

Bank Street Park
Blackwattle Bay / Tjerruing

SSD-53386706

Appendix AG

Access Report (Philip Chun)



December 2023

PROPOSED BANK STREET PARK 1A-19 BANK STREET, PYRMONT NSW

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DOCUMENT ACCEPTANCE

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REVISION HISTORY

Revision No.	Prepared by	Description	Date
00	Lucy Alderson	DRAFT Access SSDA Report for Review & Comment	20 October 2023
01	Lucy Alderson	DRAFT Access SSDA Report for Review & Comment	01 November 2023
02	Lucy Alderson	FINAL Access SSDA Report	03 November 2023

This report has been prepared based on the available time allocated to conduct the review, and all reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.

The information provided within this report is relevant to this project and the documentation referenced. As such the information provided may not be transferred to other projects. This report must not be issued for public comment or be used for any other purpose without prior permission from Philip Chun Accessibility.

Philip Chun Accessibility accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.



1.0 Introduction

The purpose of this report is to offer comments and recommendations for compliance in respect to the Building Code of Australia 2022, to support a State Significant Development Application (SSDA) for a new waterfront public park within Blackwattle Bay, to be known as Bank Street Park (SSD-53386706). Bank Street Park is located at 1A-19 Bank Street, Pyrmont on the shoreline of Tjerruing Blackwattle Bay and adjacent areas of Blackwattle Bay.

This report contains a design philosophy review of the Amenities and Store Building D, the Community Café and Marina Building, the Dragon Boat Storage Building, Parklands and the associated Boat Ramps concerning the capability of the design to meet Building Code of Australia 2022 (BCA) requirements.

In addition to the mandatory requirements for BCA compliance, this assessment also considers the following legislation, Standards, guidelines and best-practice principles:

- Disability Discrimination Act (Cth) 1992 (DDA)
- Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards)
- Australian Standards related to accessibility (AS1428.1 (2021); AS1428.2 (1992); AS/NZS1428.4.1 (2009); AS1735.12 (1992); AS/NZS2890.6 (2009); AS4299 (1995))

1.1 Blackwattle Bay Precinct

Bank Street Park forms part of the Blackwattle Bay Precinct, which is an area of predominantly government owned land located on the western edge of the Pyrmont Peninsula and adjoining the waters of Blackwattle Bay (Figure 1).



Figure 1 Blackwattle Bay Precinct

Source: INSW

The precinct was rezoned in December 2022 to facilitate a new mixed-use community, providing for around 2,000 new residents and 5,600 new jobs and creating a vibrant 24/7 economy. Updated planning and land use controls were incorporated into the Sydney Local Environmental Plan 2012, along with site specific design guidance in the *Blackwattle Bay Design Guidelines*.

A critical part of the Blackwattle Bay Precinct is the high quality public domain which includes a series of parks and open spaces connected by a foreshore promenade. Bank Street Park will bring new active and passive recreation uses into a unique park environment, catering for both existing and future communities in the vicinity.



1.2 Site Description

Bank Street Park is located at 1A-19 Bank Street, Pyrmont NSW within the City of Sydney local government area (LGA) and includes harbour development in Blackwattle Bay. The site area is 1.1 hectares. The relevant lot and deposited plans and the respective ownership for the site are detailed in **Table 1** and shown in **Figure 2**.

Table 1 Summary of land title details of the site

Street Address	Lot And Deposited Plan Details	Ownership
1A Bank Street, Pyrmont NSW 2009	Lot 1 DP 85206 Lot 1 DP 188671	Transport for NSW
1-3 Bank Street, Pyrmont NSW 2009	Lots 1-2 DP 1089643 Lot 1 DP 439245	Infrastructure NSW
5 Bank Street, Pyrmont NSW 2009	Lot 20 DP 803159	Transport for NSW
7 Bank Street, Pyrmont NSW 2009	Lot 19 DP 803159	Transport for NSW
9 Bank Street, Pyrmont NSW 2009	Lot 21 DP 803159	Transport for NSW
11 Bank Street, Pyrmont NSW 2009	Lot 22 DP 803159	Transport for NSW
17-19 Bank Street, Pyrmont NSW 2009	Lots 5-6 DP 803160	Transport for NSW
Sydney Harbour	Lot 5 DP 1209992	Roads and Maritime Services (Transport for NSW)
Sydney Harbour	Lot 107 in DP 1076596	Transport for NSW
Part Bank Street road reserve	N/A	City of Sydney Council

Bank Street Park is located on Gadigal Land, one of the twenty-nine clans of the great Eora Nation. It adjoins the foreshores of Glebe to the west and Pyrmont Bridge Road and Wentworth Park to the south.



Figure 2 Site context map
 The indicative site location is outlined in red.
 Source: SixMaps with Architectus edits (2023)



Figure 3 Bank Street Park site location within Blackwattle Bay State Significant Precinct
 The indicative site location is outlined in red.
 Source: Blackwattle Bay Design Guidelines with Architectus edits (2023)



1.3 Overview of the Proposed Development

Development consent is being sought for a *recreation area* for the primary purpose of a *public park*, comprising:

- Site preparation works, including tree removal, earthworks and remediation to facilitate the proposed use;
- Demolition of three existing buildings at 1-3 Bank Street;
- New and adapted facilities for community use, including:
 - New single storey building to accommodate flexible community space, café, and marina office/store facilities, with green roof and photovoltaics;
 - Adaptive reuse of Building D for public amenities, bin and other storage;
 - Boat launching ramp and pontoon for passive watercraft, including dragon boats and kayaks;
 - Boat storage building with change facilities for dragon boat users with publicly accessible rooftop deck;
- Public domain works, including:
 - ‘Interpretation Garden’ in existing building ‘ruins’ at 1-3 Bank Street;
 - Split level foreshore promenade;
 - Multi-purpose court with edge seating and partial fence;
 - Nature-based inclusive playspace for ages 2-12;
 - Fitness equipment;
 - Public plaza and grassed open space areas;
 - New tree plantings and planter beds;
 - Public art, wayfinding and interpretative signage, lighting, bike parking and seating;
- Harbour works including:
 - Overwater boardwalk;
 - Land/water interface works, including sandstone terracing into water and support structure, to improve marine habitat;
 - Demolition and construction of a new timber launching ramp for dragon boats;
 - Kayak/passive craft pontoon; and
 - Restoration, repair and alterations to the existing seawall for new stormwater outlets.
- Works to Bank Street road reserve, including:
 - Road space reallocation to provide separated cycleway;
 - Cycleway transition to Bank Street to continue south as part of future works;
 - Reinstatement of existing on-street parallel parking;
 - Tree planting;
 - Accessible parking space; and
 - Loading zone adjacent 1-3 Bank Street.

1.4 Planning Secretary’s Environmental Assessment Requirements

This report has been prepared in response to the relevant requirements outlined within the Planning Secretary’s Environmental Assessments Requirements (SEARs) issued on 11 May 2023 for application SSD-53386706. **Table 2** addresses the relevant SEARs requirements and provides a project response.

Table 2 Secretary’s Environmental Assessments Requirements

Item	SEARs	Relevant Report Section(s)
4 & 5	Assess how the development complies with the relevant accessibility requirements.	The proposed works are capable of achieving compliance with the Deemed-to-Satisfy provisions of the Building Code of Australia 2022 and the Premises Standards.



1.5 Brief

The objective of the report is to inform the design team of the main issues and areas to address, and ultimately, which issues will need redesign, additional detailing, clarification or performance solutions with respect to compliance with BCA 2022.

1.6 Documentation provided and assessed

The assessed design documentation comprises of the plans provided by Collins and Turner listed below:

Document No	Title	Revision
Cover Page	Collins and Turner – Bank Street Park – (Tjerruing Park)	
346_SSDA_010	Title Sheet	02
346_SSDA_111	Stite Plan (Detail)	03
346_SSDA_112	Site Analysis	02
346_SSDA_140	Northwest Architectural Ground Floor Plan	04
346_SSDA_142	Pylon Surrounds Architectural Ground Floor Plan	04
346_SSDA_201	Elevations – 1-3 Bank Street	03
346_SSDA_202	Elevations – 1-3 Bank Street	02
346_SSDA_203	Elevations – 1-3 Bank Street	03
346_SSDA_204	Elevations – 1-3 Bank Street	02
346_SSDA_205	Elevations – Dragon Boat Storage	03
346_SSDA_206	Elevations – Dragon Boat Storage	02
346_SSDA_310	Sections – 1-3 Bank Street	02
346_SSDA_311	Sections - 1-3 Bank Street	02
346_SSDA_312	Sections – Dragon Boat Storage	02
L000	Cover Sheet	05
L001	Legend Sheet	05
L002	Materials Schedule	05
L004	Site Plan	05
L201	General Arrangement – Sheet 01	05
L202	General Arrangement – Sheet 02	05
L203	General Arrangement – Public Domain Plan	05

2.0 Legislation

2.1 National Construction Code / Building Code of Australia

The National Construction Code (NCC) comprises the Building Code of Australia (BCA) and the Plumbing Code of Australia (PCA). NCC is all encompassing and contains Volumes One, Two and Three (The Guide), and, the NCC 2022 Consolidated Performance Requirements.

- **Volume One** contains the requirements for Class 2 to 9 (multi-residential, commercial, industrial and public) buildings and structures (BCA).



- **Volume Two** contains the requirements for Class 1 (residential) and Class 10 (non-habitable) buildings and structures.
- **Volume Three** contains the requirements for plumbing and drainage for all classes of buildings.

2.2 Disability Discrimination Act 1992 (Cth) (DDA)

The Disability Discrimination Act 1992 (DDA) implements Australia's international human rights obligations under the Convention on the Rights of Persons with Disabilities as well as obligations relating to non-discrimination under other treaties, including the International Covenant on Civil and Political Rights.

The DDA makes it unlawful to discriminate against a person with a disability on the basis of their disability, including the areas of:

- Work
- Accommodation
- The provision of goods and services
- Access to buildings or premises

The DDA has a section that addresses access requirements for '*buildings*', under Section 23, which relates to access to premises and facilities which the public may enter or use. The DDA also contains the mechanism to create specific Disability Standards.

The following Disability Standards have been created under the DDA to provide more detail and certainty in the provision of meeting the DDA in relation to the provision of goods, services and premises:

- Disability Standards for Accessible - Public Transport 2002
- Disability Standards for Education 2005
- Disability (Access to Premises –Buildings) Standards 2010

The DDA is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and, in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

2.3 Access to Premises Standards – General

In contrast to building regulations, the DDA is not prescriptive. The implementation of the Premises Standards in 2010, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of parkland, playgrounds, transport vehicles, interior fit-out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.

3.0 Amenities and Store Building D

According to the Building Code of Australia 2022 the following criteria apply to the Amenities and Store Building D and will further assist in the design and assessment of the building and its various parts.

3.1 Part D4 – General Building Access Requirements

The different parts of the building are classified as follows.



Class 7: a building which is—

- (a) Class 7a — a carpark; or
- (b) Class 7b — for storage or display of goods or produce for sale by wholesale.

Class 9 buildings: a Class 9 building is a building of a public nature that includes one or more of the following sub-classifications:

- (1) Class 9a — a health-care building including any parts of the building set aside as laboratories, and includes a health-care building used as a residential care building.
- (2) Class 9b — an assembly building including a trade workshop or laboratory in a primary or secondary school

The following table outlines the general building access requirements for this project:

Class 7b and 9a Buildings

D4D2(6) For Class 7b and 9a buildings, access must be provided to and within all areas normally used by the occupants.

Class 9b Buildings

D4D2(8) For a Class 9b building, access requirements are as follows:

- (a) An assembly building, not being a school or early childhood centre—to and within—
 - (i) wheelchair seating spaces provided in accordance with D4D10; and
 - (ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.

Class of building	Access requirements
	Amenities / Toilets & Storage Areas
Class 7b	To and within all areas normally used by the occupants
Class 9b	To and within all areas normally used by the occupants

3.2 Building Code of Australia – Accessibility

The table below is an assessment of the proposed works against the relevant applicable DtS provisions of the BCA. Each line item provides a summary description of the Deemed-to-Satisfy (DtS) provision and comments on the status of compliance. A summary of key issues is included on drawings in Appendix A.

No	BCA Requirements	Status of Compliance	Discussion
Access and Facilities for People with Disabilities – Sections D, E and F			
1.	<p>General building access requirements – Introduction</p> <p>Section D4 requires suitable access for people with disability be provided to and within all areas of the building normally used by the occupants.</p> <p>Note accessibility requirements within the BCA that apply to this building include:</p> <ul style="list-style-type: none"> • D4 for general access for people with a disability. • E3D7 and E3D8 for accessibility design to passenger lifts. 	Note only	



No	BCA Requirements	Status of Compliance	Discussion
	<ul style="list-style-type: none"> F4D5 for accessibility design to sanitary facilities. <p><i>Note: the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) need to be considered. These are generally in keeping with BCA requirements unless otherwise stated.</i></p>		
D4D3 Access to Buildings			
2.	<p>Access from the Allotment Boundary The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.</p>	Can Achieve Compliance	<p>Detail of formed footpath design with areas conducive to an accessible path of travel to be provided from the allotment boundary.</p> <p>This can be coordinated during subsequent detailed design development stages.</p>
3.	<p>Access Between Buildings on Site The BCA requires a continuous accessible path of travel be provided between associated accessible buildings.</p> <p>Design of accessways between buildings required to be accessible comply with requirements of AS 1428.1.</p> <p>This should include but be not limited to:</p> <ul style="list-style-type: none"> site levels/gradients/crossfalls path widths materials including slip resistance properties location of drainage points along accessways threshold ramps at pedestrian entrances, kerb ramps, ramps, handrails etc as applicable. 	Can Achieve Compliance	<p>Detail of formed footpath design with areas conducive to an accessible path of travel to be provided from the allotment boundary.</p> <p>This can be coordinated during subsequent detailed design development stages.</p>
4.	<p>Building Entrances The BCA requires a continuous, accessible path of travel to be provided through the principal pedestrian entrance and not less than 50% of all pedestrian entrances, except for pedestrian entrances serving only areas exempted by D4D5.</p>	Complies	The building entrance satisfies the requirements of this Clause.
D4D4 Parts of Buildings to be Accessible & AS 1428.1 Design for Accessibility			
5.	<p>Doors – Circulation Spaces All doors required to be accessible must fully comply with Section 13 of AS 1428.1.</p> <p>Doorways must be provided with circulation spaces in accordance with Clause 13.3 and relevant approach in Figures 31 and 32.</p> <p><i>Note: circulation spaces at doorways must</i></p>	Can Achieve Compliance	Doors are generally provided with adequate door circulation dimensions to satisfy the requirements of this Clause



No	BCA Requirements	Status of Compliance	Discussion
	<i>have a gradient and crossfall not steeper than 1 in 40.</i>		
6.	<p>Door Clear Opening Width Doorways located within a required accessible path of travel for people with a disability must have a clear door opening width of not less than 850mm in accordance with Clause 13.2 of AS 1428.1.</p> <p>Where a door required to be accessible has more than one door leaf, the active leaf must have a clear opening of not less than 850mm.</p> <p><i>Note: some smoke and acoustic seals can impact on the clear opening width of a door. 870mm and 920mm doorsets may not achieve the 850mm clear opening width.</i></p>	Can Achieve Compliance	Doors are provided with adequate door clear opening widths to satisfy the requirements of this Clause.
7.	<p>Internal Paths of Travel Accessways complying with AS 1428.1 (2009) must be provided to and throughout areas of buildings required to be made accessible, including:</p> <ul style="list-style-type: none"> • minimum corridor widths of not less than 1000mm • passing spaces with a minimum width of 1800mm and minimum length of 2000mm to be provided in corridors at maximum 20m intervals where a direct line of sight is not available • turning spaces of minimum 1540mm width and minimum 2070mm length to be provided within 2m of the end of corridors and at maximum 20m intervals • Increased landings are required at changes of direction, including 1500mm X 1500mm turning spaces to facilitate a 60-90 degree turn • <p><i>Note: In the design of the accessible path of travel, reference should be made to Clause 6 and Figure 2 of AS 1428.1 for the minimum width and heights. No obstructions are allowed within the clear required width including but not limited to skirtings, telephones, switchboards, extinguishers and door handles less than 900mm above finished floor level.</i></p>	Complies	The Dragon Boat Equipment Store has been provided with adequate corridor widths, passing spaces and turning spaces.
D4D5 Exemptions			
8.	<p>The following areas are not required to be accessible:</p> <ol style="list-style-type: none"> 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 	Note	<p>It is intended that the following areas will be deemed exempt areas due to the Position Description of the occupants:</p> <ul style="list-style-type: none"> • Placemaking Store • Bin Store



No	BCA Requirements	Status of Compliance	Discussion
	to an area exempted by (a)		
F4D5 Sanitary and Other Facilities			
9.	<p>For this Class 7/7/9 building the following accessible facilities are required (<i>except to a ward area of a Class 9a health-care building</i>):</p> <ul style="list-style-type: none"> • 1 x accessible unisex sanitary compartment on every storey containing sanitary compartments • 1 x accessible unisex sanitary compartment at not less than 50% of the banks of toilets in the building • 1 x ambulant sanitary compartment for use by males and females at every bank of toilets, where an accessible unisex facility is provided at that bank 	Complies	
10.	<p>AS1428.1 – Design of Unisex Accessible Sanitary Facilities</p> <p>All unisex accessible sanitary facilities to fully comply with AS 1428.1 (2009) Clause 15 and 16, including but not limited to:</p> <ul style="list-style-type: none"> • location of sanitary fixtures and fittings • location, profile and dimension of grab rails • clear width of the door opening • circulation spaces to doorways, fixtures and fittings • requirement for a shelf • lever taps • toilet seat with 30% luminance contrast • WC back rest details • door lock, in-use indicator and bolt or catch, with Any snib catch handle to have minimum length of 45mm 	Can Achieve Compliance	
11.	<p>AS1428.1 – Ambulant Accessible Sanitary Facilities</p> <p>Sanitary facilities suitable for people with an ambulant disability must be designed in accordance with the requirements of Section 16 and associated figures of AS1428.1, including but not limited to:</p> <ul style="list-style-type: none"> • Cubicle width of 900-920mm • location of WC • location, profile and dimension of grab rails • ambulant circulation spaces to doorway and WC • clear width of the door opening • door lock/In use indicator and bolt or catch 	Can Achieve Compliance	<p>The cubicle width exceeds the required 900-920mm.</p> <p>Refer also to Appendix A – marked plans – for additional comments.</p> <p>This can be coordinated during subsequent detailed design development stages.</p>



3.3 Summary

In our access reviews to date, we have made every attempt to assess the requirements under BCA 2022, as they relate to the works proposed under the Development Consent application / submission. We have provided Access compliance reviews to the design team for their incorporation into design and to inform their design options and compliance. This is not verification of full compliance of the design to date but the capability of the design to comply. Areas of the design are still being refined so that compliance will be further assessed at detailed design review stage.

The main issues and principles with respect to compliance of the design relevant to persons with disabilities that have been reviewed include the following:

- At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. This will be finalised in the next stage of design.

4.0 Community Space, Café, and Marina Office/Store Facilities

According to the Building Code of Australia 2022 the following criteria apply to the community space, café, and marina office/store facilities and will further assist in the design and assessment of the building and its various parts.

4.1 Part D4 – General Building Access Requirements

The different parts of the building are classified as follows:

Class 5: an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

Class 6: a shop or other building for the sale of goods by retail or the supply of services direct to the public, including—

- (a) an eating room, café, restaurant, milk or soft-drink bar; or
- (b) a dining room, bar area that is not an assembly building, shop or kiosk part of a hotel or motel; or

Class 7: a building which is—

- (a) Class 7a — a carpark; or
- (b) Class 7b — for storage or display of goods or produce for sale by wholesale.
- (c) a hairdresser’s or barber’s shop, public laundry, or undertaker’s establishment; or
- (d) market or sale room, showroom, or service station.

The following table outlines the general building access requirements for this project:

Class 5, 6 and 7b Buildings

D4D2(6) For Class 5, 6, 7b, 8 and 9a buildings, access must be provided to and within all areas normally used by the occupants.

Class of building	Access requirements
	Community Space, Café, and Marina Office/Store facilities
Class 5	To and within all areas normally used by the occupants
Class 6	To and within all areas normally used by the occupants
Class 7b	To and within all areas normally used by the occupants

The accessibility requirements outlined in this report have been assessed based on the new works having a primary BCA classification of Class 5,6 and 7b as advised by the Relevant Building Surveyor / building certifier.



4.2 Building Code of Australia – Accessibility

No	BCA Requirements	Status of Compliance	Discussion
Access and Facilities for People with Disabilities – Sections D, E and F			
12.	<p>General building access requirements – Introduction</p> <p>Section D4 requires suitable access for people with disability be provided to and within all areas of the building normally used by the occupants.</p> <p>Note accessibility requirements within the BCA that apply to this building include:</p> <ul style="list-style-type: none"> • D4 for general access for people with a disability. • E3D7 and E3D8 for accessibility design to passenger lifts. • F4D5 for accessibility design to sanitary facilities. <p><i>Note: the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) need to be considered. These are generally in keeping with BCA requirements unless otherwise stated.</i></p>	Note only	
D4D3 Access to Buildings			
13.	<p>Access from the Allotment Boundary</p> <p>The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.</p>	Can Achieve Compliance	<p>Detail of formed footpath design with areas conducive to an accessible path of travel to be provided from the allotment boundary.</p> <p>This can be coordinated during subsequent detailed design development stages.</p>
14.	<p>Access Between Buildings on Site</p> <p>The BCA requires a continuous accessible path of travel be provided between associated accessible buildings.</p> <p>Design of accessways between buildings required to be accessible comply with requirements of AS 1428.1.</p> <p>This should include but be not limited to:</p> <ul style="list-style-type: none"> • site levels/gradients/crossfalls • path widths • materials including slip resistance properties • location of drainage points along accessways • threshold ramps at pedestrian entrances, kerb ramps, ramps, handrails etc as applicable. 	Can Achieve Compliance	<p>Detail of formed footpath design with areas conducive to an accessible path of travel to be provided from the allotment boundary.</p> <p>This can be coordinated during subsequent detailed design development stages.</p>



No	BCA Requirements	Status of Compliance	Discussion
15.	<p>Building Entrances</p> <p>The BCA requires a continuous, accessible path of travel to be provided through the principal pedestrian entrance and not less than 50% of all pedestrian entrances, except for pedestrian entrances serving only areas exempted by D4D5.</p> <p><i>Note: where the total floor area of the building exceeds 500m², the distance of travel between accessible and inaccessible entrances must not exceed 50m.</i></p>	Can Achieve Compliance	<p>Provide clear door opening width of not less than 850mm.</p> <p>Where a door required to be accessible has more than one door leaf, the active leaf must have a clear opening of not less than 850mm.</p> <p>This can be coordinated to comply during subsequent detailed design development stages.</p>
D4D4 Parts of Buildings to be Accessible & AS 1428.1 Design for Accessibility			
16.	<p>Doors – Circulation Spaces</p> <p>All doors required to be accessible must fully comply with Section 13 of AS 1428.1.</p> <p>Doorways must be provided with circulation spaces in accordance with Clause 13.3 and relevant approach in Figures 31 and 32.</p> <p><i>Note: circulation spaces at doorways must have a gradient and crossfall not steeper than 1 in 40.</i></p>	Can Achieve Compliance	<p>Doors are generally provided with adequate door circulation dimensions to satisfy the requirements of this Clause except for a number of doors.</p> <p>Refer to Appendix A – marked plans – for specific locations.</p> <p>This can be coordinated to comply during subsequent detailed design development stages.</p>
17.	<p>Door Clear Opening Width</p> <p>Doorways located within a required accessible path of travel for people with a disability must have a clear door opening width of not less than 850mm in accordance with Clause 13.2 of AS 1428.1.</p> <p>Where a door required to be accessible has more than one door leaf, the active leaf must have a clear opening of not less than 850mm.</p> <p><i>Note: some smoke and acoustic seals can impact on the clear opening width of a door. 870mm and 920mm doorsets may not achieve the 850mm clear opening width.</i></p>	Can Achieve Compliance	<p>Doors are generally provided with adequate door clear opening widths to satisfy the requirements of this Clause except for several double entry doors.</p> <p>Refer to Appendix A – marked plans – for specific locations.</p> <p>This can be coordinated to comply during subsequent detailed design development stages.</p>
18.	<p>Internal Paths of Travel</p> <p>Accessways complying with AS 1428.1 (2009) must be provided to and throughout areas of buildings required to be made accessible, including:</p> <ul style="list-style-type: none"> • minimum corridor widths of not less than 1000mm • passing spaces with a minimum width of 1800mm and minimum length of 2000mm to be provided in corridors at maximum 20m intervals where a direct line of sight is not available • turning spaces of minimum 1540mm width and minimum 2070mm length to be provided within 2m of the end of corridors and at maximum 20m intervals 	Can Achieve Compliance	<p>The building has generally been provided with adequate corridor widths, passing spaces and turning spaces with the exception of a number of locations in the Marina Store:</p> <p>Refer to Appendix A – marked plans – for specific locations.</p>



No	BCA Requirements	Status of Compliance	Discussion
	<ul style="list-style-type: none"> Increased landings are required at changes of direction, including 1500mm X 1500mm turning spaces to facilitate a 60-90 degree turn <p><i>Note: In the design of the accessible path of travel, reference should be made to Clause 6 and Figure 2 of AS 1428.1 for the minimum width and heights. No obstructions are allowed within the clear required width including but not limited to skirtings, telephones, switchboards, extinguishers and door handles less than 900mm above finished floor level.</i></p>		
19.	<p>Stairs - Non Fire Isolated Stairs All stairways, excluding fire-isolated stairs, must be designed and constructed in accordance with AS 1428.1. In particular:</p> <ul style="list-style-type: none"> clause 11.1(b) – Setback requirements at intersections at internal corridors. clause 11.1(c) – Risers of opaque construction clauses 11.1(d) to (g) – Design of stair nosings including profile and identification strip clause 11.1 (h) – Tactile ground surface indicators (also AS1428.4.1) clause 11.2(b) – Handrails to both sides of stair clause 11.2(c) – Handrail to have no vertical sections clauses 11.2(d) to (f) - Extension of handrails at top and bottom of flight. clause 12 – Design and construction of handrails 	Can Achieve Compliance	<p>External stairways. These stairways will comply with BCA requirements.</p> <p>This can be coordinated during subsequent detailed design development stages.</p>
20.	<p>D3D22 – Handrails As per BCA D3D22(1)(f) handrails within the fire isolated stairways are required to comply with Clause 12 of AS 1428.1, except that Clause 12(d) does not apply to a second, lower-height handrail in a Class 9b primary school required by D3D22(1)(c)(ii).</p> <p>The height of handrails is to be between 865-1000mm and be consistent along the length of the stair (does not apply to lower handrail in primary school stair). Incorporate the design of a staggered stair to avoid handrail extensions intruding into stairway landings, particularly in the down flight.</p>	Can Achieve Compliance	This can be coordinated during subsequent detailed design development stages.
D4D5 Exemptions			
21.	<p>The following areas are not required to be accessible:</p> <p>d) An area where access would be inappropriate because of the particular</p>	Note	<p>It is intended that the following areas will be deemed exempt areas due to the Position Description of the occupants:</p> <ul style="list-style-type: none"> Café prep area



No	BCA Requirements	Status of Compliance	Discussion
	<p>purpose for which the area is used.</p> <p>e) An area that would pose a health or safety risk for people with a disability.</p> <p>f) Any path of travel providing access only to an area exempted by (a)</p>		
D4D8 Hearing Augmentation			
22.	<p>Where an inbuilt amplification system is installed (other than one for emergency purposes only) a hearing augmentation system must be provided:</p> <ul style="list-style-type: none"> • in a room in a Class 9b building, or • in an auditorium, conference room, meeting room or room for judicatory purposes, or • at a ticket office, tellers booth, reception area or the like, where the public is screened from the service provider. <p>Induction loop- 80% coverage required. Infrared system or the like - 95% coverage required.</p> <p><i>Note: A room containing hearing augmentation, Clause D4D7 requires signage including the international symbol for deafness to be provided.</i></p> <p><i>Note: Consideration to the design specifications of AS 1428.5 (2010) is recommended, however is not mandatory to meet the BCA or Premises Standards.</i></p>	Complies in Principle	This can be coordinated during subsequent detailed design development stages.
D4D9 Tactile Indicators			
23.	<p>Tactile ground surface indicators (TGSI's) are required to warn people who have a vision impairment they are approaching a hazardous location, such as –</p> <ul style="list-style-type: none"> • stairways (other than fire isolated stairways) • escalator • passenger or moving walk • ramp other than <ul style="list-style-type: none"> ○ A fire isolated ramp ○ Step ramp ○ Kerb ramp or ○ Swimming pool ramp <p>In the absence of a suitable barrier –</p> <ul style="list-style-type: none"> • an overhead obstruction less than 2m above the floor level, other than a doorway; and • an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving and area referred to in 	Can Achieve Compliance	This can be coordinated during subsequent detailed design development stages.



No	BCA Requirements	Status of Compliance	Discussion
	<p>D3.4, if there is no kerb or kerb ramp at that point.</p> <p>Refer to AS1428.4.1 for further clarification of the design for colour, luminance contrast, dimensions and locations of the tactile ground surface indicators.</p>		
D4D13 Glazing on an Accessway			
24.	<p>On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1.</p> <p>A solid contrasting line is required.</p> <p>Refer to Clause 6.6 of AS1428.1 for details of:</p> <ul style="list-style-type: none"> • location • height • luminance contrast <p><i>Note: In many instances, the frosted type material may not achieve the required luminance contrast.</i></p>	Can Achieve Compliance	This can be coordinated during subsequent detailed design development stages.
F4D5 Sanitary and Other Facilities			
25.	<p>For this Class 5/6/7/ building the following accessible facilities are required (<i>except to a ward area of a Class 9a health-care building</i>):</p> <ul style="list-style-type: none"> • 1 x accessible unisex sanitary compartment on every storey containing sanitary compartments • 1 x accessible unisex sanitary compartment at not less than 50% of the banks of toilets in the building • 1 x ambulant sanitary compartment for use by males and females at every bank of toilets, where an accessible unisex facility is provided at that bank 	Complies	The number and location of accessible sanitary facilities satisfies the requirements of this Clause.
26.	<p>AS1428.1 – Design of Unisex Accessible Sanitary Facilities</p> <p>All unisex accessible sanitary facilities to fully comply with AS 1428.1 (2009) Clause 15 and 16, including but not limited to:</p> <ul style="list-style-type: none"> • location of sanitary fixtures and fittings • location, profile and dimension of grab rails • clear width of the door opening • circulation spaces to doorways, fixtures and fittings • requirement for a shelf • lever taps 	Can Achieve Compliance	This can be coordinated during subsequent detailed design development stages.



No	BCA Requirements	Status of Compliance	Discussion
	<ul style="list-style-type: none"> toilet seat with 30% luminance contrast WC back rest details door lock, in-use indicator and bolt or catch, with Any snib catch handle to have minimum length of 45mm 		
27.	<p>AS1428.1 – Ambulant Accessible Sanitary Facilities</p> <p>Sanitary facilities suitable for people with an ambulant disability must be designed in accordance with the requirements of Section 16 and associated figures of AS1428.1, including but not limited to:</p> <ul style="list-style-type: none"> location of WC location, profile and dimension of grab rails ambulant circulation spaces to doorway and WC clear width of the door opening door lock/In use indicator and bolt or catch 	Can Achieve Compliance	<p>The cubicle width exceeds the required 900-920mm.</p> <p>Refer also to Appendix A – marked plans – for additional comments.</p> <p>This can be coordinated during subsequent detailed design development stages.</p>

4.3 Summary

In our access reviews to date, we have made every attempt to assess the requirements under BCA 2022, as they relate to the works proposed under the Development Consent application / submission. We have provided Access compliance reviews to the design team for their incorporation into design and to inform their design options and compliance. This is not verification of full compliance of the design to date but the capability of the design to comply. Areas of the design are still being refined so that compliance will be further assessed at detailed design review stage.

The main issues and principles with respect to compliance of the design relevant to persons with disabilities that have been reviewed include the following:

- Door circulation has been reviewed and will be finalised in the next stage of design.
- Where double doors are used, 850mm clear opening shall apply to the active leaf and will be finalised in the next stage of design.
- Ambulant disability in accordance with AS 1428.1 must be provided with cubicle width of 900-920mm and will be finalised in the next stage of design.

5.0 Public Parkland & Boat Ramp

The landscape works associated with the parklands and boat ramps does not fall under a building classification. However, the design elements have been assessed the design against the Building Code of Australia 2022 for access compliance.

5.1 Building Code of Australia – Accessibility

No	BCA Requirements	Status of Compliance	Discussion
Access and Facilities for People with Disabilities – Sections D, E and F			
28.	<p>General building access requirements – Introduction</p> <p>Section D4 requires suitable access for</p>	Note only	



No	BCA Requirements	Status of Compliance	Discussion
	<p>people with disability be provided to and within all areas of the building normally used by the occupants.</p> <p>Note accessibility requirements within the BCA that apply to this building include:</p> <ul style="list-style-type: none"> • D4 for general access for people with a disability. • E3D7 and E3D8 for accessibility design to passenger lifts. • F4D5 for accessibility design to sanitary facilities. <p><i>Note: the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) need to be considered. These are generally in keeping with BCA requirements unless otherwise stated.</i></p>		
D4D3 Access to Buildings			
29.	<p>Access from the Allotment Boundary</p> <p>The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.</p>	Can Achieve Compliance	<p>Detail of formed footpath design with areas conducive to an accessible path of travel to be provided from the allotment boundary.</p> <p>This can be coordinated during subsequent detailed design development stages.</p>
30.	<p>Access Between Buildings on Site</p> <p>The BCA requires a continuous accessible path of travel be provided between associated accessible buildings.</p> <p>Design of accessways between buildings required to be accessible comply with requirements of AS 1428.1.</p> <p>This should include but be not limited to:</p> <ul style="list-style-type: none"> • site levels/gradients/crossfalls • path widths • materials including slip resistance properties • location of drainage points along accessways • threshold ramps at pedestrian entrances, kerb ramps, ramps, handrails etc as applicable. 	Can Achieve Compliance	<p>Detail of formed footpath design with areas conducive to an accessible path of travel to be provided from the allotment boundary.</p> <p>This can be coordinated during subsequent detailed design development stages.</p>
31.	<p>D3D22 – Handrails</p> <p>The height of handrails is to be between 865-1000mm and be consistent along the length of the stair (does not apply to lower handrail in primary school stair).</p>	Can Achieve Compliance	<p>This can be coordinated during subsequent detailed design development stages.</p>



No	BCA Requirements	Status of Compliance	Discussion
	Incorporate the design of a staggered stair to avoid handrail extensions intruding into stairway landings, particularly in the down flight.		
32.	Ramps All ramps, excluding fire-isolated ramps used for emergency egress purposes only, must be designed and constructed in accordance with Clause 10.3 of AS 1428.1.	Can Achieve Compliance	This can be coordinated during subsequent detailed design development stages.
33.	AS1428.1 – Abutment of Surfaces The abutment of surfaces to have a smooth transition (design transition to be 0mm). Refer to Clause 7.2 and Figure 6 for further clarification. Note construction tolerances are provided for: <ul style="list-style-type: none"> • 0 ±3mm for vertical edges • 0 ±5mm for edges with a bevelled or rounded to reduce the likelihood of tripping 	Can Achieve Compliance	This can be coordinated during subsequent detailed design development stages.
D4D9 Tactile Indicators			
34.	Tactile ground surface indicators (TGSI's) are required to warn people who have a vision impairment they are approaching a hazardous location, such as – <ul style="list-style-type: none"> • stairways (other than fire isolated stairways) • escalator • passenger or moving walk • ramp other than <ul style="list-style-type: none"> ○ A fire isolated ramp ○ Step ramp ○ Kerb ramp or ○ Swimming pool ramp In the absence of a suitable barrier – <ul style="list-style-type: none"> • an overhead obstruction less than 2m above the floor level, other than a doorway; and • an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point. Refer to AS1428.4.1 for further clarification of the design for colour, luminance contrast, dimensions and locations of the tactile ground surface indicators.	Can Achieve Compliance	This can be coordinated during subsequent detailed design development stages.
D4D12 Ramps			
35.	On and accessway – <ul style="list-style-type: none"> (a) A series of connected ramps must not 	Can Achieve Compliance	This can be coordinated during subsequent detailed design development stages.



No	BCA Requirements	Status of Compliance	Discussion
	have a combined vertical rise of more than 3.6m; and (b) A landing for a step ramp must not overlap a landing for another step ramp or ramp.		

5.2 Summary

In our access reviews to date, we have made every attempt to assess the requirements under BCA 2022, as they relate to the works proposed under the Development Consent application / submission. We have provided Access compliance reviews to the design team for their incorporation into design and to inform their design options and compliance. This is not verification of full compliance of the design to date but the capability of the design to comply. Areas of the design are still being refined so that compliance will be further assessed at detailed design review stage.

The main issues and principles with respect to compliance of the design relevant to persons with disabilities that have been reviewed include the following:

- Stair handrail to be provided both sides of stairs in accordance with AS 1428.1(2009 and will be finalised in the next stage of design.
- Where there is a pedestrian crossing tactile ground surface indicators (TGSIs) to be provided on each side of the pedestrian crossing points. This will be finalised in the next stage of design.
- Tactile ground surface indicators are to be provided to the top and bottom of the ramp, for a depth of 600-800mm, for the full width of the path of travel. This will be finalised in the next stage of design.
- Tactile ground surface indicators (TGSIs) are to be provided to the top and bottom of the stairway, for the full width of the path of travel. This will be finalised in the next stage of design.
- Tactile indicators are required where an accessway meets a vehicular way where no kerb or kerb ramp is provided. This will be finalised in the next stage of design.

6.0 Conclusion

On review of the documentation, we confirm the works proposed will be capable of achieving compliance with the Building Code of Australia 2022 and the Premises Standards, subject to normal design development and assessment reviews required at the next stage of documentation and prior to the issue of the Construction Certification for the works.



APPENDIX A – Marked Plans

DRAWING SCHEDULE		
Sheet Number	Sheet Name	
L001	LEGEND SHEET	
L002	MATERIALS SCHEDULE	
L003	PLANTING SCHEDULE	
L004	SITE PLAN	
L005	TREE CANOPY COVER	
L101	TREE RETENTION AND DEMOLITION	
L201	GENERAL ARRANGEMENT - SHEET 01	
L202	GENERAL ARRANGEMENT - SHEET 02	
L203	GENERAL ARRANGEMENT - PUBLIC DOMAIN PLAN	
L501	PLANTING PLAN	



SITE LOCATION

PHILIP CHUN Consulting Building Compliance

Access Consulting

Ref: AN023-220324_Oculus_Bank St Park_SSDA_231020
Reviewed by: Lucy Alderson
Date: 20/10/2023

NOTES
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS' DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.

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ISSUE	DATE	AMENDMENT	DRN	APRVD
1	25/08/23	Issue for Information	SL	SB
2	11/09/23	Issue for Draft SSSA	LA	SB
3	15/09/23	Issue for Draft SSSA	LA	SB
4	20/09/23	Issue for SSSA	LA	SB
5	13/10/23	Issue for SSSA	LA	SB

O C U L U S

Level 1, 5 Wilson Street, P.O. Box 307, Newtown, NSW, 2042
02 9557 5533 australia@oculus.info
Sydney - Gadigal Country
Melbourne - Wurundjeri Woi Wurrung Country
Canberra - Ngunnawal Country

PROJECT
BANK STREET PARK
BANK STREET, PYRMONT

CLIENT
INSW

ARCHITECT
COLLINS AND TURNER

STATUS
FOR SSSA

DRAWING TITLE
COVER SHEET

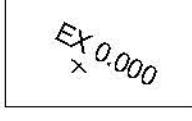
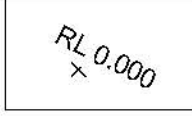
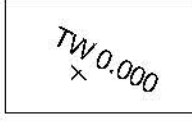
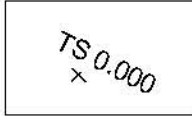
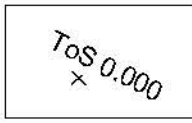
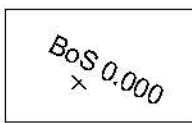
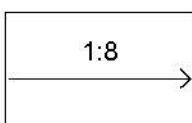
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S22-026

DRAWING Nº
L000

SHEET SIZE
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ISSUE
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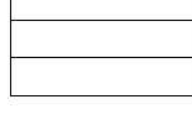
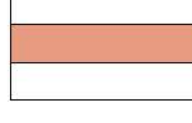
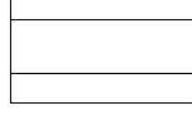
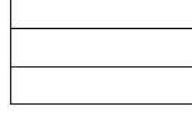
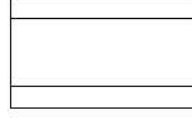
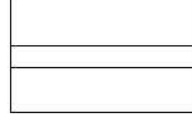

GRADING

-  EXISTING LEVEL
-  REDUCED LEVEL
-  TOP OF WALL LEVEL
-  TOP OF SEAT LEVEL
-  TOP OF STAIR LEVEL
-  BOTTOM OF STAIR LEVEL
-  SURFACE GRADING

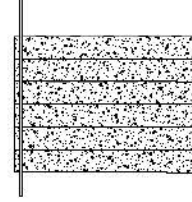


SURFACE FINISHES

-  (PV01) FEATURE INSITU CONCRETE PAVING
-  (PV02) GRAVEL PAVING
-  (PV03) INSITU CONCRETE PAVING
-  (PV04) RECYCLED BRICK PAVING
-  (PV05) BIKE PATH SURFACE
-  (PV06) SPORTS COURT SURFACE
-  (PV07) TIMBER DECKING
-  (PV08) GRAVEL PAVING
-  (PV09) MULCH
-  (PV10) RUBBER SOFTFALL 01
-  (PV11) RUBBER SOFTFALL 02
-  (PV12) RUBBER SOFTFALL 03
-  (PV13) DECORATIVE PAVING

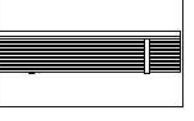
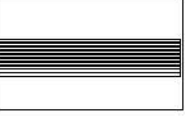


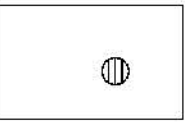
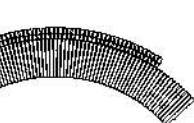
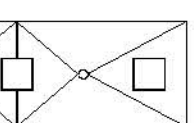
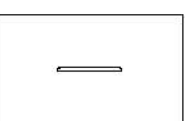
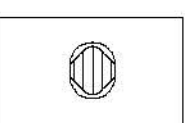
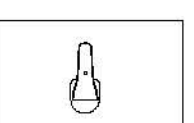
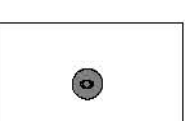
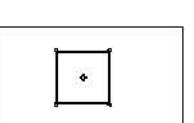
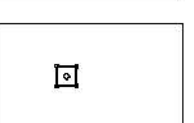
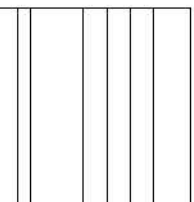
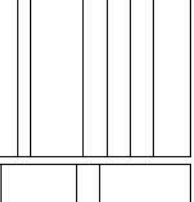
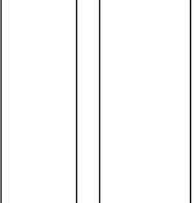
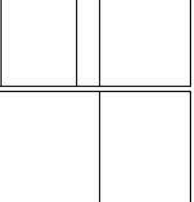
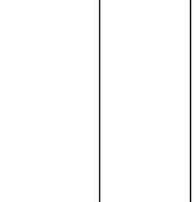
EDGES, KERBS, WALLS

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-  (WA02) RAMMED EARTH WALL
-  (WA03) STONE BLOCK WALL
-  (WA04) TIMBER SEATING WALL
-  (WA05) STONE BLOCK WALL
-  (ED01) TIMBER BOARDWALK EDGE
-  (ED02) STEEL EDGING

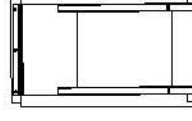
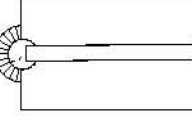
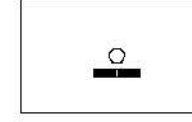
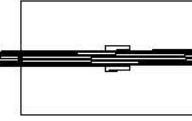
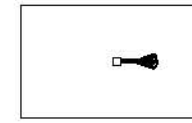
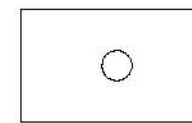
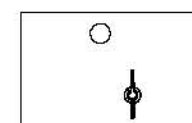
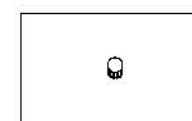

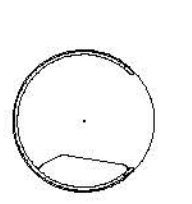

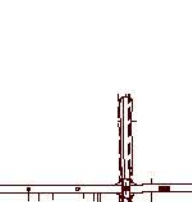
STAIRS + HANDRAILS

-  (ST01) CLASS 2 PRECAST CONCRETE STAIRS TO COMPLY WITH AS 1428.1. STAINLESS STEEL NOSINGS, TACTILES AND HANDRAILS.
-  (HR01) HANDRAIL TYPE 01
-  (TG01) TACTILE INDICATOR STUDS





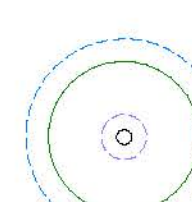
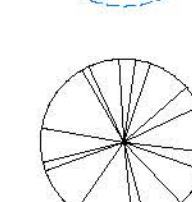
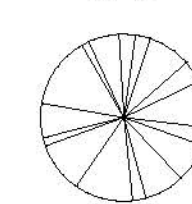
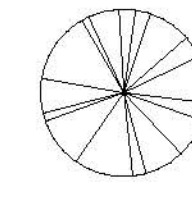

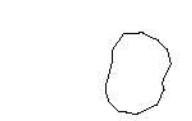
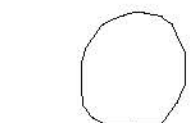
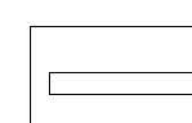
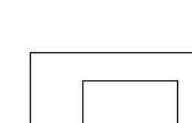
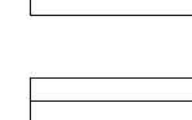

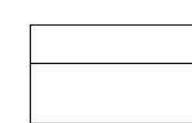


FURNITURE

-  (FN01) SEAT TYPE 01
-  (FN02) SEAT TYPE 02
-  (FN03) SEAT TYPE 03
-  (FN04) CUSTOM TIMBER TABLE
-  (FN05) CUSTOM STOOL
-  (FN06) CUSTOM WALL MOUNTED CURVED TIMBER SEAT
-  (FN07) FISH GUTTING STATION
-  (FN08) BIKE HOOP
-  (FN09) CITY OF SYDNEY BIN
-  (FN10) CITY OF SYDNEY BUBBLER
-  (FN11) CITY OF SYDNEY BOLLARD
-  (FN12) MOVEABLE TABLE
-  (FN13) MOVEABLE STOOL
-  (FN14a) TIMBER SEATING PLATFORM TYPE 01
-  (FN14b) TIMBER SEATING PLATFORM TYPE 02
-  (FN14c) TIMBER SEATING PLATFORM TYPE 03
-  (SS01) SHADE STRUCTURE
-  (FN15) SMOKING BOWL

PLAY EQUIPMENT

-  (PE01) SLIDE
-  (PE02) BALANCING LOGS
-  (PE03) RAIN WHEEL
-  (PE04) SEE SAW LOG
-  (PE05) TALKING TUBE
-  (PE06) TIMBER STEPPER
-  (PE07) WATER PLAY ELEMENT
-  (PE08) CARVED TIMBER POSTS
-  (PE09) CAROUSEL
-  (PE10) SWINGS
-  (PE11) PLAY TOWERS
-  (PE12) FITNESS STATION

SOFT LANDSCAPE

-  (TU01) TURF ON GRADE
-  (MP01) MASS PLANTING ON GRADE
-  (MP02) MASS PLANTING IN FILTER SOIL MEDIA. REFER TO ENGINEER'S DETAIL.
-  (MP03) GREEN ROOF PLANTING
-  (TP01) EXISTING TREE TO BE RETAINED
-  (TP02) PROPOSED TREES ON GRADE
-  (TP03) PROPOSED TREES IN PAVING
-  (TP04) PROPOSED TREES IN RAINGARDEN
-  (SL01) SMALL SANDSTONE BOULDER
-  (SL02) MEDIUM SANDSTONE BOULDER
-  (SL03) LARGE SANDSTONE BOULDER
-  (SL04) ROUND TIMBER LOG
-  (SL05) SANDSTONE BLOCK TYPE 01
-  (SL06) SANDSTONE BLOCK TYPE 02
-  (SL07) SANDSTONE BLOCK TYPE 03
-  (SL08) SANDSTONE BLOCK TYPE 04
-  (FE01) PLAYGROUND FENCE
-  (FE02) SPORTS COURT FENCE

FENCES

PHILIP CHUN
Consulting Building Compliance

Access
Consulting

Ref: AN023-220324_Oculus_Bank St Park_SSDA_231020
Reviewed by: Lucy Alderson
Date: 20/10/2023

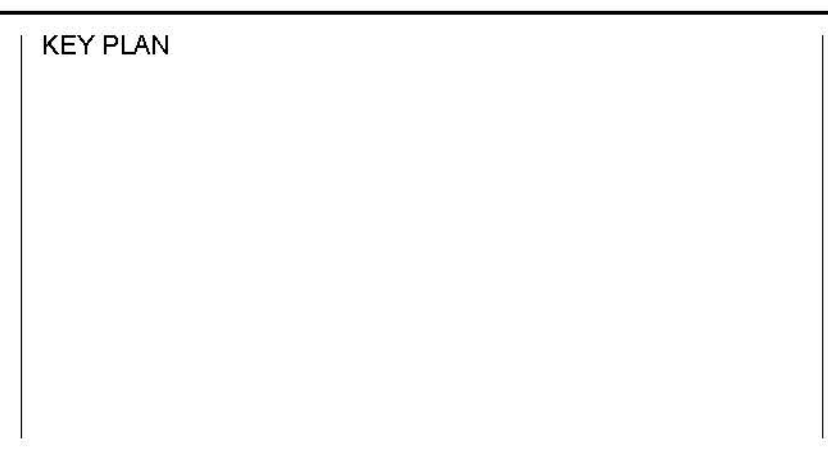
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Canberra - Ngunnawal Country

PROJECT
BANK STREET PARK
BANK STREET, PYRMONT

CLIENT
INSW

ARCHITECT
COLLINS AND TURNER

STATUS
FOR SSDA

DRAWING TITLE
LEGEND SHEET

PROJECT Nº
S22-026

SHEET SIZE
A1

DRAWING Nº
L001

ISSUE
5

PROJECT Nº	SHEET SIZE
S22-026	A1
DRAWING Nº	ISSUE
L001	5

MATERIALS SCHEDULE

Code	Element	Description
SURFACE FINISHES		
PV01	FEATURE INSITU CONCRETE PAVING	INSITU CONCRETE PAVING WITH CUSTOM COLOUR AND AGGREGATE. HONED FINISH.
PV02	GRAVEL PAVING	CEMENT STABILISED DECOMPOSED GRANITE PAVING ON COMPACTED SUBGRADE
PV03	INSITU CONCRETE PAVING	INSITU CONCRETE PAVING. GRIT BLAST FINISH.
PV04	RECYCLED BRICK PAVING	RECYCLED BRICK PAVING. BRICKS TO BE SOURCED FROM EXISTING SITE BUILDINGS TO BE DEMOLISHED
PV05	BIKE PATH SURFACE	PAINTED BIKE PATH ON EXISTING ROAD SURFACE. REFER TO CIVIL DOCUMENTATION AND CITY OF SYDNEY STANDARDS.
PV06	SPORTS COURT SURFACE	PAINTED ASPHALT PAVING. PAINTED SURFACE TO BE COORDINATED AS PART OF THE PUBLIC ART INSTALLATION
PV07	TIMBER DECKING	FSC CERTIFIED AUSTRALIAN HARDWOOD TIMBER DECKING
PV08	GRAVEL PAVING	LOOSE SANDSTONE GRAVEL ON COMPACTED SUB GRADE
PV09	MULCH	3-8mm PLAYGROUND MULCH. TO COMPLY WITH AS 4685.1:2021 Playground equipment and surfacing AND AS/NZS 4422: Playground surfacing – Specifications, requirements and test methods.
PV10	RUBBER SOFTFALL 01	RUBBER SOFTFALL TO PLAYGROUND AREA. INSTALLED TO AS 4685.1:2021 Playground equipment and surfacing AND AS/NZS 4422: Playground surfacing – Specifications, requirements and test methods. COLOUR TBD
PV11	RUBBER SOFTFALL 02	RUBBER SOFTFALL TO PLAYGROUND AREA. INSTALLED TO AS 4685.1:2021 Playground equipment and surfacing AND AS/NZS 4422: Playground surfacing – Specifications, requirements and test methods. COLOUR TBD
PV12	RUBBER SOFTFALL 03	RUBBER SOFTFALL TO EXERCISE EQUIPMENT AREA. INSTALLED TO AS 4685.1:2021 Playground equipment and surfacing AND AS/NZS 4422: Playground surfacing – Specifications, requirements and test methods. COLOUR AND TREATMENT TO BE COORDINATED AS PART OF THE PUBLIC ART INSTALLATION.
PV13	UNIT PAVING	DECORATIVE PAVING
FURNITURE		
FN01	SEAT TYPE 01	SEAT WITH BACK REST AND ARMREST. POWDERCOATED STEEL FRAME WITH FSC CERTIFIED AUSTRALIAN HARDWOOD TIMBER BATTENS.
FN02	SEAT TYPE 02	TIMBER BENCH. POWDERCOATED STEEL FRAME WITH FSC CERTIFIED AUSTRALIAN HARDWOOD TIMBER BATTENS
FN03	SEAT TYPE 03	CURVED SEAT WITH BACK REST AND ARMREST MOUNTED ONTO RAMMED EARTH WALL. POWDERCOATED STEEL FRAME WITH FSC CERTIFIED AUSTRALIAN HARDWOOD TIMBER BATTENS.
FN04	TABLE	CUSTOM PICNIC TABLE. POWDERCOATED STEEL FRAME WITH FSC CERTIFIED AUSTRALIAN HARDWOOD TIMBER BATTENS.
FN05	STOOL	CUSTOM STOOL. POWDERCOATED STEEL FRAME WITH FSC CERTIFIED AUSTRALIAN HARDWOOD TIMBER BATTENS
FN06	SEAT	CUSTOM WALL MOUNTED TIMBER SEAT TOPPER WITH BACKREST
FN07	FISH CLEANING STATION	CUSTOM STAINLESS STEEL FISH CLEANING STATION INCLUDING TABLE, SINK AND TAP
FN08	BIKE HOOP	40mm STAINLESS STEEL BIKE HOOP. SUBSURFACE FIXED
FN09	BIN	CITY OF SYDNEY 'CITY CAPSULE BIN'
FN10	BUBBLER	CITY OF SYDNEY 'CITY BUBBLER'
FN11	BOLLARD	CITY OF SYDNEY REMOVABLE BOLLARD
FN12	MOVEABLE TABLE	MOVEABLE OUTDOOR FURNITURE - TABLE. TYPE TBC.
FN13	MOVEABLE STOOL	MOVEABLE OUTDOOR FURNITURE - STOOL. TYPE TBC.
FN14	SEATING PLATFORMS	CUSTOM TIMBER SEATING PLATFORMS BUILT INTO TIMBER DECK. FSC CERTIFIED AUSTRALIAN HARDWOOD TIMBER
FN15	SMOKING BOWL	CEREMONIAL SMOKING BOWL
SS01	SHADE STRUCTURE	CUSTOM SHADE STRUCTURE. STEEL FRAME WITH CUSTOM METALLIC FINISH TO UNDERSIDE OF SHELTER
EDGES, KERBS, WALLS		
WA01	STONE BLOCK WALL	500mm WIDE SANDSTONE BLOCK WALL
WA02	RAMMED EARTH WALL	600mm WIDE RAMMED EARTH WALL. EARTH TO BE AS LOCALLY SOURCED AS POSSIBLE AND SELECTED IN COORDINATION WITH FIRST NATIONS CONSULTANT.
WA03	STONE BLOCK WALL	700mm WIDE SANDSTONE BLOCK WALL
WA04	TIMBER SEATING WALL	500mm WIDE TIMBER SEATING WALL
WA05	STONE BLOCK WALL	900mm WIDE SANDSTONE BLOCK WALL
EDD1	TIMBER BOARDWALK EDGE	300mm X 300mm X 2.5m SOLID HARDWOOD TIMBER LOG EDGE. 500mm GAP BETWEEN LOGS. STEEL NAIL PLATE FIXED TO ENDS OF LOGS TO STOP SPLITTING.
EDD2	STEEL EDGING	GALVANISED STEEL EDGING. INSTALLED AT INTERFACE BETWEEN GRAVEL AND TURF, GRAVEL AND PLANTING, TURF AND PLANTING. INSTALLED FLUSH WITH ADJACENT SURFACE LEVELS.
STAIRS AND HANDRAILS		
ST01	PRECAST CONCRETE STAIRS	CLASS 2 PRECAST CONCRETE STAIRS TO COMPLY WITH AS 1428.1. STAINLESS STEEL NOSINGS, TACTILES AND HANDRAILS.
HR01	HANDRAIL TYPE 1	STAINLESS STEEL HANDRAIL
TG01	TACTILE INDICATOR STUDS	STAINLESS STEEL TACTILE GROUND SURFACE INDICATOR STUDS
PLAY EQUIPMENT		
PE01	SLIDE	2m WIDE X 1.5m HIGH POLISHED PRECAST CONCRETE EMBANKMENT SLIDE. LYPA PRODUCT L000200 OR EQUIVALENT. INSTALLED TO AS 4685.1:2021
PE02	BALANCING LOGS	INFORMAL HARDWOOD TIMBER BALANCING LOGS. INSTALLED TO AS 4685.1:2021
PE03	RAIL WHEEL	RAIL WHEEL. LYPA PRODUCT L011000 OR EQUIVALENT
PE04	SEE SAW LOG	HARDWOOD TIMBER SEE SAW. LYPA PRODUCT L013200 OR EQUIVALENT. INSTALLED TO AS 4685.1:2021
PE05	TALKING TUBE	STAINLESS STEEL TALKING TUBE. LYPA PRODUCT L001500 OR EQUIVALENT. INSTALLED TO AS 4685.1:2021
PE06	TIMBER STEPPER	300-400mm DIAMETER HARDWOOD TIMBER LOG STEPPER
PE07	WATER PLAY ELEMENT	HAND PUMP FAUCET TO DISCHARGE TO CUSTOM CARVED SANDSTONE BLOCKS AND DRY CREEKBED. HAND PUMP WATER OUTLET AND ASSEMBLY - LYPA L003002 OR EQUIVALENT.
PE08	CARVED TIMBER POSTS	CUSTOM CARVED TIMBER POSTS WITH STEPPING NOTCHES. CARVINGS TO REPRESENT LOCAL FAUNA. INSTALLED TO AS 4685.1:2021
PE09	CAROUSEL	DDA ACCESSIBLE CAROUSEL. KOMPAN PRODUCT PCM157 OR EQUIVALENT. INSTALLED TO AS 4685.1:2021
PE10	SWINGS	SWING SET WITH 2X STANDARD AND 1X BASKET SWING. KOMPAN PRODUCT NR0901 OR EQUIVALENT. INSTALLED TO AS 4685.1:2021
PE11	PLAY TOWERS	TIMBER, STEEL AND ROPE PLAY TOWER WITH CLIMBING NETS, OVERHEAD HANDHOLDS AND SLIDE. KOMPAN PRODUCT NR02001. INSTALLED TO AS 4685.1:2021
PE12	FITNESS STATION	STEEL FITNESS STATION. KOMPAN PRODUCT FSW105. INSTALLED TO AS 4685.1:2021
SOFT LANDSCAPING		
TU01	TURF	TURF ON NATURAL GRADE. 200mm IMPORTED SOIL. PERMEABLE GEOTEXTILE MARKER LAYER TO EXISTING GROUND. TURF TO BE IRRIGATED TO ESTABLISHMENT WITH ALLOWANCE FOR FUTURE RECYCLED WATER CONNECTION.
MP01	MASS PLANTING ON GRADE	MASS PLANTING ON GRADE. 300mm IMPORTED SOIL. 75mm ORGANIC MULCH. PERMEABLE GEOTEXTILE MARKER LAYER TO EXISTING GROUND. PLANTING TO BE IRRIGATED WITH ALLOWANCE FOR FUTURE RECYCLED WATER CONNECTION.
MP02	RAIN GARDEN PLANTING	MASS PLANTING IN FILTER SOIL MEDIA. REFER TO ENGINEER'S DETAIL
MP03	GREEN ROOF PLANTING	MASS PLANTING. 150mm SOIL PROFILE. 75mm ORGANIC MULCH. 40mm DRAINAGE CELL. PLANTING TO BE IRRIGATED WITH ALLOWANCE FOR FUTURE RECYCLED WATER CONNECTION.
TP01	EXISTING TREE TO BE RETAINED	EXISTING TREE TO BE PROTECTED AND RETAINED.
TP02	TREE PLANTING ON GRADE	TREE PIT WITH IMPORTED SOIL TO DEPTH OF ROOT BALL AND 3x WIDTH OF ROOTBALL. PERMEABLE GEOTEXTILE MARKER LAYER TO EXISTING GROUND. TREE TO BE IRRIGATED TO ESTABLISHMENT WITH ALLOWANCE FOR FUTURE RECYCLED WATER CONNECTION.
TP03	TREE PLANTING IN PAVING	TREE PLANTING IN FILTER SOIL MEDIA WITH CONNECTED SOIL TRENCH. REFER TO ENGINEER'S DETAIL
TP04	TREE PLANTING IN RAINGARDEN	TREE PLANTING IN FILTER SOIL MEDIA. REFER TO ENGINEER'S DETAIL
SL01	SMALL SANDSTONE BOULDER	SMALL NATURAL SANDSTONE BOULDER
SL02	MEDIUM SANDSTONE BOULDER	MEDIUM NATURAL SANDSTONE BOULDER
SL03	LARGE SANDSTONE BOULDER	LARGE NATURAL SANDSTONE BOULDER
SL04	ROUND TIMBER LOG	HARDWOOD TIMBER LOG
SL05	SANDSTONE BLOCK TYPE 1	1250 x 800 x 500mm NATURAL SPLIT SANDSTONE BLOCK
SL06	SANDSTONE BLOCK TYPE 2	2500 x 800 x 500mm NATURAL SPLIT SANDSTONE BLOCK
SL07	SANDSTONE BLOCK TYPE 3	970x330x330mm NATURAL SPLIT SANDSTONE BLOCK
SL08	SANDSTONE BLOCK TYPE 4	2500 x 800 x 500mm NATURAL SPLIT SANDSTONE BLOCK AT SEA EDGI
FENCES		
FE01	PLAYGROUND FENCE	900mm HIGH PLAYGROUND FENCE
FE02	SPORTS COURT FENCE	3m HIGH MULTIPURPOSE SPORTS COURT CHAIN LINK FENCE

Consider providing a proportion of seats to comply with AS 1428.2 (1992) Clause 27.2.
That is, 400-450mm in height, with armrests at 220-300mm above the seat and backrest extending to a height of 750-790mm.


 Access Consulting
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 Canberra - Ngannawal Country

PROJECT
BANK STREET PARK
BANK STREET, PYRMONT

CLIENT
INSW

ARCHITECT
COLLINS AND TURNER

STATUS
FOR SSDA

DRAWING TITLE
MATERIALS SCHEDULE

PROJECT Nº S22-026	SHEET SIZE A1
DRAWING Nº L002	ISSUE 5

GENERAL NOTE
 A continuous accessible path of travel is to be provided to any building required to be accessible from:
 - The main points of 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.
 (NCC Clause D4D2)



Are these areas elevated? If so is there a continuous accessible path of travel provided to these areas.

Handrail required to both side of stairs

Where there is an abutment of different floor finishes, ensure the maximum vertical tolerance permitted is 3mm (or 5mm if rounded or bevelled).

PHILIP CHUN
 Consulting Building Compliance
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PROJECT
 BANK STREET PARK
 BANK STREET, PYRMONT
 CLIENT
 INSW
 ARCHITECT
 COLLINS AND TURNER

STATUS
 FOR SSDA
 DRAWING SCALE
 4 0 4 8 12 16 20
 SCALE 1:400
 NORTH POINT

DRAWING TITLE
 SITE PLAN
 PROJECT Nº
 S22-026
 SHEET SIZE
 A1
 DRAWING Nº
 L004
 ISSUE
 5

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Consulting Building Compliance

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PROJECT
BANK STREET PARK
BANK STREET, PYRMONT

CLIENT
INSW

ARCHITECT
COLLINS AND TURNER

STATUS
FOR SSDA

DRAWING SCALE
SCALE 1:250

NORTH POINT

DRAWING TITLE
GENERAL ARRANGEMENT - SHEET 01

PROJECT N°
S22-026

DRAWING N°
L201

SHEET SIZE
A1

ISSUE
5

GLEBE ISLAND BRIDGE

General Note - Tactile indicators are required where an accessway meets a vehicular way where no kerb or kerb ramp is provided at that point.

BANK STREET

ANZAC BRIDGE OVER

Stairway landings to have a maximum gradient of 1:50, and be of a non-slip surface throughout, or be provided with a strip near the edge of the landing with a slip resistance rating of X,R10 when dry, and W,R11 when wet.

PHILIP CHUN
 Consulting
 Building Compliance
 Ref: AN023-220324_Oculus_Bank St Park_SSDA_231020
 Reviewed by: Lucy Alderson
 Date: 20/10/2023

NOTES
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KEY PLAN

ISSUE	DATE	AMENDMENT	DRN	APRVD
1	25/08/23	Issue for Information	SL	SB
2	11/09/23	Issue for Draft SSDA	LA	SB
3	15/09/23	Issue for Draft SSDA	LA	SB
4	29/09/23	Issue for SSDA	LA	SB
5	13/10/23	Issue for SSDA	LA	SB

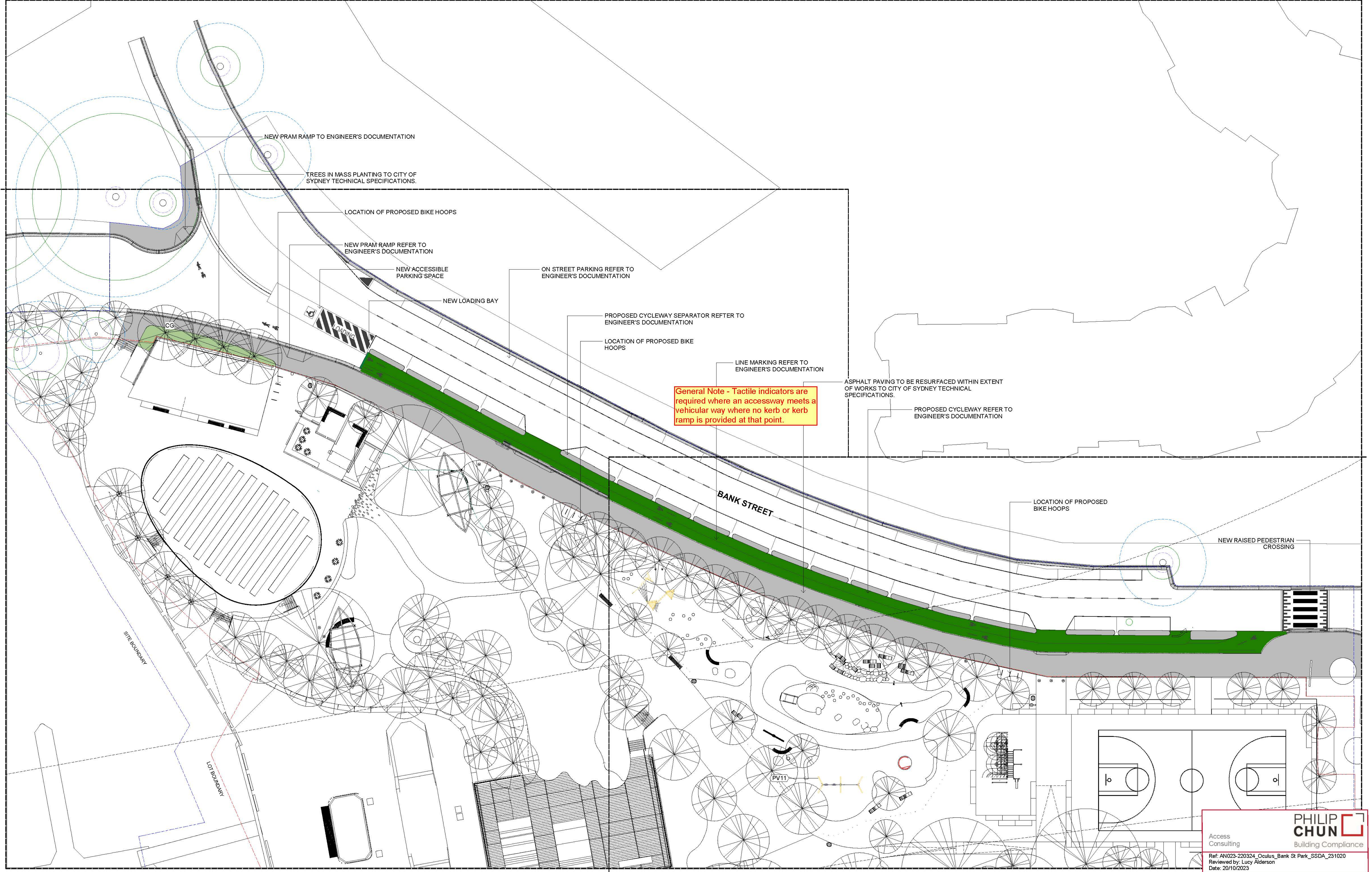
ISSUE	DATE	AMENDMENT	DRN	APRVD

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 02 957 5533 australia@oculus.info
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PROJECT
 BANK STREET PARK
 BANK STREET, PYRMONT
 CLIENT
 INSW
 ARCHITECT
 COLLINS AND TURNER

STATUS
 FOR SSDA
 DRAWING SCALE
 1:250
 NORTH POINT

DRAWING TITLE
 GENERAL ARRANGEMENT - SHEET 02
 PROJECT N°
 S22-026
 SHEET SIZE
 A1
 DRAWING N°
 L202
 ISSUE
 5



PHILIP CHUN
 Access Consulting Building Compliance
 Ref: AN023-220324_Oculus_Bank St Park_SSDA_231020
 Reviewed by: Lucy Alderson
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5	13/10/23	Issue for SSDA	LA	SB

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PROJECT
BANK STREET PARK
 BANK STREET, PYRMONT

CLIENT
 INSW

ARCHITECT
 COLLINS AND TURNER

STATUS
 FOR SSDA

DRAWING SCALE
 1:250

NORTH POINT

DRAWING TITLE
GENERAL ARRANGEMENT - PUBLIC DOMAIN PLAN

PROJECT Nº
 S22-026

DRAWING Nº
 L203

SHEET SIZE
 A1

ISSUE
 5

C:\Users\LizAndersen\Documents\OC_LA_BANKST_R23_Liz@oculus.info.rvt



Ensure a smooth transition between abutting surfaces. A construction tolerance of 3mm for vertical differences is allowable, or 5mm where edges are rounded or bevelled.

Location Plan



Location	1A-19 Bank Street Pyrmont NSW 2009 Australia Lots 1 & 2 DP 1089643
Proposed Work	New waterfront public park, ancillary buildings and structures
Landscape & Urban Design	Oculus Roger Jasprizza Level 1, 5 Wilson Street, Newtown NSW 2042
Civil Engineering	Enspire Solutions Robert Hutchinson Level 4, 153 Walker St, North Sydney NSW 2060
BCA AND DDA	Philip Chun Philip Smillie Suite 22.02, Level 22, 264 George Street, Sydney NSW 2000
CPTED	Core42 Codee Ludbey Level 32, 152 St Georges Terrace, Perth WA 6000
Facade & Structural Engineering	Eckersley O'Callaghan Tom Donald Suite 6, Level 3, 11-17 Buckingham St, Surry Hills NSW 2010
Geotechnical Engineering	JKGeotechnics Owen Fraser 115 Wicks Road, Macquarie Park NSW 2113
Heritage Consultant	GML Heritage Patrick Atkinson Level 17, 323 Castlereagh St, Haymarket NSW 2000
Quantity Surveyor	Altus Group Yang Ong Level 12, 1 Market St, Sydney NSW 2000
Arboriculturalist	treeIQ Anna Hopwood & Michael Peacock PO Box 146, Summer Hill NSW 2130

Drawings

General			
	000	Cover Sheet	
	010	Title Sheet	
Site Plans			
	111	Site Plan (Detail)	1:200
	112	Site Analysis	1:200
	113	Existing Plan	1:100
	114	Existing Plan	1:100
GA Plans			
	140	Northwest Architectural Ground Floor Plan	1:100
	141	Northwest Architectural Roof Plan	1:100
	142	Pylon Surrounds Architectural Ground Floor Plan	1:100
	143	Pylon Surrounds Architectural Roof Plan	1:100
Elevations			
	201	Elevations - 1-3 Bank Street	1:100
	202	Elevations - 1-3 Bank Street	1:100
	203	Elevations - 1-3 Bank Street	1:100
	204	Elevations - 1-3 Bank Street	1:100
	205	Elevations - Dragon Boat Storage	1:100
	206	Elevations - Dragon Boat Storage	1:100
Sections			
	310	Sections - 1-3 Bank Street	1:100
	311	Sections - 1-3 Bank Street	1:100
	312	Sections - Dragon Boat Storage	1:100
GFA Diagrams			
	411	Area Diagram	1:200

Notes
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No	Date	By	Note
01	21/9/2023	TD	Draft SSDA
02	13/10/2023	TD	For SSDA

Legend

ACC	Accessible WC
AMB	Ambulant WC
AO	Access opening
B	Basin, to architect's future detail and specification
BAL	External balustrade, to architect's future detail
BWK1	Recycled brickwork
BWK2	Existing brickwork; cleaned and made good where necessary
CAV	Accessible drainage cavity
EX	Existing
FAM	Family room
GL	Glass
GR	Green roof
GU	Gutter
MDR	Standing seam zinc (metal deck roof)
NGL	Natural ground level
OFC	Off-form concrete
PV	Photo-voltaic cells
SCR1	Screen - metal frame with varied material segments - to architect's future detail
SCR2	Screen - metal frame only - to architect's future detail
TDK	Timber decking
U	Urinal
WC	Toilet

Notes

Refer to surveyor, landscape, civil and heritage consultant's supporting DA documentation for further detail of these areas

Client
Infrastructure NSW Level 27, 201 Kent St Sydney NSW 2000.

BANK STREET PARK
(TJERRUING PARK)
1A-19 BANK STREET PYRMONT

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
SSD-53386706

COLLINS AND TURNER
ARCHITECTURAL DRAWINGS

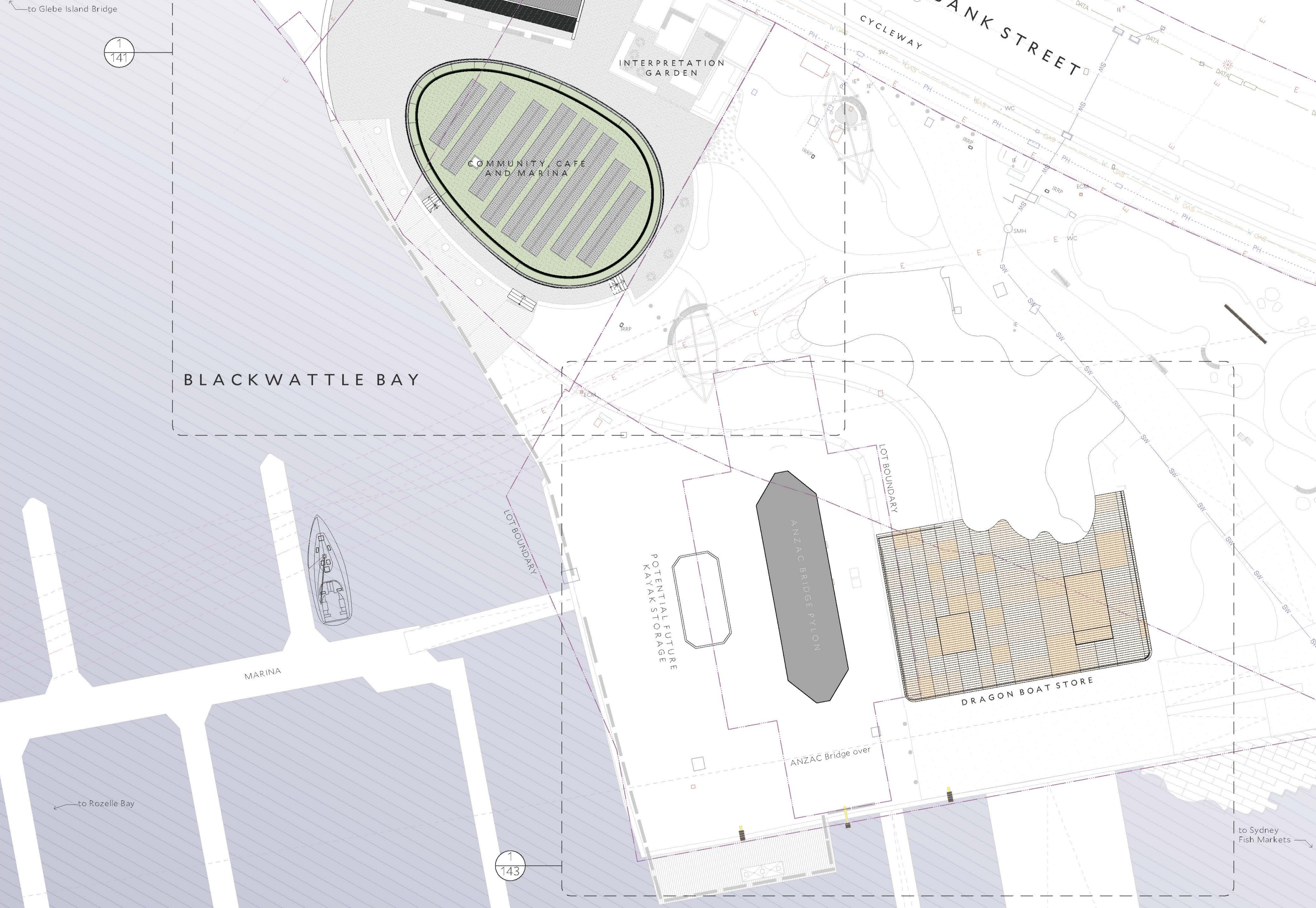
OCTOBER, 2023

Project
Bank Street Park (Tjerruing Park) 1A-19 Bank Street Pyrmont, NSW 2009 Copyright: Collins and Turner 2023

Drawing title	Title Sheet	
Scale	@ A1	
Date	21/9/23	
Drawn by	TD	
Drawing Number+ Revision	346_SSDA_010	02

GENERAL NOTE
 A continuous accessible path of travel is to be provided to any building required to be accessible from:
 - The main points of 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.
 (NCC Clause D4D2)

Access Consulting
 PHILIP CHUN Building Compliance
 Ref: AN023-220324 Oculus_Bank St Park_SSDA_231020
 Reviewed by: Lucy Alderson
 Date: 20/10/2023



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 Penelope Collins ARB 7342

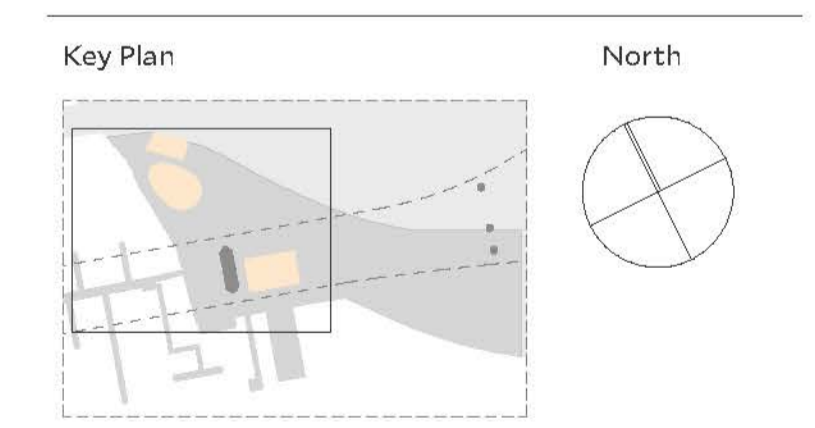
- Notes**
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- Legend**
- - - Site boundary
 - - - Lot boundaries
 - - - Easements
 - - - Tree Protection Zone

No	Date	By	Note
01	1/9/2023	TD	For consultant information
02	21/9/2023	TD	Draft SSDA
03	13/10/2023	TD	For SSDA

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 Level 27, 201 Kent St
 Sydney NSW 2000



Project
 Bank Street Park
 (Tjerruing Park)
 1A-19 Bank Street
 Pyrmont, NSW

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Drawing Title Site Plan (Detail)

Scale 1:200 @ A1
 Date 1/9/23
 Drawn by TD

Drawing number 346_SSDA_111
 revision 03

Access Consulting

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Building Compliance

Ref: AN023-220324_Oculus_Bank St Park_SSDA_231020
Reviewed by: Lucy Alderson
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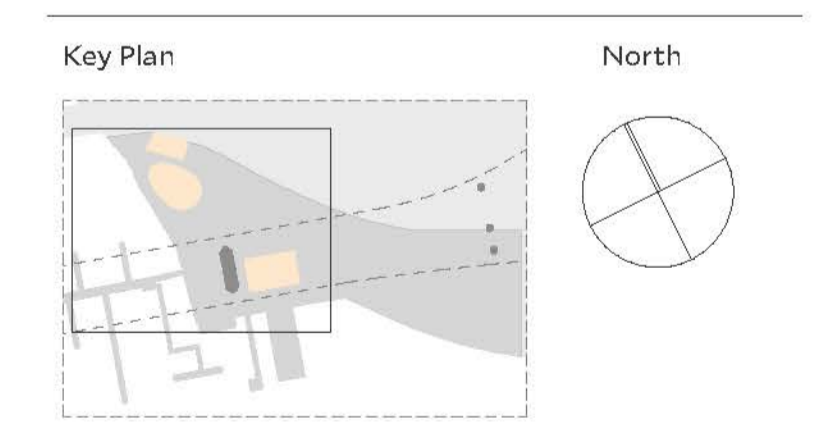


- Legend
- Site boundary
 - Lot boundaries
 - Easements

No	Date	By	Note
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Sydney NSW 2000



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Pyrmont, NSW

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Drawing Title Site Analysis

Scale 1:200 @ A1
Date 21/9/23
Drawn by TD

Drawing number 346_SSDA_112
revision 02



GENERAL NOTE
 A continuous accessible path of travel is to be provided to any building required to be accessible from:

- The main points of 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. (NCC Clause D4D2)

Circulation spaces at doorways - AS 1428.1 (2009), Clause 13.3
 Some doors do not appear to have adequate circulation space either hinge-side side, latch-side or both

Circulation space encroachment identification:



Sanitary compartment suitable for person with ambulant disability required to each gender sanitary facility, per BCA Clause F2.4(c) and AS 1428.1 (2009), including:

- Cubicle width of 900-920mm;
- Grabrails to both sides;
- Clear space of 900mm X 900mm between WC pan and door swing;
- Clear space of 900mm X 900mm external to the cubicle, clear of the door swing.

- Ambulant WC requires redesigning

Sanitary compartment suitable for person with ambulant disability required to each gender sanitary facility, per BCA Clause F2.4(c) and AS 1428.1 (2009), including:

- Cubicle width of 900-920mm;
- Grabrails to both sides;
- Clear space of 900mm X 900mm between WC pan and door swing;
- Clear space of 900mm X 900mm external to the cubicle, clear of the door swing.

- Ambulant WC requires redesigning

GENERAL NOTE: All stairs to comply with AS 1428.1 (2009), Clause 11 including:

- handrails to both sides with appropriate extensions to top and bottom.

- TGSIs - Shall be set back 300mm +/-10mm from the edge of the top tread nosing with a TGSi depth between 600mm and 800mm. TGSIs to meet the requirements of AS 1428.1 (2009) and AS 1428.4.1 (2009)

Lacks side latch clearance

Where double doors are used, 850mm clear opening shall apply to the active leaf.

- Lacks door circulation. No side latch clearance.

- Confirmation required for operational use of this cafe store area. Will this space only be accessed by able bodied staff.

Confirmation required for operational use of this Marina store area. Will this space only be accessed by able bodied staff.

If access is required 1500mm X 1500mm turning space required in this location to enable a 90 degree turn in a wheelchair.

Access Consulting PHILIP CHUN Building Compliance

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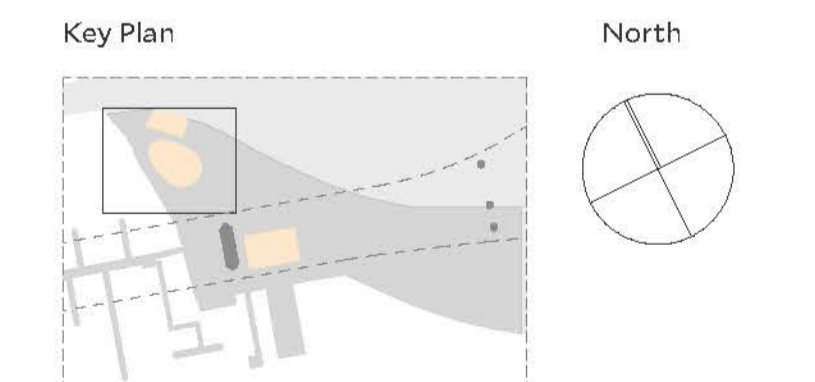


Legend

No	Date	By	Note
01	24/8/2023	TD	For consultant information
02	1/9/2023	TD	For consultant information
03	21/9/2023	TD	Draft SSDA
04	13/10/2023	TD	For SSDA

Client

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 Sydney NSW 2000



Project

Bank Street Park
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 1A-19 Bank Street
 Pyrmont, NSW

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Drawing Title Northwest Architectural Ground Floor Plan

Scale 1:100 @ A1
Date 24/8/23
Drawn by TD

Drawing number/revision 346_SSDA_140 04

Access Consulting PHILIP CHUN Building Compliance

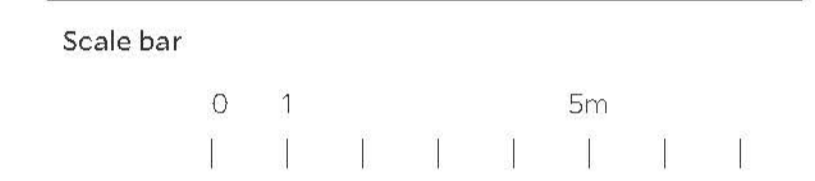
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 Date: 26/09/2023

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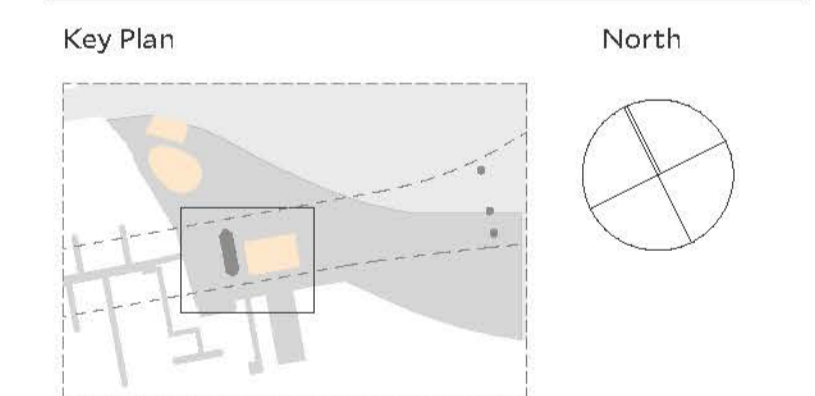
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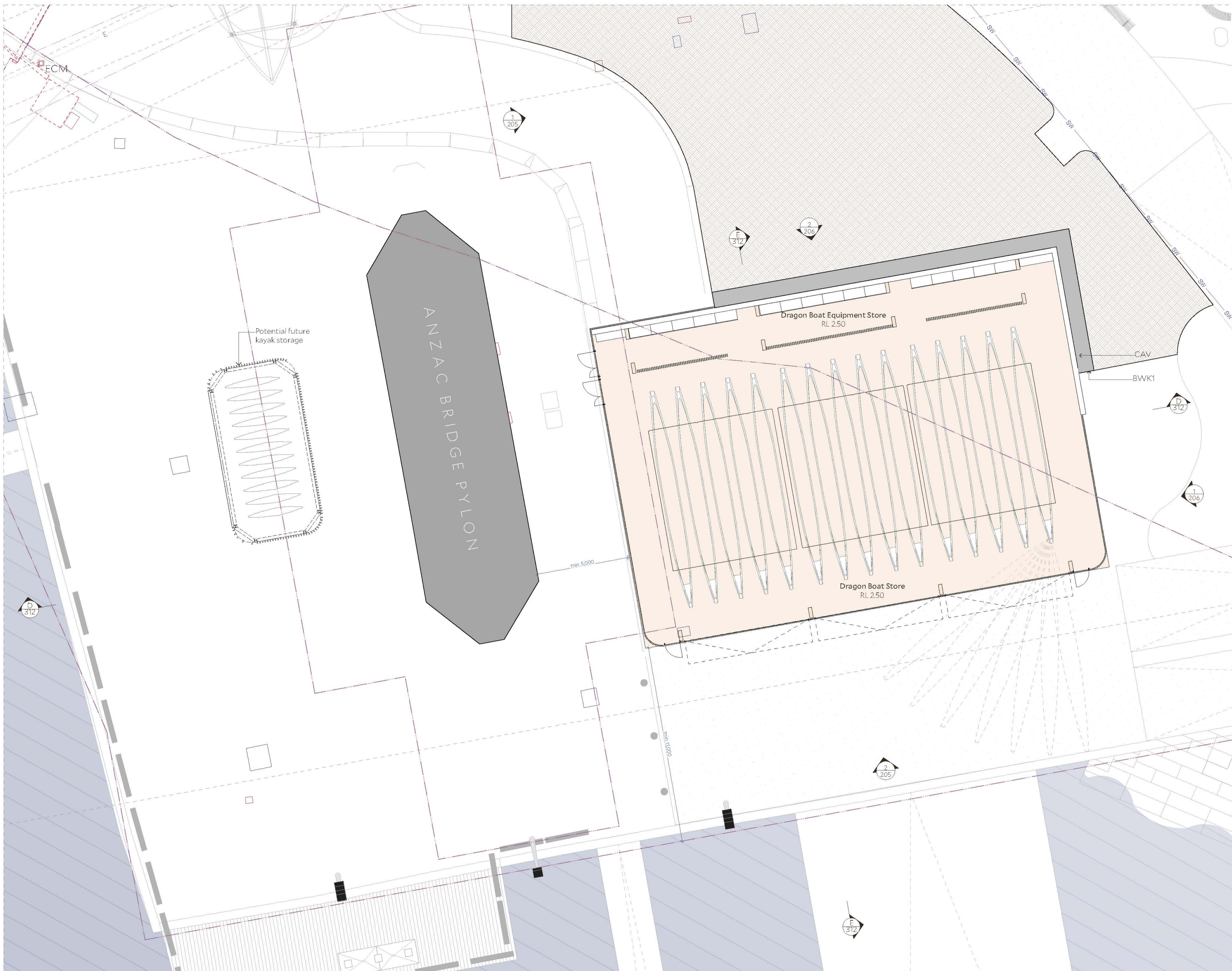
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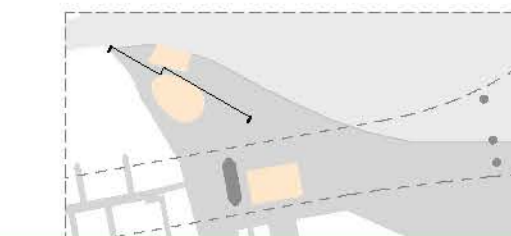
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Drawing Title
 Pylon Surrounds Architectural
 Ground Floor Plan

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 Date 24/8/23
 Drawn by TD

Drawing number+ revision
 346_SSDA_142

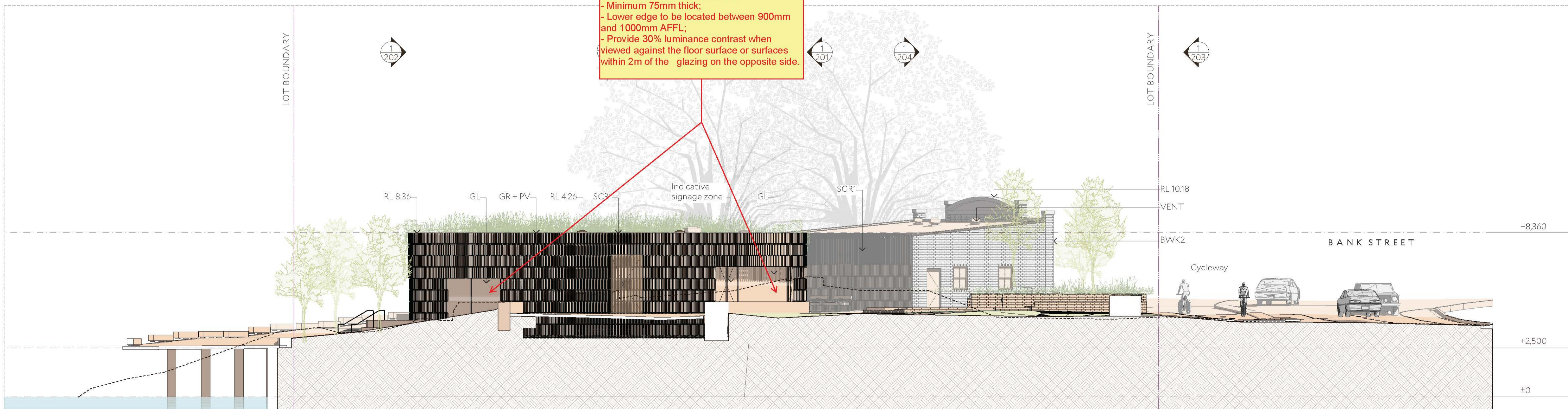




1 Courtyard (North) Facade
1:100

Frameless or fully glazed doorways and sidelights, and any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width, per AS1428.1 (2009), Clause 6.6.

- Visual indication to be a solid, non-transparent, contrasting line;
- Minimum 75mm thick;
- Lower edge to be located between 900mm and 1000mm AFFL;
- Provide 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.



2 East Facade
1:100

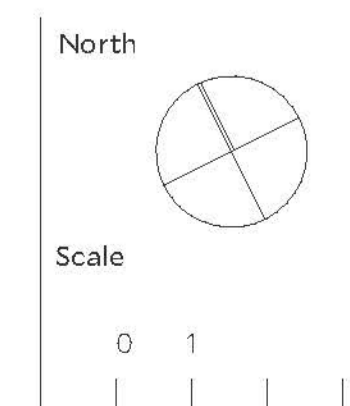
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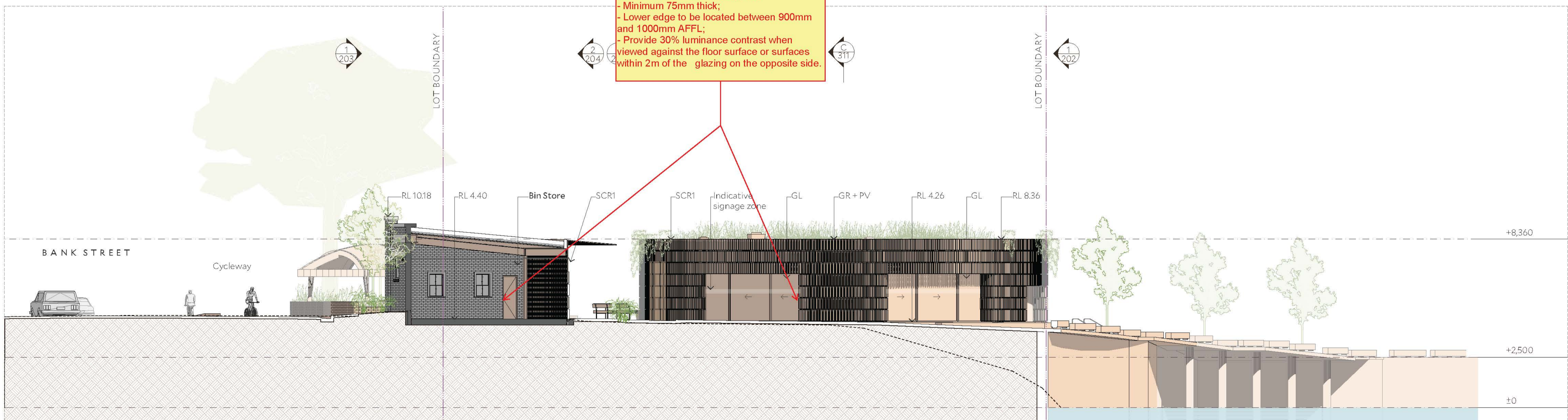
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Scale	1:100 @ A1	
Date	1/9/23	
Drawn by	TD	
Drawing Number+ Revision	346_SSDA_201	03



1 Blackwattle Bay (South) Facade
 1:100

Frameless or fully glazed doorways and sidelights, and any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width, per AS1428.1 (2009), Clause 6.6.

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- Lower edge to be located between 900mm and 1000mm AFFL;
- Provide 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.



2 West Facade
 1:100

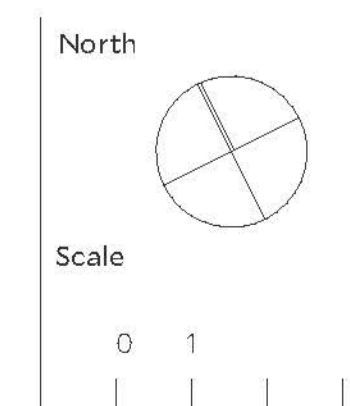
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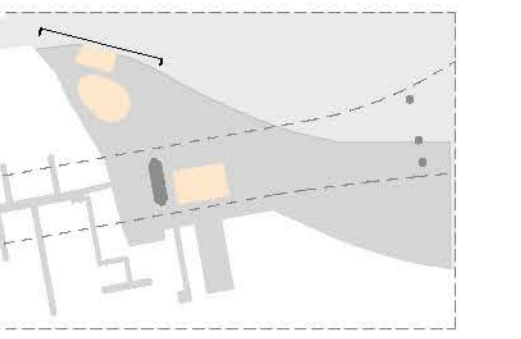
No	Date	By	Note
01	21/9/2023	TD	Draft SSDA
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 Pyrmont, NSW 2009
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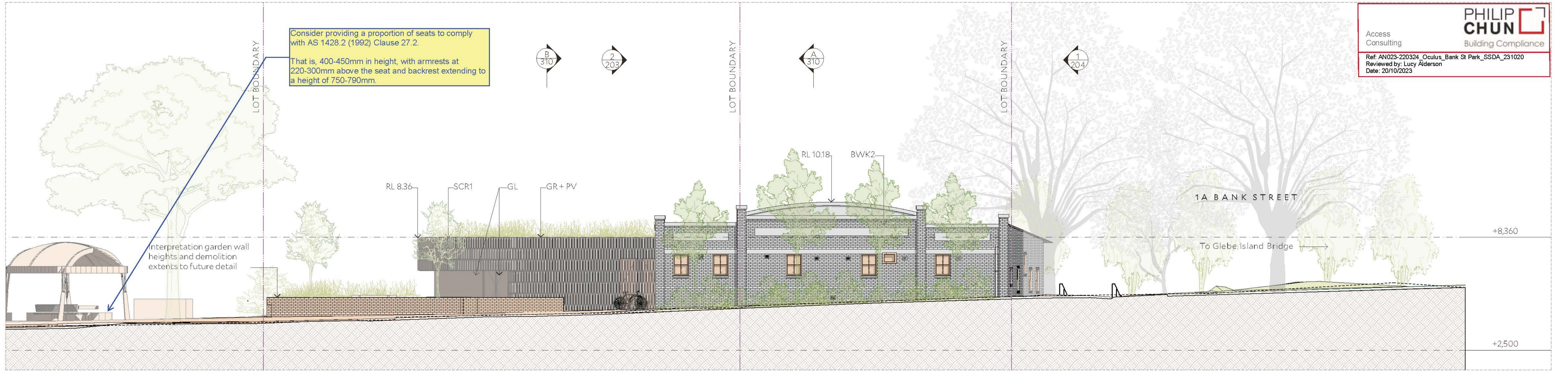
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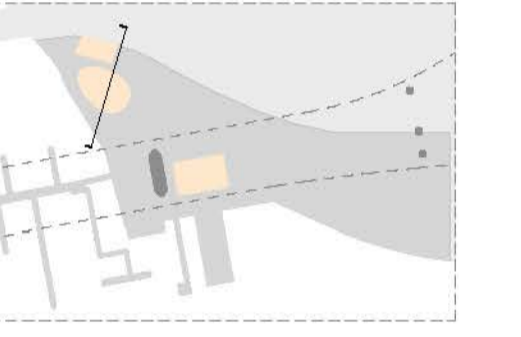
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Building Compliance

Access Consulting

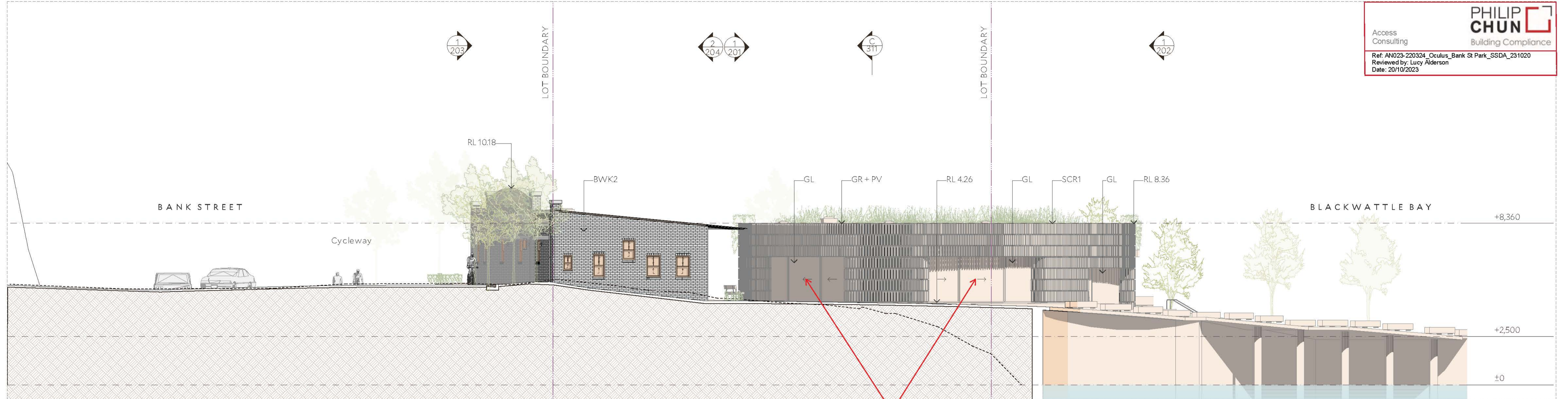
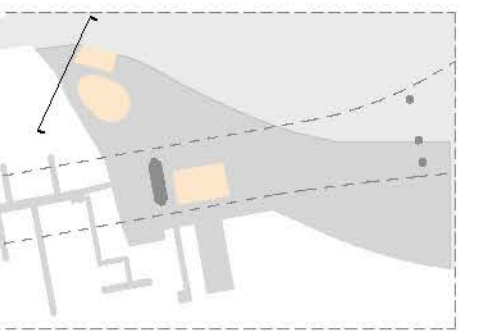
Ref: AN023-220324_Oculus_Bank St Park_SSDA_231020
Reviewed by: Lucy Alderson
Date: 20/10/2023



1 Bank St (North) Facade
1:100



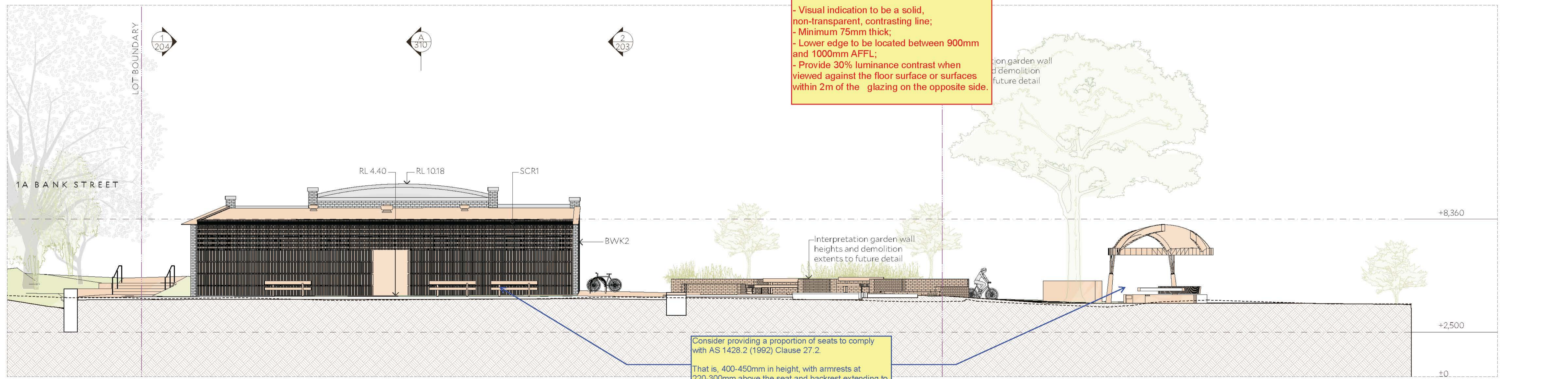
2 East Facade
1:100



1 West Facade
1:100

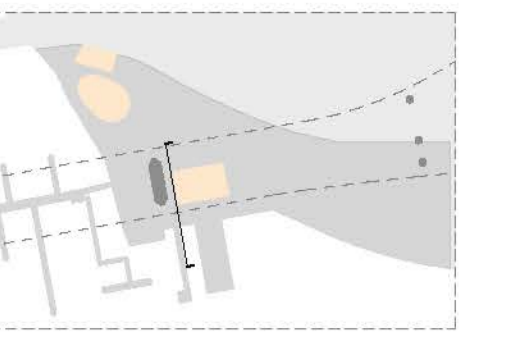
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2 Courtyard (South) Facade
1:100

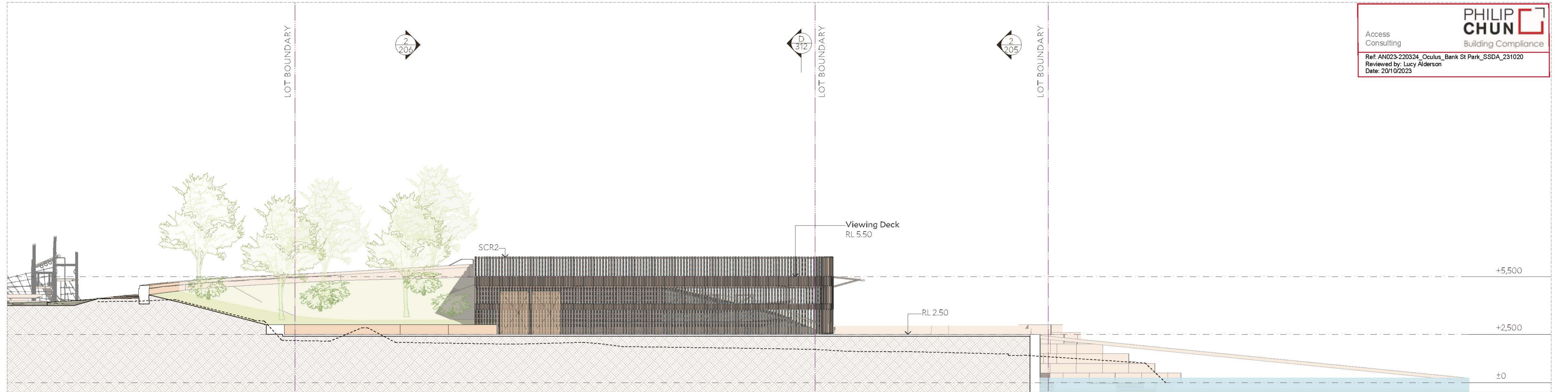
Consider providing a proportion of seats to comply with AS 1428.2 (1992) Clause 27.2.
 That is, 400-450mm in height, with armrests at 220-300mm above the seat and backrest extending to a height of 750-790mm.



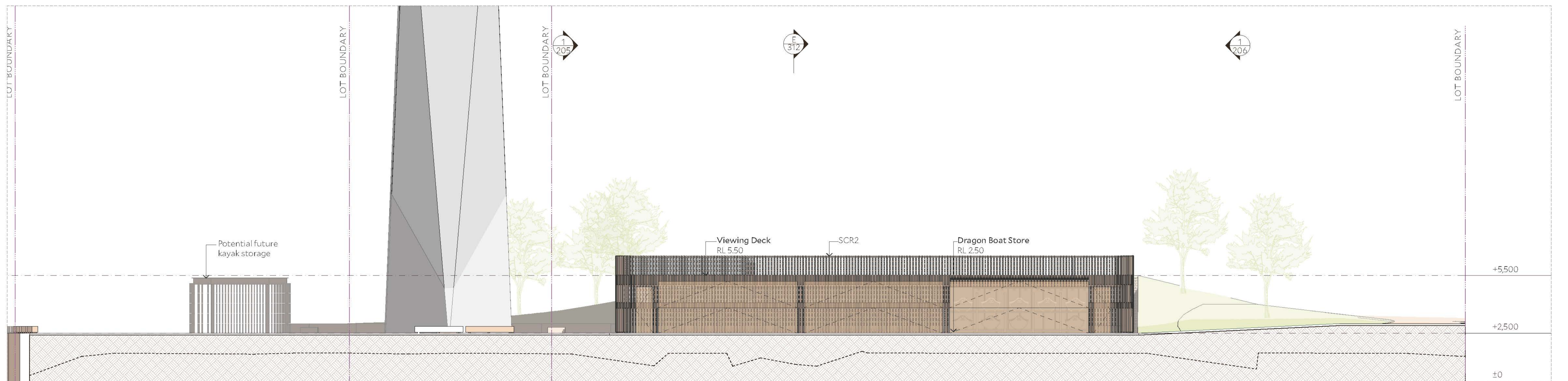
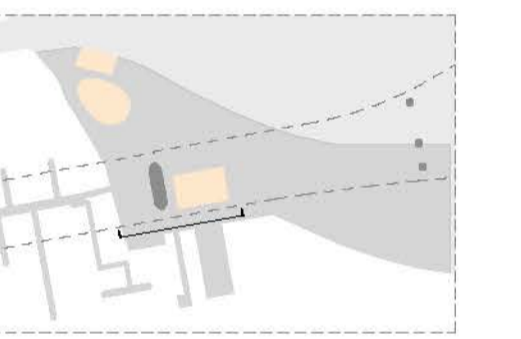
Access Consulting

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1 Pylon (West) Facade
1:100



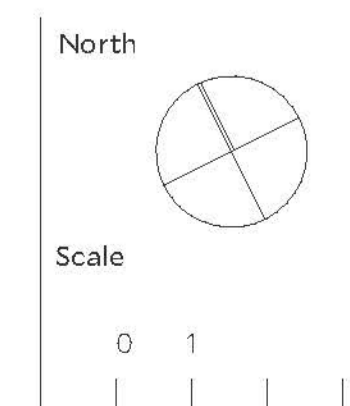
2 South Facade
1:100

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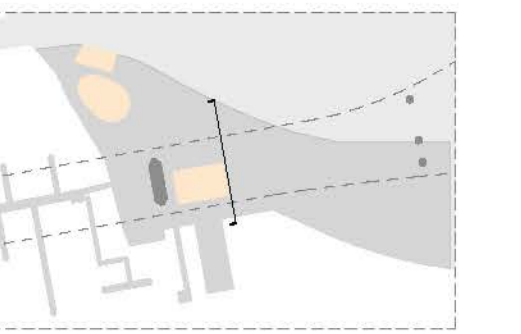
No	Date	By	Note
01	1/9/2023	TD	For consultant information
02	21/9/2023	TD	Draft SSDA
03	13/10/2023	TD	For SSDA

Client
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Project
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(Tjerruing Park)
1A-19 Bank Street
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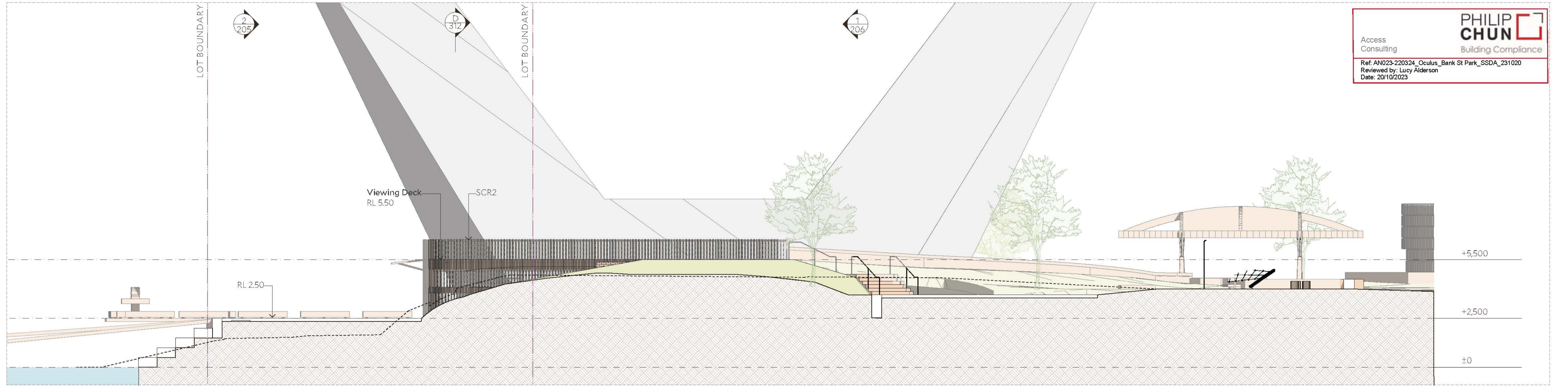
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Date	1/9/23	
Drawn by	TD	
Drawing Number+ Revision	346_SSDA_205	03



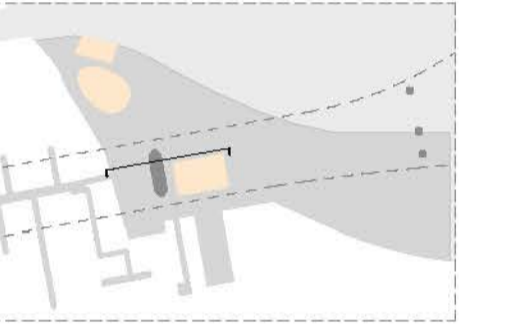
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Building Compliance

Access Consulting

Ref: AN023-220324_Oculus_Bank St Park_SSDA_231020
Reviewed by: Lucy Alderson
Date: 20/10/2023



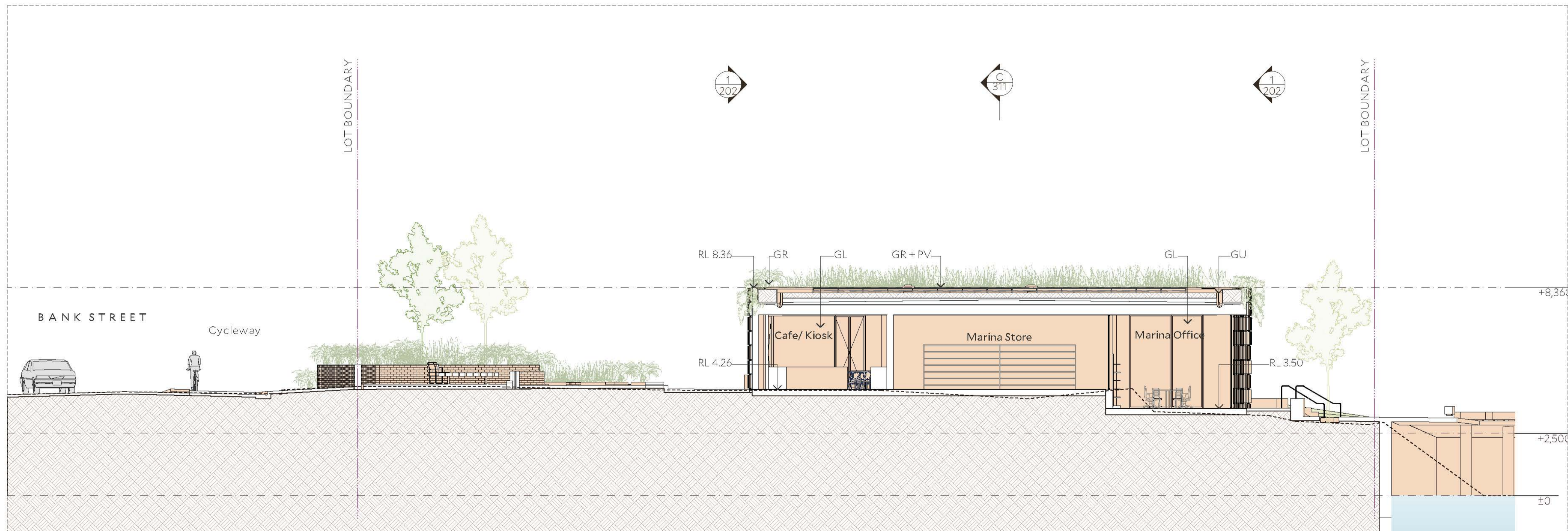
1 East Facade
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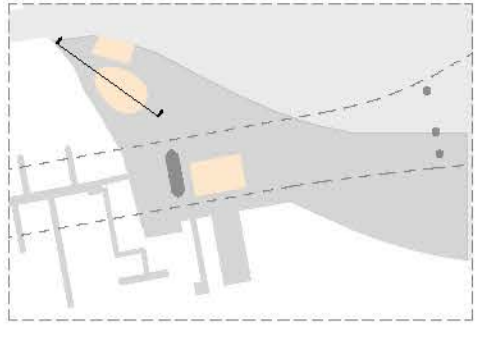
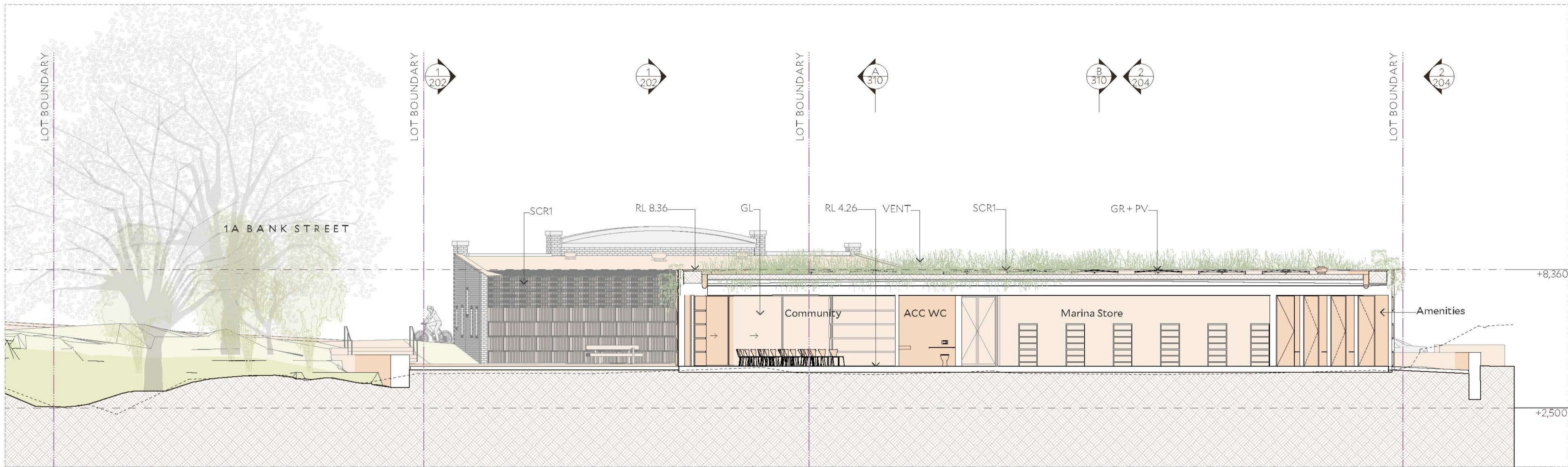
2 Buried (North) Facade
1:100



A Section A
1:100



B Section B
1:100



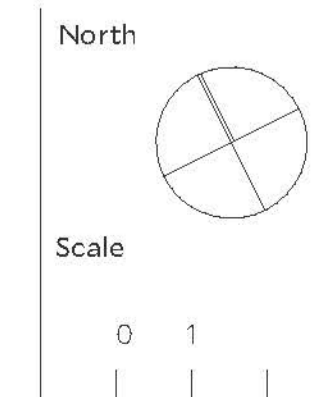
C Section C
1:100

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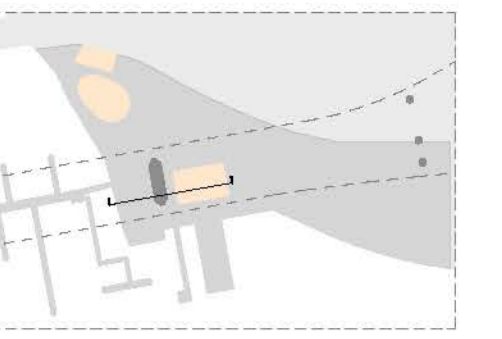
Client
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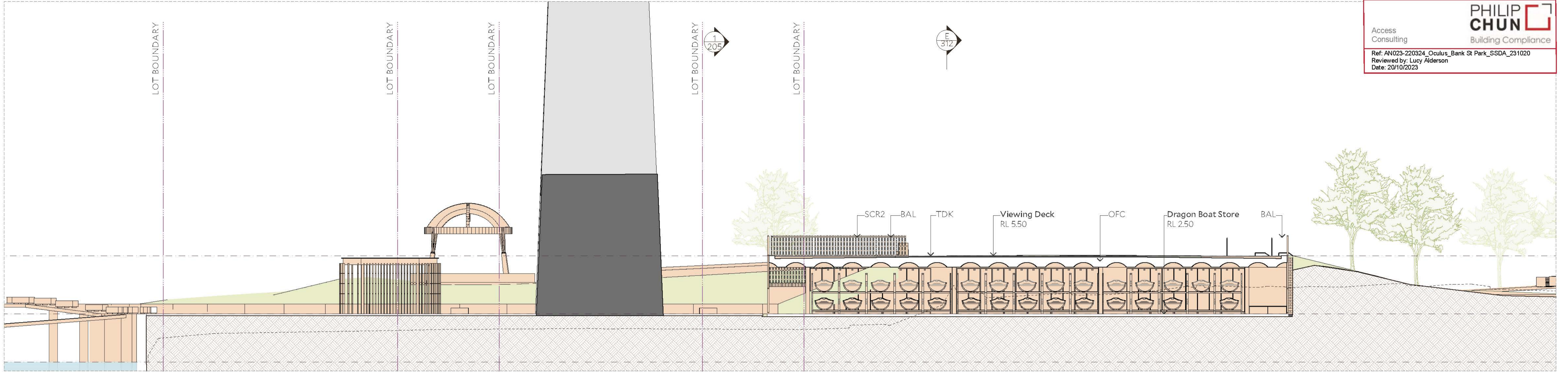
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 Ref: AN023-220324_Oculus_Bank St Park_SSDA_231020
 Reviewed by: Lucy Alderson
 Date: 20/10/2023

Drawing title	Sections - 1-3 Bank Street	
Scale	1:100 @ A1	
Date	21/9/23	
Drawn by	TD	
Drawing Number+	346_SSDA_311	02
Revision		

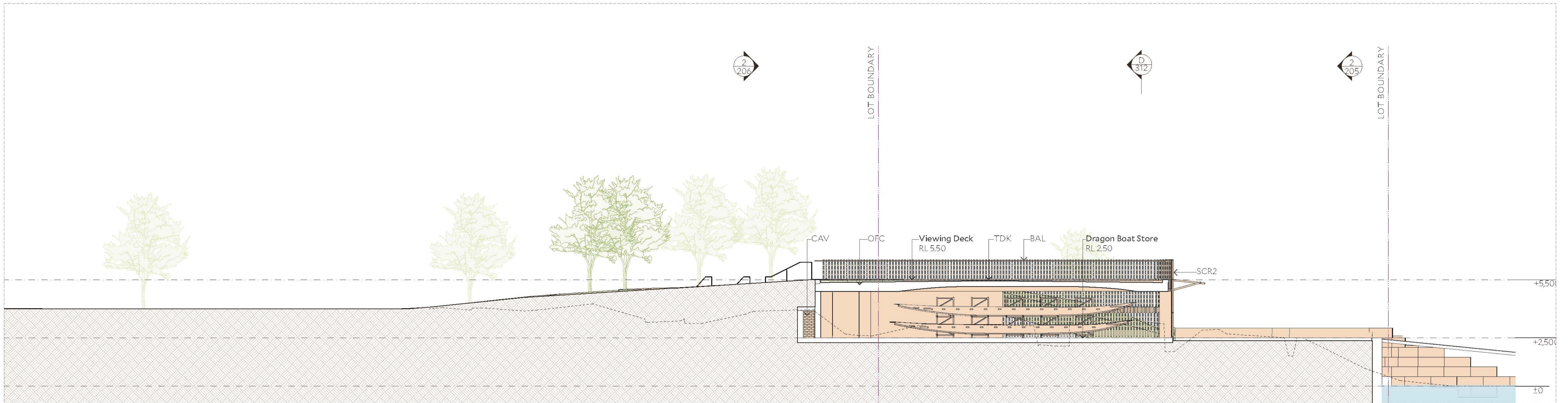
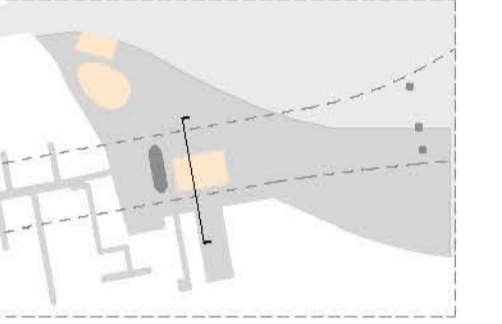


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Ref: AN023-220324_Oculus_Bank St Park_SSDA_231020
 Reviewed by: Lucy Alderson
 Date: 20/10/2023



D Section D
 1:100



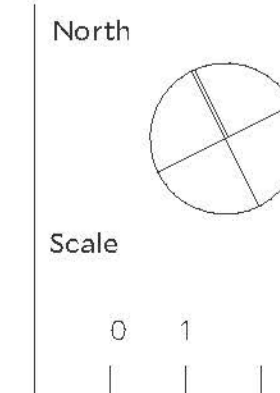
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Drawing title	Sections - Dragon Boat Storage	
Scale	1:100 @ A1	
Date	21/9/23	
Drawn by	TD	
Drawing Number	346_SSDA_312	02
Revision		