

EMKC CUBED PTY LTD

ACCESS DESIGN REVIEW – SSDA

230 Martin Road, Badgery's Creek



Project number: 253078

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Quality management

Revision	Date	Revision description	
ADR 1.1	30 April 2026	Updated SSDA Report	
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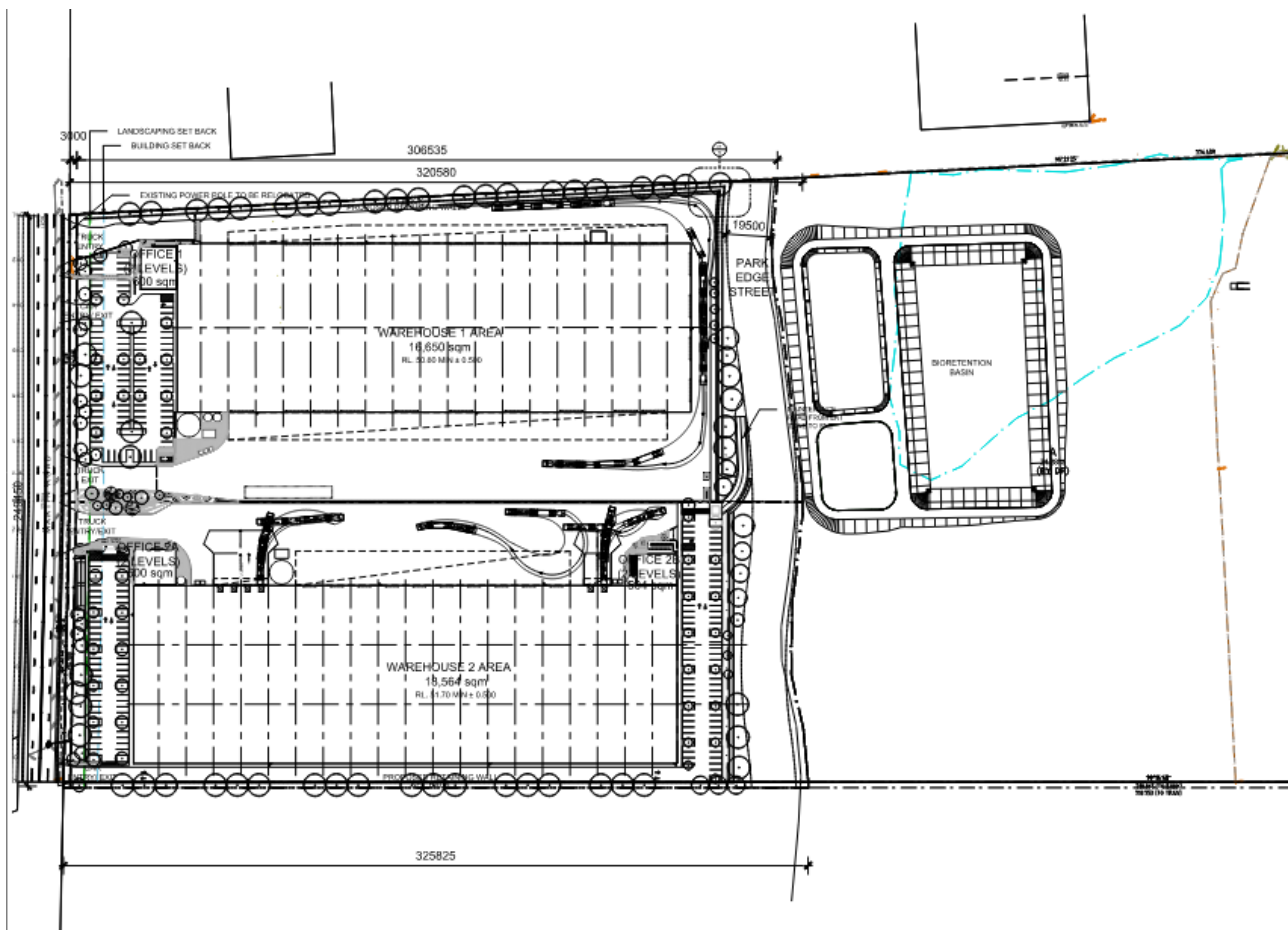
1.0 Project Overview / Summary

Jensen Hughes has reviewed the Development Application documents for the proposed warehouse development located at 230 Martin Road, Badgerys Creek (SSD-65529236).

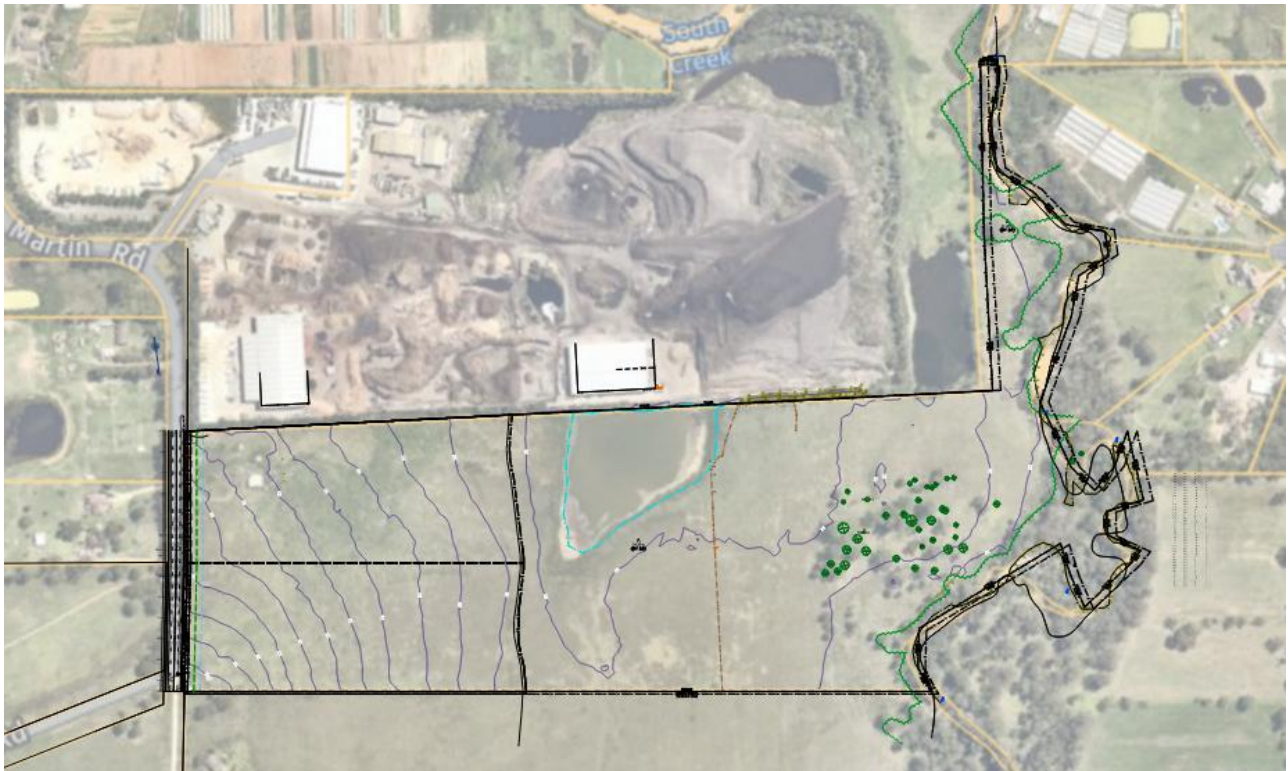
The developer, EMKC Cubed Pty Ltd intends to develop two warehouse buildings with associated offices, landscaping and carparking.

The following report provides a summary of the findings relevant to the proposed works, highlighting the legislative and technical requirements to ensure all building occupants are afforded equitable, dignified access to the degree necessary.

1.1 Site plan (isometric images)



1.2 Building location plan



1.3 Review summary

A detailed review has been undertaken of the documentation listed within this report (refer below) against the following:

- + Objects of the *Disability Discrimination Act 1992*
- + *Disability (Access to Premises- Buildings) Standards 2010*.
- + Building Code of Australia 2022 Volume 1, Amendment 2 (BCA2022) – Part D4 and Clauses E3D7 and F4D5
- + Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009, AS1735.12-1999.

The design review includes general areas of the proposed development including but not limited to items as noted below:

- + Accessways (continuous accessible path of travel) from the allotment boundary and any accessible parking bay within the allotment associated with the building.
- + Building entrances.
- + Provision of vertical transport (where relevant)
- + Doors (hinged/sliding) and doorway circulation space.
- + Stairs, ramps, and walkway/pathway requirements.
- + Car parking.

- + Sanitary Facilities including Unisex accessible toilets and ambulant facilities.
- + Landscaping.
- + Adaptable housing provisions AS 4299

Subject to addressing the actions identified as necessary within the future design stages of the project, Jensen Hughes confirm that the project documentation provides accessibility capable of complying with the Disability (Access to Premises – Buildings) Standards 2010 (APS), National Construction Code (BCA) and The Western Sydney Aerotropolis Development Control Plan

1.4 Performance based solution summary

The assessment of the design documentation has revealed that the following areas require assessment against the relevant performance requirements of the BCA:

Item	BCA Clause	Relevant Performance Requirement	Technical Requirement	Technical Departure
1.	Not applicable at stage of the design	NA	NA	NA

2.0 Introduction

EMKC Cubed Pty Ltd have engaged the services of Jensen Hughes as access consultants to conduct a review of project documentation to ensure that functional and compliant accessibility has been applied to the design. Further, as members of the Access Consultants Association (ACA), Jensen Hughes staff use our experience and expertise in the provisions of access to ensure the project team considers the objects of the *Disability Discrimination Act* (DDA) which are far reaching, extending beyond the minimums of building legislation.

3.0 Project description

This report has been prepared to accompany a detailed SSDA for the proposed warehouse development at 230 Martin Road, Badgerys Creek (SSD-65529236).

The SSDA seeks consent for:

- + Site clearance works, including the removal of existing structures
- + Bulk earthworks and the installation and augmentation of utilities infrastructure and other services
- + Construction and operational use of two warehouse or distribution centres containing ancillary manufacturing use in the proposed Lot 1 building with associated parking, landscaping across the site and access
- + Other ancillary works including stormwater infrastructure (excluding works to be delivered by public authorities e.g., Park Edge Street and the Regional Stormwater Infrastructure basin) and delivery of the frontage upgrade of along Martin Road to facilitate access to the site.

Component	Details
Project Area	The site has a total area of 24.28 ha. Approximately 81,021 m ² will be affected by the project (excluding the potential park edge street which separates ENT land from ENZ).
Proposed Use	<u>Lot 1</u> Large format warehouse with ancillary office and manufacturing (including steel cutting) <u>Lot 2</u> Large format warehouse with ancillary office
Project Description	The project comprises: ▪ Bulk earthworks and site preparation works. ▪ Utility services and stormwater infrastructure (interim and ultimate scenarios) excluding the regional stormwater basin. ▪ Subdivision of the existing allotment into three (3) new allotments. ▪ Construction and operational use of two warehouse and distribution centres with ancillary office and manufacturing (Warehouse 1 only). Approval is sought for the fit-out of Warehouse 1. ▪ Landscaping Site Access
Subdivision	Proposed Lot 1: 4.19 ha Proposed Lot 2: 9.1ha Proposed Lot 3: 10.52 ha
Warehouse 1 (Lot 1)	Gross Floor Area (GFA): ▪ Warehouse and distribution centre – 16,465m² ▪ Ancillary office – 600m² ▪ Amenities block - 37m² ▪ Total – 17,102m² Maximum Building Height = 12.95m

Component	Details
	24 loading docks Access: – Truck entry driveway in the northwest corner of the site – Combined car park entry / exit located to the south of the truck entry Truck exit driveway located in southwest corner of Lot 1
Warehouse 2 (Lot 2)	GFA: – Warehouse and distribution centre – 18,564m² – Ancillary office building 2A – 600m² – Ancillary office building 2B - 504m² – Total – 19,668m² Maximum Building Height = 12.65m 18 loading docks Access: – Combined car park entry / exit driveway located opposite Office 2A Truck entry / exit driveway located to the north of the car park entry / exit
Car Parking	<u>Lot 1</u> 86 spaces <u>Lot 2</u> 119 spaces
Landscaping	<u>Lot 1</u> 4,206m² <u>Lot 2</u> 3,412m²
Earthworks	Bulk cut and fill will be required to achieve flat pads for industrial development; access to the site from Martin Road; and flood immunity. The proposed surface grading will follow the existing site topography.
Infrastructure Upgrades	<u>Interim:</u> ▪ The proposal includes provision for on-site stormwater detention that can appropriately service the site from a stormwater management perspective, until such a time as the regional stormwater basin is delivered by Sydney Water. ▪ Noting the low traffic generation proposed, the proposal will have a negligible material impact to the performance of the external road network when compared to the existing site. Note: ongoing discussions with Council and investigations are currently being undertaken to determine whether the proposal will generate the requirement for pavement upgrades along a portion of Martin Road. ▪ The proposal includes provision to upgrade the frontage of Martin Road to accommodate the future Collector Road in accordance with the Precinct Plan and Liverpool Aerotropolis 7.12 Contributions Plan (7.12 Plan) by means of a half-width upgrade for the length of the frontage only. ▪ The proposal accommodates the possible future provision of a corridor for the future Park Edge Street – which is not a contributions road and will be delivered by the relevant roads authority (Council), subject to separate planning approval processes. Connections to the Park Edge Street will be provided by a future Riparian Street (contributions road) which is located in the property directly north providing a permeable and accessible solution to the future Park Edge Street. The

Component	Details
	subject proposal does not propose the dedication of land or carrying out of works for the future Park Edge Street. Ultimate: ▪ The proposal will provide connection to the future regional stormwater basin once constructed by Sydney Water and the regional scheme is operational. ▪ The proposal will utilise the future Collector Road and Eastern Ring Road for access to regional road network once delivered. Ongoing discussions are required with Council (and adjacent landowners) to understand the full extent of upgrades required to Martin Road.
Employment opportunities	Construction: 60 FTE jobs Operational: 108 FTE jobs
Estimated Development Cost	\$108,866,194 (excluding GST) The Estimated Development Cost (EDC) has been calculated in accordance with DPHI's required form and is provided within the EDC Report located at Appendix T which also satisfies DPHI's requirements.
Staging/Phasing	The proposal will be constructed over a single construction phase. Note: staged construction certificates would be issued; however, the proposal does not constitute staged development pursuant to the Act.

4.0 Legislative requirements

The minimum legislative requirements for this project comprise both Federal and State legislation. These are outlined below.

Federal

The Federal *Disability Discrimination Act 1992* (DDA) was enacted in 1993. The objects of the DDA are to eliminate as far as possible, discrimination against persons on the basis of their disabilities, in particular access to premises (as defined under the DDA); work; accommodation; the provisions of facilities, services; and land; to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

The DDA is complaints-based legislation administered by the Australian Human Rights Commission (AHRC).

The DDA utilises legislative instruments known as Disability Standards to specify how the objects of the DDA are to be achieved. These standards include:

- + *Disability (Access to Premises – Buildings) Standards 2010,*
- + *Disability Standards for Education 2005; and*
- + *Disability Standards for Accessible Public Transport 2002.*

Where relevant, these Standards reference the Australian Standards for access and mobility (and others), including parts of the AS1428 series, primarily AS1428.1-2009, AS1428.4.1-2009 and others such as AS2890.6 2009.

This review has considered the requirements of the *Disability (Access to Premises – Buildings) Standards 2010*.

State

With the introduction of the *Disability (Access to Premises – Buildings) Standards 2010*, the Building Code of Australia 2011 was modified to align with the federal legislation. The aim of this alignment/inclusion was to ensure that where a building complies with the relevant sections of the BCA, it is deemed to comply with the 'premises' component of the DDA relevant to buildings. However, it is to be noted that compliance with the BCA alone does not necessarily mean compliance with the Disability Discrimination Act, provisions of which extend beyond the building itself.

4.1 Referenced legislation and standards

The design review has been undertaken against the following:

- + Objects of the *Disability Discrimination Act (DDA) 1992*.
- + *Disability (Access to Premises – Buildings) Standards 2010*.
- + National Construction Code (BCA) - Building Code of Australia (BCA) 2022 Volume 1, Amendment 2. and referenced Australian Standards including:
 - AS1428.1 2009 Part 1: General Requirements for access – new building work.

- AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
- AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
- AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
- AS1735.12 1999 Lift facilities for people with disabilities.

4.2 Council development approval / development control plans (DCPs)

Further to the above listed Federal and State based legislative considerations, adherence to The Western Sydney Aerotropolis Development Control Plan is required.

The proposed development must not be inconsistent with the endorsed drawings and all relevant conditions will need to be satisfied and accurately reflect the construction issue drawings.

5.0 Documentation reviewed

This report is specific to the following key stage drawings.

Architectural Plans Prepared by EMKC CUBED			
Drawing Number	Revision	Date	Title
DA06 000	A	21.04.2026	EXISTING SITE PLAN
DA06 001	A	21.04.2026	PROPOSED SUBDIVISION SITE PLAN
DA06 002	C	21.04.2026	ZONING SITE PLAN
DA06 003	M	21.04.2026	PROPOSED MASTERPLAN W BUILT FORM
DA06 004	L	21.04.2026	PROPOSED SITE PLAN
DA06 005	M	21.04.2026	PROPOSED SPEC SITE PLAN
DA06 006	M	2144:2020	PROPOSED INTERNAL LAYOUT
DA05 010	M	22.01.2026	PROPOSED ROOF PLAN LOT 1
DA05 011	M	22.01.2026	PROPOSED ROOF PLAN LOT 2
DA05 120	A	02.05.2025	PROPOSED OFFICE 1 GF PLAN
DA05 121	A	02.05.2025	PROPOSED OFFICE 1 L1 PLAN
DA05 122	B	22.01.2026	PROPOSED OFFICE 2A GF PLAN
DA05 123	A	02.05.2025	PROPOSED OFFICE 2A L1 PLAN
DA05 124	D	22.01.2026	PROPOSED OFFICE 2B GF PLAN
DA05 125	C	26.11.2025	PROPOSED OFFICE 2B L1 PLAN
DA05 210	M	22.01.2026	PROPOSED WAREHOUSE 1 ELEVATIONS

6.0 Exemptions and performance based solutions

6.1 Exemptions

Based on the use of some areas within a building, it is reasonable to not provide access to some spaces where it is deemed inappropriate because of the required tasks which are to be performed in the space or if the area poses as a health or safety risk for people with a disability. These areas include:

- + An area where access would be inappropriate because of the particular purpose for which the area is used.
- + An area that would pose a health or safety risk for people with a disability.
- + Any path of travel providing access only to an area exempted by (a) or (b).

Examples of these rooms/spaces as outlined within the Guideline on the Application of The Premises Standards, Version 2, February 2013, developed by the Australian Human Rights Commission could include: cleaners store rooms, commercial kitchens, staff serving areas behind bars, cool rooms, rigging lofts, waste-containment areas, foundry floors, abattoir animal process areas, railway shunting yards, electrical switch rooms, chemical and hazardous material store areas, loading docks, fire lookouts, plant and equipment rooms and other similar areas.

6.1.1 Subject site – exemptions from the requirements of access

It is expected that exemptions may be sought for areas that would meet the parameters of exemption as outlined above. This will be confirmed at a later stage of design.

6.2 Performance based solutions

Where compliance via the current Deemed to Satisfy (DtS) building legislation cannot be met, these departures are to be addressed via the Performance Based Solution (PBS) Assessment process. This assessment when utilised, will be unique to each building and/or site, combining an understanding of the principles of access with alternative methods to assist the design team, building owners/operators and occupants to achieve an effective solution.

Item	BCA Clause	Relevant Performance Requirement	Technical Requirement	Technical Departure
1.	Not applicable at stage of the design	NA	NA	NA

7.0 Design requirements

The following highlights the key accessibility features that are to be addressed as the design progresses. It should be noted that for technical specifications, relevant Australian Standards are to be utilised.

7.1 General building access requirements

Buildings and parts of buildings must be accessible in accordance with D4D2 of BCA 2022 Amendment 2. Unless subject to an exemption, access is required as follows:

Building Classification	Access Requirements
Class 5 – office building used for professional or commercial purposes	Access is required to and within all areas used by occupants.
Class 7a – a car park	Access is required to and within any level containing accessible carparking spaces
Class 8 – laboratory, production or assembly, altering, repairing, packing of goods or produce for trade or sale	Access is required to and within all areas used by occupants

7.1.1 BCA Clauses and references Australian Standards reviewed:

BCA Clauses – BCA 2022 references	
D4D2 General building access requirements	Applicable
D4D3 Access to buildings	Applicable
D4D4 Parts of buildings to be accessible	Applicable
D4D5 Exemptions	Applicable
D4D6 Accessible car parking	Applicable
D4D7 Signage	Applicable
D4D8 Hearing augmentation	Applicable
D4D9 Tactile indicators	Applicable
D4D10 Wheelchair seating spaces in a Class 9b assembly building	Not applicable
D4D11 Swimming Pools	Not applicable
D4D12 Ramps	Applicable
D4D13 Glazing on an accessway	Applicable
E3D7 Passenger lift types and their limitations	Applicable
F4D5 Accessible sanitary facilities	Applicable
Australian Standard references	

BCA Clauses – BCA 2022 references	
AS1428.1-2009	AS 2890.6-2009
AS1428.4.1-2009	AS1735.12-1999 – Post Adaptation
AS1428.2-1992	

7.2 External approaches to buildings – accessways, walkways, kerb ramps

7.2.1 Access requirements

An accessway (continuous accessible path) is required to the new buildings:

- + from the main points of a pedestrian entry at the allotment boundary; and
- + from another accessible building connected by a pedestrian link; and
- + from any required accessible car parking space on the allotment.

Accessways are required to incorporate a minimum width of 1000mm, 1500mm x 1500mm at locations where a 90deg turn is required, and 1540mm (W) x 2070mm (L) where it is not possible to continue, within 2m of the end of the accessway. Passing spaces are also required at maximum 20m intervals, where a direct line of sight is not available within an accessway. Where the accessway incorporates a linear grade between 1:20 and 1:40, it is to meet the requirements of AS 1428.1-2009 relevant to walkways.

Crossfalls and gradients of the external pathways are to not exceed 1:40 and be constructed of a firm, hardstand surface in accordance with AS1428.1-2009 requirements.

Ground surfaces are required to incorporate finishes which are slip resistant, including the abutment of surfaces which don't limit the movement of a person with disability, with the orientation and placement of elements such as drains also important considerations.

Doorways and gates within accessways are to meet the provisions of AS1428.1-2009 including circulation space to both sides of the gate/door, luminance contrast, and the provision of appropriate door controls.

Where there is no environmental cue available for people with vision loss e.g., level transition at a road crossing point, the incorporation of tactile ground surface indicators (TGSIs) in accordance with the requirements of AS1428.4.1-2009 is necessary.

Where a kerb ramp is installed, it is to meet the provisions of AS1428.1-2009, including transitions, surface abutments and landing depth and width, according to the direction of travel and/or any required change of direction.

7.2.2 Subject site – access assessment

A pedestrian pathway is provided from Martin Road, through the associated car parks, to both Warehouse 1 and Warehouse 2.

Accessible parking spaces have been provided within the car parking areas serving both Warehouse 1 and Warehouse 2.

Ground surfaces within the common use areas would require further reviewing as the design progresses.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.3 Vehicle and bicycle access into the site

7.3.1 Access requirements

Carparking

Class 5, 7, 8 or 9c buildings require one accessible parking space is required for every 100 car parking spaces, or part thereof under the BCA.

7.3.2 Subject site – access assessment

Accessible parking spaces have been provided within the car parking areas serving both Warehouse 1 and Warehouse 2.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.4 Entrances

7.4.1 Access requirements

Doors/gates within paths of travel common to building users, require the following to meet the provision of AS1428.1-2009 Clause 13:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).
- + Controls including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces which consider the angle of approach and direction of swing/slide at both sides of the entrance door.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door/gate controls and hardware.
- + Luminance contrast which is measured at not less than 30%.

7.4.2 Subject site – access assessment

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.5 Stairs and Ramps

7.5.1 Access requirements

Stairs within the site are to incorporate (excluding fire isolated stairs):

- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Opaque risers.
- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% dependent upon the installation type.

Ramps within the site are to incorporate (excluding fire isolated ramps):

- + A gradient of not more than 1:14.
- + Landings which are incorporated at the intervals required based upon the gradient of the ramp and which do not exceed 1:40, taking into consideration the direction of travel, and adjusting the landing depth/width, as necessary.
- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Kerb rails installed to both sides of the ramp.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% dependent upon the installation type.

A set back is required from transverse paths of travel, typically 700mm from an internal corner and 900mm from the allotment boundary.

Fire-isolated Stairs (FIS)

All fire isolated stairs are to incorporate:

- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Handrails which meet the provisions of AS1428.1-2009 Clause 12.

7.5.2 Subject site – access assessment

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.6 Access to and within lifts

7.6.1 Access requirements

An accessway is required to any passenger lift where available within a building. Where a passenger lift travels greater than 12m a minimum car size of 1400mm wide x 2000mm depth is required, if travelling less than 12m a minimum car size of 1100mm wide x 1400mm depth is accepted. Where stretcher use is indicated on a lift travelling greater than 12m, a 2000mm depth is necessary. The clear opening width of the door of the lift car must be no less than 900mm.

Internal fit out of the lift is required to comply with AS1735.12 including:

- + Handrails which incorporate a minimum length of 600mm, installed 850mm – 950mm above the finished floor within the lift car.
- + Control buttons and panels which correctly located within the car – from internal corner and floor) which incorporate tactile and Braille.
- + An audible announcement where the lift travels more than 2 floor levels.

7.6.2 Subject site – access assessment

One lift is proposed for each office area associated with Warehouse 1 and Warehouse 2, both of which are two storeys. These lifts will provide vertical circulation for occupants who are unable to use the stairs.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance.

Where, in the future a lift is installed, compliance will be assured and checked at the time of procurement, engagement of a lift supplier/contractor. This would be required prior to the issue of a Construction Certificate.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.7 Doors and Doorways

7.7.1 Access requirements

Doors and doorways within paths of travel required to be accessible, require the following to meet the provision of AS1428.1-2009 Clause 13:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).
- + Controls including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces which consider the angle of approach and direction of swing/slide at both sides of the entrance.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door controls and hardware.

- + Fully glazed doors or sidelights to incorporate a visual contrast strip no less than 75mm wide for the full width of the glazing, with the lowest edge at 900-1000mm above the finished floor.
- + Luminance contrast which is measured at not less than 30%.
- + A level transition shall be provided to all entrances and external areas e.g. bike storage which will be achieved via provision of threshold ramps where required in accordance with AS1428.1-2009 requirements.

7.7.2 Subject site – access assessment

Doors and doorways on accessible paths of travel within common use areas where required to be accessible.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.8 Internal accessways – corridors, rooms

7.8.1 Access requirements

An accessway is required within all common use areas of a building normally used by occupants, unless subject to the exemption provisions of the BCA.

Where provided and relevant, internal accessways are required to ensure:

- + a minimum clear width of 1000mm is available, adjusting as necessary to address door circulation space.
- + Doors/doorways are provided with appropriate controls, circulation spaces and contrasts, with visual glazing strips installed, as necessary.
- + Ground surfaces and abutments meet the provisions of AS1428.1-2009.
- + Ramps i.e. step and threshold meet the provisions of AS1428.1-2009.
- + Passing and turning spaces where provided meet the provisions of access as prescribed by AS1428.1-2009.

7.8.2 Subject site – access assessment

The accessways within the common use areas would require further review as the design progresses to ensure that the provisions of AS 1428.1-2009 will be met.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.9 Sanitary facilities

7.9.1 Access requirements

Unisex accessible sanitary facilities are required on each floor level where sanitary facilities are available within common areas. An equal distribution of right hand (RH) and left hand (LH) configured unisex accessible sanitary facilities are to be provided, where there is more than one available within a building.

The pan circulation space and fit out of these facilities are to meet the provisions of AS1428.1-2009 Clause 15. Where one or more toilets are provided in addition to a unisex accessible sanitary facility, an ambulant cubicle for male and female use is required within each bank.

Raised tactile and Braille signage is required to identify each of the sanitary facilities and provide direction where a bank of sanitary facilities does not incorporate an accessible facility, directing the user to the location of the nearest accessible facility. Where gendered shower facilities are available, an accessible shower facility is required.

7.9.2 Subject site – access assessment

Amenities are proposed in the following locations:

- + Warehouse 1 Ground Floor:
 - 1 unisex accessible toilet and shower facility
 - Standard male/female toilets
 - Associated ambulant toilets
- + Warehouse 1 Level 1:
 - 1 unisex accessible toilet
 - Standard male/female toilets
 - Associated ambulant toilets
- + Warehouse 2 Ground Floor:
 - 1 unisex accessible toilet and shower facility
 - Standard male/female toilets
 - Associated ambulant toilets
- + Warehouse 2 Level 1:
 - 1 unisex accessible toilet
 - Standard male/female toilets
 - Associated ambulant toilets

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance, subject to those adjustments noted in the mark ups..

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.10 Wayfinding (Signage Component) – Common Use Areas

7.10.1 Access requirements

Where a pedestrian entrance is not accessible, raised tactile and Braille directional signage incorporating the international symbol of access is required to direct a person to the location of the nearest accessible pedestrian entrance.

Further raised tactile and Braille signage is required to be installed at accessible sanitary facilities, identifying the configuration of the facility, ambulant sanitary facilities (where available), spaces which incorporate hearing augmentation, including information about the type of system in use and the availability/location of receivers. Signage is also required at exit doors identifying the location.

A signage and wayfinding strategy should be created to ensure key accessible transition points are identified and captured around a building and/or site e.g., highlighting the location of accessible sanitary facilities, parking bays etc.

7.10.2 Subject site – access assessment

The signage package has not yet been provided and will be reviewed at a future stage of design.

7.11 Hearing Augmentation

7.11.1 Access requirements

Hearing augmentation is to be provided where an inbuilt amplification system is installed (Other than one used only for emergency warning):

- + In a room in a Class 9b building.
- + In an auditorium, conference room, meeting room or room for judicatory purposes; or
- + At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.

The area covered within the room/area that the system is provided must extend across 80-95% of the floor area, dependent upon the type of system utilised. Receivers where required must accommodate the number of anticipated users, based upon the number of people the room or space accommodates.

Screens or scoreboards associated with a Class 9b building, capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

7.11.2 Subject site – access assessment

There are currently no areas identified as requiring hearing augmentation. Where an inbuilt amplification system, other than one used only for emergency warning is installed, this area will be required to contain hearing augmentation.

7.12 Emergency egress and evacuation

7.12.1 Access considerations

Any emergency evacuation strategy should address the operational considerations relevant to the evacuation of people with disabilities and should detail the following:

- + Stair refuges, or
- + Fire-isolated lift lobbies and use of lifts in emergency.

Fire evacuation plans should include provision of management plans to assist known occupants with disability. Individuals with mobility limitations should be provided with a “fire buddy” to escort them to pre-determined areas of refuge.

AS 3745 - 2010 Planning for emergencies in facilities can be utilised as a guideline to assist in the implementation of any Emergency Plan.

7.12.2 Subject site – access assessment

Note for consideration.

7.13 Landscaping, Streetscapes and Terraces

7.13.1 Access considerations

The following are some design considerations for providing equitable access to the external public space:

Lighting installations which minimise glare.

Luminance contrast of features such as bike racks, bollards, bins etc.

7.13.2 Subject site – access assessment

Note for consideration.

7.14 Lighting

7.14.1 Access considerations

The inclusion of quality light assists people in navigating their way through an environment and assist in the effective use of a building, potentially affecting working satisfaction and productivity.

Consideration should be given to lighting as follows:

Location	Lux level
Entrances, passageways, and walkways	150lx
Stairs	150lx
Ramps	150lx
Toilets and locker rooms	200lx
Counter tops	200lx

253078 - ADR 1.1

Location	Lux level
General displays	200lx

7.14.2 Subject site – access assessment

Note for consideration.

8.0 Compliance summary

As a member of the Access Consultants Association (ACA), I have reviewed the Development Application documentation (refer above) against the current requirements for access and mobility against the following:

- + *Disability (Access to Premises – Buildings) Standards 2010.*
- + National Construction Code (BCA) - Building Code of Australia (BCA) 2022 Amendment 2 – Volume One and referenced Australian Standards including:
 - AS1428.1 2009 Part 1: General Requirements for access – new building work.
 - AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
 - AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
 - AS1735.12 1999 Lift facilities for people with disabilities.

This report provides the reader with an overview of the project with respect to achieving compliance against the above.

It is anticipated that within the next stage of the design process, additional detail will be available and reviewed.

If you've any questions in relation to this report, please contact the writer.

Review undertaken by:

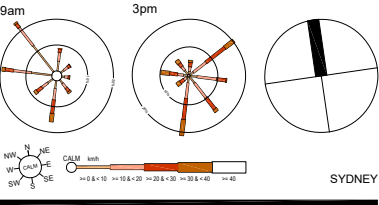
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21A13F14F2654BF...

Evan O'Hanlon OAM PLY

Accessibility Consultant

REVISIONS		
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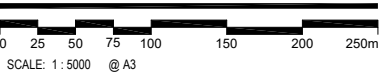


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DEP0003111 | PDP0001062

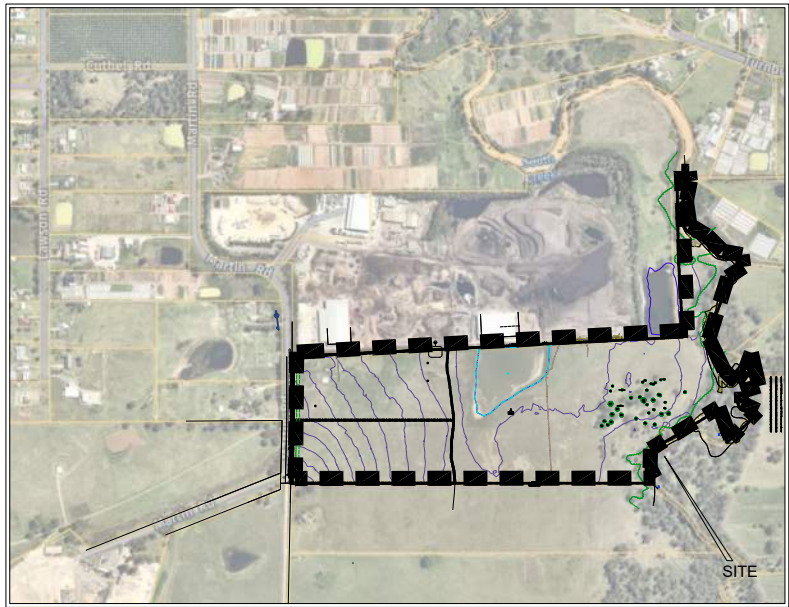
PROJECT
METROLL & SPEC
230 MARTIN ROAD
BADGERYS CREEK, NSW

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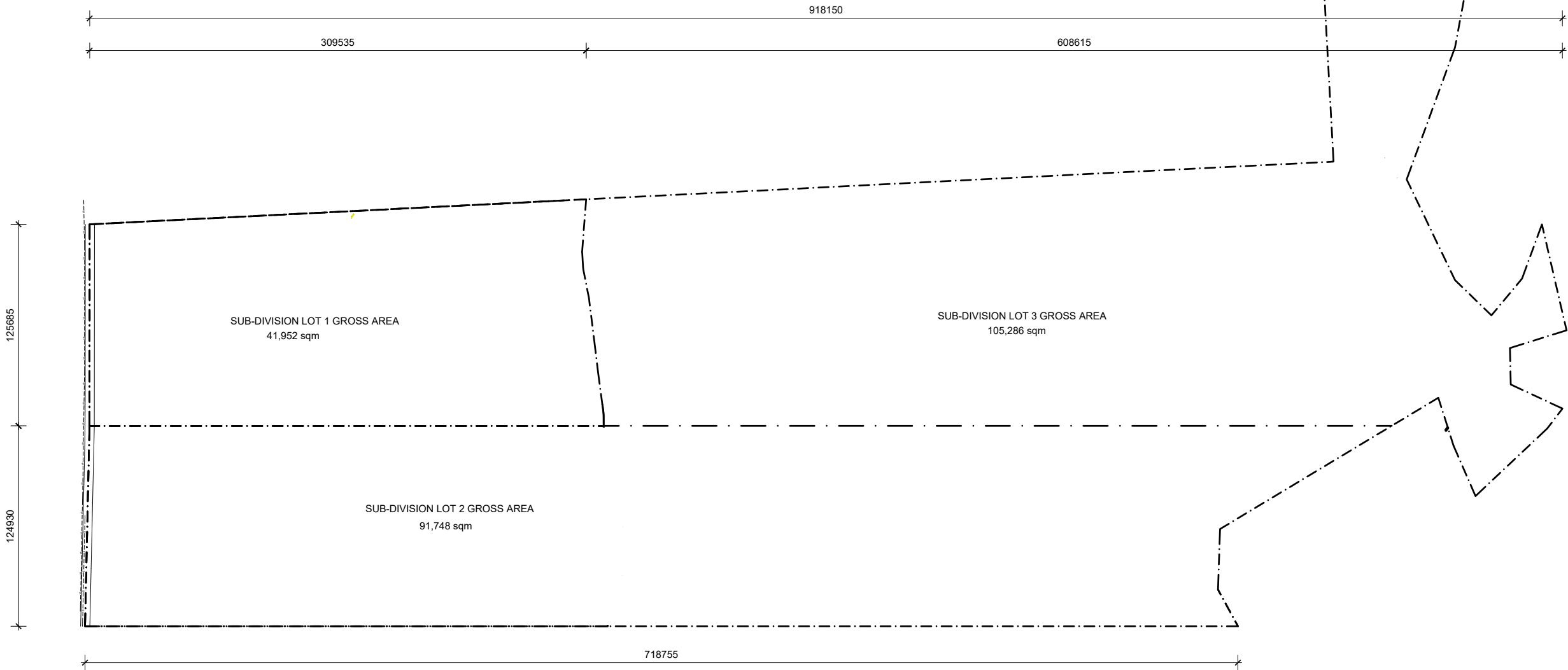


CREATE DATE : 21.04.2026
LAST SAVED BY: HAN XU
PLOT DATE : 22.01.2026

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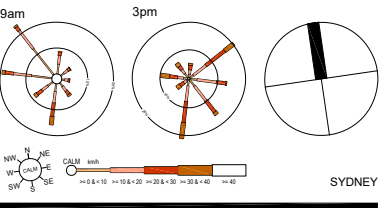
LOCATION PLAN



REVISIONS		
A	PRELIMINARY	14.09.23

DEVELOPMENT SUMMARY

TOTAL SITE AREA	238,986 sqm
SUB-DIVISION LOT 1 GROSS AREA (17.6%)	41,952 sqm
SUB-DIVISION LOT 2 GROSS AREA (38.4%)	91,748 sqm
SUB-DIVISION LOT 3 GROSS AREA (44%)	105,286 sqm



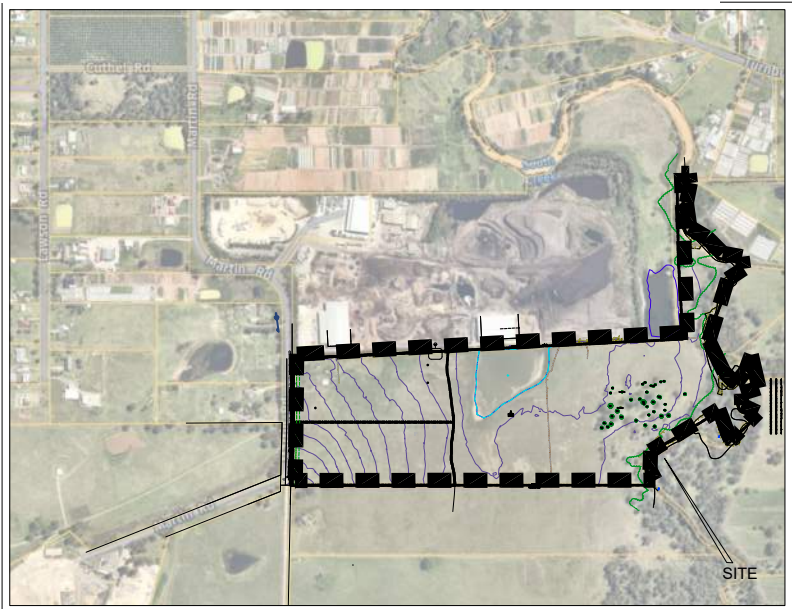
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PROJECT
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230 MARTIN ROAD
BADGERYS CREEK, NSW

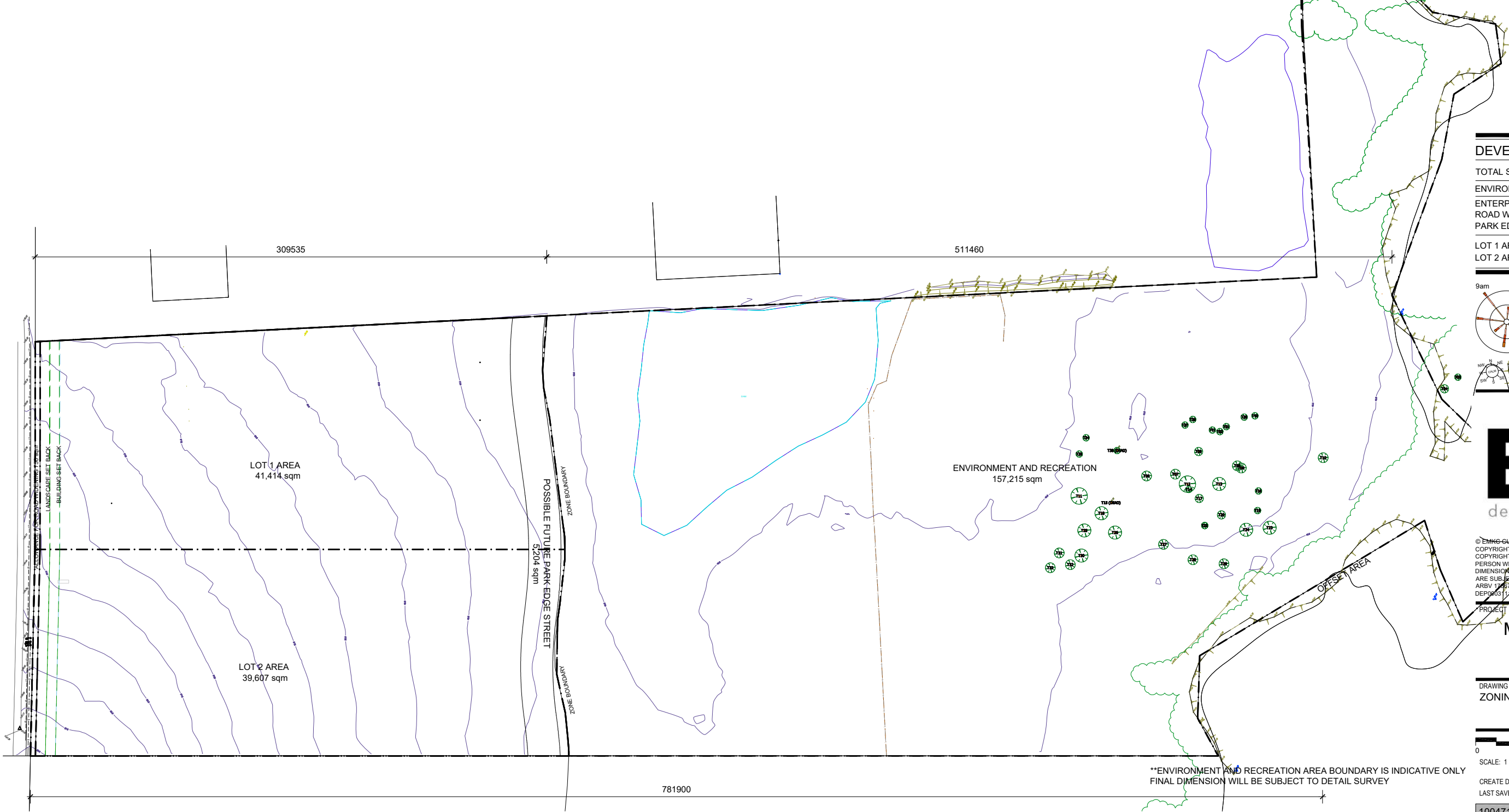
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**ENVIRONMENT AND RECREATION AREA BOUNDARY IS INDICATIVE ONLY
FINAL DIMENSION WILL BE SUBJECT TO DETAIL SURVEY

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LAST SAVED BY: HAN XU	
100471 DA06	001 A



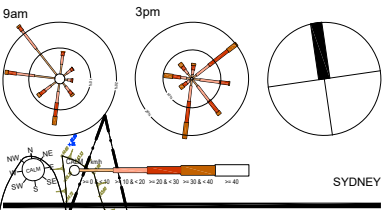
LOCATION PLAN



REVISIONS		
A	PRELIMINARY	14.09.23
B	REVISION- RELOCATION OF PARK EDGE STREET	16.09.25
C	REVISION- UPDATED IN ACCORDANCE TO CIVIL	26.11.25

DEVELOPMENT SUMMARY

TOTAL SITE AREA	238,986 sqm
ENVIRONMENT AND RECREATION	157,215 sqm
ENTERPRISE ZONING	81,771 sqm
ROAD WIDENING MARTIN ROAD	750 sqm
PARK EDGE STREET	5,204 sqm
LOT 1 AREA	41,414 sqm
LOT 2 AREA	39,607 sqm



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METROLL & SPEC
230 MARTIN ROAD
BADGERYS CREEK, NSW

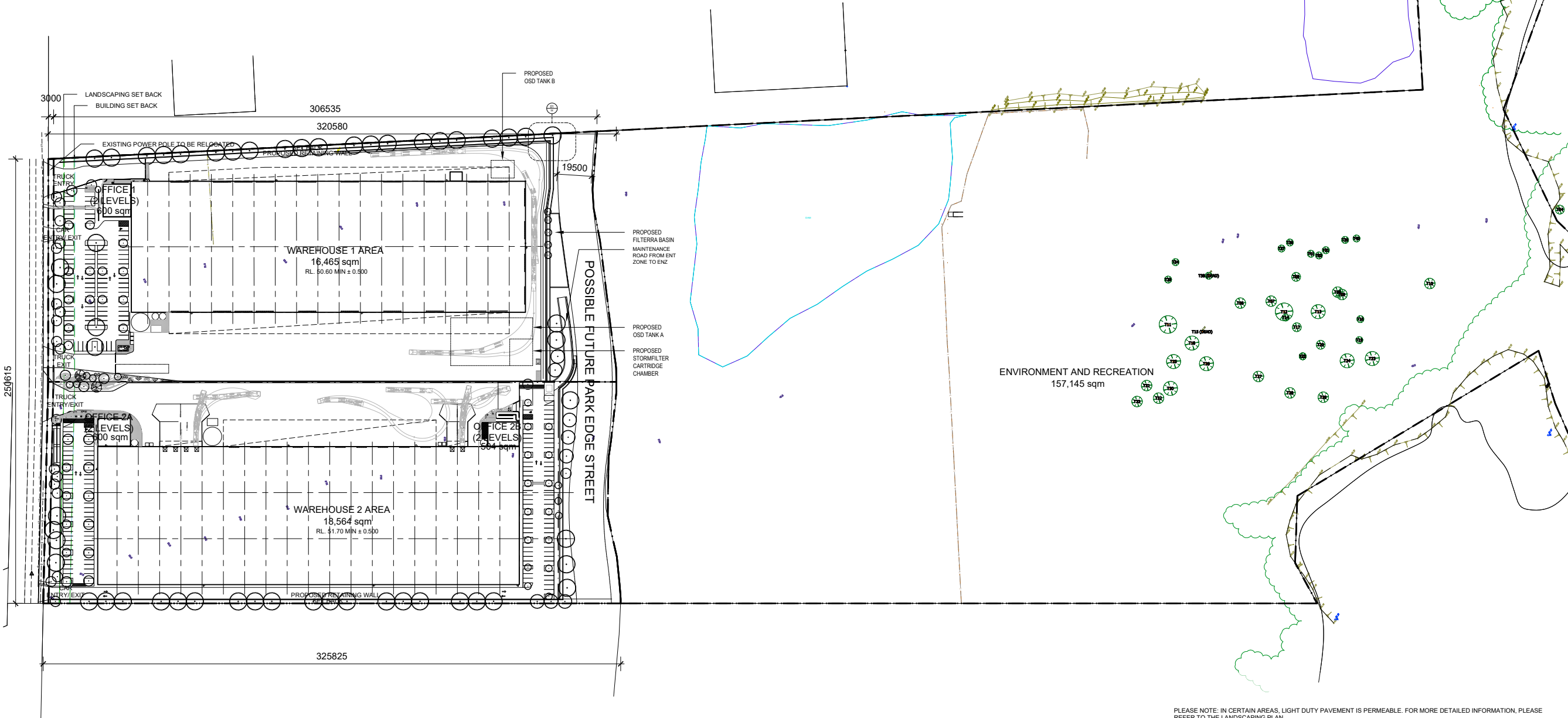
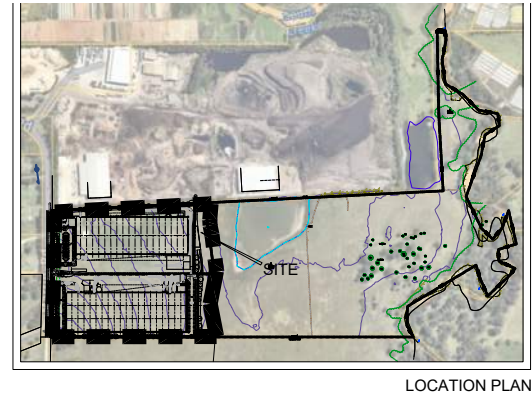
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ZONING SITE PLAN



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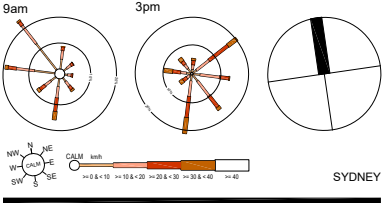
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F	REVISION – ADDITIONAL WESTERN CAR ENTRY/EXIT	15.02.24
G	REVISION – 2B CARPARKING LEVEL CHANGE + 2B OFFICE RAMP	24.04.24
H	REVISION– REMOVED ADDITIONAL WESTERN CAR ENTRY/EXIT	24.06.24
I	REVISION– UPDATED IN ACCORDANCE TO CIVIL AND LANDSCAPE	09.07.24
J	REVISION– ADDED DANGEROUS GOODS AND RACKING	02.05.25
K	REVISION– RELOCATION OF PARK EDGE STREET	16.09.25
L	REVISION– UPDATED IN ACCORDANCE TO CIVIL	26.11.25
M	REVISION– UPDATED IN ACCORDANCE TO TRAFFIC & FIRE CONSULTANTS	22.01.26

DEVELOPMENT SUMMARY

LOT 1	
SITE AREA SUBDIVISION	41,414 sqm
WAREHOUSE AREA	16,465 sqm
OFFICE (2 LEVELS)	600 sqm
AMENITIES BLOCK	37 sqm
TOTAL BUILDING AREA	17,102 sqm
EFFICIENCY	41.3 %
AWNING (5-8m)	1,439 sqm
AWNING (12m)	2,304 sqm
CARPARKING PROVIDED	86 spaces
HEAVY DUTY PAVEMENT (H)	13,838 sqm
LIGHT DUTY PAVEMENT (L)	2,631 sqm
LANDSCAPING AREA	4,206 sqm
PARK EDGE STREET AREA	2,759 sqm

DEVELOPMENT SUMMARY

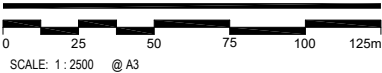
LOT 2	
SITE AREA SUBDIVISION	39,607 sqm
WAREHOUSE AREA	18,564 sqm
OFFICE (2 LEVELS)	1,104 sqm
TOTAL BUILDING AREA	19,668 sqm
EFFICIENCY	49.66 %
AWNING (3m)	108 sqm
AWNING (15m)	1,800 sqm
CARPARKING PROVIDED	119 spaces
HEAVY DUTY PAVEMENT (H)	7,993 sqm
LIGHT DUTY PAVEMENT (L)	5,024 sqm
LANDSCAPING AREA	3,412 sqm
PARK EDGE STREET AREA	2,445 sqm



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PROJECT
METROLL & SPEC
230 MARTIN ROAD
BADGERYS CREEK, NSW

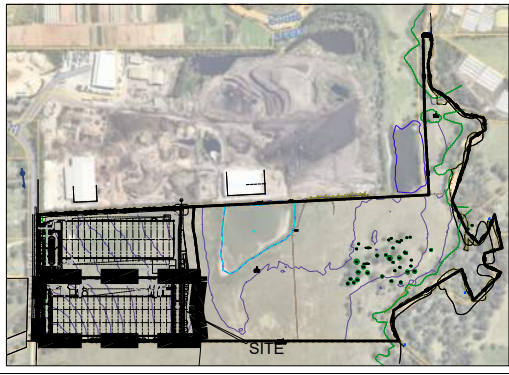
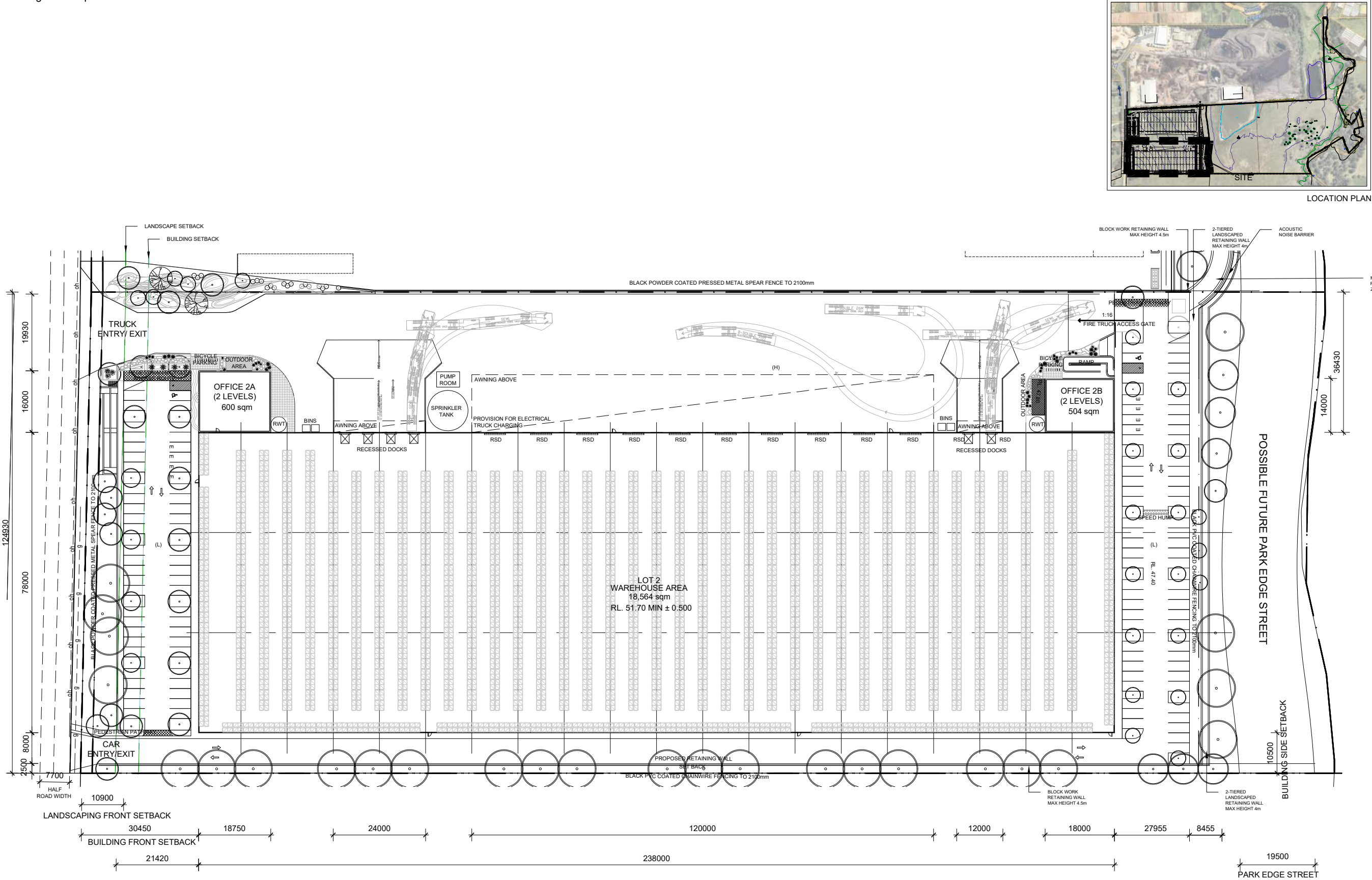
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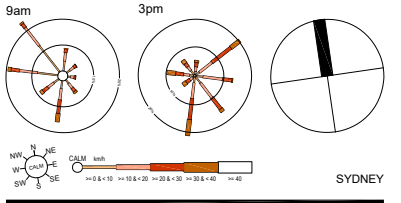
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PLEASE NOTE: IN CERTAIN AREAS, LIGHT DUTY PAVEMENT IS PERMEABLE. FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE LANDSCAPING PLAN



REVISIONS		
A	PRELIMINARY	14.09.23
B	REVISION - CAR PARK & LANDSCAPING	11.10.23
C	REVISION - CAR PARK & LANDSCAPING	19.10.23
D	REVISION - PAD LEVEL CHANGE	19.10.23
E	REVISION - PAD LEVEL CHANGE	15.02.24
F	REVISION - ADDITIONAL WESTERN CAR ENTRY/EXIT	15.02.24
G	REVISION - 2B CARPARKING LEVEL CHANGE + 2B OFFICE RAMP	24.04.24
H	REVISION- REMOVED ADDITIONAL WESTERN CAR ENTRY/EXIT	24.06.24
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L	REVISION- UPDATED IN ACCORDANCE TO CIVIL	26.11.25
M	REVISION- UPDATED IN ACCORDANCE TO TRAFFIC & FIRE CONSULTANTS	22.01.26

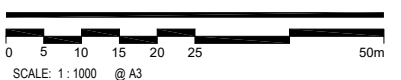
DEVELOPMENT SUMMARY	
LOT 2	
SITE AREA SUBDIVISION	39,607 sqm
PARK EDGE STREET	2,445 sqm
WAREHOUSE AREA	18,564 sqm
OFFICE (2 LEVELS)	1,104 sqm
TOTAL BUILDING AREA	19,668 sqm
EFFICIENCY	49.66 %
AWNING (3m)	108 sqm
AWNING (15m)	1,800 sqm
CARPARKING PROVIDED	119 spaces
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PROJECT
METROLL & SPEC
230 MARTIN ROAD
BADGERYS CREEK, NSW

DRAWING TITLE
PROPOSED SPEC SITE PLAN



CREATE DATE : 21.04.2026
LAST SAVED BY: HAN XU
PLOT DATE : 22.01.2026

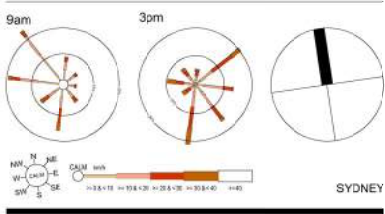
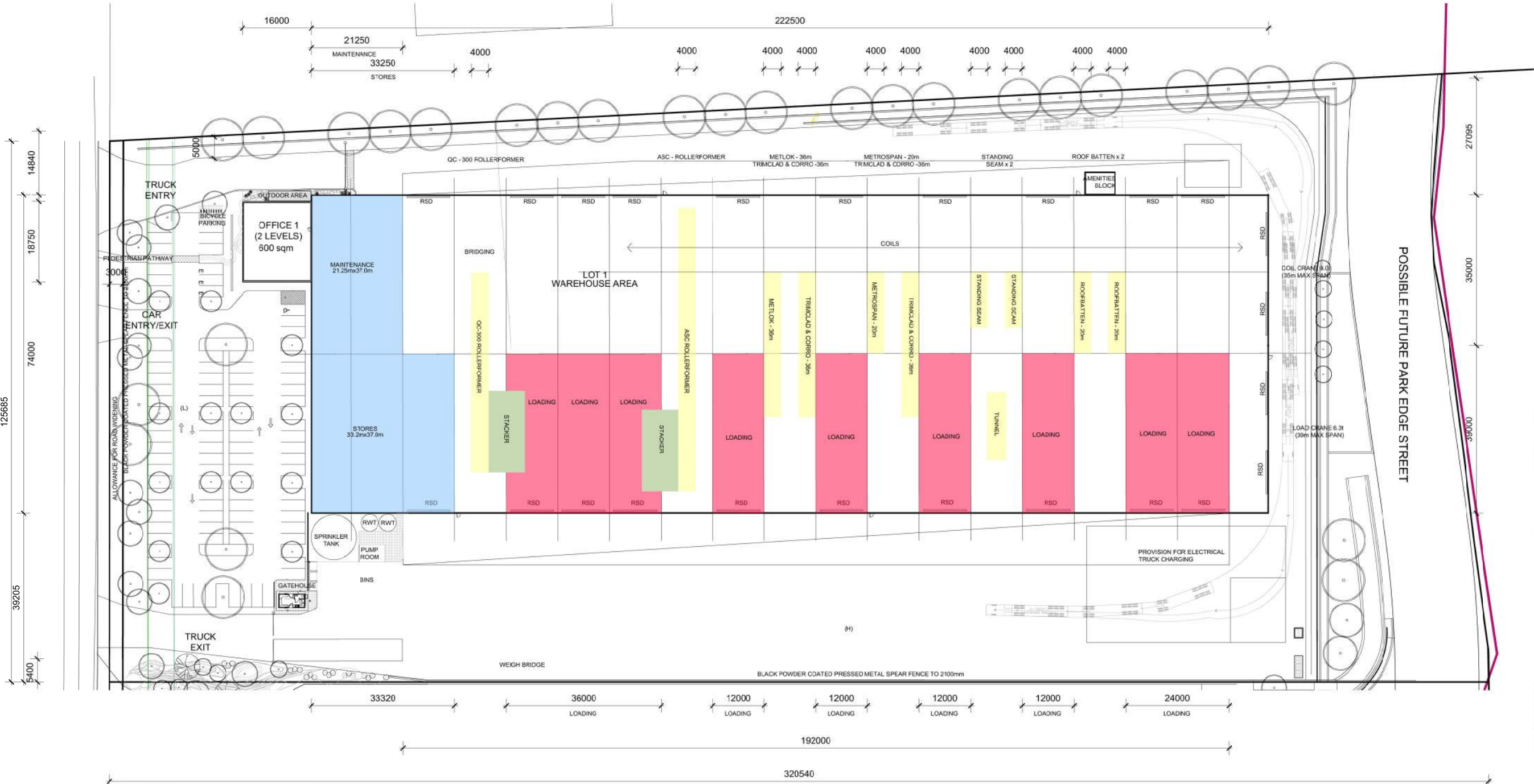
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PLEASE NOTE: IN CERTAIN AREAS, LIGHT DUTY PAVEMENT IS PERMEABLE. FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE LANDSCAPING PLAN
NOTE: EGRESS DOOR TO BE DETERMINED BY BCA CONSULTANT.



REVISIONS		
A	PRELIMINARY	14.09.23
B	REVISION - CAR PARK & LANDSCAPING	11.10.23
C	REVISION - CAR PARK & LANDSCAPING	15.10.23
D	REVISION - PAD LEVEL CHANGE	15.10.23
E	REVISION - PAD LEVEL CHANGE	15.02.24
F	REVISION - ADDITIONAL WESTERN CAR ENTRY/EXIT	15.02.24
G	REVISION - 2B CARPARKING LEVEL CHANGE + 2B OFFICE RAMP	24.04.24
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M	REVISION- UPDATED IN ACCORDANCE TO TRAFFIC & FIRE CONSULTANTS	22.01.26

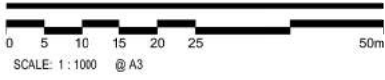
LOCATION PLAN



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DEP0003111 | POP0001062

PROJECT
METROLL & SPEC
230 MARTIN ROAD
BADGERYS CREEK, NSW

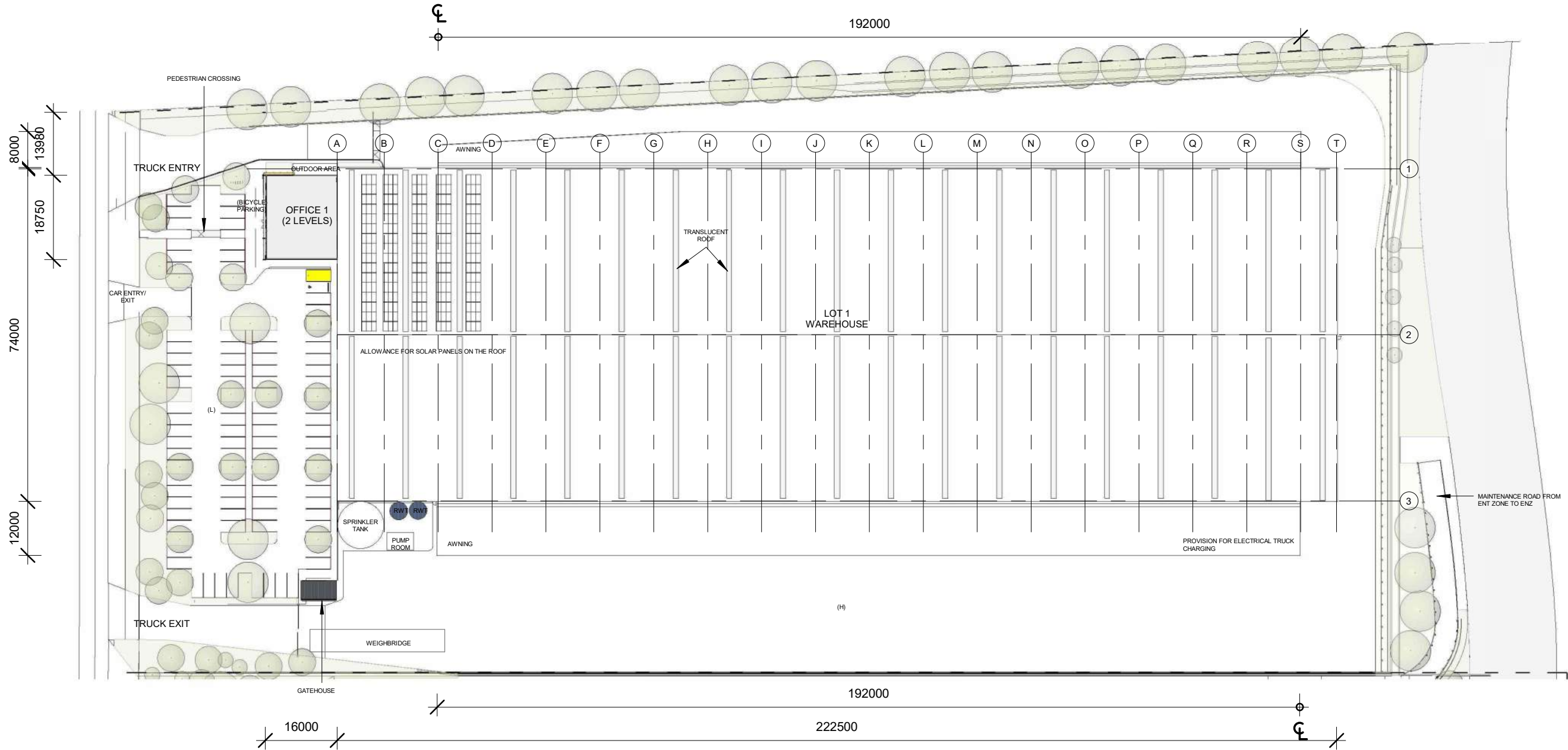
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LAST SAVED BY: HAN XU
PLOT DATE : 22.01.2026

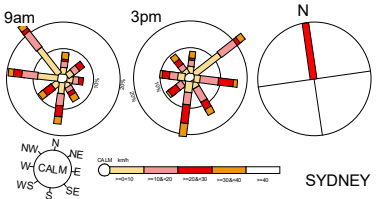
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1
010
PROPOSED ROOF PLAN LOT 1
1 : 1000

REVISIONS		
A	PRELIMINARY	14.09.23
B	REV - CAR PARK & LANDSCAPING	11.10.23
C	REV - CAR PARK & LANDSCAPING	19.10.23
D	REV - PAD LEVEL CHANGE	19.10.23
E	REV - PAD LEVEL CHANGE	15.02.24
F	REV - ADDITIONAL WESTERN CAR ENTRY/EXIT	15.02.24
G	REV- RAMP IN LOT 2B	24.04.24
H	REV- REMOVED ADDITIONAL WESTERN CAR ENTRY/EXIT	24.06.24
J	REV- UPDATED IN ACCORDANCE TO CIVIL AND LANDSCAPE	08.07.24
K	REV-RELOCATION OF PARKEDGE STREET	16.09.25
L	REV-UPDATED IN ACCORDANCE TO CIVIL	26.11.25
M	REV-UPDATED IN ACCORDANCE TO TRAFFIC &FIRE CONSULTANTS	22.01.26



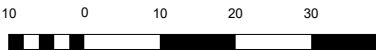
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METROLL & SPEC

230 MARTIN ROAD
BADGERYS CREEK, NSW

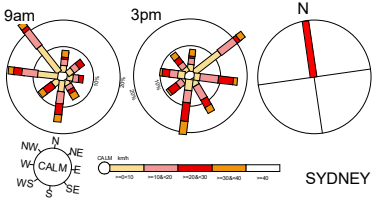
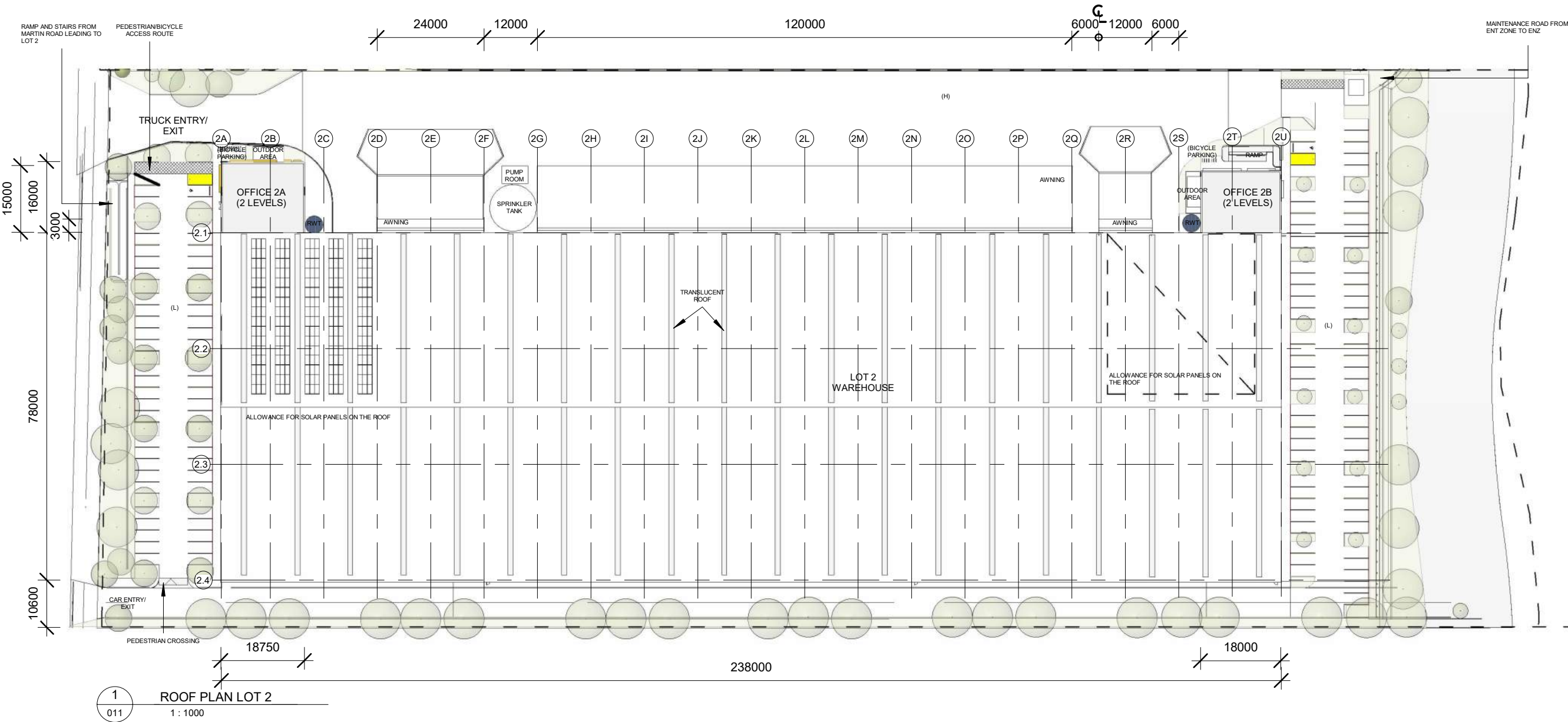
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PROPOSED ROOF PLAN LOT 1



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DATE 22.01.26
DRAWN BY HAN XU

100471 DA05 010 M

REVISIONS		
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B	REV - CAR PARK & LANDSCAPING	11.10.23
C	REV - CAR PARK & LANDSCAPING	19.10.23
D	REV - PAD LEVEL CHANGE	19.10.23
E	REV - PAD LEVEL CHANGE	15.02.24
F	REV - ADDITIONAL WESTERN CAR ENTRY/EXIT	15.02.24
G	REV- RAMP IN LOT 2B	24.04.24
H	REV- REMOVED ADDITIONAL WESTERN CAR ENTRY/EXIT	24.06.24
J	REV- UPDATED IN ACCORDANCE TO CIVIL AND LANDSCAPE	08.07.24
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METROLL & SPEC

230 MARTIN ROAD
BADGERYS CREEK, NSW

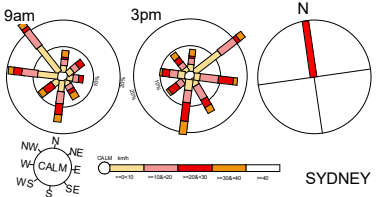
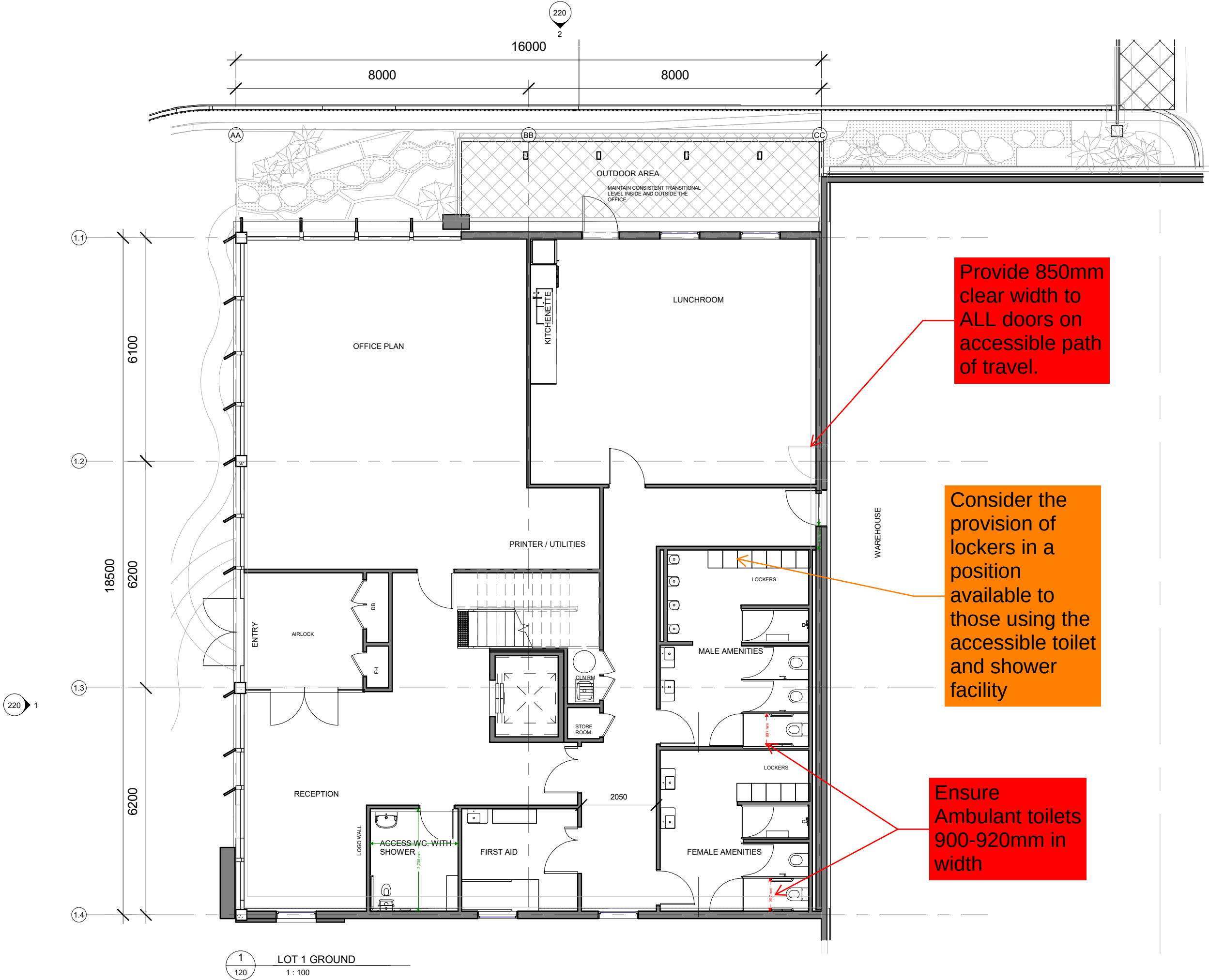
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PROPOSED ROOF PLAN LOT 2



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DATE 22.01.26
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A	PRELIMINARY	14.09.23



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METROLL & SPEC
230 MARTIN ROAD
BADGERYS CREEK, NSW

DRAWING TITLE
PROPOSED OFFICE 1 GF PLAN

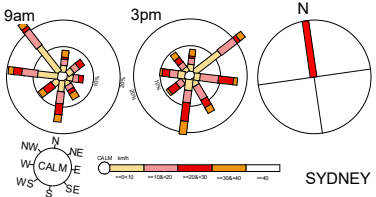
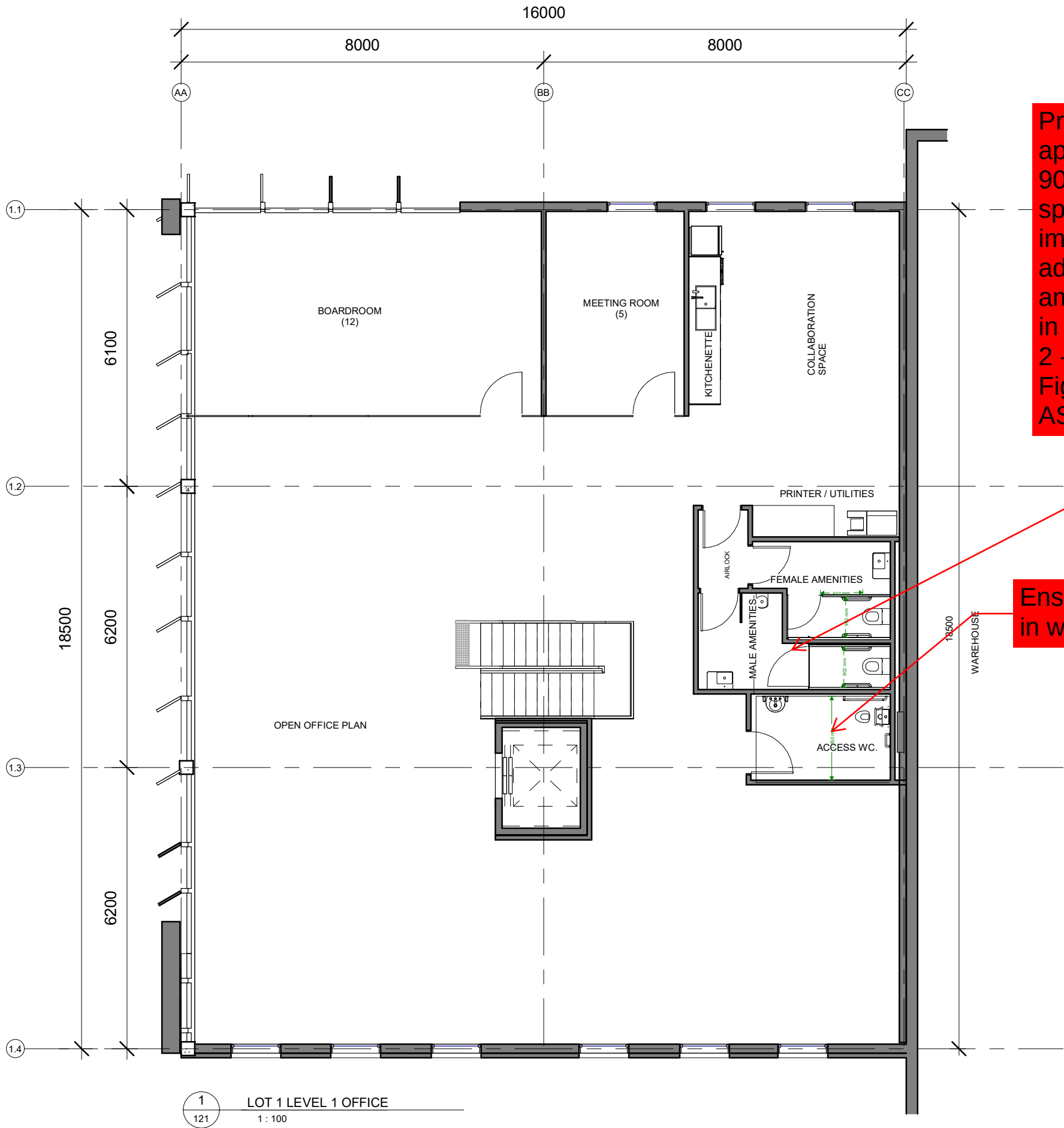


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DATE 02.05.25
DRAWN BY KENZA SUNDAL

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REVISIONS		
A	PRELIMINARY	14.09.23



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METROLL & SPEC

230 MARTIN ROAD
BADGERYS CREEK, NSW

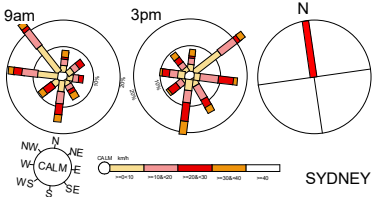
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PROPOSED OFFICE 1 L1 PLAN



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DATE 02.05.25
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A	PRELIMINARY	14.09.23
B	REV-UPDATED IN ACCORDANCE TO TRAFFIC & FIRE CONSULTANTS	22.01.26



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METROLL & SPEC

230 MARTIN ROAD
BADGERYS CREEK, NSW

DRAWING TITLE
PROPOSED OFFICE 2A GF PLAN

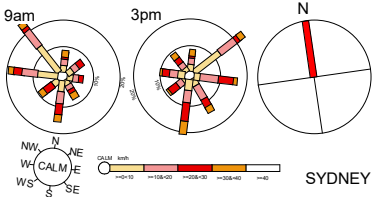
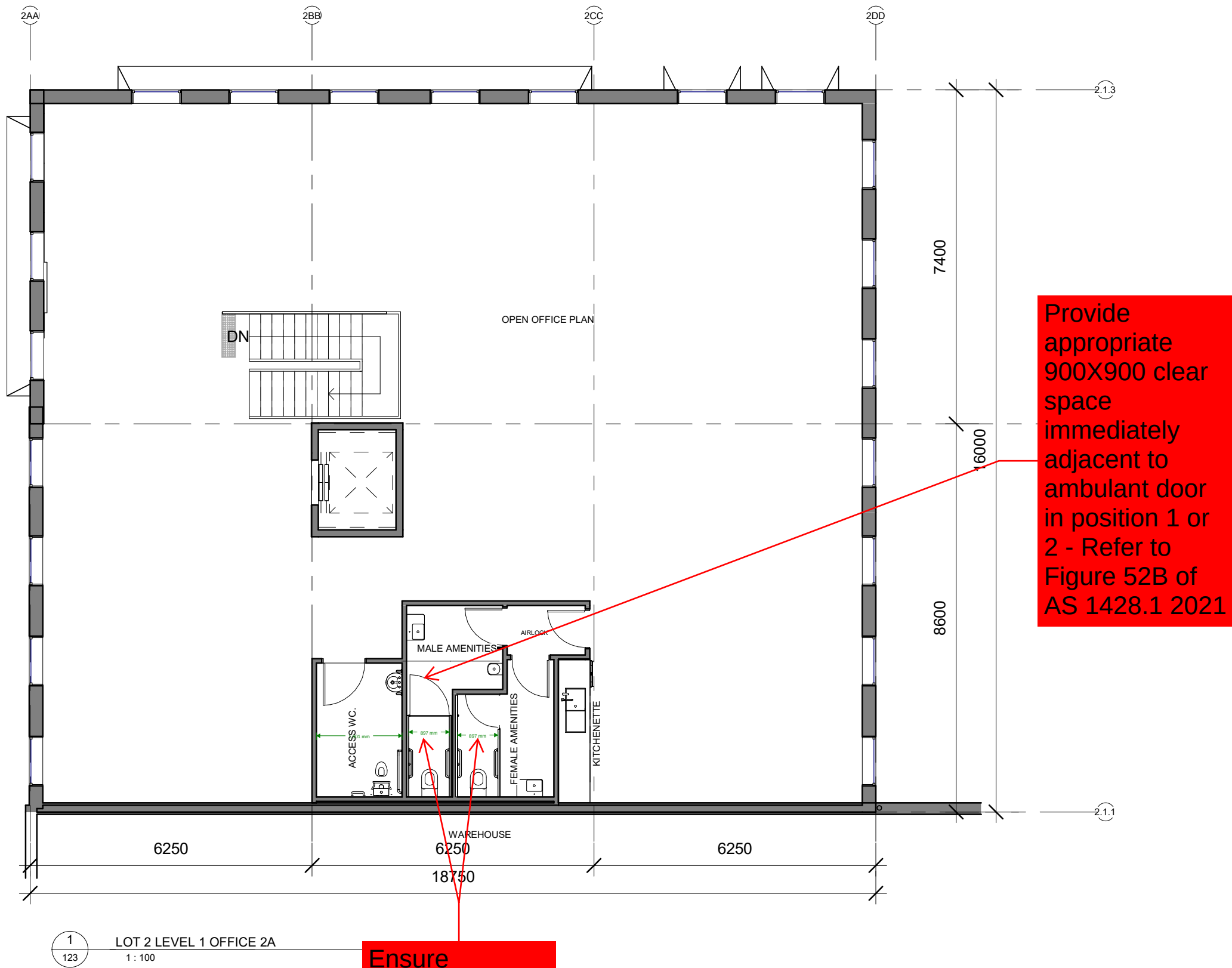
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DATE 22.01.26
DRAWN BY KENZA SUNDAL

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REVISIONS		
A	PRELIMINARY	14.09.23



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METROLL & SPEC

230 MARTIN ROAD
BADGERYS CREEK, NSW

DRAWING TITLE
PROPOSED OFFICE 2A L1 PLAN

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SCALE 1:100 @A3

DATE 02.05.25
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