ERGON CONSULTING

ACCESS REPORT

STATE SIGNIFICANT DEVELOPMENT APPLICATION

CLIENTS

RICHMOND BRIDGE BURRA PARK 2 PTY LTD AS TRUSTEE FOR BURRA PARK PROP TRUST 1
UNISUPER LIMITED AS TRUSTEE FOR UNISUPER AND UNISUPER MANAGEMENT PTY LTD
ISPT PTY LIMITED AS TRUSTEE FOR THE INDUSTRY SUPERANNUATION PROPERTY TRUST NO. 1
HB&B PROPERTY PTY LTD

PROJECT

PROPOSED INDUSTRIAL WAREHOUSE UNITS DEVELOPMENT
LOTS 1.1, 1.2 & 3.1 BURRAH PARK ELIZABETH DRIVE
BADGERYS CREEK NSW 2555

ERGON CONSULTING

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Project File Name:	HB&B Property Pty Ltd – Proposed Industrial Warehouse Units Development – Lots 1.1, 1.2 & 3.1 Burrah Park Elizabeth Drive Badgerys Creek – Access Report (SSDA)			
Rev	**Description**	**Prepared By**	**Peer Reviewed By**	**Issue Date**
A	Issued to client as draft	D.Shan	C.Miroforidis	13-Aug-24
B	Issued to client as draft 2	D.Shan	C.Miroforidis	14-Aug-24
C	Issued to client as final	D.Shan	C.Miroforidis	22-Oct-24

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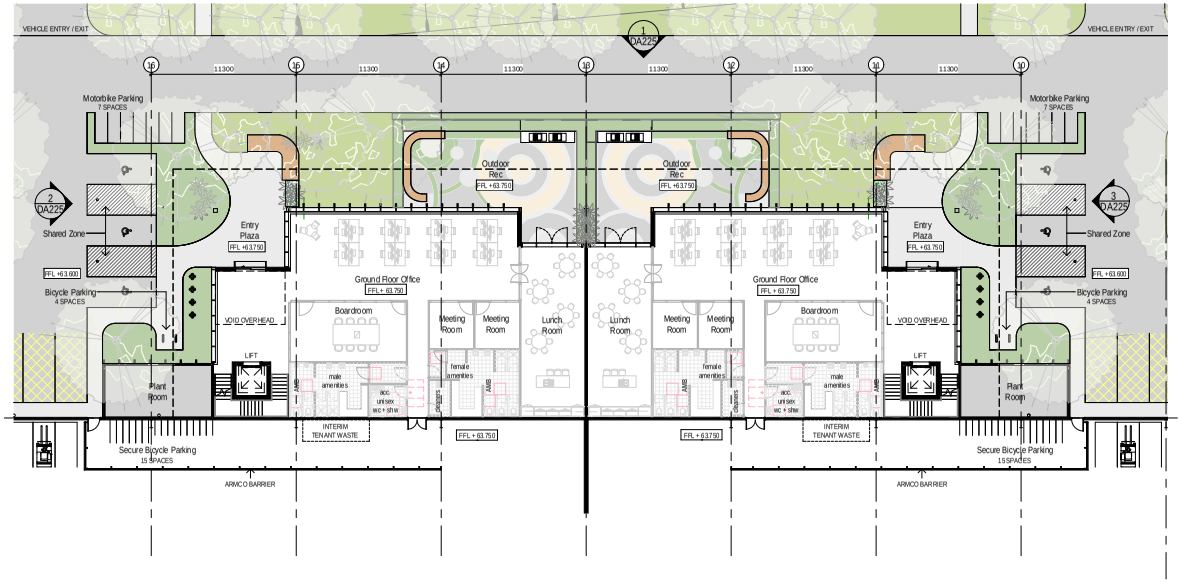
1. INTRODUCTION

Ergon Consulting has been engaged by the clients undertake an assessment and provide professional opinion in regards to access for people with disabilities to and within the proposed industrial warehouse units development located at Lots 1.1, 1.2 & 3.1 Burrah Park Elizabeth Drive Badgerys Creek NSW.

This report has been prepared to be submitted with state significant development application and has relied on the following design documentation prepared by NettletonTribe Architects (*attached in*



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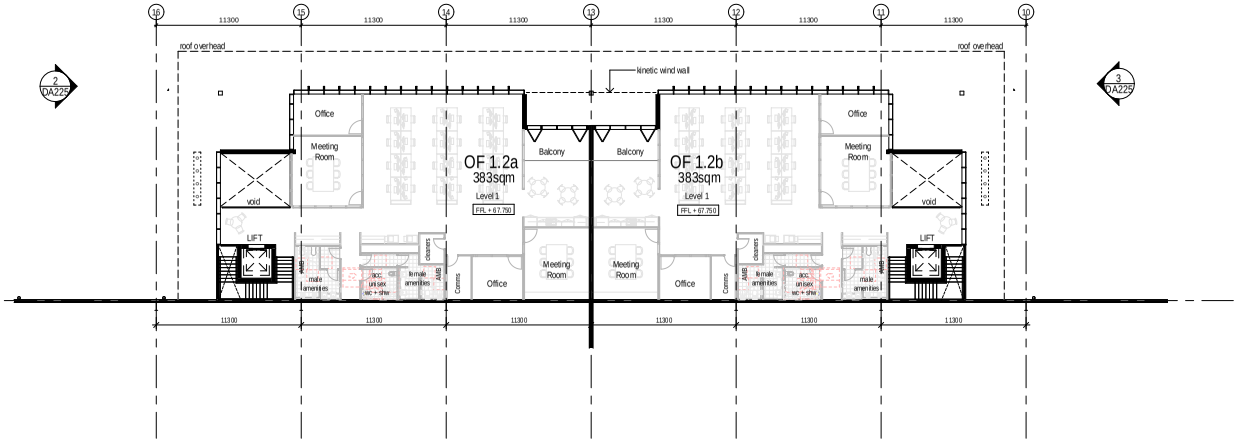

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Issue	Description	Date
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5	ISSUED FOR SSDA	16/08/24
4	ISSUED FOR SSDA	09/08/24
3	ISSUED FOR SSDA	02/08/24
2	ISSUED FOR SSDA	26/07/24
1	DRAFT SSDA	19/07/24

Client

Builder contractor sub contractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

SSDA Development Application

Builder

Project Name
BURRAH PARK

Project Address
Elizabeth Drive, Badgerys Creek - NSW

Key Plan
0 4000 10000

Drawing Title:
OFFICE FLOOR PLANS - WH 1.2

Author: PC
Checker: NG
Sheet Size: A1
Scale: 1:500

Drawing Number: 14020_DA215
Issue: 6

nettleton tribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

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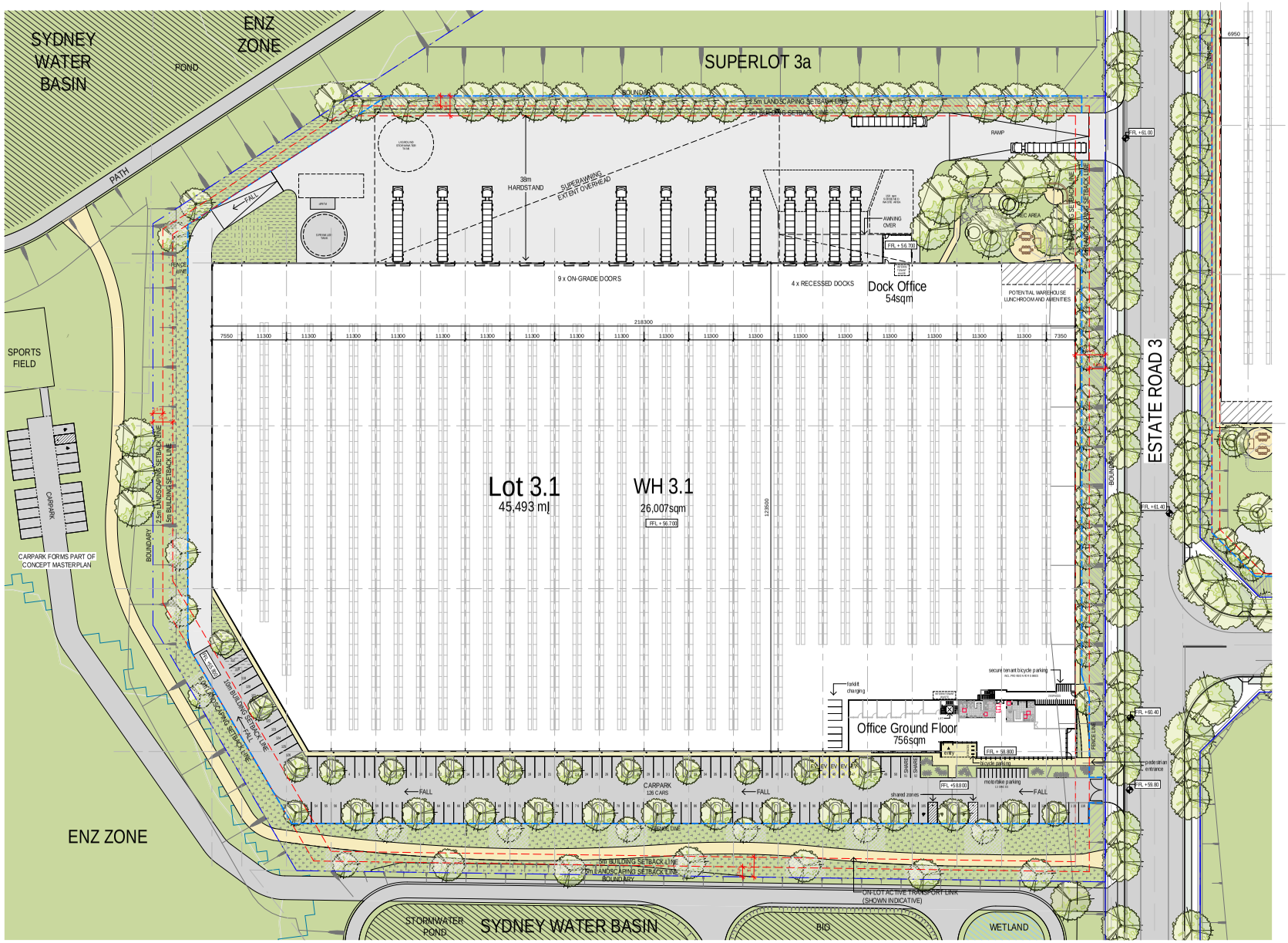
Burrah Park		
17-Oct-24		DA310
Warehouse 3.1		
BUILDING AREAS		SITE AREA (sqm)
Warehouse 3.1		
Lot 3.1 Site Area		45,493
Warehouse 3.1 Area		26,061
Office 3.1 Area		1,500
Total Building Area		**27,561**
LOT 3.1 FSR		**0.61:1**
Total Carparking Spaces		126
Total Motorbike Spaces		13
Total Deep Soil Landscape Area		6,944
Total Deep Soil Landscape Percentage		**15%**
Pervious Paving (50%)	3,313	1,657
Total Pervious Area		8,601
Total Pervious Percentage		**19%**
Canopy Cover	3,930	**9%**
Total Carpark Area (including permeable paving)		3,313
Total Pathways Area		588
Total Fire Access Tracks		807
Total Hardstand Area		6,521
Total Active Transport Pathway		756
Total Awning Area		3,956
Office Roof Area		503
Site Coverage (excluding hardstand awning)		**58%**



1 SITE PLAN - Warehouse 3.1
XX2000 1 : 500

Client

Issue	Description	Date
12	ISSUED FOR SSDA	17/10/24
11	ISSUED FOR SSDA	16/08/24
10	ISSUED FOR SSDA	09/08/24
9	ISSUED FOR SSDA	02/08/24
8	ISSUED FOR SSDA	26/07/24
7	DRAFT SSDA	19/07/24
6	ISSUED FOR INFORMATION	19/07/24
5	ISSUED FOR INFORMATION	05/07/24
4	ISSUED FOR INFORMATION	28/06/24
3	ISSUE FOR INFORMATION	12/06/24
2	WORK IN PROGRESS	04/06/24
1	ISSUE FOR INFORMATION	15/05/24

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SSDA Development Application

Builder

Project Name
BURRAH PARK

Project Address
Elizabeth Drive, Badgerys Creek - NSW

Key Plan
0 10000 25000

Drawing Title:
SITE PLAN - WH 3.1

Author	Checker	Sheet Size	Scale
PC	NG	A1	1:500

Drawing Number: 14020_DA310
Issue: 12

nettleton tribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

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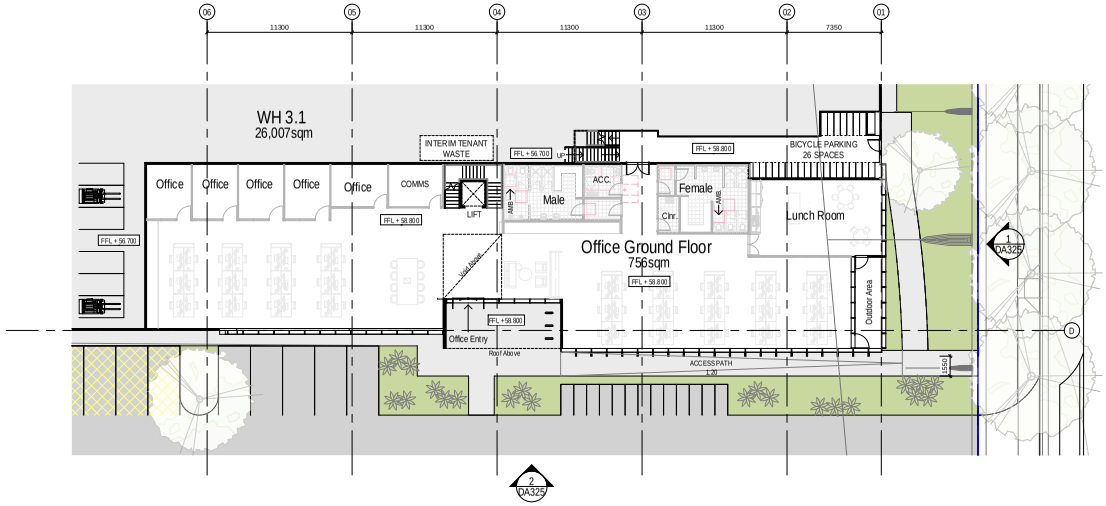

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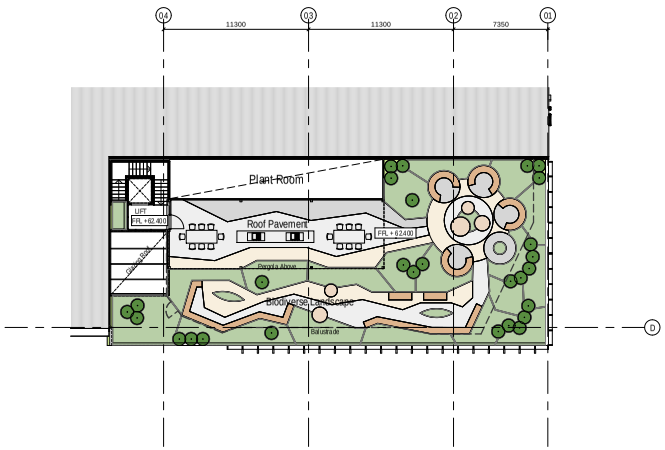

3 OFFICE ROOFTOP - WH3.1
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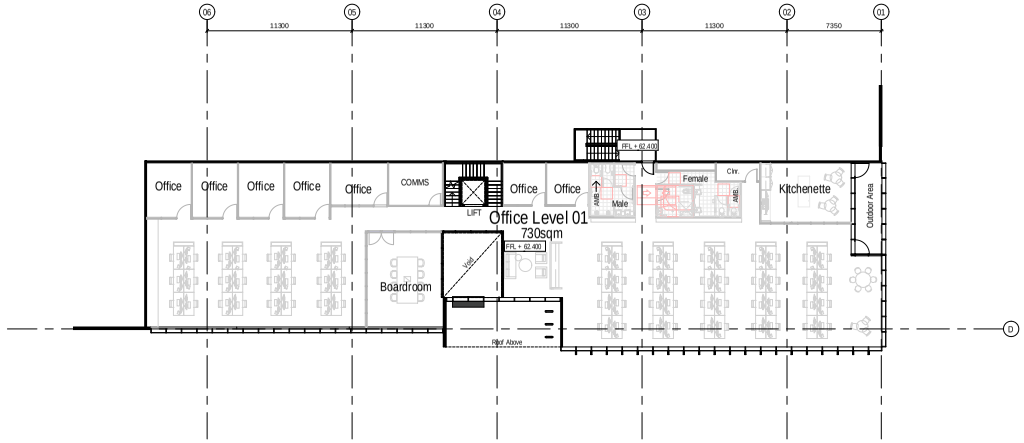

2 OFFICE LEVEL 01 - WH3.1
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Client

Issue	Description	Date
7	ISSUED FOR SSDA	17/10/24
6	ISSUED FOR SSDA	16/08/24
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4	ISSUED FOR SSDA	02/08/24
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1	ISSUED FOR INFORMATION	19/07/24

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SSDA Development Application

Builder

Project Name
BURRAH PARK

Project Address
Elizabeth Drive, Badgerys Creek - NSW

Key Plan
0 10000 25000

Drawing Title:
OFFICE FLOOR PLANS - WH 3.1

Author	Checker	Sheet Size	Scale
PC	NG	A1	1:500

Drawing Number: 14020_DA315
Issue: 7

nettleton tribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au