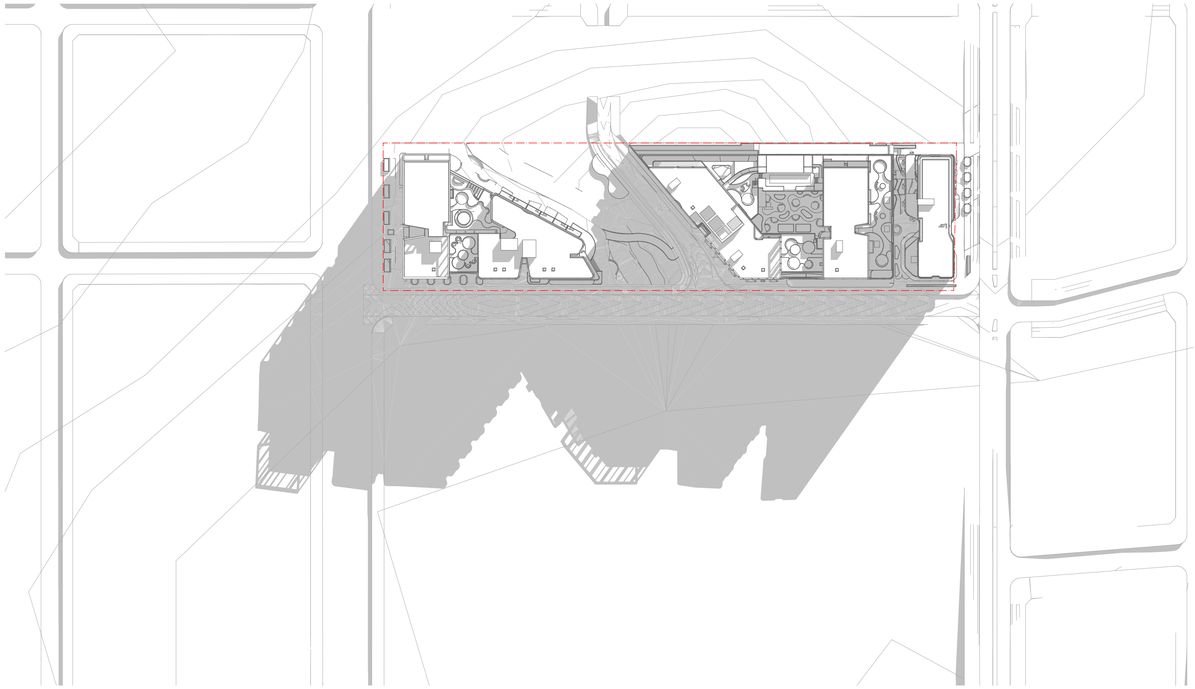
SCALE: 1:1500 @A1



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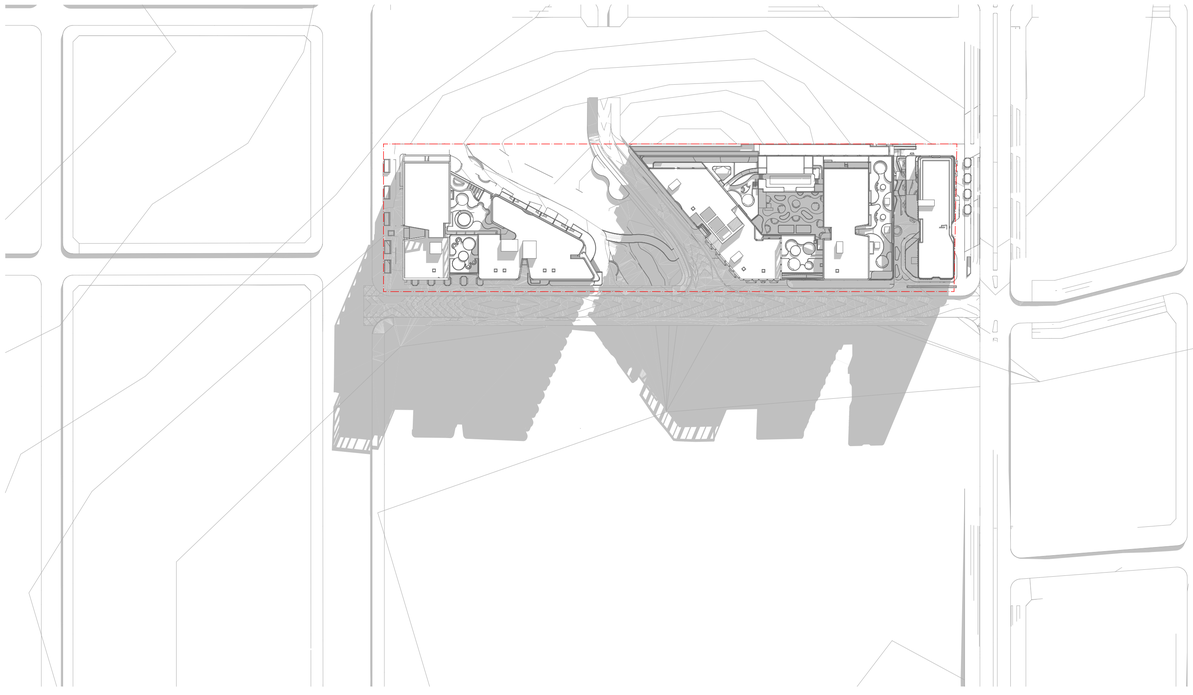

3 - SHADOW DIAGRAM - 21 JUNE - 10:00 AM
SCALE: 1:1500 @A1



4 - SHADOW DIAGRAM - 21 JUNE - 11:00 AM
SCALE: 1:1500 @A1

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REV	CKD	APP	Status	DATE
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SCALE
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
SHADOW DIAGRAMS - SHEET 01

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PROJECT NUMBER
20799

STAGE
DA

DRAWING NUMBER
DA-4000

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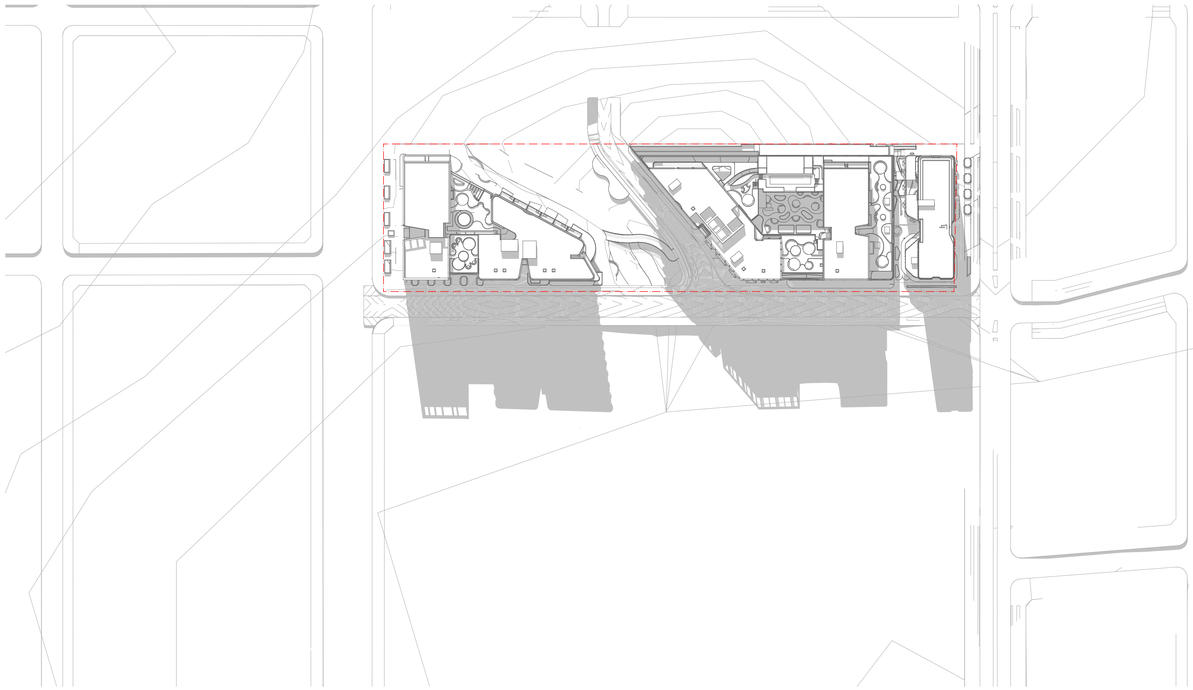

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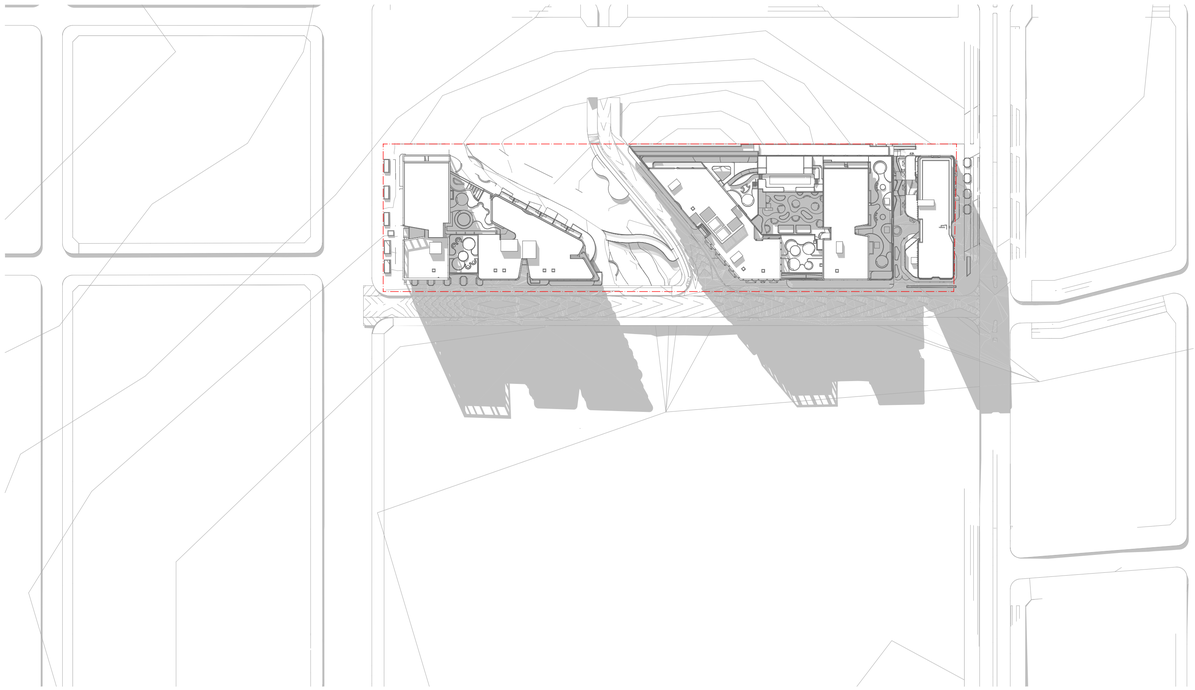
SCALE: 1:1500 @A1



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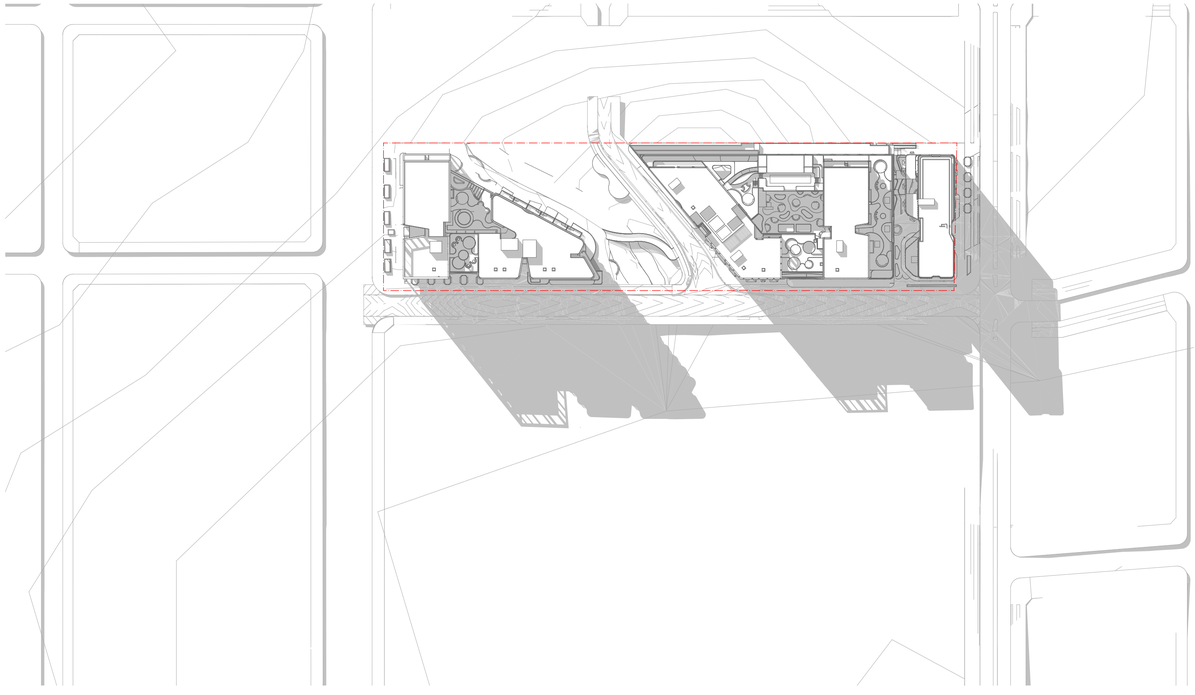
SCALE: 1:1500 @A1



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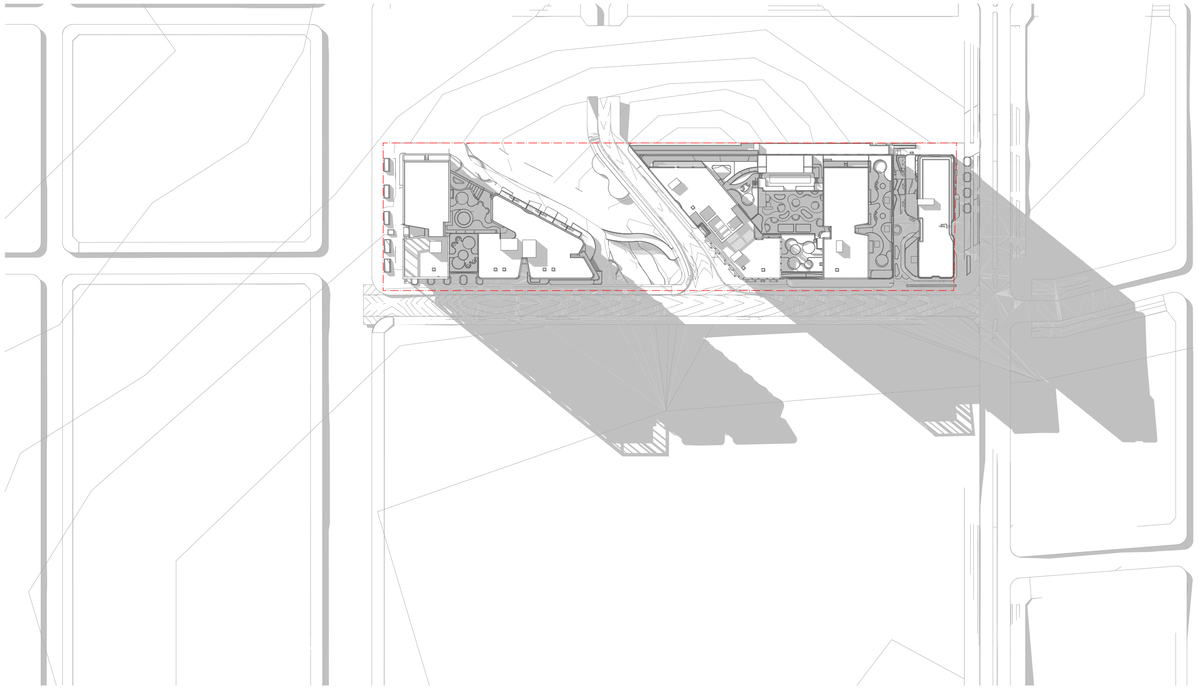
SCALE: 1:1500 @A1



4 - SHADOW DIAGRAM - 21 JUNE - 3:00 PM
SCALE: 1:1500 @A1

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REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
SHADOW DIAGRAMS - SHEET 02

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PROJECT NUMBER
20799

DRAWING NUMBER
DA-4001

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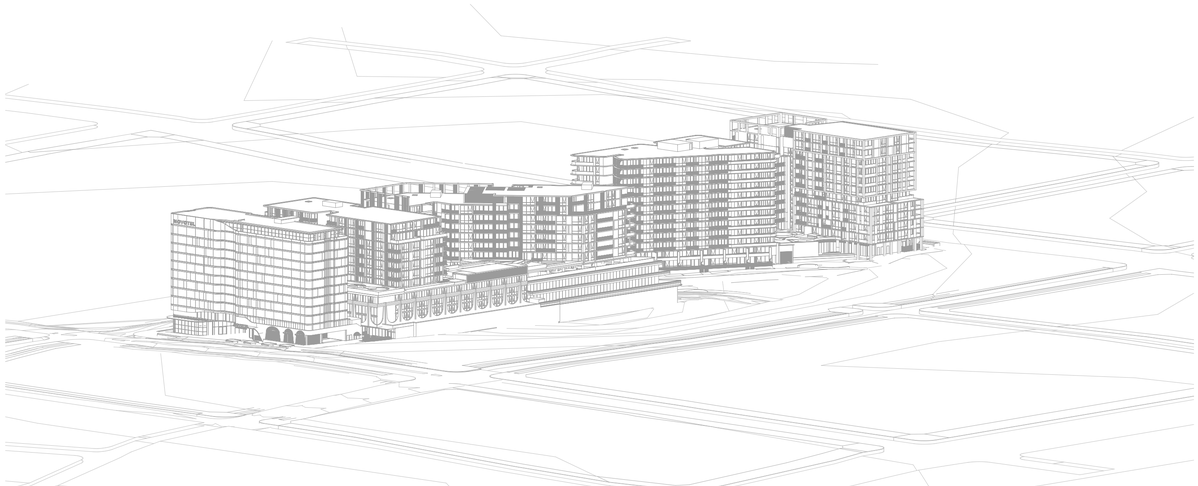

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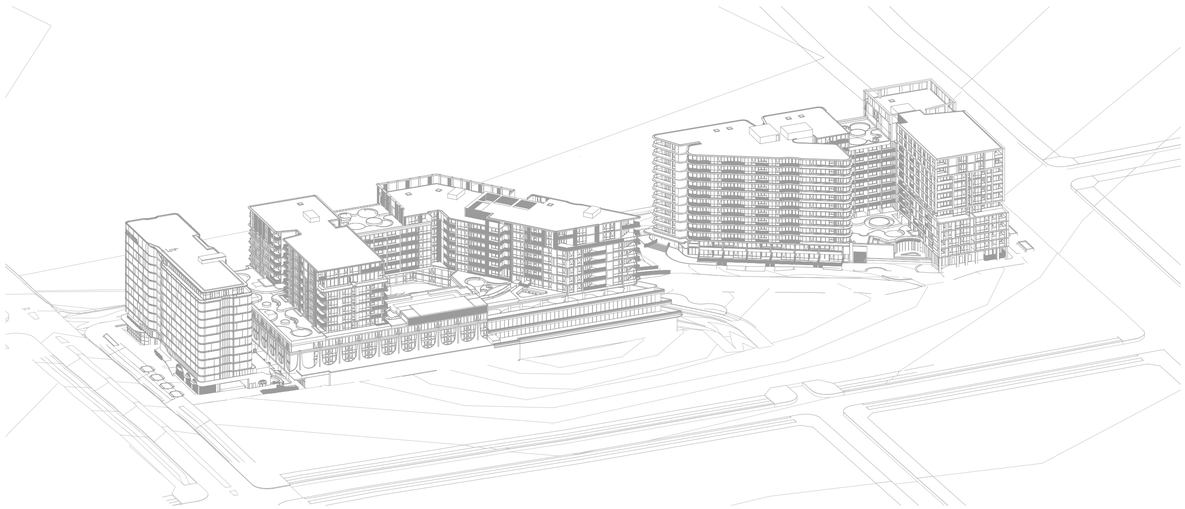
SCALE: 1:1000 @A1



2 - JUNE 21 9:00 AM PROPOSED
SCALE: 1:1000 @A1



3 - JUNE 21 10:00 AM PROPOSED
SCALE: 1:1000 @A1



4 - JUNE 21 11:00 AM PROPOSED
SCALE: 1:1000 @A1

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DEVELOPMENT APPLICATION

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DRAWING TITLE
SUN EYE VIEWS - SHEET 01

PROJECT NUMBER
20799

STAGE
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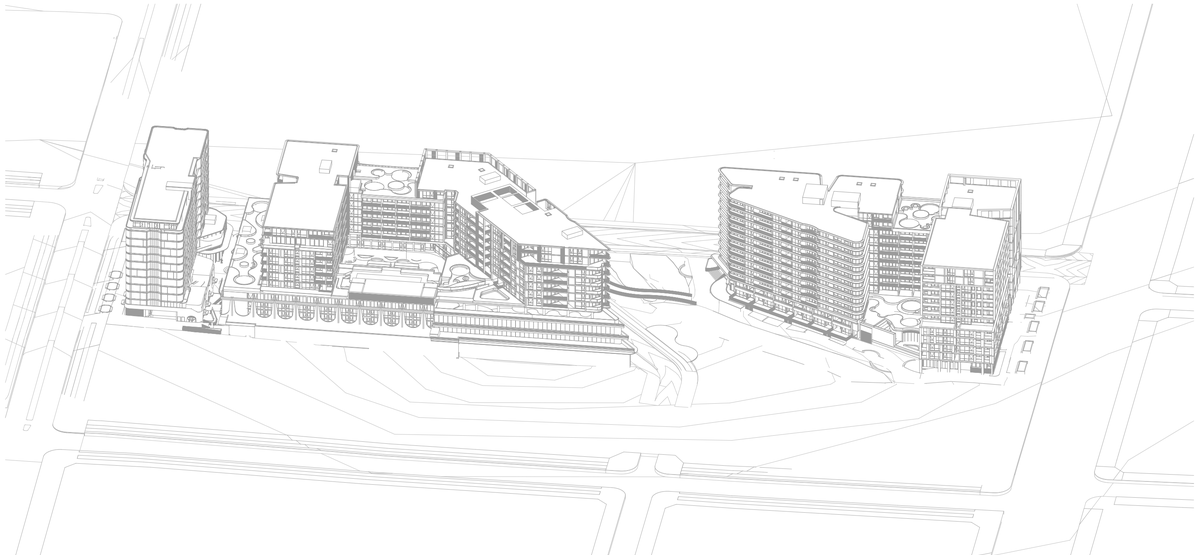
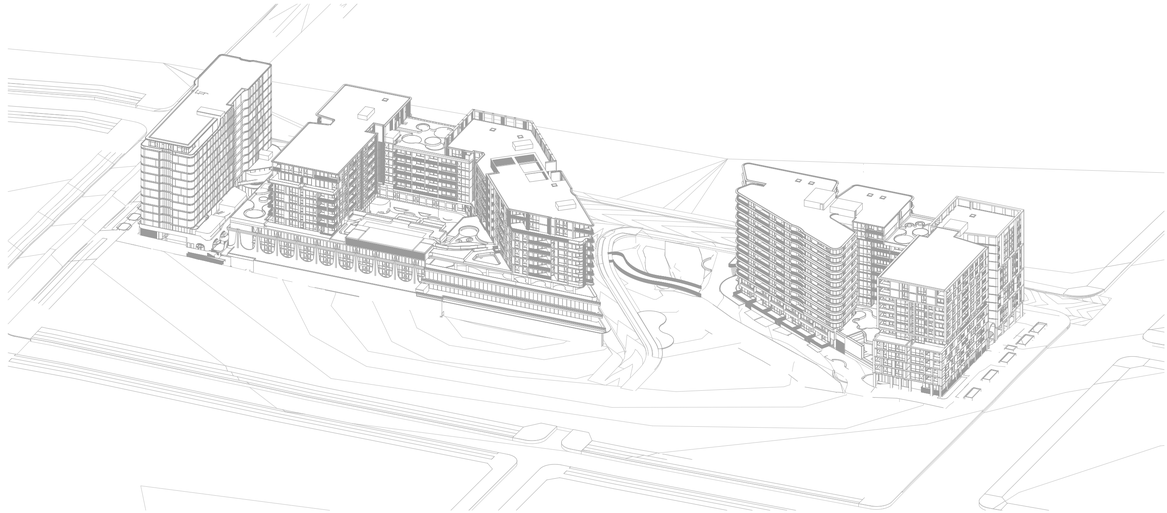
DRAWING NUMBER
DA-4002

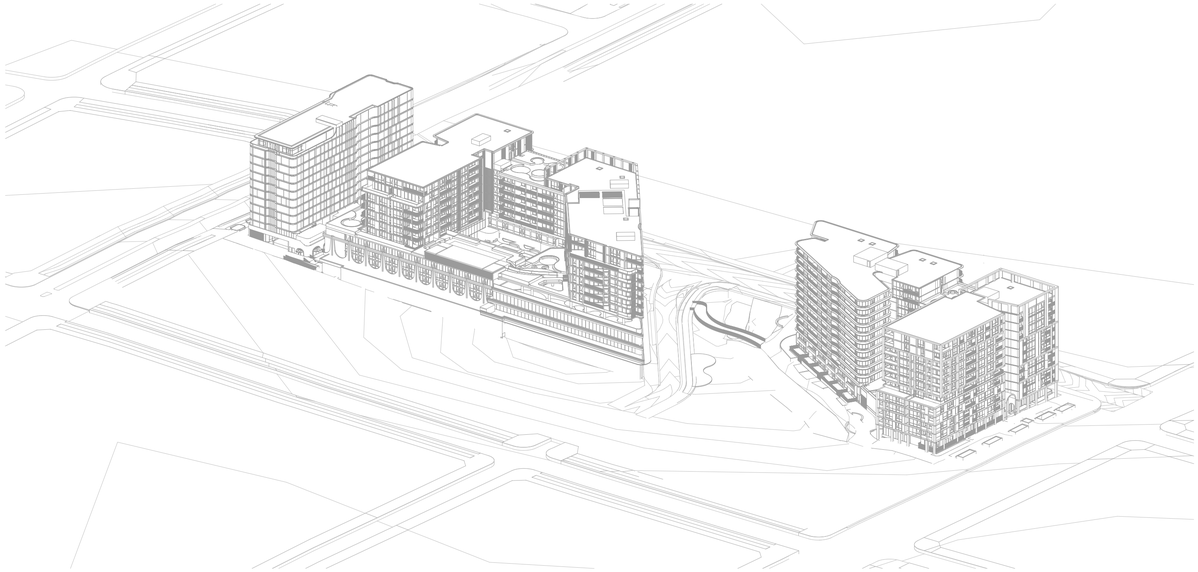
REVISION
A



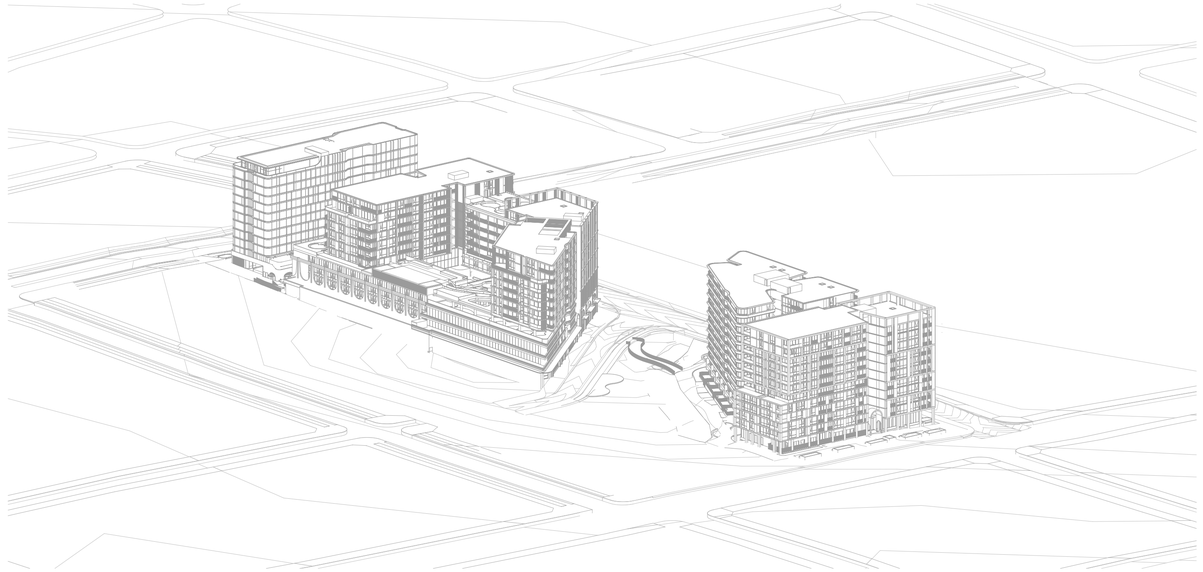
1 - JUNE 21 12:00 AM PROPOSED
SCALE: 1:1000 @A1



2 - JUNE 21 1:00 PM PROPOSED
SCALE: 1:1000 @A1



3 - JUNE 21 2:00 PM PROPOSED
SCALE: 1:1000 @A1



4 - JUNE 21 3:00 PM PROPOSED
SCALE: 1:1000 @A1

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REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025



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SCALE
1:1000 @A1 Size

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
SUN EYE VIEWS - SHEET 02

CLIENT
CREATIVEVISION
cvision.com.au

APPROVED	CHECKED	DRAWN	PROJECT NUMBER	STAGE
AJ	HN		20799	DA

DRAWING NUMBER
DA-4003

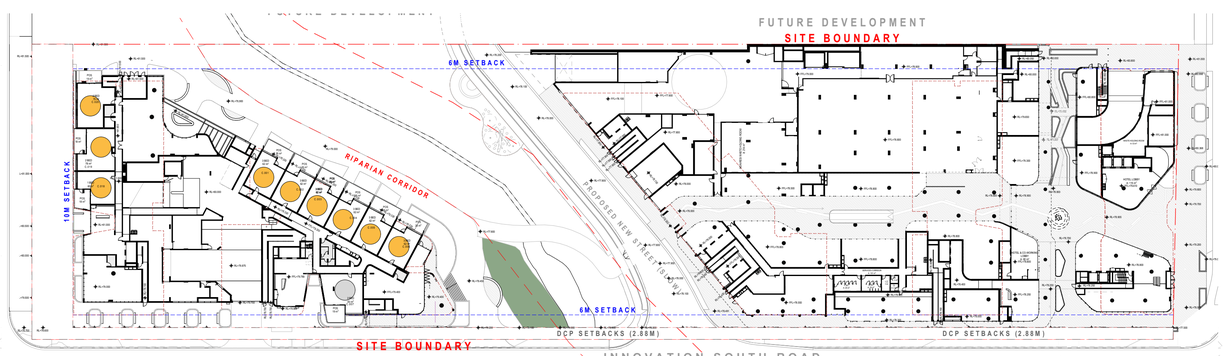
REVISION
A

LEGEND

- 2 HRS SOLAR
- < 2 HRS SOLAR
- NO SOLAR

SOLAR ACCESS: 313/402 (78%)
REQUIRED MIN. 70%

NO SOLAR ACCESS: 61/402 (15%)
REQUIRED MAX. 15%



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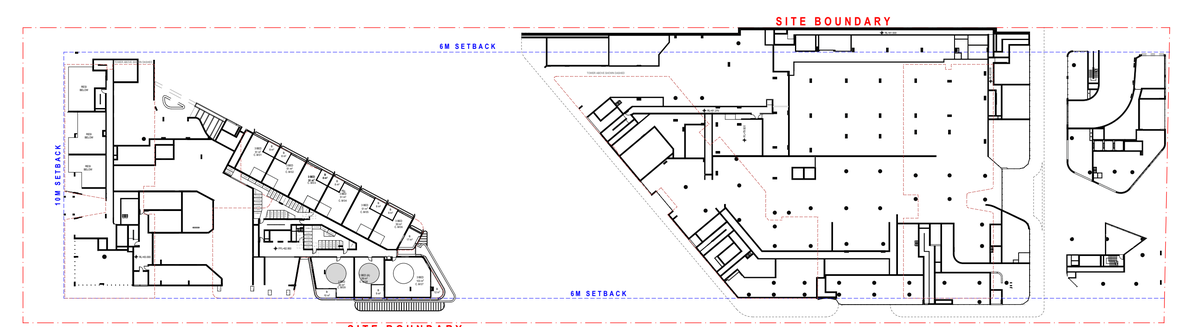
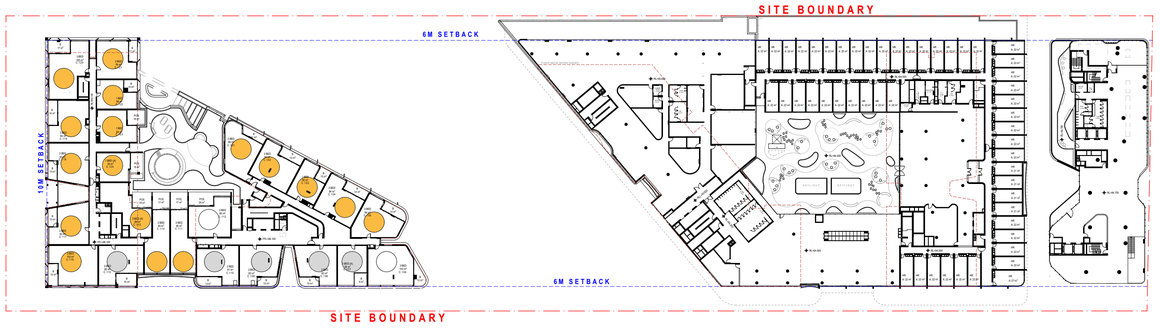
- SCALE: 1:750 @A1

SOLAR ACCESS: 09/10
NO SOLAR ACCESS: 01/10



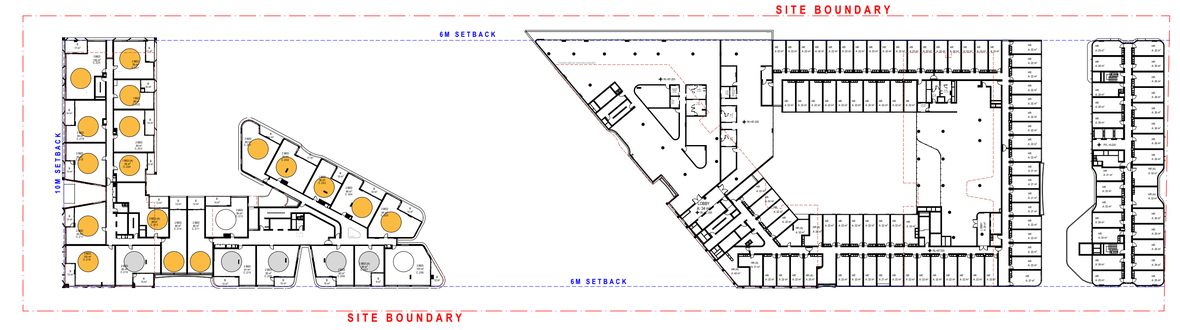
1. MEZZANINE
- SCALE: 1:750 @A1

SOLAR ACCESS: 00/03
NO SOLAR ACCESS: 02/03



2. LEVEL 01
- SCALE: 1:750 @A1

SOLAR ACCESS: 17/24
NO SOLAR ACCESS: 05/24



3. LEVEL 02
- SCALE: 1:750 @A1

SOLAR ACCESS: 17/24
NO SOLAR ACCESS: 05/24

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930
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https://asbp.com.au/QR/Generate?pmuxRUMeLJv

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Accreditation No. 10070
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NORTH POINT

SCALE
1:750 @A1 Size

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Nominated Architects NSW:
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
SOLAR AMENITY DIAGRAMS - SHEET 01

CLIENT
CREATIVEVISION
cvision.com.au

APPROVED
AJ

CHECKED
HN

DRAWN

PROJECT NUMBER
20799

DRAWING NUMBER
DA-4100

STAGE
DA

REVISION
A

LEGEND

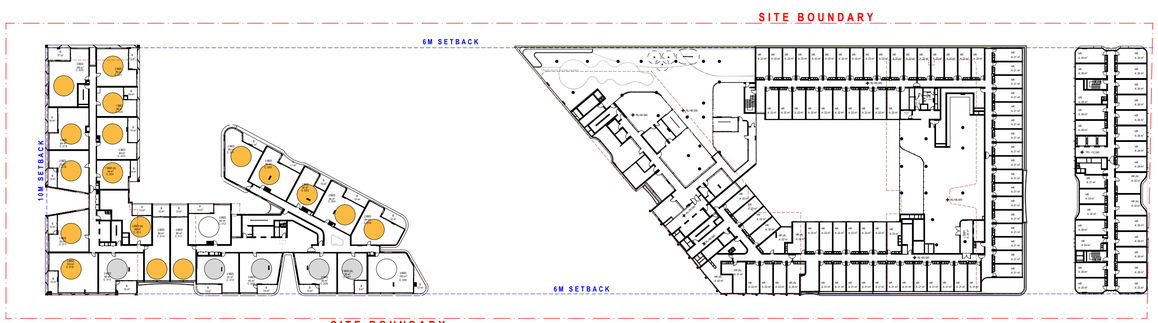
2 HRS SOLAR

< 2 HRS SOLAR

NO SOLAR

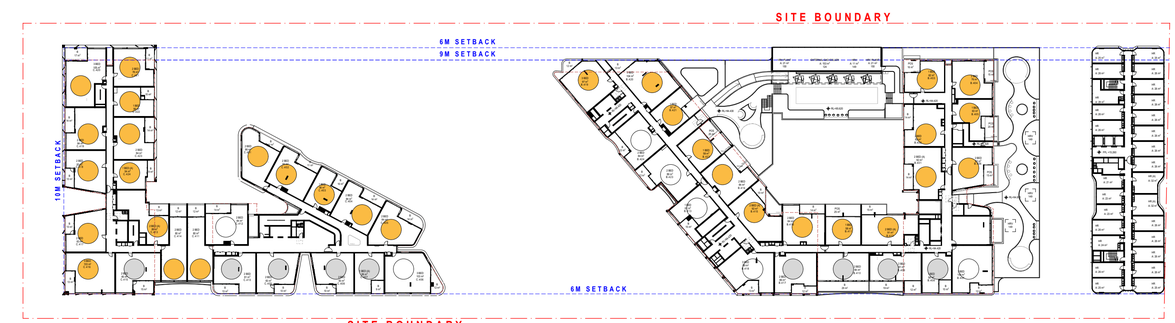
SOLAR ACCESS: 313/402 (78%)
REQUIRED MIN. 70%

NO SOLAR ACCESS: 61/402 (15%)
REQUIRED MAX. 15%



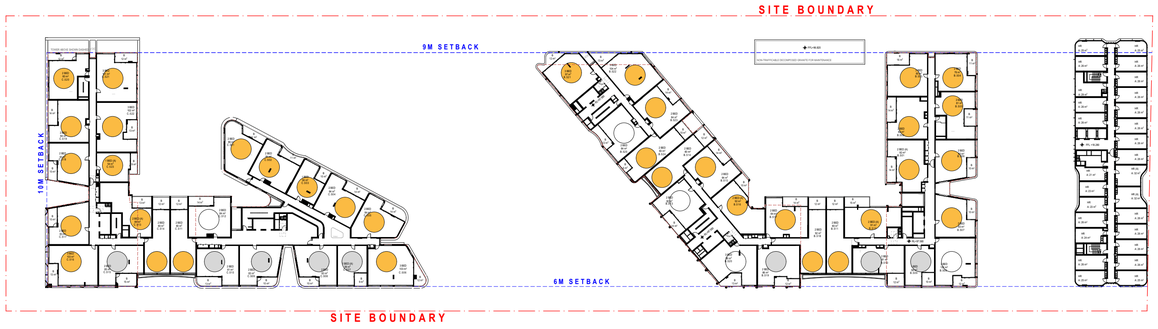
4. LEVEL 03
- SCALE: 1:750 @A1

SOLAR ACCESS: 17/24
NO SOLAR ACCESS: 05/24



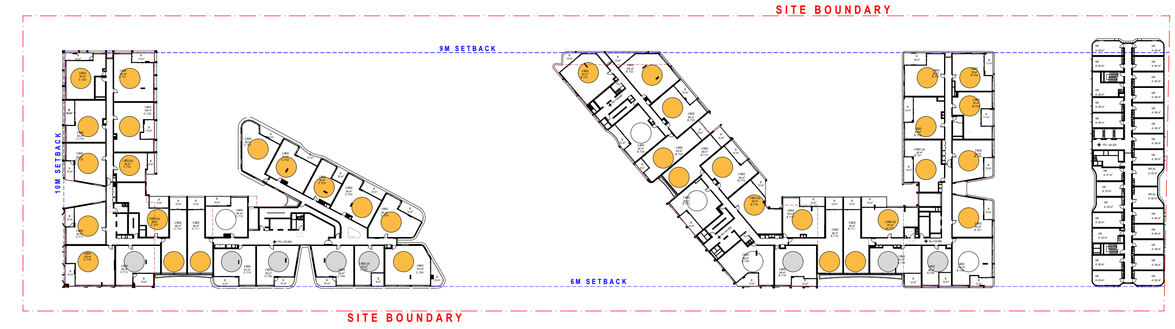
5. LEVEL 04
- SCALE: 1:750 @A1

SOLAR ACCESS: 32/48
NO SOLAR ACCESS: 09/48



6. TYPICAL LEVEL 05 - 06
- SCALE: 1:750 @A1

SOLAR ACCESS: 35/48
NO SOLAR ACCESS: 08/48



8. LEVEL 07
- SCALE: 1:750 @A1

SOLAR ACCESS: 35/48
NO SOLAR ACCESS: 08/48

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

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NORTH POINT

SCALE
1:750 @A1 Size

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
SOLAR AMENITY DIAGRAMS - SHEET 02

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

DRAWN

DRAWING NUMBER
DA-4101

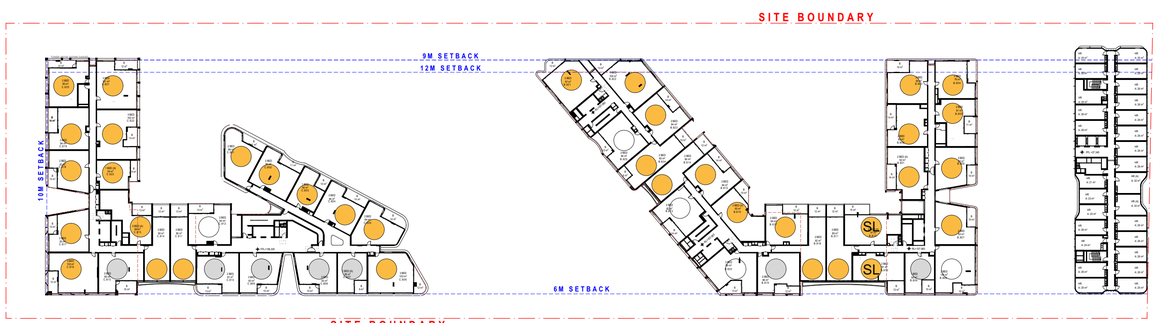
REVISION
A

LEGEND

- 2 HRS SOLAR
- < 2 HRS SOLAR
- NO SOLAR

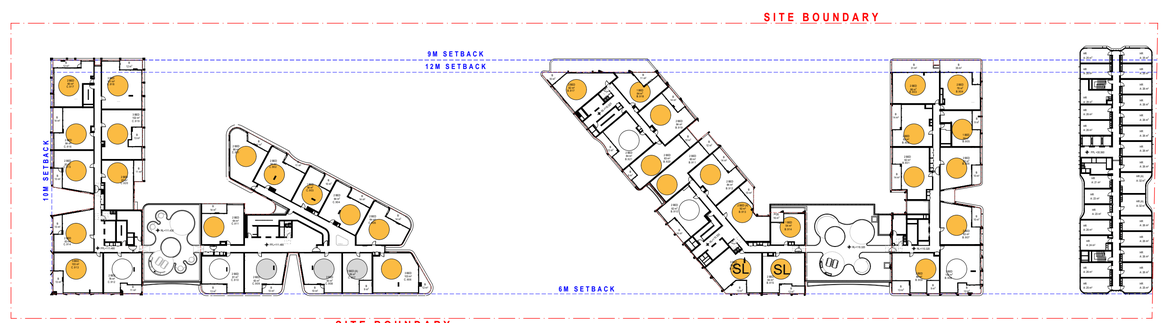
SOLAR ACCESS: 313/402 (78%)
REQUIRED MIN. 70%

NO SOLAR ACCESS: 61/402 (15%)
REQUIRED MAX. 15%



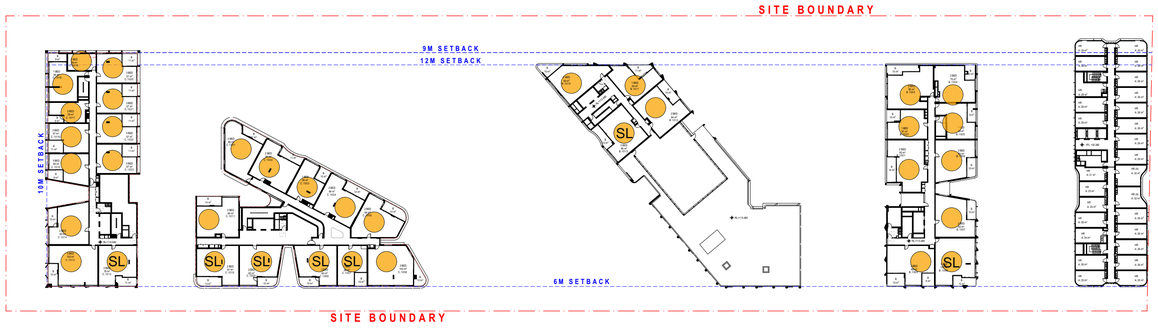
9. LEVEL 08
- SCALE: 1:750 @A1

SOLAR ACCESS: 36/48
NO SOLAR ACCESS: 07/48



10. LEVEL 09
- SCALE: 1:750 @A1

SOLAR ACCESS: 35/41
NO SOLAR ACCESS: 03/41



11. LEVEL 10
- SCALE: 1:750 @A1

SOLAR ACCESS: 36/36
NO SOLAR ACCESS: 00/36

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025



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SCALE
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Plus Architecture Sydney Pty Ltd
ABN 34 600 506 303
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
SOLAR AMENITY DIAGRAMS - SHEET 03

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

DRAWN

DRAWING NUMBER
DA-4102

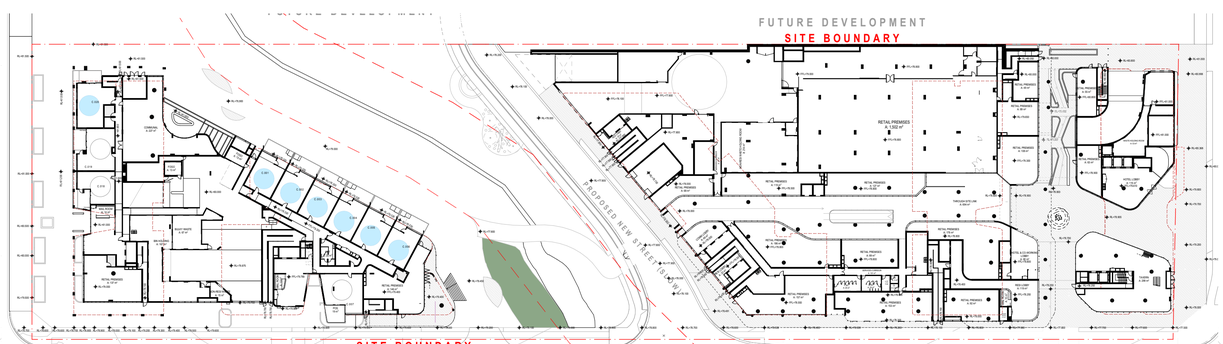
REVISION
A

LEGEND

CROSSVENTILATION ACHIEVED

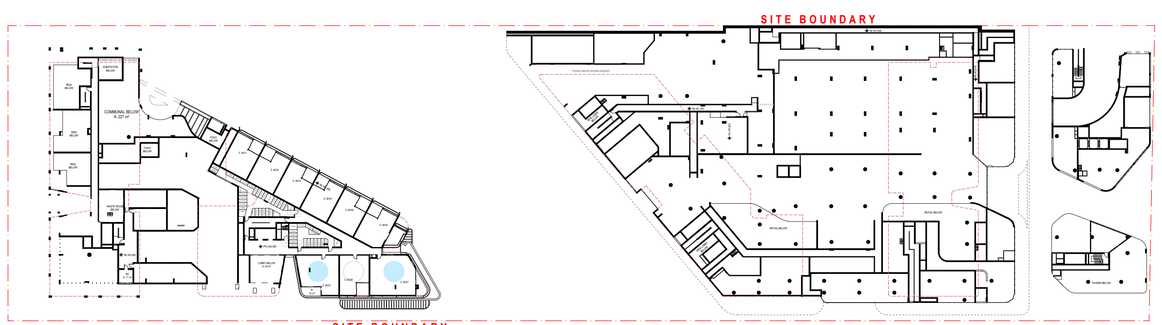
CROSSVENTILATION NOT ACHIEVED

ACHIEVED UNIT
CROSS VENTILATION: 197/325 (61%)
REQUIRED MIN. 60%



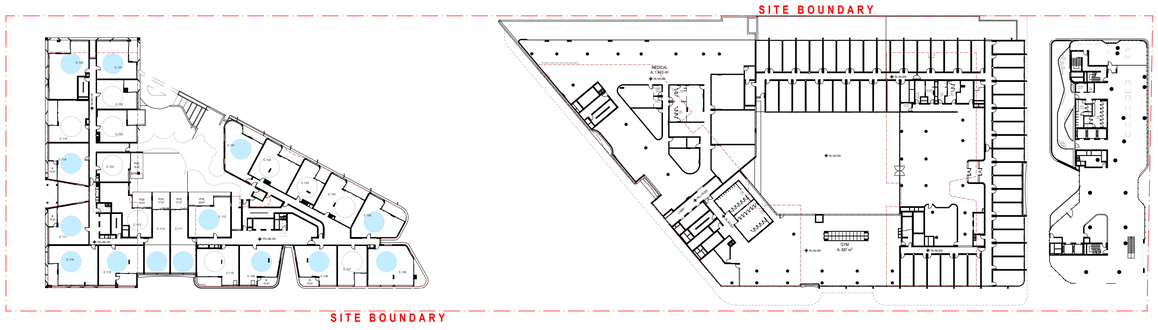
0. GROUND
- SCALE: 1:750 @A1

CROSS VENTILATION 07/10



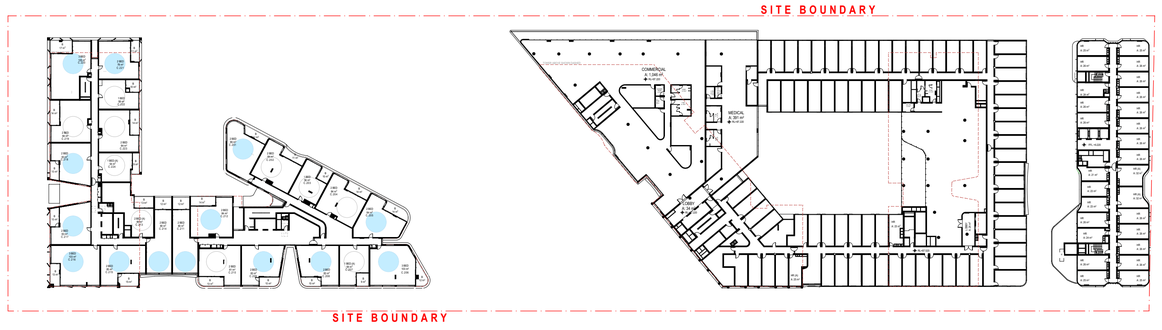
1. MEZZANINE
- SCALE: 1:750 @A1

CROSS VENTILATION 02/03



2. LEVEL 01
- SCALE: 1:750 @A1

CROSS VENTILATION 14/24



3. LEVEL 02
- SCALE: 1:750 @A1

CROSS VENTILATION 14/24

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

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SCALE
1:750 @A1 Size

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Plus Architecture Sydney Pty Ltd
ABN 34 600 506 303

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

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
CROSS VENTILATION DIAGRAM - SHEET 01

CLIENT
CREATIVEVISION
cvision.com.au

APPROVED
AJ

CHECKED
HN

DRAWN

PROJECT NUMBER
20799

DRAWING NUMBER
DA-4200

STAGE
DA

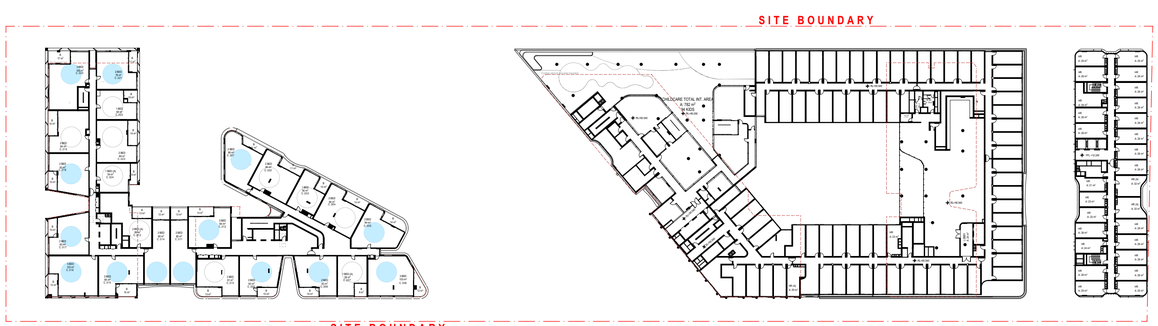
REVISION
A

LEGEND

CROSSVENTILATION ACHIEVED

CROSSVENTILATION NOT ACHIEVED

ACHIEVED UNIT
CROSS VENTILATION: 197/325 (61%)
REQUIRED MIN. 60%



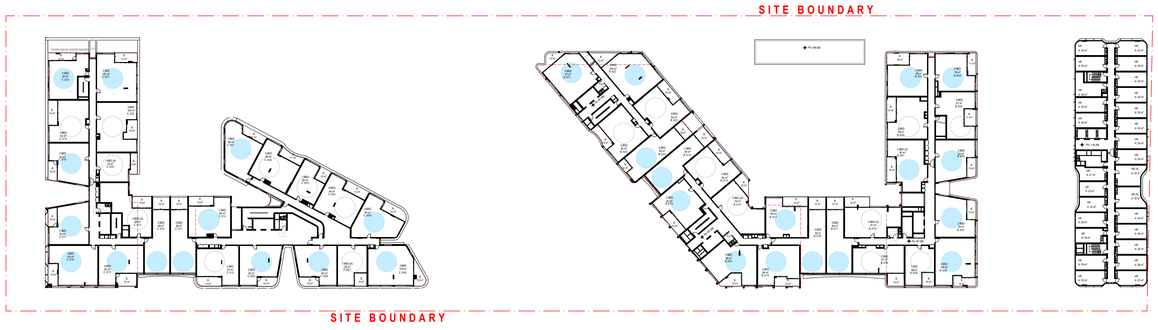
4. LEVEL 03
SCALE: 1:750 @A1

CROSS VENTILATION 14/24



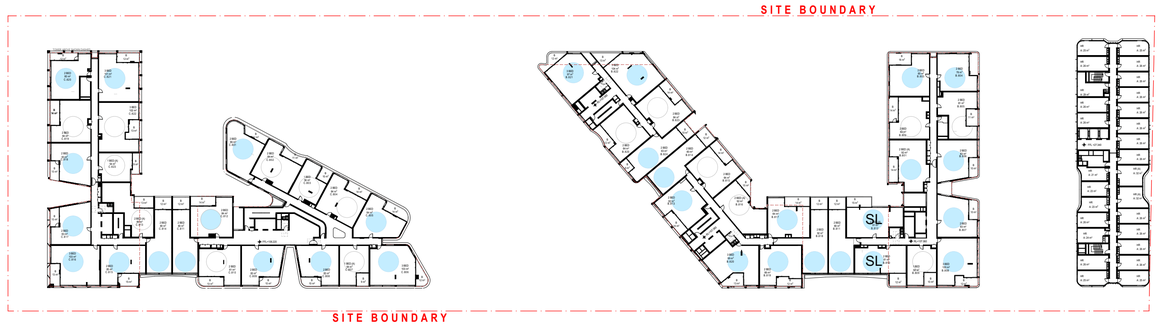
5. LEVEL 04
SCALE: 1:750 @A1

CROSS VENTILATION 24/48



6. TYPICAL LEVEL 05-07
SCALE: 1:750 @A1

CROSS VENTILATION 30/48



9. LEVEL 08
SCALE: 1:750 @A1

CROSS VENTILATION 32/48

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930
Scan QR code or follow website link for rating details
Assessor name Luke Williams
Accreditation No. 10070
Property Address 135 Building B, Badgerys Creek Road,Bradfield NSW,2556
https://nsw.ecopoints.com.au/Certificate/Summary/0012243930

Certificate No. 0012242140
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Accreditation No. 10070
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https://nsw.ecopoints.com.au/Certificate/Summary/0012242140

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NORTH POINT

SCALE
1:750 @A1 Size

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Nominated Architects NSW:
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
CROSS VENTILATION DIAGRAM - SHEET 02

CLIENT
CREATIVEVISION
cvision.com.au

APPROVED
AJ

CHECKED
HN

DRAWN

PROJECT NUMBER
20799

DRAWING NUMBER
DA-4201

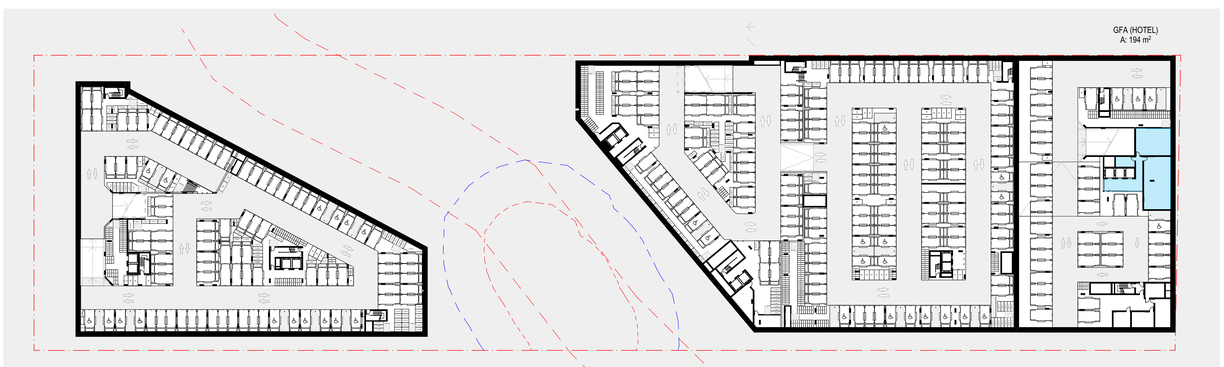
STAGE
DA

REVISION
A

LEGEND

PROPOSED RESIDENTIAL GFA

PROPOSED NON RESIDENTIAL GFA



-3. BASEMENT B2
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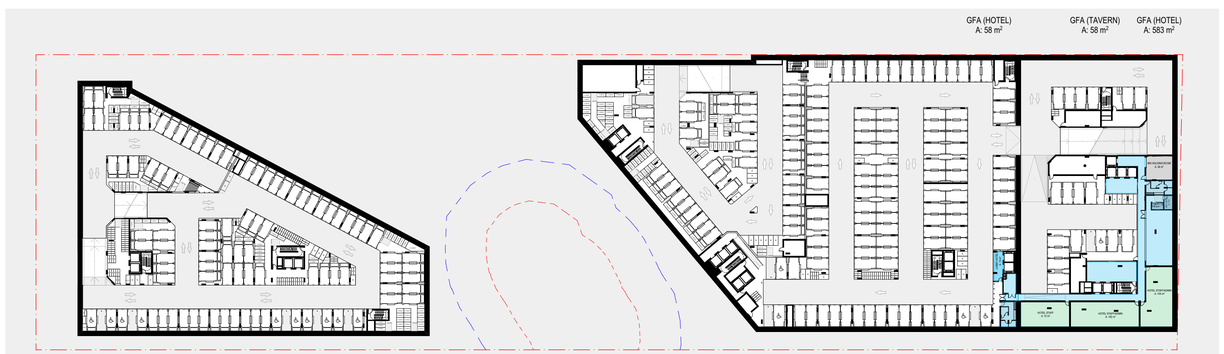
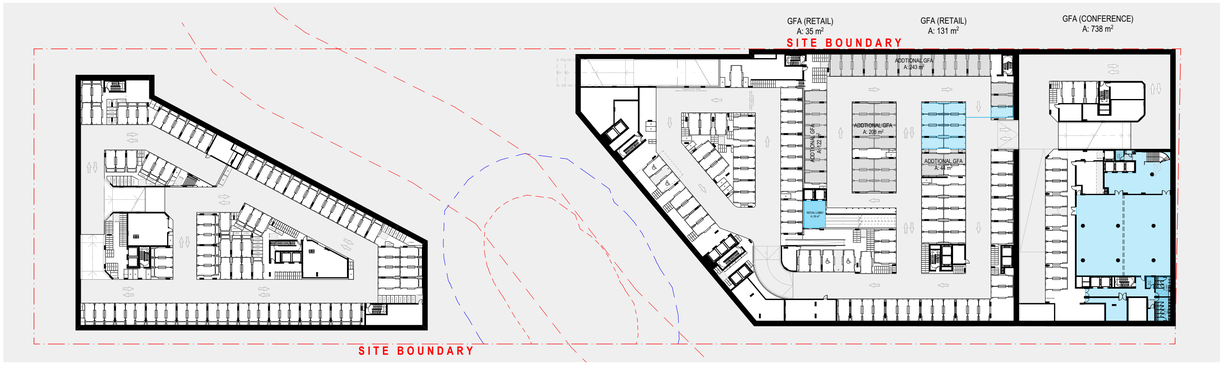


-2. BASEMENT B1
- SCALE: 1:750 @A1



-1. LOWER GROUND
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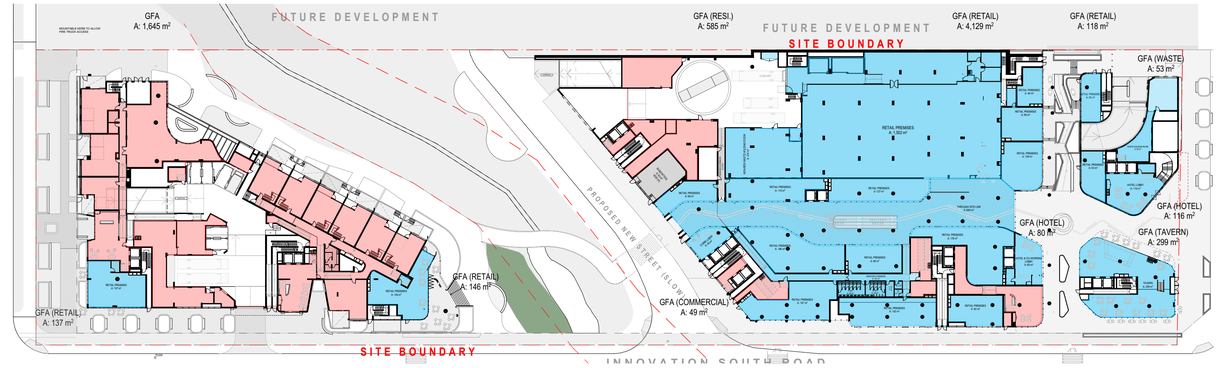

0. GROUND
- SCALE: 1:750 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930
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Accreditation No. 10070
Property Address 135 Building B, Badgerys Creek Road,Bradfield NSW,2556
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Certificate No. 0012242140
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 135 Building C, Badgerys Creek Road,Bradfield NSW,2556
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NORTH POINT

SCALE
1:750 @A1 Size

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Nominated Architects NSW:
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GFA DIAGRAM - SHEET 01

CLIENT
CREATIVEVISION
cvision.com.au

APPROVED
AJ

CHECKED
HN

DRAWN

PROJECT NUMBER
20799

DRAWING NUMBER
DA-5100

STAGE
DA

REVISION
A

LEGEND

PROPOSED RESIDENTIAL GFA

PROPOSED NON RESIDENTIAL GFA

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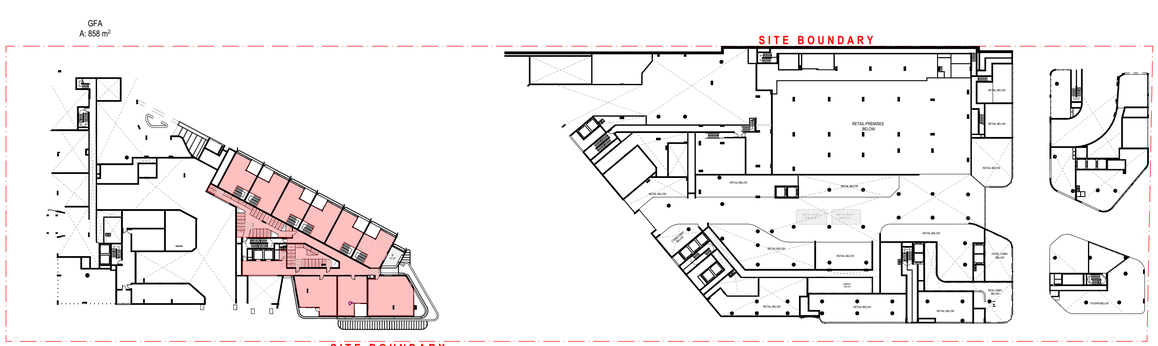
- SCALE: 1:750 @A1



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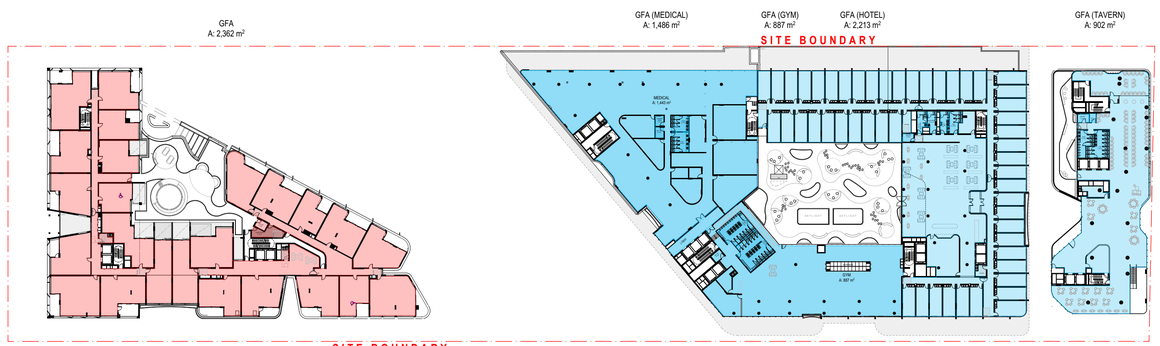

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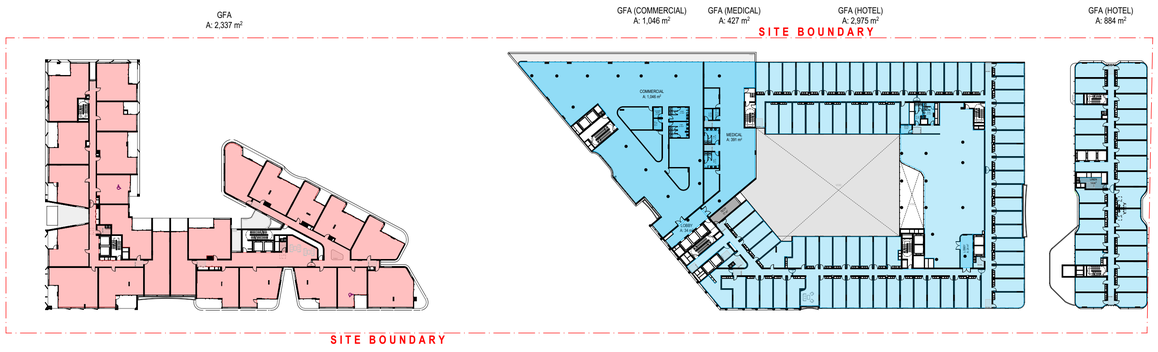
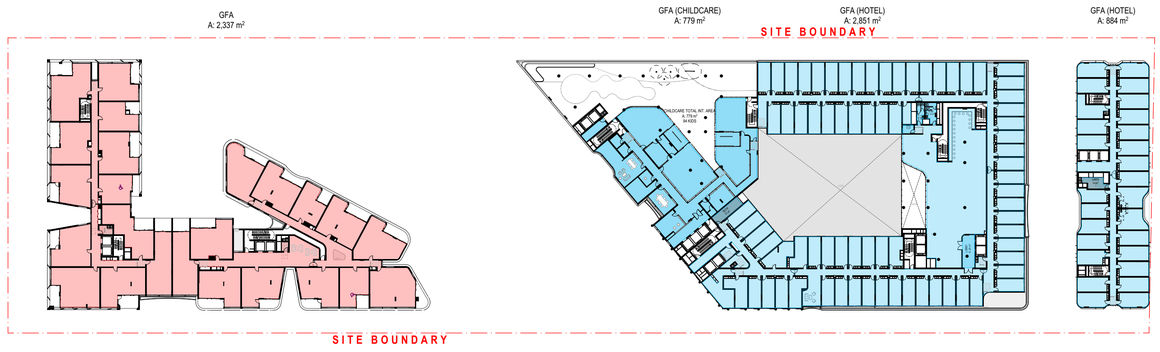
- SCALE: 1:750 @A1



4. LEVEL 03
- SCALE: 1:750 @A1



FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930
Scan QR code or follow website link for rating details.
Assessor name: Luke Williams
Accreditation No.: 10070
Property Address: 135 Building B, Badgerys Creek Road,Bradfield NSW,2556
https://www.nsw.gov.au/QRGenerator/sync/dUMxLJv

Certificate No. 0012242140
Scan QR code or follow website link for rating details.
Assessor name: Luke Williams
Accreditation No.: 10070
Property Address: 135 Building C, Badgerys Creek Road,Bradfield NSW,2556
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GFA DIAGRAM - SHEET 02

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PROJECT NUMBER
20799

STAGE
DA

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AJ

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HN

DRAWN

DRAWING NUMBER
DA-5101

REVISION
A

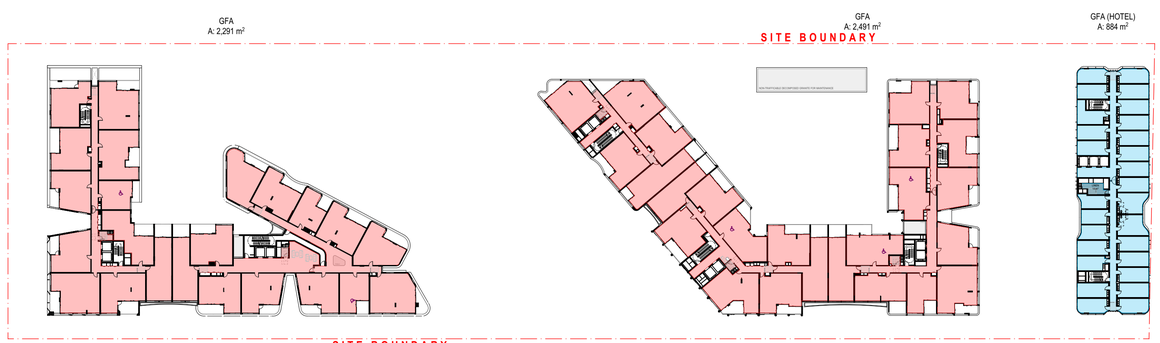
LEGEND

PROPOSED RESIDENTIAL GFA

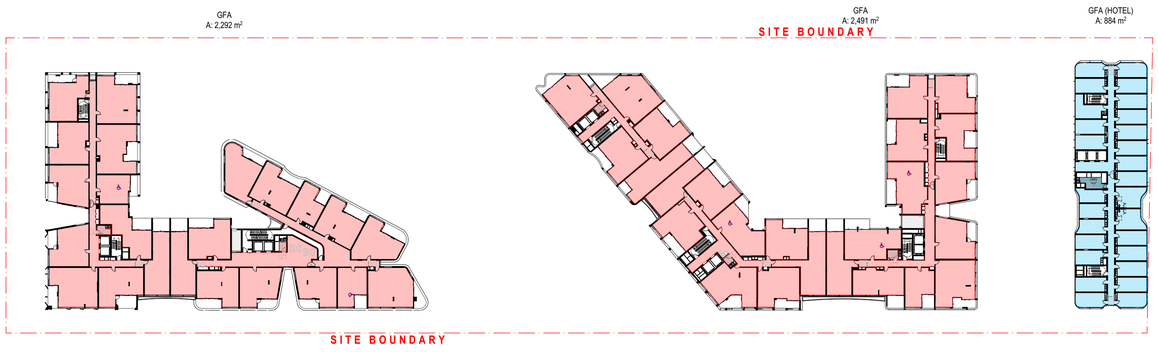
PROPOSED NON RESIDENTIAL GFA



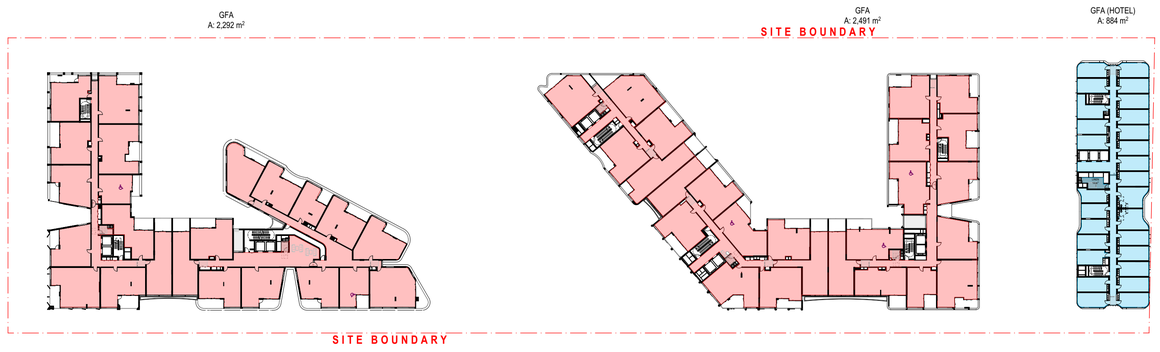
5. LEVEL 04
- SCALE: 1:750 @A1



6. LEVEL 05
- SCALE: 1:750 @A1



7. LEVEL 06
- SCALE: 1:750 @A1



8. LEVEL 07
- SCALE: 1:750 @A1

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REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GFA DIAGRAM - SHEET 03

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cvision.com.au

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HN

DRAWN

PROJECT NUMBER
20799

DRAWING NUMBER
DA-5102

STAGE
DA

REVISION
A

LEGEND

PROPOSED RESIDENTIAL GFA

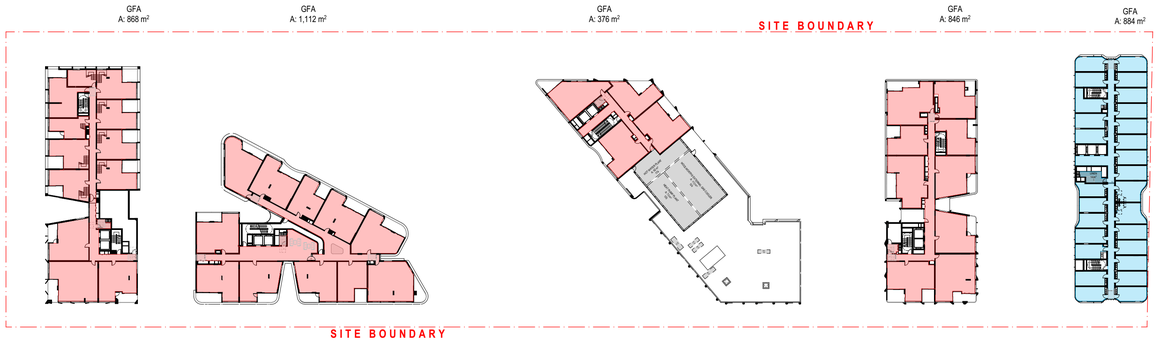
PROPOSED NON RESIDENTIAL GFA



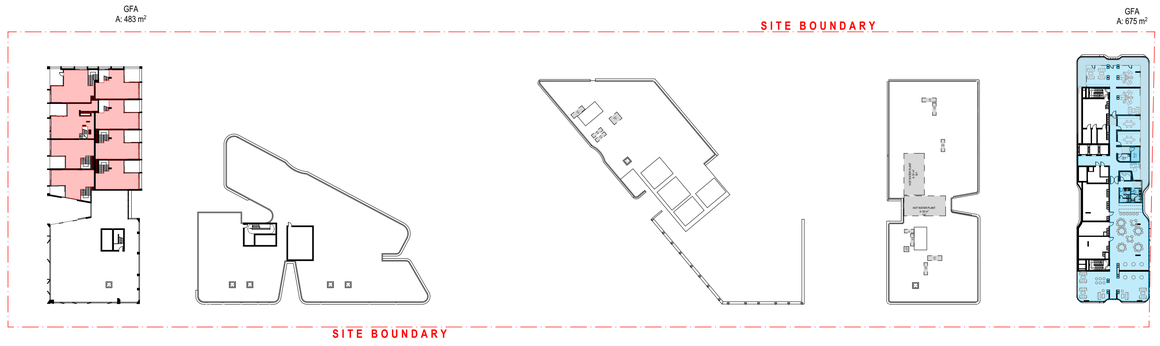
9. LEVEL 08
- SCALE: 1:750 @A1



10. LEVEL 09
- SCALE: 1:750 @A1



11. LEVEL 10
- SCALE: 1:750 @A1



12. LEVEL 11
- SCALE: 1:750 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930
Scan QR code or follow website link for rating details
Assessor name Luke Williams
Accreditation No. 10070
Property Address 135 Building B, Badgerys Creek Road,Bradfield NSW,2556
https://www.nsw.gov.au/GPGGenerator/sys/sc/BMcLJv

Certificate No. 0012242140
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Assessor name Luke Williams
Accreditation No. 10070
Property Address 135 Building C, Badgerys Creek Road,Bradfield NSW,2556
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
GFA DIAGRAM - SHEET 04

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cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

DRAWN

DRAWING NUMBER
DA-5103

REVISION
A

LEGEND

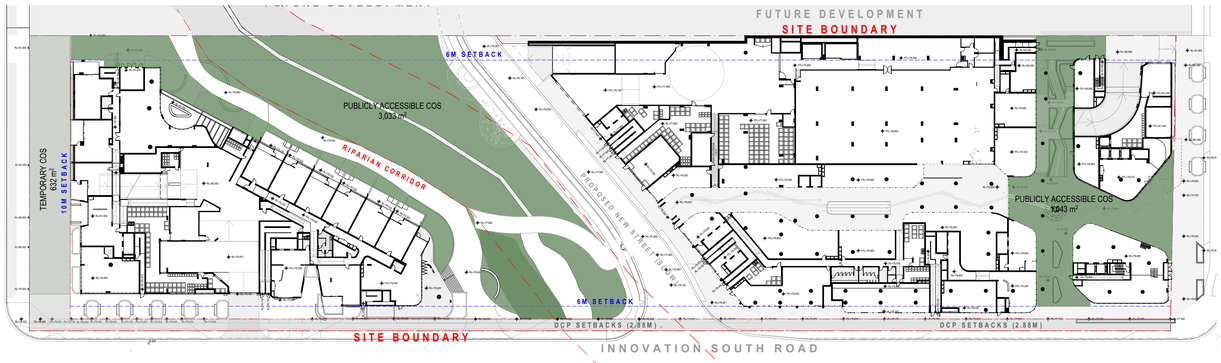
SITE AREA : 20237 m2

PROPOSED COMMUNAL OPEN SPACE : 2584 m2 (12.7%)

PROPOSED TEMPORARY COMMUNAL OPEN SPACE : 632 m2 (3.1%)

PROPOSED PUBLICLY ACCESSIBLE COMMUNAL OPEN SPACE : 4076 m2 (20.1%)

: 7292 m2 (36.03%)



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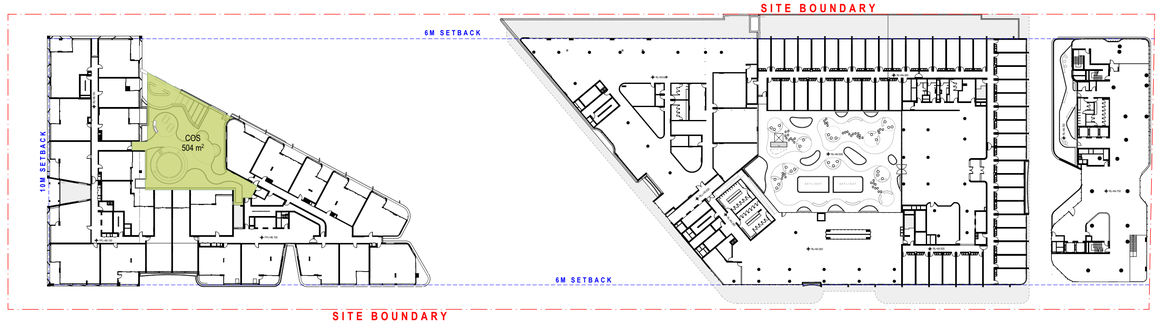
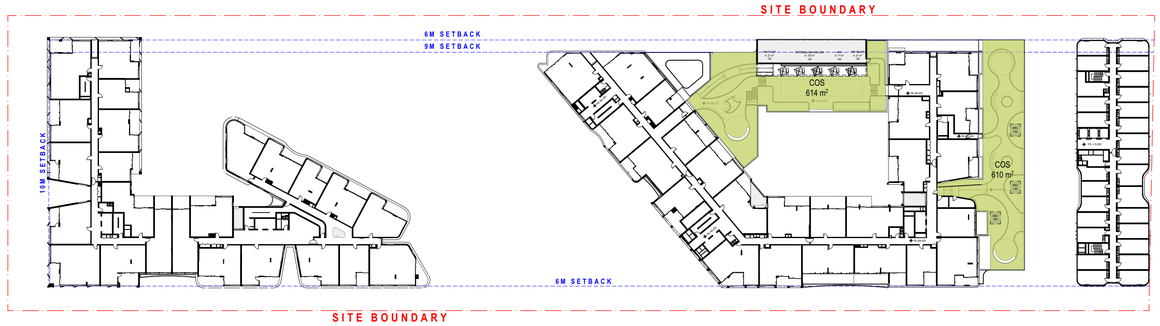
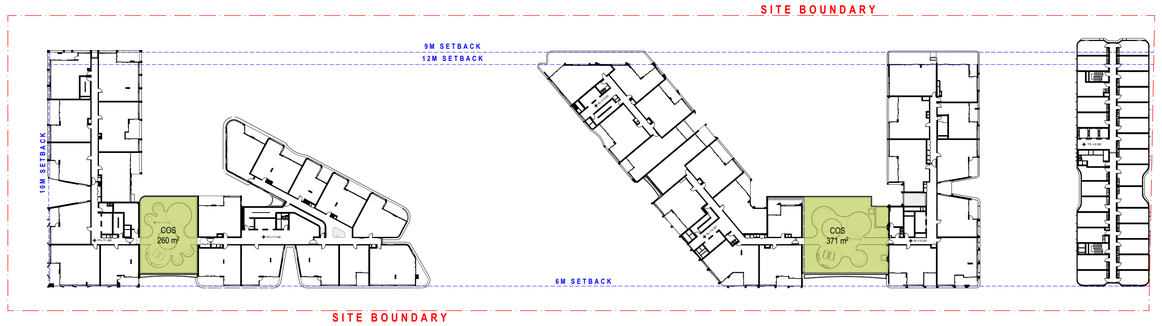
- SCALE: 1:750 @A1



2. LEVEL 01
- SCALE: 1:750 @A1



5. LEVEL 04
- SCALE: 1:750 @A1



10. LEVEL 09
- SCALE: 1:750 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930 — Assessor name : Luke Williams — Accreditation No. 10070 — Property Address 135 Building B, Badgerys Creek Road,Bradfield NSW,2556

Certificate No. 0012242140 — Assessor name : Luke Williams — Accreditation No. 10070 — Property Address 135 Building C, Badgerys Creek Road,Bradfield NSW,2556

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Plus Architecture Sydney Pty Ltd
ABN 34 600 506 303

Nominated Architects NSW:
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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
COMMUNAL OPEN SPACE DIAGRAM

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

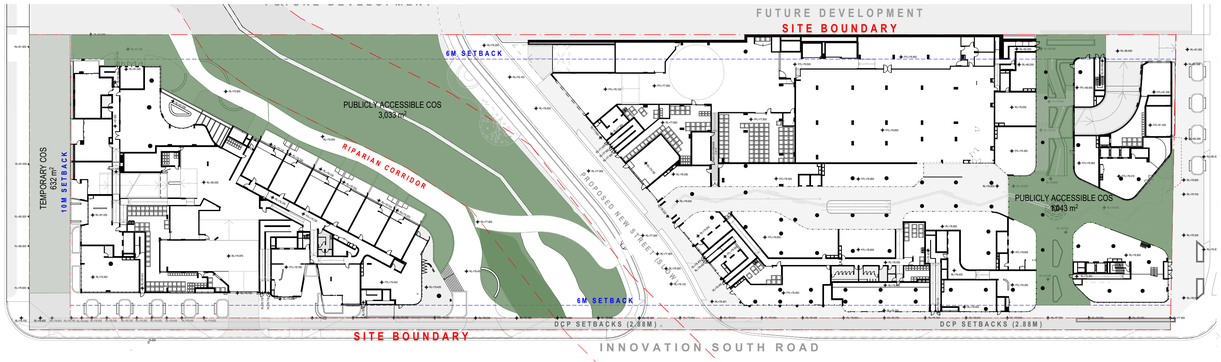
DRAWN

DRAWING NUMBER
DA-5200

REVISION
A

LEGEND

SITE AREA	: 20237 m2
PROPOSED COMMUNAL OPEN SPACE	: 2584 m2 (12.7%)
PROPOSED TEMPORARY COMMUNAL OPEN SPACE	: 632 m2 (3.1%)
PROPOSED PUBLICLY ACCESSIBLE COMMUNAL OPEN SPACE	: 4076 m2 (20.1%)
	: 7292 m2 (36.03%)



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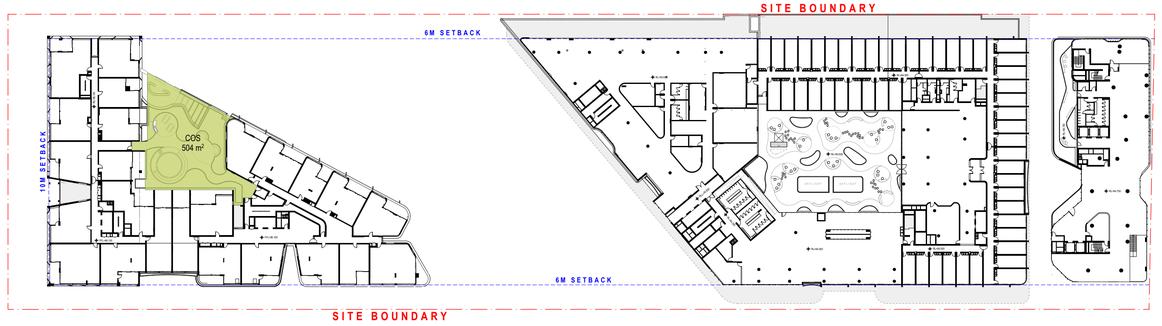
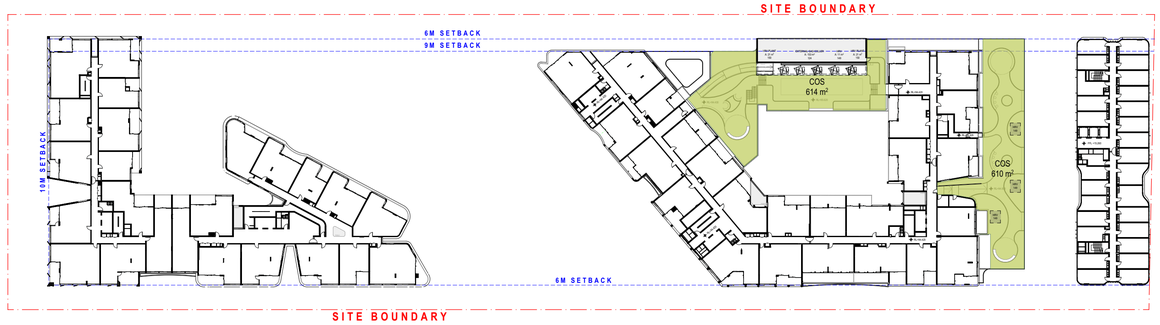
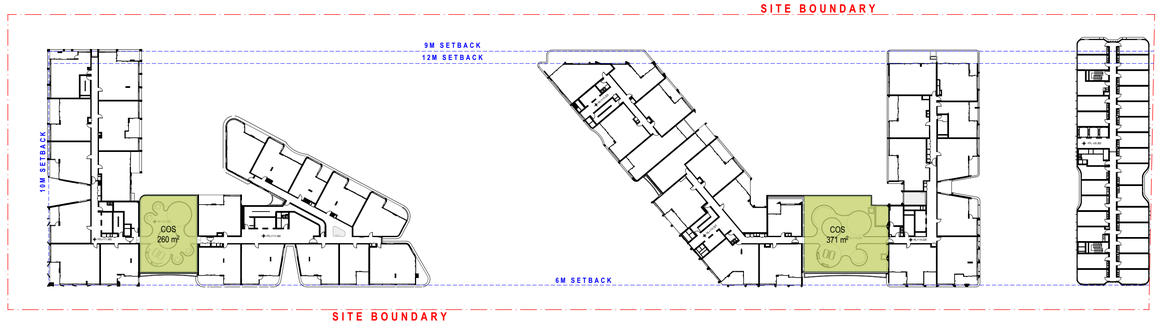
- SCALE: 1:750 @A1



2. LEVEL 01
- SCALE: 1:750 @A1



5. LEVEL 04
- SCALE: 1:750 @A1



10. LEVEL 09
- SCALE: 1:750 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930 — Assessor name : Luke Williams — Accreditation No. 10070 — Property Address 135 Building B, Badgerys Creek Road,Bradfield NSW,2556

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NORTH POINT

SCALE
1:750 @A1 Size

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Plus Architecture Sydney Pty Ltd
ABN 34 600 506 303

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

plusstudio.co

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
COMMUNAL OPEN SPACE DIAGRAM

CLIENT
CREATIVEVISION
cvision.com.au

APPROVED	CHECKED	DRAWN
AJ	HN	

PROJECT NUMBER
20799

STAGE
DA

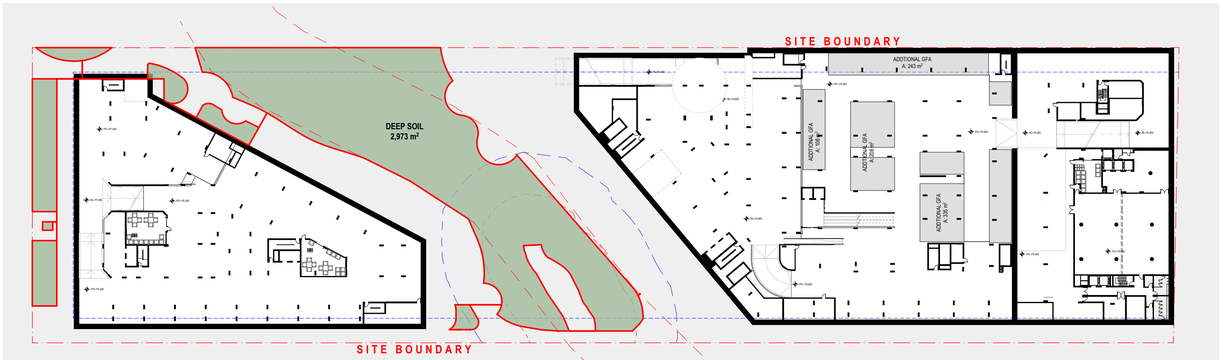
DRAWING NUMBER
DA-5200

REVISION
A

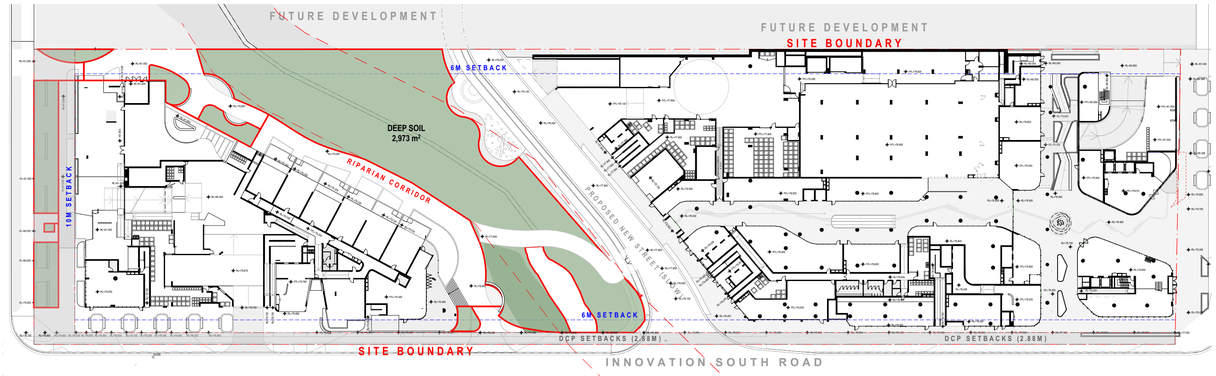
LEGEND

SITE AREA : 20237 m2

DEEPSOIL PROVIDED : **2973 m2 (14.7%)**



-1.
-
LOWER GROUND
SCALE: 1:750 @A1



0.
-
GROUND
SCALE: 1:750 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930
BASIX Scan QR code or follow website link for rating details.
Assessor name : Luke Williams
Accreditation No. 10070
Property Address 135 Building B, Badgerys Creek Road,Bradfield NSW,2556
https://www.planningportal.nsw.gov.au/BASIXcertificate?pcmsAuthKey=1760601202

Certificate No. 0012242140
BASIX Scan QR code or follow website link for rating details.
Assessor name : Luke Williams
Accreditation No. 10070
Property Address 135 Building C, Badgerys Creek Road,Bradfield NSW,2556
https://www.planningportal.nsw.gov.au/BASIXcertificate?pcmsAuthKey=1760601202

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Traffic Consultant
ASON GROUP
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Services Consultant
NEURON BUILD
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NORTH POINT

SCALE
1:750 @A1 Size

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
DEEP SOIL DIAGRAM - SHEET 01

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

DRAWN

DRAWING NUMBER
DA-5300

REVISION
A

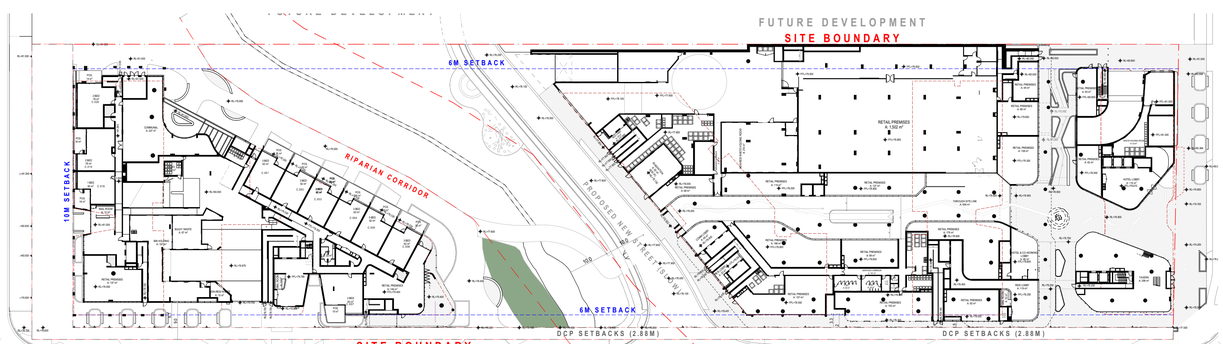
BUIDING B (158 UNITS)	ADAPTABLE	SILVER LIVEABLE	TOTAL
LEVEL 04	B.401, B.412, B.415	B.409, B.418	B.409, B.418, B.401, B.412, B.415
LEVEL 05	B.501, B.512, B.516	B.505, B.510, B.520	B.505, B.510, B.520, B.501, B.512, B.516
LEVEL 06	B.601, B.612, B.616	B.605, B.610, B.620	B.605, B.610, B.620, B.601, B.612, B.616
LEVEL 07	B.701, B.712, B.716	B.705, B.710, B.720	B.705, B.710, B.720, B.701, B.712, B.716
LEVEL 08	B.801, B.812, B.816	B.805, B.810, B.820	B.805, B.810, B.820, B.801, B.812, B.816
LEVEL 09	B.913	B.904, B.916	B.904, B.916, B.913
TOTAL	**16 (10.1%)**	**16 (10.1%)**	**32(20.2%)**

BUIDING C (244 UNITS)	ADAPTABLE	SILVER LIVEABLE	TOTAL
MEZZANINE	C.M08		C.M08
LEVEL 01	C.107, C.113, C.124	C.101, C.120, C.121	C.101, C.120, C.121, C.107, C.113, C.124
LEVEL 02	C.207, C.213, C.224	C.201, C.220, C.221	C.201, C.220, C.221, C.207, C.213, C.224
LEVEL 03	C.307, C.313, C.324	C.301, C.320, C.321	C.301, C.320, C.321, C.307, C.313, C.324
LEVEL 04	C.407, C.413, C.424	C.401, C.420, C.421	C.401, C.420, C.421, C.407, C.413, C.424
LEVEL 05	C.507, C.513, C.523	C.501, C.520, C.521	C.501, C.520, C.521, C.507, C.513, C.523
LEVEL 06	C.607, C.613, C.623	C.601, C.620, C.621	C.601, C.620, C.621, C.607, C.613, C.623
LEVEL 07	C.707, C.713, C.723	C.701, C.720, C.721	C.701, C.720, C.721, C.707, C.713, C.723
LEVEL 08	C.807, C.813, C.823	C.801, C.820, C.821	C.801, C.820, C.821, C.807, C.813, C.823
LEVEL 09	C.907	C.917, C.918	C.917, C.918, C.907
TOTAL	**26 (10.6%)**	**26 (10.6%)**	**52 (21.3%)**

LEGEND

ADAPTABLE UNIT

SILVER LIVEABLE UNIT



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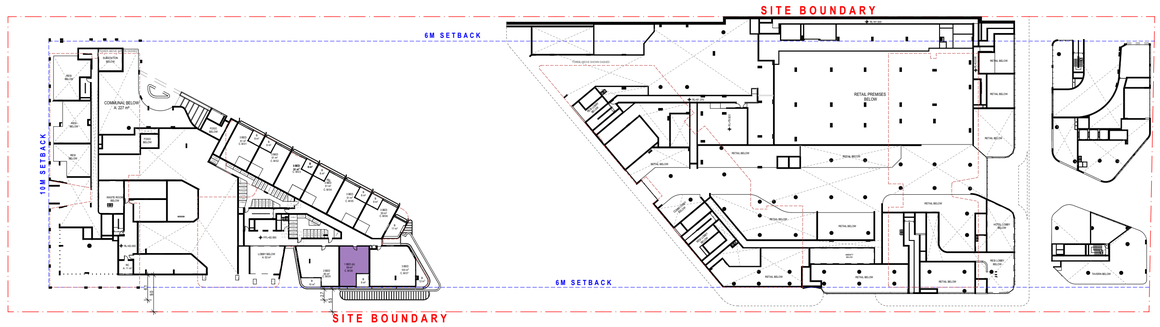
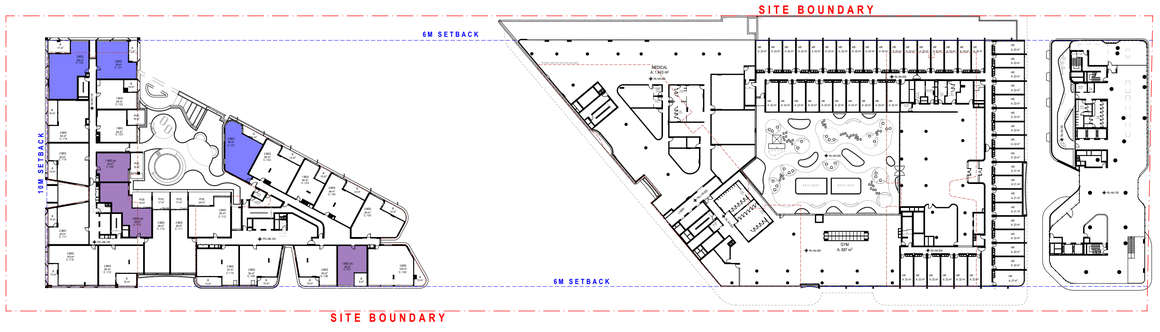
- SCALE: 1:750 @A1



1. MEZZANINE
- SCALE: 1:750 @A1



2. LEVEL 01
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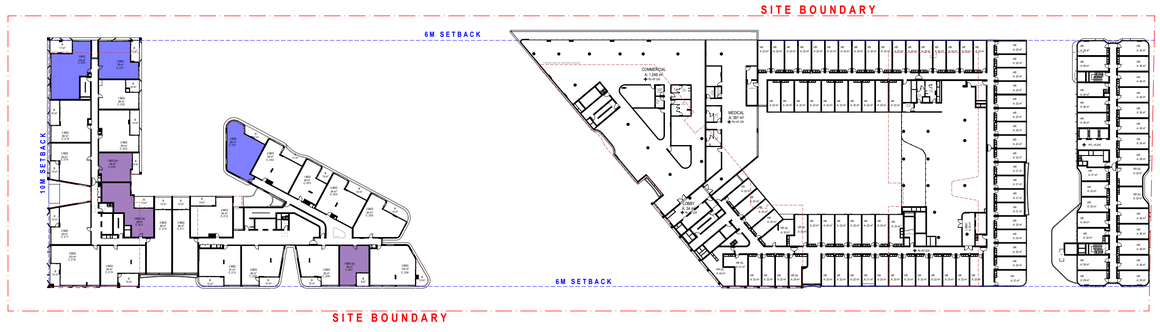

3. LEVEL 02
- SCALE: 1:750 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 135 Building B, Badgerys Creek Road,Bradfield NSW,2556
https://nsw.au/QR/Generate?pmuid=BUNLJV

Certificate No. 0012242140
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 135 Building C, Badgerys Creek Road,Bradfield NSW,2556
https://nsw.au/QR/Generate?pmuid=bZmeUI

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NORTH POINT

SCALE
1:750 @A1 Size

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
TYPOLOGY DIAGRAMS - SHEET 01

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

DRAWN

DRAWING NUMBER
DA-6000

REVISION
A

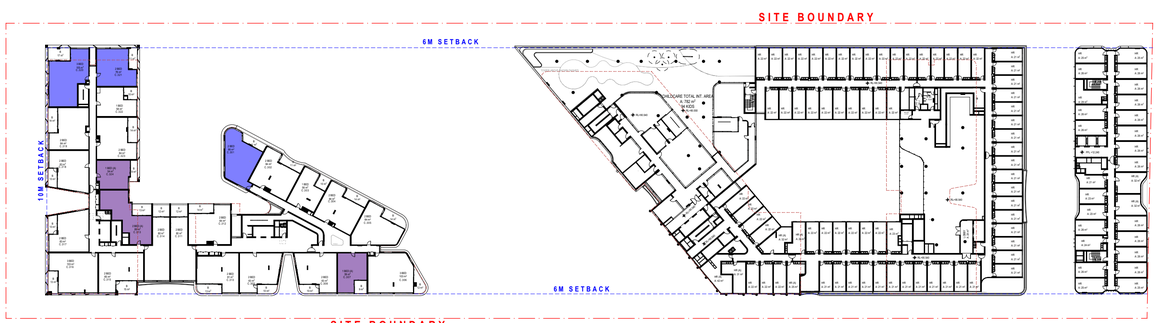
BUIDING B (158 UNITS)	ADAPTABLE	SILVER LIVEABLE	TOTAL
LEVEL 04	B.401, B.412, B.415	B.409, B.418	B.409, B.418, B.401, B.412, B.415
LEVEL 05	B.501, B.512, B.516	B.505, B.510, B.520	B.505, B.510, B.520, B.501, B.512, B.516
LEVEL 06	B.601, B.612, B.616	B.605, B.610, B.620	B.605, B.610, B.620, B.601, B.612, B.616
LEVEL 07	B.701, B.712, B.716	B.705, B.710, B.720	B.705, B.710, B.720, B.701, B.712, B.716
LEVEL 08	B.801, B.812, B.816	B.805, B.810, B.820	B.805, B.810, B.820, B.801, B.812, B.816
LEVEL 09	B.913	B.904, B.916	B.904, B.916, B.913
TOTAL	**16 (10.1%)**	**16 (10.1%)**	**32(20.2%)**

BUIDING C (244 UNITS)	ADAPTABLE	SILVER LIVEABLE	TOTAL
MEZZANINE	C.M08		C.M08
LEVEL 01	C.107, C.113, C.124	C.101, C.120, C.121	C.101, C.120, C.121, C.107, C.113, C.124
LEVEL 02	C.207, C.213, C.224	C.201, C.220, C.221	C.201, C.220, C.221, C.207, C.213, C.224
LEVEL 03	C.307, C.313, C.324	C.301, C.320, C.321	C.301, C.320, C.321, C.307, C.313, C.324
LEVEL 04	C.407, C.413, C.424	C.401, C.420, C.421	C.401, C.420, C.421, C.407, C.413, C.424
LEVEL 05	C.507, C.513, C.523	C.501, C.520, C.521	C.501, C.520, C.521, C.507, C.513, C.523
LEVEL 06	C.607, C.613, C.623	C.601, C.620, C.621	C.601, C.620, C.621, C.607, C.613, C.623
LEVEL 07	C.707, C.713, C.723	C.701, C.720, C.721	C.701, C.720, C.721, C.707, C.713, C.723
LEVEL 08	C.807, C.813, C.823	C.801, C.820, C.821	C.801, C.820, C.821, C.807, C.813, C.823
LEVEL 09	C.907	C.917, C.918	C.917, C.918, C.907
TOTAL	**26 (10.6%)**	**26 (10.6%)**	**52 (21.3%)**

LEGEND

ADAPTABLE UNIT

SILVER LIVEABLE UNIT



4. LEVEL 03
- SCALE: 1:750 @A1



5. LEVEL 04
- SCALE: 1:750 @A1



6. TYPICAL LEVEL 05 - 06
- SCALE: 1:750 @A1



8. LEVEL 07
- SCALE: 1:750 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025



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Services Consultant
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NORTH POINT

SCALE
1:750 @A1 Size

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
TYPOLOGY DIAGRAMS - SHEET 02

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

DRAWN

DRAWING NUMBER
DA-6001

REVISION
A

BUIDING B (158 UNITS)	ADAPTABLE	LIVEABLE
LEVEL 04	B.401, B.412, B.415	B.409, B.418, B.401, B.412, B.415
LEVEL 05	B.501, B.512, B.516	B.505, B.510, B.520, B.501, B.512, B.516
LEVEL 06	B.601, B.612, B.616	B.605, B.610, B.620, B.601, B.612, B.616
LEVEL 07	B.701, B.712, B.716	B.705, B.710, B.720, B.701, B.712, B.716
LEVEL 08	B.801, B.812, B.816	B.805, B.810, B.820, B.801, B.812, B.816
LEVEL 09	B.913	B.904, B.916, B.913
TOTAL	**16 (10.1%)**	**32(20.2%)**

BUIDING C (244 UNITS)	ADAPTABLE	LIVEABLE
MEZZANINE	C.M08	C.M08
LEVEL 01	C.107, C.113, C.124	C.101, C.120, C.121, C.107, C.113, C.124
LEVEL 02	C.207, C.213, C.224	C.201, C.220, C.221, C.207, C.213, C.224
LEVEL 03	C.307, C.313, C.324	C.301, C.320, C.321, C.307, C.313, C.324
LEVEL 04	C.407, C.413, C.424	C.401, C.420, C.421, C.407, C.413, C.424
LEVEL 05	C.507, C.513, C.523	C.501, C.520, C.521, C.507, C.513, C.523
LEVEL 06	C.607, C.613, C.623	C.601, C.620, C.621, C.607, C.613, C.623
LEVEL 07	C.707, C.713, C.723	C.701, C.720, C.721, C.707, C.713, C.723
LEVEL 08	C.807, C.813, C.823	C.801, C.820, C.821, C.807, C.813, C.823
LEVEL 09	C.907	C.917, C.918, C.907
TOTAL	**26 (10.6%)**	**52 (21.3%)**

LEGEND

ADAPTABLE UNIT

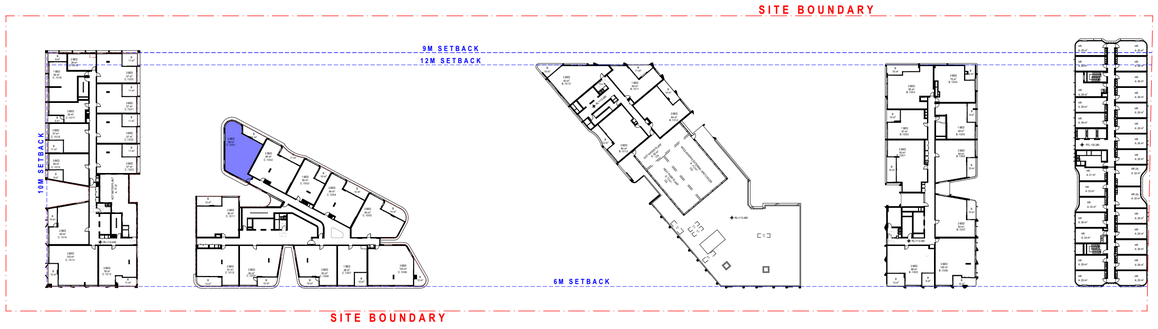
SILVER LIVEABLE UNIT



9. LEVEL 08
SCALE: 1:750 @A1



10. LEVEL 09
SCALE: 1:750 @A1



11. LEVEL 10
SCALE: 1:750 @A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025



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Structure Consultant
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NORTH POINT

SCALE
1:750 @A1 Size

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Plus Architecture Sydney Pty Ltd
ABN 34 600 506 303

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

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
TYPOLOGY DIAGRAMS - SHEET 03

CLIENT
CREATIVEVISION
cvision.com.au

PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

DRAWN

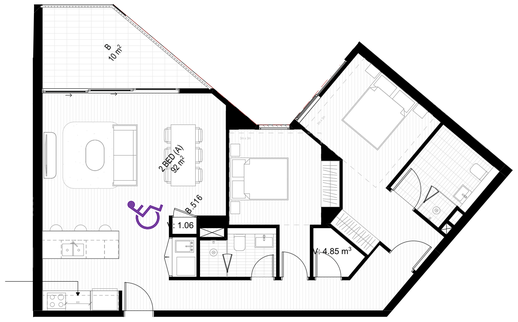
DRAWING NUMBER
DA-6002

REVISION
A

2 B

TYPE 1
(6 UNITS)

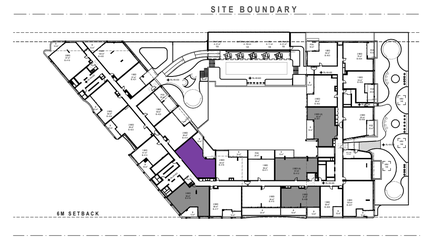
B.516



TYPE 1 - PRE ADAPTATION
1:100 @ A1



TYPE 1 - POST ADAPTATION
1:100 @ A1

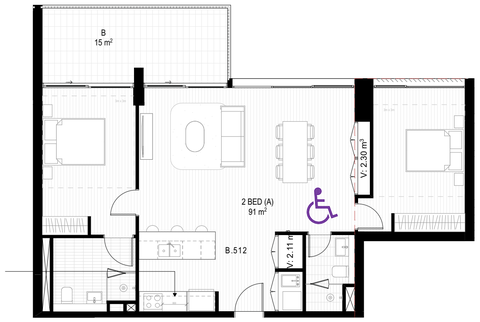


TYPE 1 - LOCATION
1:1000 @ A1

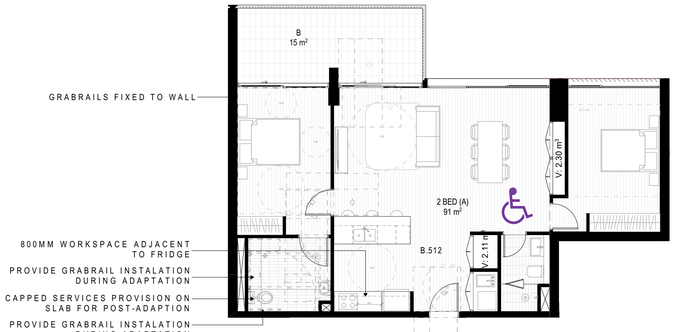
2 B

TYPE 2
(5 UNITS)

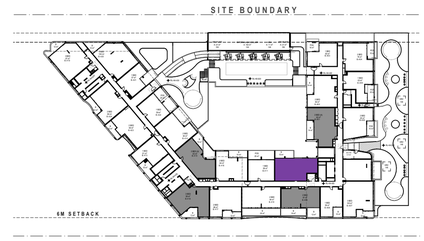
B.512



TYPE 2 - PRE ADAPTATION
1:100 @ A1



TYPE 2 - POST ADAPTATION
1:100 @ A1



TYPE 2 - LOCATION
1:1000 @ A1

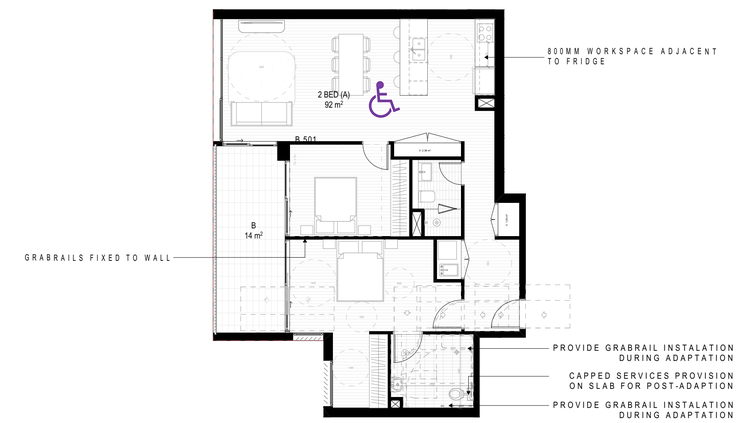
2 B

TYPE 3
(5 UNITS)

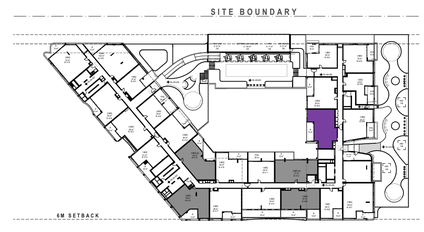
B.501



TYPE 3 - PRE ADAPTATION
1:100 @ A1



TYPE 3 - POST ADAPTATION
1:100 @ A1



TYPE 3 - LOCATION
1:1000 @ A1

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REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025



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SCALE
1:100, 1:1000 @A1 Size

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
PRE & POST ADAPTATION TYPOLOGIES - SHEET 01

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PROJECT NUMBER
20799

STAGE
DA

APPROVED
AJ

CHECKED
HN

DRAWN

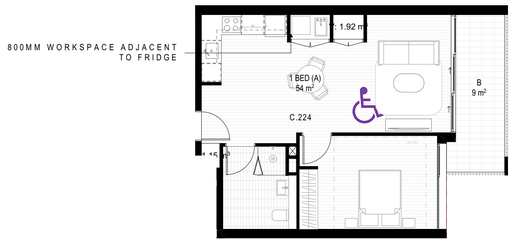
DRAWING NUMBER
DA-6003

REVISION
A

1B

TYPE 4
(8 UNITS)

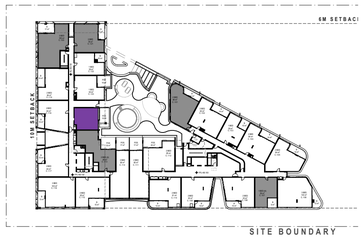
C.224



TYPE 4 - PRE ADAPTATION
1:100 @ A1



TYPE 4 - POST ADAPTATION
1:100 @ A1

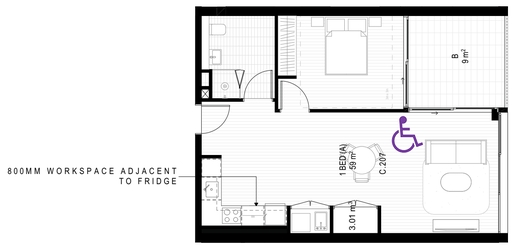


TYPE 4 - LOCATION
1:1000 @ A1

1B

TYPE 5
(10 UNITS)

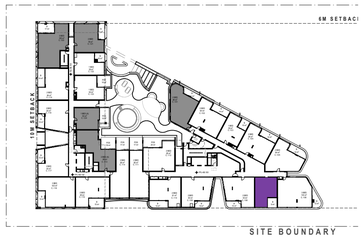
C.207



TYPE 5 - PRE ADAPTATION
1:100 @ A1



TYPE 5 - POST ADAPTATION
1:100 @ A1



TYPE 5 - LOCATION
1:1000 @ A1

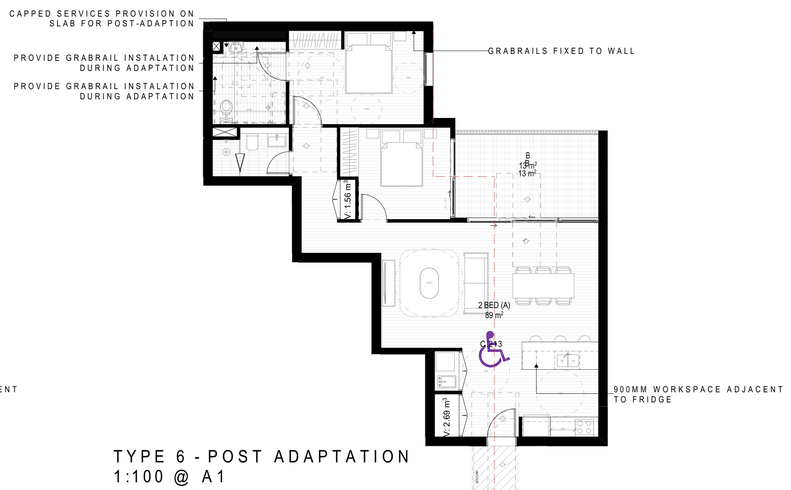
2B

TYPE 6
8 UNITS)

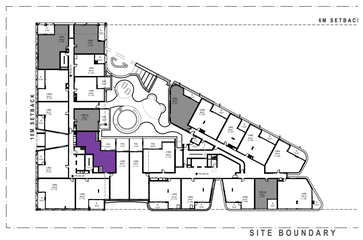
C.213



TYPE 6 - PRE ADAPTATION
1:100 @ A1



TYPE 6 - POST ADAPTATION
1:100 @ A1



TYPE 6 - LOCATION
1:1000 @ A1

FOR SUBMISSION

REV	CKD	APP	Status	DATE
A	HN	AJ	FOR SUBMISSION	10/1/2025

Certificate No. 0012243930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 135 Building B, Badgerys Creek Road,Bradfield NSW,2556
hstar.com.au/QRGenerate?q=aUtUMxLJV

Certificate No. 0012242140
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 135 Building C, Badgerys Creek Road,Bradfield NSW,2556
hstar.com.au/QRGenerate?q=kuSqCmkUr

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SCALE
1:100, 1:1000 @A1 Size

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
PRE & POST ADAPTATION TYPOLOGIES - SHEET 02

CLIENT
CREATIVEVISION
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PROJECT NUMBER
20799

STAGE
DA

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AJ

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DRAWING NUMBER
DA-6004

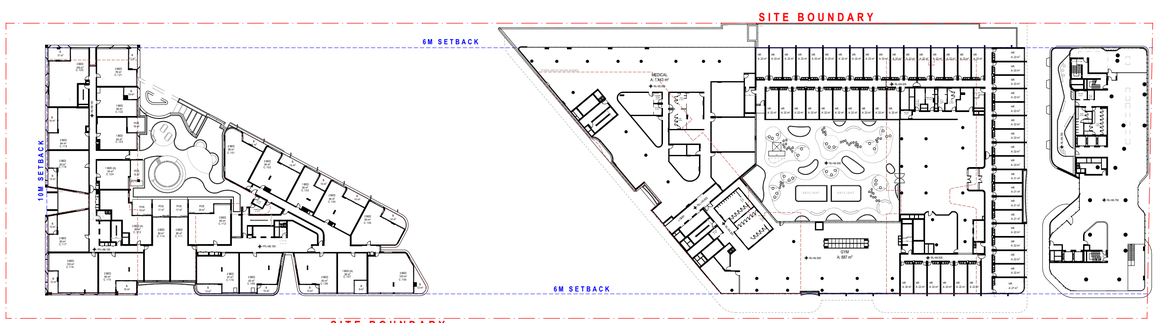
REVISION
A

BUIDING B (202 ROOMS)	NO. OF LH HOTEL ACCESSIBLE ROOM	NO. OF RH HOTEL ACCESSIBLE ROOM	NO. OF TOTAL HOTEL ACCESSIBLE ROOM
LEVEL 01	0	0	0
LEVEL 02	3	2	5
LEVEL 03	3	2	5
TOTAL			**10 (4.9%)**

BUIDING A (243 ROOMS)	NO. OF LH HOTEL ACCESSIBLE ROOM	NO. OF RH HOTEL ACCESSIBLE ROOM	NO. OF TOTAL HOTEL ACCESSIBLE ROOM
LEVEL 02	1	1	2
LEVEL 03	1	1	2
LEVEL 04	1	1	2
LEVEL 05	1	1	2
LEVEL 06	1	1	2
LEVEL 07	1	1	2
LEVEL 08	1	1	2
LEVEL 09	1	1	2
LEVEL 10	1	1	2
TOTAL			**18 (7.4%)**

LEGEND

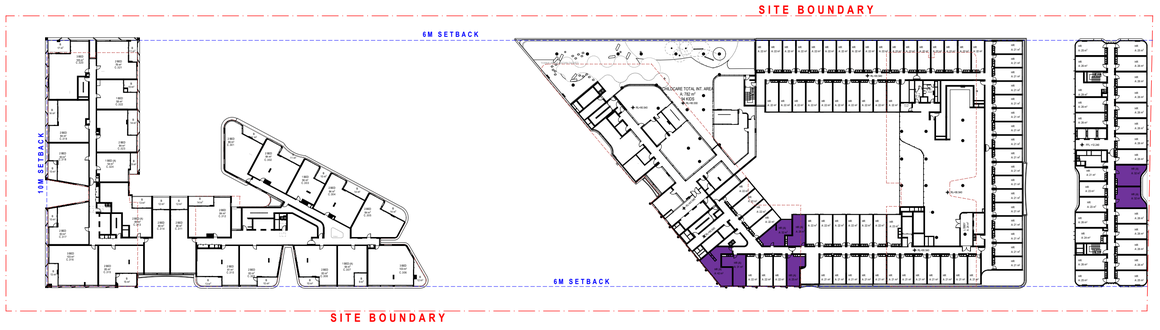
HOTEL ACCESSIBLE ROOM



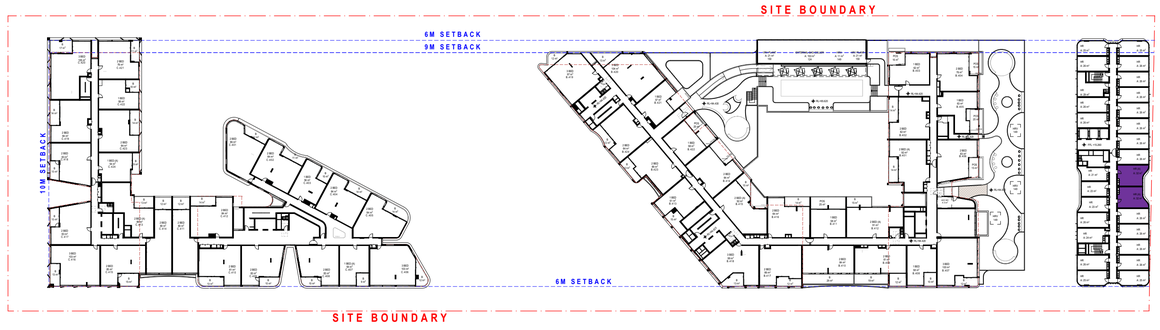
2. LEVEL 01
- SCALE: 1:750 @A1



3. LEVEL 02
- SCALE: 1:750 @A1



4. LEVEL 03
- SCALE: 1:750 @A1



5. TYPICAL LEVEL 04 -10
- SCALE: 1:750 @A1

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A	HN	AJ	FOR SUBMISSION	10/1/2025



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SCALE
1:750 @A1 Size

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
HOTEL TYPOLOGY DIAGRAMS

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PROJECT NUMBER
20799

STAGE
DA

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DRAWN

DRAWING NUMBER
DA-6100

REVISION
A

CLADDING



CD01
WHITE
LIGHT WEIGHT CLADDING
RENDERED FINISH



CD01A
WHITE
LIGHT WEIGHT CLADDING
VERTICAL RIBBED



CD03
DARK GREY
LIGHT WEIGHT CLADDING
VERTICAL PATTERN



CD04
BRONZE
LIGHT WEIGHT CLADDING



CD05
COPPER BRONZE
PRECAST MASONRY
RENDERED FINISH



CD06
MUTED RED
LIGHT WEIGHT CLADDING
RENDERED FINISH



CD06A
MUTED RED
LIGHT WEIGHT CLADDING
VERTICALRIBBED



CD07
DARK MUTED RED
LIGHT WEIGHT CLADDING
RENDERED FINISH



CD08
DARK MUTED RED
LIGHT WEIGHT CLADDING
VERTICAL PATTERN



CD09
LIGHT BRONZE
SLAB EDGE
RENDERED FINISH

METAL WORK



MT01
BRONZE
MATT FINISH



MT02
DARK GREY
MATT FINISH

MT03
LIGHT BRONZE
MATT FINISH

GLAZING

GZ01
CLEAR GLASS

GZ02
GREY GLASS

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SCALE
N.T.S.

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PROJECT TITLE
135 Badgerys Creeks, Bradfield
DEVELOPMENT APPLICATION

DRAWING TITLE
MATERIAL SCHEDULE - SHEET 01

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