

**BANK STREET
COMMERCIAL
WHARF
S75W APPLICATION**

DESIGN REPORT

**BENNETT AND
TRIMBLE PTY LTD
APRIL 2018**



View from Bank Street looking west. Indicative artist impression only. Subject to change.

INTRODUCTION

To be read in conjunction with Architectural Drawing S75W-01 - S75W-31

This proposal is for the land side facilities for a commercial marina, and adjacent publicly accessible open space. The site is located at the foot of the Anzac Bridge southern pylon. The proposed commercial facility comprises a Land Facility and an area of publicly accessible Open Space. The On Water Facility is subject to a previous approval and will provide berthing for a fleet of commercial charter boats.

The Land Facility has been designed as a temporary facility with a lifespan of approximately 10 years. It comprises administration and support facilities for the operations of the commercial marina. It contains an office for 6 staff, waste storage, gas cylinder storage, and storage containers for the commercial fleet located at the adjacent wharf.

A new public open space connects Bank Street to Blackwattle Bay, and provides access from the Land Facility to the On Water Facility.

CONTEXT AND NEIGHBOURHOOD CHARACTER

The site is contained by Blackwattle Bay to the south and west, the brick buildings located at 1-3 Bank Street to the north, the natural and man made sandstone wall along Bank Street to the east, and the deck of the Anzac Bridge overhead.

The southern pylon of the Anzac Bridge is located within the boundaries of the site.

The dominant character of the place is defined by the overwhelming presence of the Anzac Bridge, in particular its massive concrete pylons, and the ribbed underside of the road deck. Open space is characterised by concrete slabs, asphalt, and rubble and weeds. The buildings at 1-3 Bank Street form a pleasant ensemble of brick buildings arranged around a courtyard, but are currently in a state of disrepair.

In the immediate vicinity of the site are several apartment buildings constructed within the last decade.

The sea wall in this location is a precast concrete retaining wall. There are few trees or areas of soft or permeable landscaping on the site. At present, there is no public access to the Blackwattle Bay from this location.



View from Bank Street looking South. Indicative artist impression only. Subject to change.

BUILT FORM AND SCALE

The proposed Land Facility comprises a single story administration and storage area, and an area for the storage contained within shipping containers. The buildings are open steel framed structures, clad in part in corrugated metal sheeting, and translucent polycarbonate sheeting.

The built structure along Bank Street is of a similar scale to the adjacent buildings at 1-3 Bank Street.

The proposal does not compete with the scale and presence of the Anzac Bridge, and retains views to the bridge.

SUSTAINABILITY

The Land Facility has been designed as a steel structure with bolted connections. This will aid in the future dismantling of the structure and reuse of material once the temporary use of the facility has been completed. The containers, waste bins, and gas enclosure may be removed and reused in a future location. The design of the facility will comply with Section J of the BCA and will use energy saving fittings and fixtures.

The proposal introduces new areas of soft and permeable landscaping to the site along Bank Street and within the area of open space which will reduce the overland flow of stormwater on the site. Native grasses, and wattles will encourage birds and others wildlife to the site. Rainwater will be collected and reused for watering the gardens.

PUBLIC DOMAIN

The proposal provides a new public open space that allows for access to the waterfront at Blackwattle Bay. New landscaped areas along Bank Street improve the street edge and provide opportunities for water sensitive urban design.

The new public open space will allow the public to view the pylons and underside of the bridge from a previously inaccessible vantage point.

The proposal allows for connection to the future Bays Promenade that will provide a continuous pedestrian connection between Pyrmont and the Glebe foreshore.



View from lower landscaped area looking south. Indicative artist impression only. Subject to change.

LANDSCAPE

The operational aspects of the marina, the Land Facility, and the Anzac Bridge require much of the site to be hardstand. At the north of the site is a new public Open sSpace that is made up of an area of compacted gravel and native grasses. Concrete benches and planters provide seating as well as crash barriers.

AMENITY

The proposed facility greatly increases public amenity through the provision of public open space directly connected to the water. An accessible path will be provided from the road to the waters edge, and new soft and permeable landscaped areas will provide a .

The users of the commercial marina Land Facility will have a neat and organised administration facility from which to operate their business.

Noise - A operational management plan will be in place to control and mitigate noise generated by the commercial facility.

Views - The proposed structures do not impede on views from neighbouring residential buildings to the Blackwattle Bay or to the Anzac Bridge.

Privacy - The nearest residential building is approximately 42m away from the land facility and 110m away from the wharf. Any views to the apartments are distant and will have no impact on the privacy of residents.



View from Blackwattle Bay looking north. Indicative artist impression only. Subject to change.

SAFETY

There are currently no active uses along Bank Street between Quarry Master Drive to the South and Bowman Street to the North, aside from the arrival and departure of dragon boaters. There is some passive surveillance provided by the apartments at 1 Distillery Drive that overlook the site.

The proposed facility will greatly increase the active daytime uses of the area and as such the passive surveillance that this use provides.

The publicly accessible open space will be well lit at night and covered by the Anzac Bridge security cameras. Hostile Vehicle barriers, including planter beds and bollards, will be installed to prevent unauthorised vehicles from entering the site beyond the entry to the On Land Facility.

AESTHETICS

The buildings have been designed in response to their siting underneath the Anzac Bridge. They are open steel framed structures, clad in part in corrugated metal sheeting, and translucent polycarbonate sheeting. These framed structures provide a presentable enclosure to the demountable office building, and waste and storage areas. They are straight-forward, and unadorned in response to their proximity to the Anzac Bridge.

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DIRECTOR

NSW ARCHITECTS REGISTRATION BOARD #7626