

Ref: AN024-222531_INSW_Bank St Park_Pyrmont_Statement_MOD02_Final_251110.docx

10th November 2025

Infrastructure NSW
Level 27, 201 Kent Street,
SYDNEY, NSW 2000

Attention: Kristy Hampson

Re: **Proposed Mixed-Use Development Including Waterfront Public Park, Marina Administration Building, Store building, Amenities Building, Dragon Boat Storage Building and interpretation Garden**
1A-19 Bank Street, Pyrmont, NSW 2009
Accessibility Consulting

The purpose of this letter is to confirm compliance with respect to the National Construction Code (BCA 2025) Amendment 2, 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.

The proposed modification comprises the following design amendments:

- Removal of community building, to be replaced by a new amenities building, including additional public open space;
- Relocation and retention of the exiting Marina administration building (that was previously to be removed);
- Provision of new outdoor dining spaces, including space for stalls or food trucks (or similar);
- Removal of the overwater boardwalk;
- Retention of the existing dragon boat ramp arrangement (where previously it was to be revised);
- Removal of paving and planter boxes adjacent to the ANZAC Bridge pylon;
- Minor amendments to the waterfront promenade as it interfaces the foreshore sandstone steps (which are maintained);
- Amended site levels across the park, reducing the extent of excavation required.
- Amended pathway arrangement, in response to removal of the boardwalk and revised site levels;
- Associated landscape planting strategy amendments.

The assessed design documentation comprises architectural drawings provided by Collins and Turner and landscape drawings provided by Oculus as listed below:

Document No	Title	Revision
346_SSDA_140	NORTHWEST ARCHITECTURAL GROUND FLOOR PLAN	09
346_SSDA_142	PYLON SURROUNDS ARCHITECTURAL GROUND FLOOR PLAN	11
346_SSDA_203	ELEVATIONS - 1-3 BANK STREET	11
346_SSDA_204	ELEVATIONS - 1-3 BANK STREET	11
346_SSDA_205	ELEVATIONS - DRAGON BOAT STORE	11
346_SSDA_206	ELEVATIONS - DRAGON BOAT STORE	11

346_SSDA_312	SECTIONS - DRAGON BOAT STORE	11
L004	SITE PLAN	15
L201_	GENERAL ARRANGEMENT - SHEET 01	16
L202	GENERAL ARRANGEMENT - SHEET 02	16
L203	GENERAL ARRANGEMENT – PUBLIC DOMAIN PLAN	13
L601_	MARINA BUILDING_	02
L701_	SECTIONS - SHEET 01_	05
L702	SECTIONS - SHEET 01_	05
L703	SECTIONS - SHEET 01_	05
LA200_	FLOOR PLAN_	02
LA700_	ELEVATIONS_	02
LA701	SECTIONS – SHEET 01	02
LA702	SECTIONS – SHEET 02	02

We have assessed the proposed design to date and have reviewed the proposal's compliance with respect to the Building Code of Australia 2022 Amendment 2. The design is at a point where the inherent BCA philosophies have been checked, and we can confirm that the proposed work is capable of complying with the Building Code of Australia.

If I can be of further assistance, please do not hesitate to contact me.

Yours sincerely,



Lucy Alderson
Access Consultant
PHILIP CHUN ACCESSIBILITY