

ACCESSIBLE CAR PARKING PAVEMENT SLOPE AND SURFACE - AS 2890.6 (2009), SECTION 2.3 PARKING SPACES FOR PEOPLE WITH DISABILITIES AND RELATED WALKING AND WHEELCHAIR UNLOADING AREAS SHALL COMPREHENSIVE A FIRM PLANE SURFACE WITH A FIRM AND LEVEL SURFACE OF A DIFFERENT MATERIAL TO THAT OF THE WALKWAY, FOLLOW THE GRADE OF THE WALKWAY AND EXTEND HORIZONTALLY FOR A MINIMUM OF 600MM UNLESS ONE OF THE FOLLOWING IS PROVIDED:  
 - A KERB, OR  
 - A KERB RAIL AND HANDRAIL, OR  
 - A WALL NOT LESS THAN 450MM IN HEIGHT.

WALKWAYS - AS 1428.1 (2009), CLAUSE 10 WALKWAYS, RAMPS AND LANDINGS THAT ARE PROVIDED ON A CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL MEET THE REQUIREMENTS OF AS 1428.1 (2009), CLAUSE 10.  
 ENSURE THE FINAL DESIGN COMPLIES WITH ALL ELEMENTS OF AS 1428.1 (2009), CLAUSE 10 INCLUDING BUT NOT LIMITED TO:  
 - WALKWAY GRADIENTS OF 1 IN 33, LANDINGS PROVIDED AT INTERVALS NO GREATER THAN 25M;  
 - WALKWAY GRADIENTS OF 1 IN 20, LANDINGS PROVIDED AT INTERVALS NO GREATER THAN 15M;  
 - WALKWAY GRADIENTS BETWEEN 1 IN 20 AND 1 IN 33, LANDINGS PROVIDED AT INTERVALS THAT SHALL BE OBTAINED BY LINEAR INTERPOLATION; FOR WALKWAYS SHALLOWER THAN 1 IN 33, NO LANDING ARE REQUIRED.

SURFACE ABUTTING WALKWAY - AS 1428.1 (2009), CLAUSE 10.2 THE FLOOR OR GROUND ABUTTING THE SIDES OF A WALKWAY SHALL PROVIDE A FIRM AND LEVEL SURFACE OF A DIFFERENT MATERIAL TO THAT OF THE WALKWAY, FOLLOW THE GRADE OF THE WALKWAY AND EXTEND HORIZONTALLY FOR A MINIMUM OF 600MM UNLESS ONE OF THE FOLLOWING IS PROVIDED:  
 - A KERB, OR  
 - A KERB RAIL AND HANDRAIL, OR  
 - A WALL NOT LESS THAN 450MM IN HEIGHT.

KERB RAMPS - AS 1428.1 (2009), CLAUSE 10.7 KERB RAMPS AT ROAD/PATH JUNCTION SHALL BE ALIGNED IN THE DIRECTION OF TRAVEL TO MEET THE REQUIREMENTS OF WITH AS 1428.1 (2009), CLAUSE 10.7 AND FIGURES 23/24.  
 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. (BCA CLAUSE D3.1)

**LEGEND OF FINISHES**

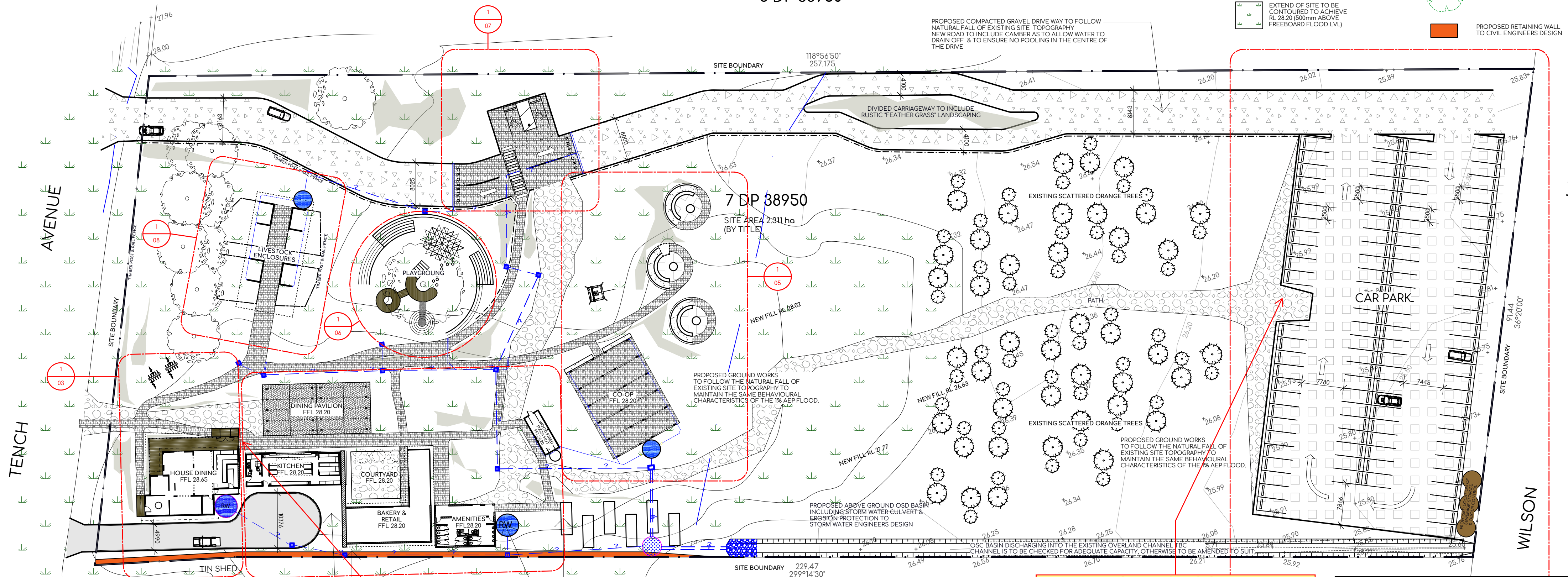
- SEMI PERMEABLE GR (TO FUTURE SPECIFICATION)
- ACCESSIBLE PAVED PA (TO FUTURE SPECIFICATION)
- COMPRESSED GRAVEL / ROAD BASE DRIVEWAY (TO FUTURE SPECIFICATION)
- PERMEABLE PATH (FIELDSTONES OR SIMILAR TO FUTURE SPECIFICATION)
- EXTEND OF SITE TO BE CONTOURED TO ACHIEVE RL 28.20 (500mm ABOVE FREEBOARD FLOOD LVL)
- RUSTIC LANDSCAPING (FEATHER GRASS OR SIMILAR TO FUTURE SPECIFICATION)
- TREE TO BE REMOVED
- PROPOSED RETAINING WALL TO CIVIL ENGINEERS DESIGN

Access Consulting  
 Building Compliance  
 Ref: AN019-213829 44-45 Tench Ave Jamisontown  
 Reviewed by: Lucy Alderson  
 Date: 11/12/2019

6 DP 38950

7 DP 38950  
 SITE AREA 2.311 ha (BY TITLE)

1 DP 30354



**GENERAL - EXTERNAL LINKAGES**

Ensure a continuous accessible path of travel has been provided to all buildings 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. (BCA Clause D3.2)

During subsequent detailed design development stages provide a survey showing proposed RLs for all external linkages within the site boundary for a comprehensive assessment/detailed coordination to comply with BCA D3.2.

**Kerb ramps - AS 1428.1 (2009), Clause 10.7**  
 Kerb ramps at road/path junction shall be aligned in the direction of travel to meet the requirements of with AS 1428.1(2009), Clause 10.7 and Figures 23/24.

During subsequent detailed design development stages provide a survey showing proposed RLs for kerb ramp

**LEGEND**

- Mandatory requirements under the BCA and Premises Standards. COMMENT REQUIRES ACTION.
- Coordination notes requiring clarification/confirmation.
- Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration. COMMENT FOR INFORMATION ONLY.

1 SITE PLAN  
 SCALE 1:500 @ A2

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PROJECT  
 ORANGE FIELDS

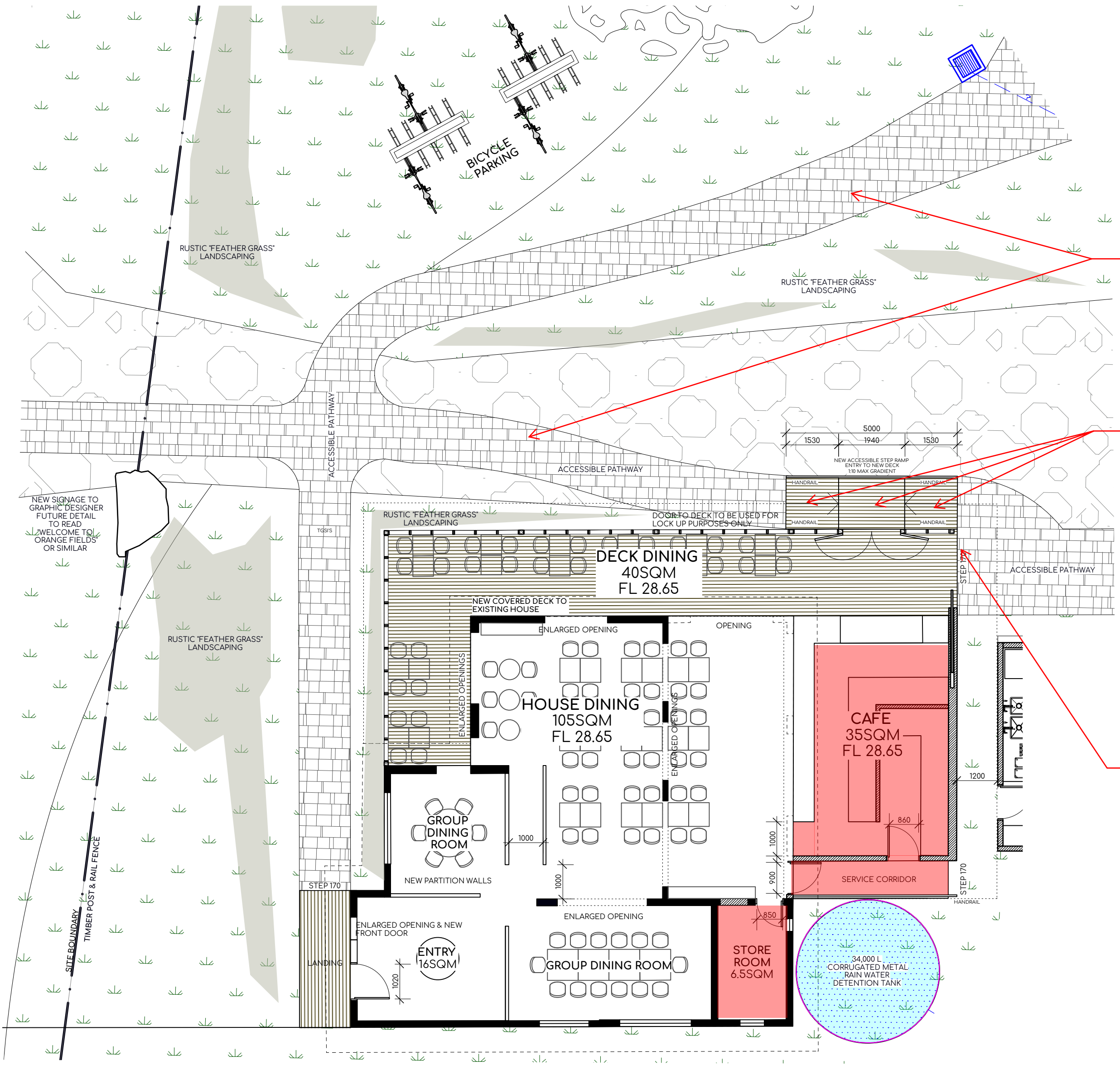
CLIENT	MKT CAFE PTY LTD	SCALE	SHOWN@A2	JOB NO.	0461
ADDRESS	44-50 TENCH AVE JAMISONTOWN NSW	DATE	27.09.19	DRAWN	MW
DRAWING NAME	PROPOSED SITE PLAN	DRAWING NO.	02	ISSUE	D



**LEGEND OF FINISH**

- SEMI PERMEABLE (TO FUTURE SPECIFICATION) Access Consulting
- ACCESSIBLE PAVED (TO FUTURE SPECIFICATION) Ref: AN019-213829 44-45 Tench Ave Jamisontown  
Reviewed by: Lucy Alderson  
Date: 11/12/2019
- COMPRESSED GRAVEL ROAD BASE DRIVEWAY (TO FUTURE SPECIFICATION)
- PERMEABLE PATH (FIELDSTONES OR SIMILAR TO FUTURE SPECIFICATION)
- EXTEND OF SITE TO BE CONTOURED TO ACHIEVE RL 28.20 (500mm ABOVE FREEBOARD FLOOD LVL)
- TREE TO BE REMOVED
- PROPOSED RETAINING WALL TO CIVIL ENGINEERS DESIGN

**PHILIP CHUN**  
Building Compliance



All curved pathways are required to be minimum 1500mm wide.  
- Can Comply

**Access to buildings - D3.2 BCA(2019) (b)**  
In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and  
(i) through not less than 50% of all pedestrian entrance including the principal pedestrian entrance  
- Can Comply

During subsequent detailed design development stages provide a survey showing proposed RLs for all external linkages within the site boundary for a comprehensive assessment/detailed coordination to comply with BCA D3.2.

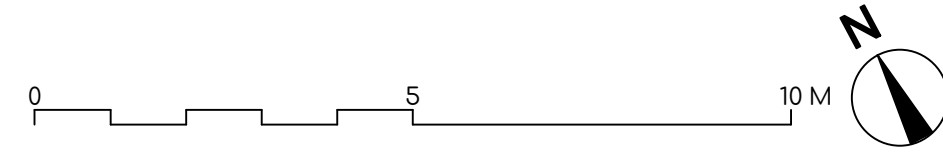
**Step Ramps - AS 1428.1 (2009), Clause 10.6**  
Step ramp shall meet the requirements of AS1428.1 (2009), Clause 10.6 including:  
- Maximum rise of **190mm**;  
- A length not greater than **1900mm**;  
- A gradient not steeper than **1:10**;  
- Minimum 1000mm unobstructed width;  
An open balustrade is provided, a kerb or kerb rail shall be provided to this barrier.

Confirm this entrance is accessible for staff only

**BCA D3.4 EXEMPTION**

The areas filled in red are not required to be accessible:  
(a) An area where access would be inappropriate because of the particular purpose for which the area is used.  
(b) An area that would pose a health or safety risk for people with a disability.  
(c) Any path of travel providing access only to an area exempted by (a) or (b).  
(BCA Clause D3.4).

1 DETAIL PLAN  
SCALE 1:100 @ A2



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Version: 1, Version Date: 17/12/2019

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PROJECT  
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DRAWING NAME	DETAIL PLAN HOUSE & T/A CANTEN

SCALE	SHOWN@A2	JOB NO.	0461
DATE	27.09.19	DRAWN	MW
DRAWING NO.	<b>03</b>	ISSUE	<b>D</b>



LEGEND OF FINISHES

	SEMI PERMEABLE GRAVEL (TO FUTURE SPECIFICATION)
	ACCESSIBLE PAVED (TO FUTURE SPECIFICATION)
	COMPRESSED GRAVEL DRIVE (TO FUTURE SPECIFICATION)
	PERMEABLE PATH (FIELDSTONES OR SIMILAR TO FUTURE SPECIFICATION)

RUSTIC LANDSCAPING (FEATHER GRASS OR SIMILAR TO FUTURE SPECIFICATION)  
TREE TO BE REMOVED

NOTE: BRAILLE AND TACTILE SIGNAGE COMPLYING WITH BCA SPECIFICATION D3.4 AND INCORPORATING THE INTERNATIONAL SYMBOL FOR ACCESS OR DEAFNESS AS APPROPRIATE, MUST BE PROVIDED TO IDENTIFY THE FOLLOWING:  
- EACH SANITARY FACILITY;  
- ACCESSIBLE UNISEX FACILITIES AND INDICATE WHETHER THE FACILITY IS SUITABLE FOR LEFT OR RIGHT HANDED USE;  
- AMBULANT ACCESSIBLE SANITARY FACILITIES ON THE DOOR OF THE CUBICLE;  
- WHERE AN ENTRANCE IS NOT ACCESSIBLE, DIRECTIONAL SIGNAGE TO IDENTIFY NEAREST ACCESSIBLE ENTRANCE;  
- WHERE A BANK OF SANITARY FACILITIES IS NOT PROVIDED WITH AN ACCESSIBLE SANITARY FACILITY, DIRECTIONAL SIGNAGE TO IDENTIFY NEAREST ACCESSIBLE SANITARY FACILITY

ACCESSIBLE UNISEX SANITARY FACILITIES COMPLY WITH AS 1428.1 2009, CLAUSE 15 INCLUDING CIRCULATION SPACES, EXCLUSION ZONES, FITTING/FIXTURE LOCATIONS AND SIGNAGE.

**BCA D3.4 EXEMPTION**

The areas filled in red are not required to be accessible:

(a) An area where access would be inappropriate because of the particular purpose for which the area is used.  
(b) An area that would pose a health or safety risk for people with a disability.  
(c) Any path of travel providing access only to an area exempted by (a) or (b).  
(BCA Clause D3.4).

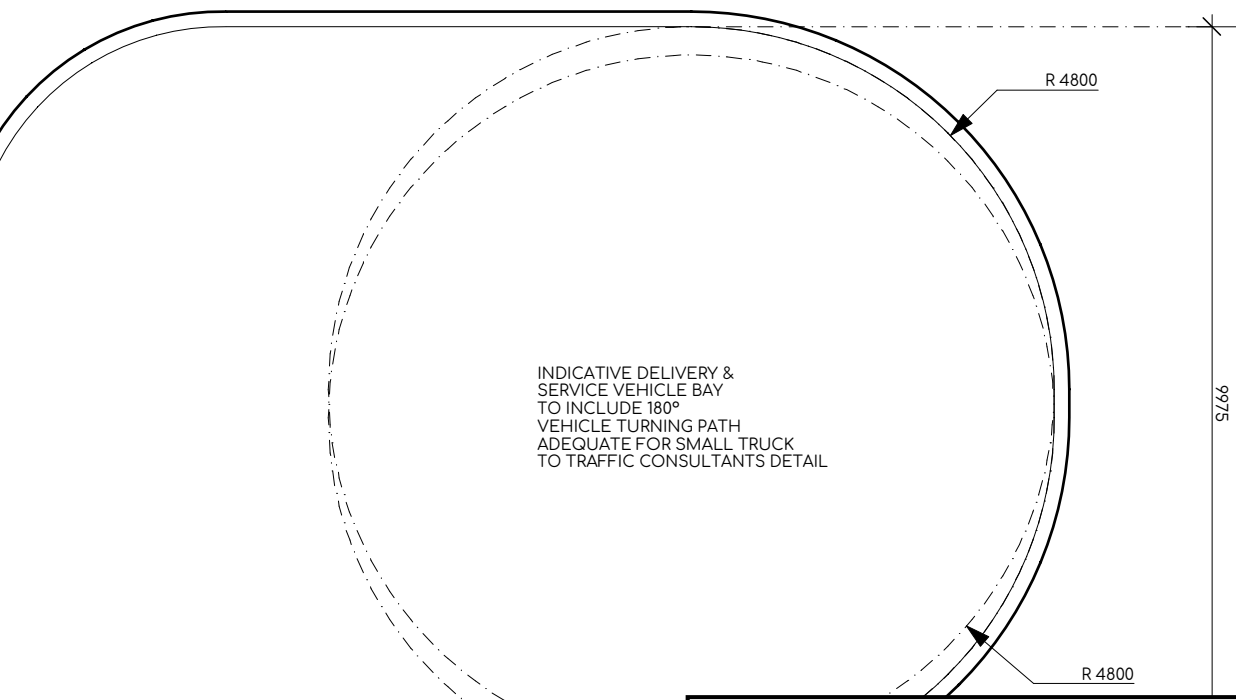
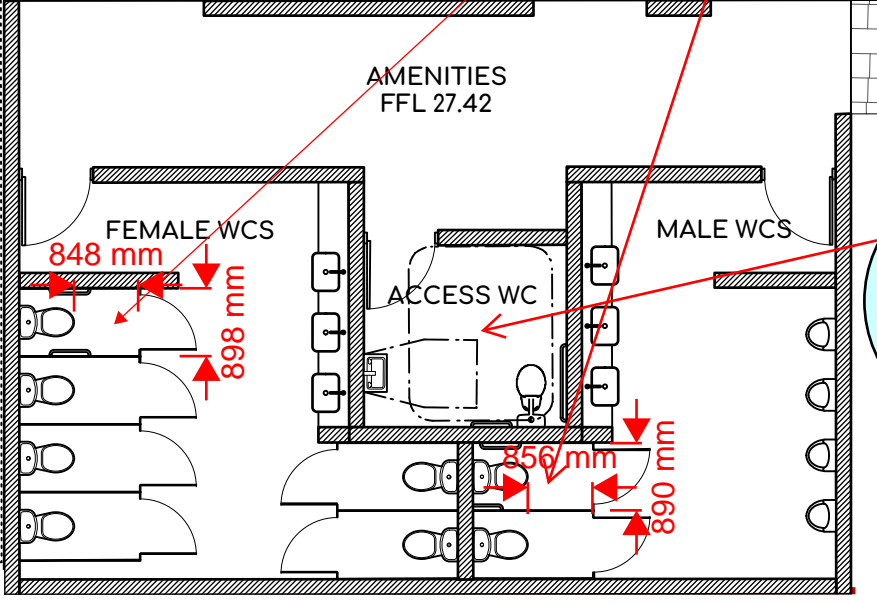
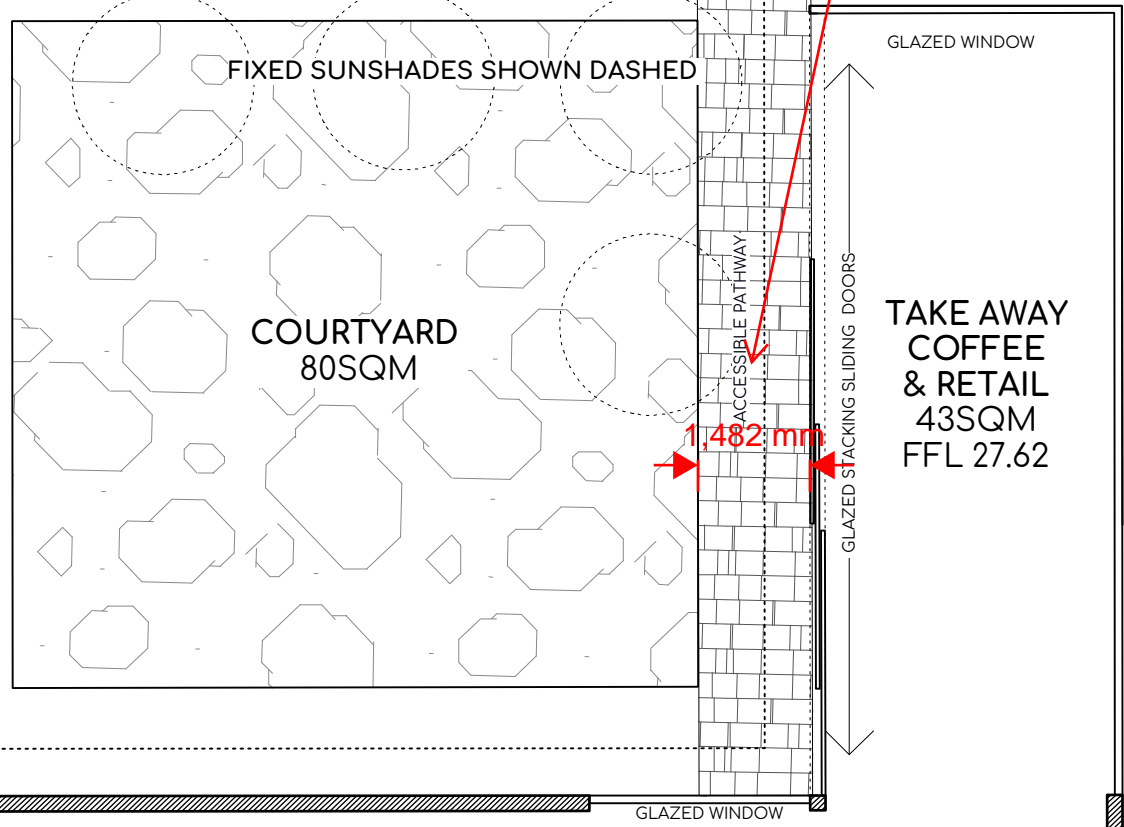
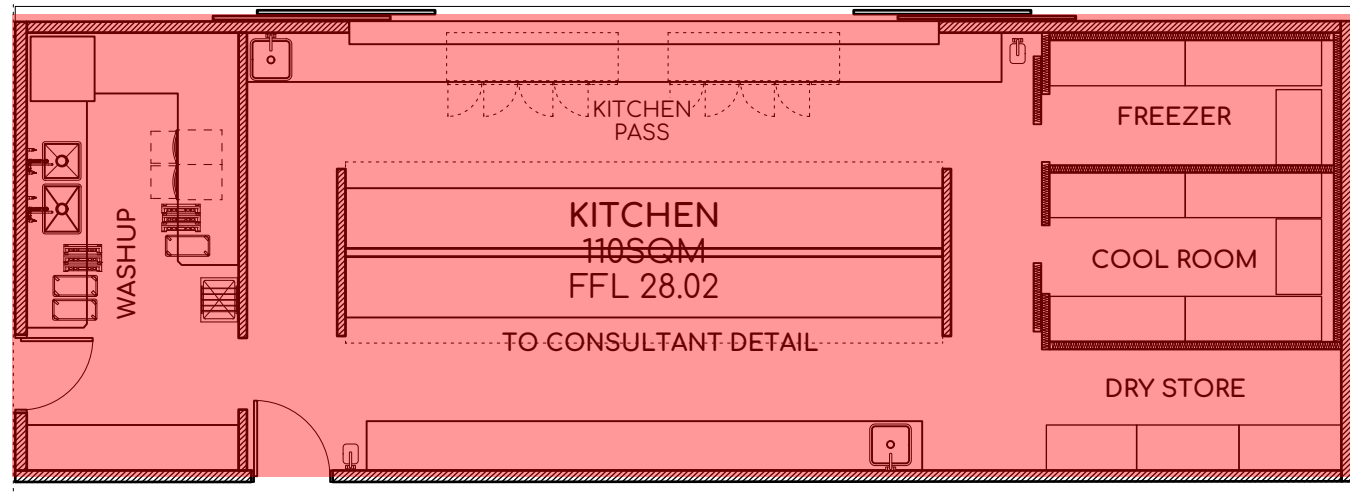
All curved pathways are required to be minimum 1500mm wide.  
- Can Comply

**Ambulant facilities - AS 1428.1 (2009) Clause 16.**  
Width of ambulant sanitary compartments appear too narrow. The finished internal width of the compartment shall be between 900mm and 920mm.  
**Note - The 900mm - 920mm circulation space is the site tolerance between the finished wall surface (width). If a skirting is installed which protrudes out beyond the finished wall surface, this too must provide the 900mm - 920mm circulation space. Both areas must have strict circulation space ranging between 900mm - 920mm.**  
- Can Comply

Set outs of sanitary fixtures and fittings required during subsequent detailed design development stages to comply with BCA D2.4.

**Accessible sanitary facilities - AS 1428.1 (2009), Clause 15.**  
Designers to ensure the accessible unisex sanitary facilities comply with AS 1428.1 2009, Clause 15 including circulation spaces, exclusion zones, fitting/fixture locations and signage.  
- Can Comply

Set outs of sanitary fixtures and fittings required during subsequent detailed design development stages to comply with BCA D2.4.



**GENERAL - EXTERNAL LINKAGES**

Ensure a continuous accessible path of travel has been provided to all buildings 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. (BCA Clause D3.2)

During subsequent detailed design development stages provide a survey showing proposed RLs for all external linkages within the site boundary for a comprehensive assessment/detailed coordination to comply with BCA D3.2.

**LEGEND**

	Mandatory requirements under the BCA and Premises Standards. COMMENT REQUIRES ACTION.
	Coordination notes requiring clarification/confirmation.
	Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration. COMMENT FOR INFORMATION ONLY.

Provide details of internal layout for assessment during subsequent detailed design development stages.  
- Can Comply

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DRAWING NAME	DETAIL PLAN KITCHEN, PAVILIONS & AMENITIES

SCALE	SHOWN@A2	JOB NO.	0461
DATE	27.09.19	DRAWN	MW
DRAWING NO.	04	ISSUE	C



LEGEND OF FINISHES

	SEMI PERMEABLE GRASS (TO FUTURE SPECIFICATION)
	ACCESSIBLE PAVED (TO FUTURE SPECIFICATION)
	COMPRESSED GRAVEL (TO FUTURE SPECIFICATION)
	PERMEABLE PATH (FIELDSTONES OR SIMILAR) (TO FUTURE SPECIFICATION)

PHILIP CHUN Consulting Building Compliance

Ref: AN019-213829-44-45 Tench Ave Jamisontown  
Reviewed by: Lucy Alderson  
Date: 11/12/2019

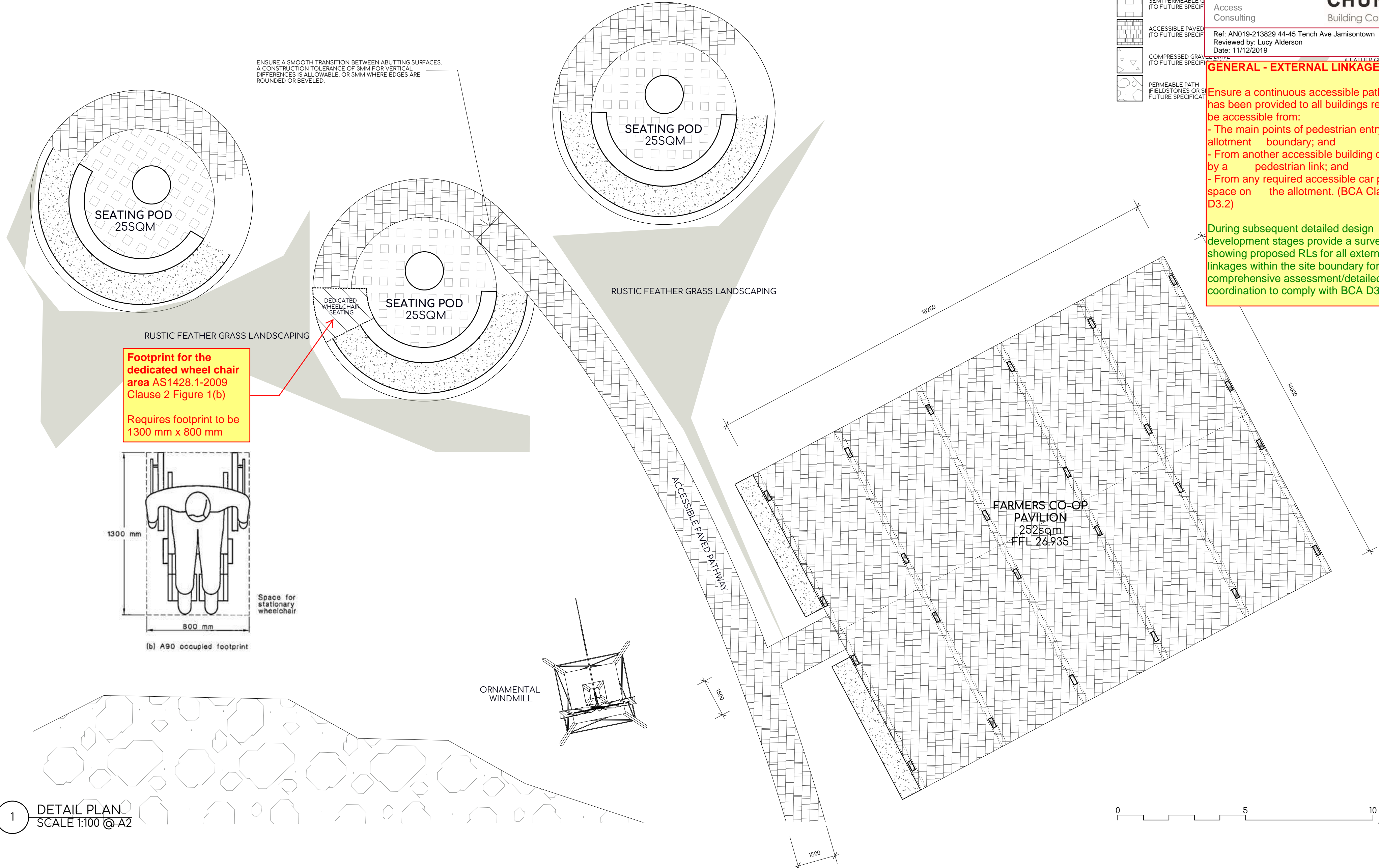
**GENERAL - EXTERNAL LINKAGES**

Ensure a continuous accessible path of travel has been provided to all buildings required to be accessible from:

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- From another accessible building connected by a pedestrian link; and
- From any required accessible car parking space on the allotment. (BCA Clause D3.2)

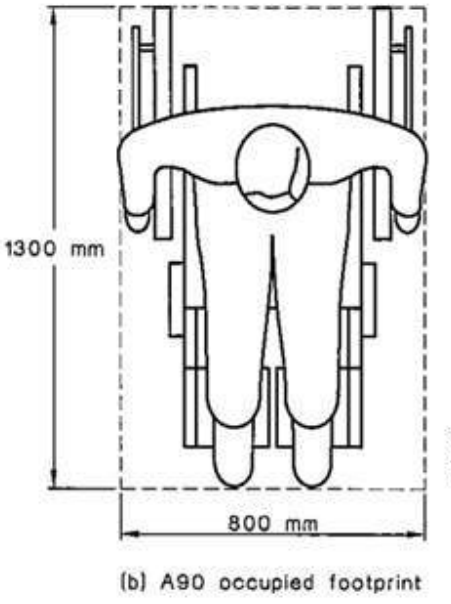
During subsequent detailed design development stages provide a survey showing proposed RLs for all external linkages within the site boundary for a comprehensive assessment/detailed coordination to comply with BCA D3.2.

ENSURE A SMOOTH TRANSITION BETWEEN ABUTTING SURFACES. A CONSTRUCTION TOLERANCE OF 3MM FOR VERTICAL DIFFERENCES IS ALLOWABLE, OR 5MM WHERE EDGES ARE ROUNDED OR BEVELED.

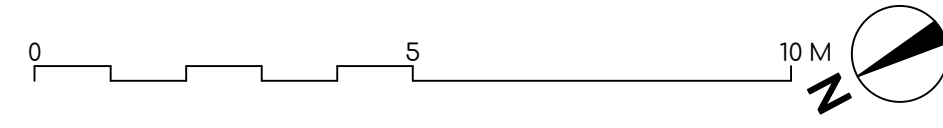


**Footprint for the dedicated wheel chair area AS1428.1-2009 Clause 2 Figure 1(b)**

Requires footprint to be 1300 mm x 800 mm



1 DETAIL PLAN SCALE 1:100 @ A2



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**KILLING MATT WOODS**

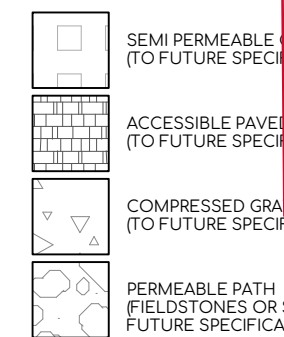
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PROJECT  
**ORANGE FIELDS**

CLIENT	MKT CAFE PTY LTD
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DRAWING NAME	DETAIL PLAN BARN & SEATING PODS

SCALE	SHOWN@A2	JOB NO.	0461
DATE	27.09.19	DRAWN	MW
DRAWING NO.	<b>05</b>	ISSUE	<b>C</b>

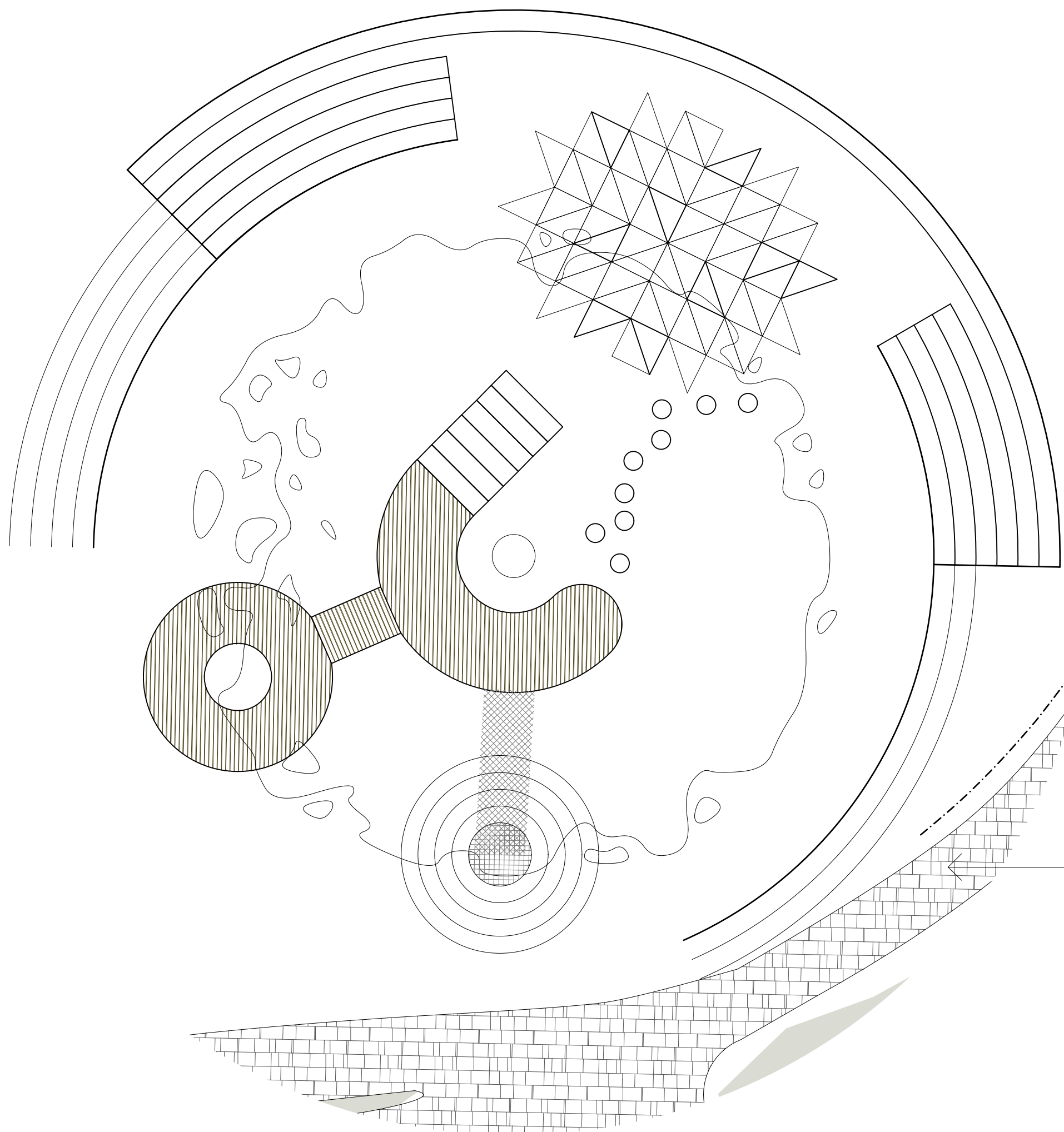




**GENERAL - EXTERNAL LINKAGES**

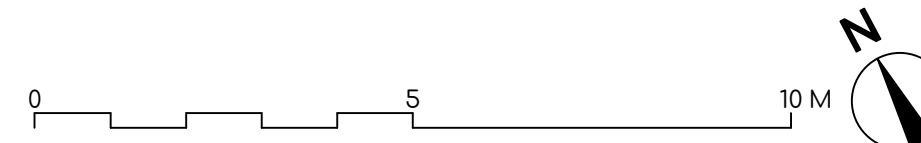
Ensure a continuous accessible path of travel has been provided to all buildings required to be accessible from:  
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 - From another accessible building connected by a pedestrian link; and  
 - From any required accessible car parking space on the allotment. (BCA Clause D3.2)

During subsequent detailed design development stages provide a survey showing proposed RLs for all external linkages within the site boundary for a comprehensive assessment/detailed coordination to comply with BCA D3.2.



WALKWAYS - AS 1428.1 (2009), CLAUSE 10  
 WALKWAYS, RAMPS AND LANDINGS THAT ARE PROVIDED ON A CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL MEET THE REQUIREMENTS OF AS 1428.1 (2009), CLAUSE 10.  
 ENSURE THE FINAL DESIGN COMPLIES WITH ALL ELEMENTS OF AS 1428.1 (2009), CLAUSE 10 INCLUDING BUT NOT LIMITED TO:  
 - WALKWAY GRADIENTS OF 1 IN 33, LANDINGS PROVIDED AT INTERVALS NO GREATER THAN 25M;  
 - WALKWAY GRADIENTS OF 1 IN 20, LANDINGS PROVIDED AT INTERVALS NO GREATER THAN 15M;  
 - WALKWAY GRADIENTS BETWEEN 1 IN 20 AND 1 IN 33, LANDINGS PROVIDED AT INTERVALS THAT SHALL BE OBTAINED BY LINEAR INTERPOLATION; FOR WALKWAYS SHALLOWER THAN 1 IN 33, NO LANDING ARE REQUIRED.

1 DETAIL PLAN  
 SCALE 1:100 @ A2



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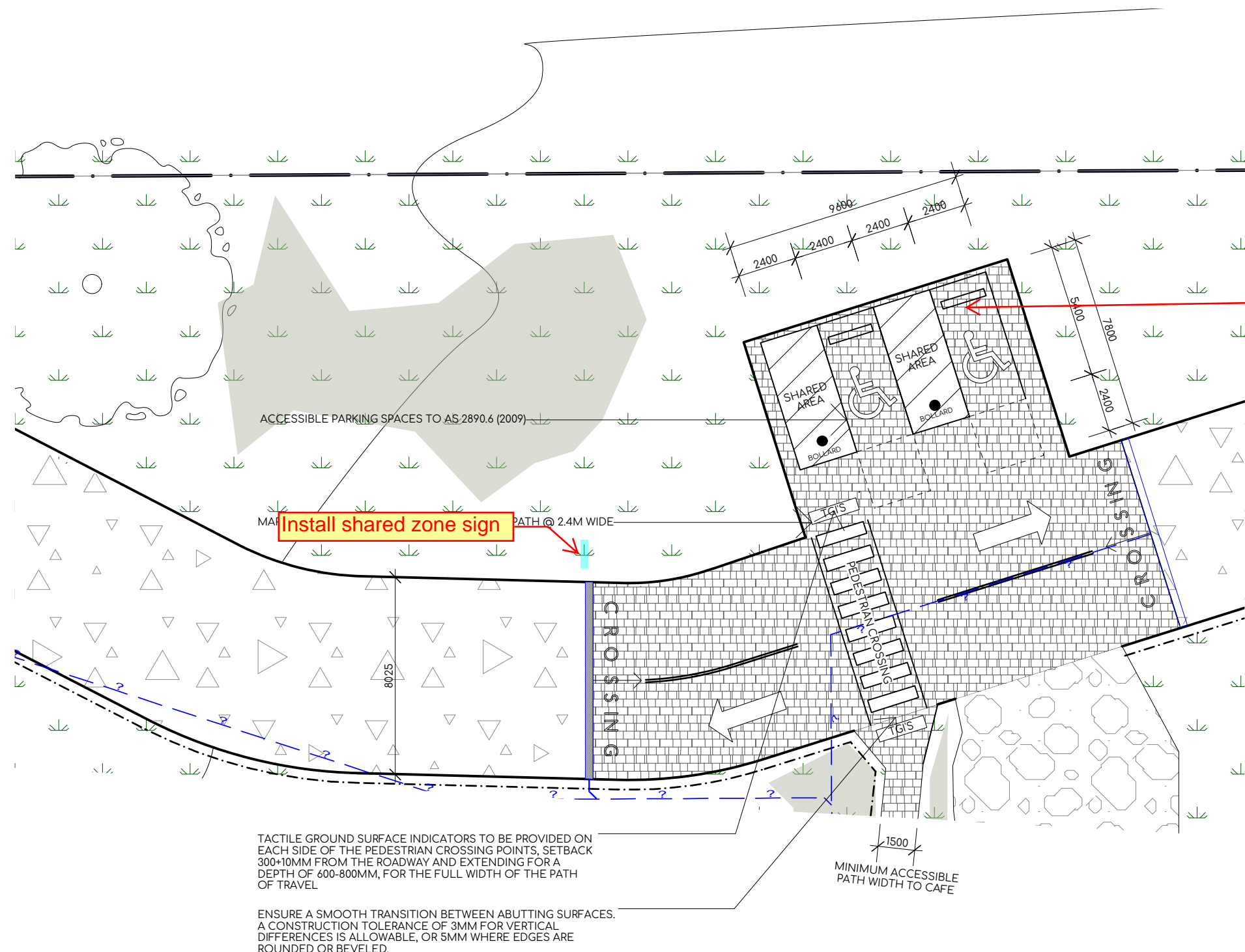
DRAWING NAME | DETAIL PLAN  
 PLAYGROUND

SCALE | SHOWN@A2 | JOB NO. | 0461

DATE | 27.09.19 | DRAWN | MW

DRAWING NO. | **06** | ISSUE | **C**





**Accessible car parking - AS 2890.6 (2009)**

Ensure the final design complies with all elements of AS 2890.6 (2009) including but not limited to:

- Minimum dimensions of dedicated and shared area;
- pavement slope and surface;
- kerb ramps where required;
- bollard installation;
- head room;
- space identification;
- space delineation.

We recommend bollards be a height of 1300mm to ensure reversing drivers can see the bollard above the rear of their vehicle (AS 2890.6 (2009), Clause 2.2.1(d)). Furthermore, consider selecting a finish with a luminance contrast of minimum 30% against the background surface to which it is viewed (i.e. car park floor surface).

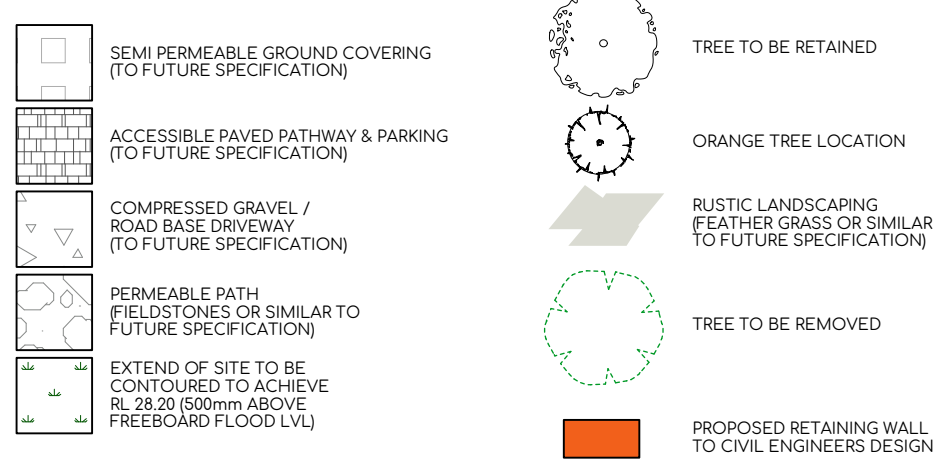
During subsequent detailed design development stages provide detailed documentation.

**1** DETAIL PLAN  
SCALE 1:200 @ A2

TOTAL CAR SPACES - 109  
 ACCESSIBLE CAR SPACES - 2  
 STANDARD CAR SPACES - 107

**PARKING METHODOLOGY**  
 1 SPACE PER STAFF MEMBER = 20 SPACES  
 PLUS 1 SPACE FOR EVERY 6M2 OF SEATING AREA - TOTAL 410 = 69 SPACES  
 (HOUSE DINING 105SQM  
 DECK DINING 40SQM  
 PAVILION DINING 190SQM  
 SEATING PODS 75SQM)

**LEGEND OF FINISHES**



ACCESSIBLE CAR PARKING TO AS 2890.6 (2009) & FINAL DESIGN TO INCLUDE BUT NOT LIMITED TO:

- MINIMUM DIMENSIONS OF DEDICATED AND SHARED AREA;
- PAVEMENT SLOPE AND SURFACE;
- KERB RAMP WHERE REQUIRED;
- BOLLARD INSTALLATION;
- HEAD ROOM;
- SPACE IDENTIFICATION;
- SPACE DELINEATION.

BOLLARD BE A HEIGHT OF 1300MM TO ENSURE REVERSING DRIVERS CAN SEE THE BOLLARD ABOVE THE REAR OF THEIR VEHICLE (AS 2890.6 (2009), CLAUSE 2.2.1(D)). BOLLARD FINISH WITH A LUMINANCE CONTRAST OF MINIMUM 30% AGAINST THE BACKGROUND SURFACE TO WHICH IT IS VIEWED (I.E. CAR PARK FLOOR SURFACE).

ACCESSIBLE CAR PARKING SPACE DELINEATION - AS 2890.6 (2009), SECTION 3.2

PAVEMENT MARKINGS SPECIFIED SHALL BE YELLOW AND SHALL HAVE A SLIP RESISTANT SURFACE. RAISED PAVEMENT MARKERS SHALL NOT BE USED FOR SPACE DELINEATION.

PAVEMENT MARKINGS SHALL BE PROVIDED AS FOLLOWS:

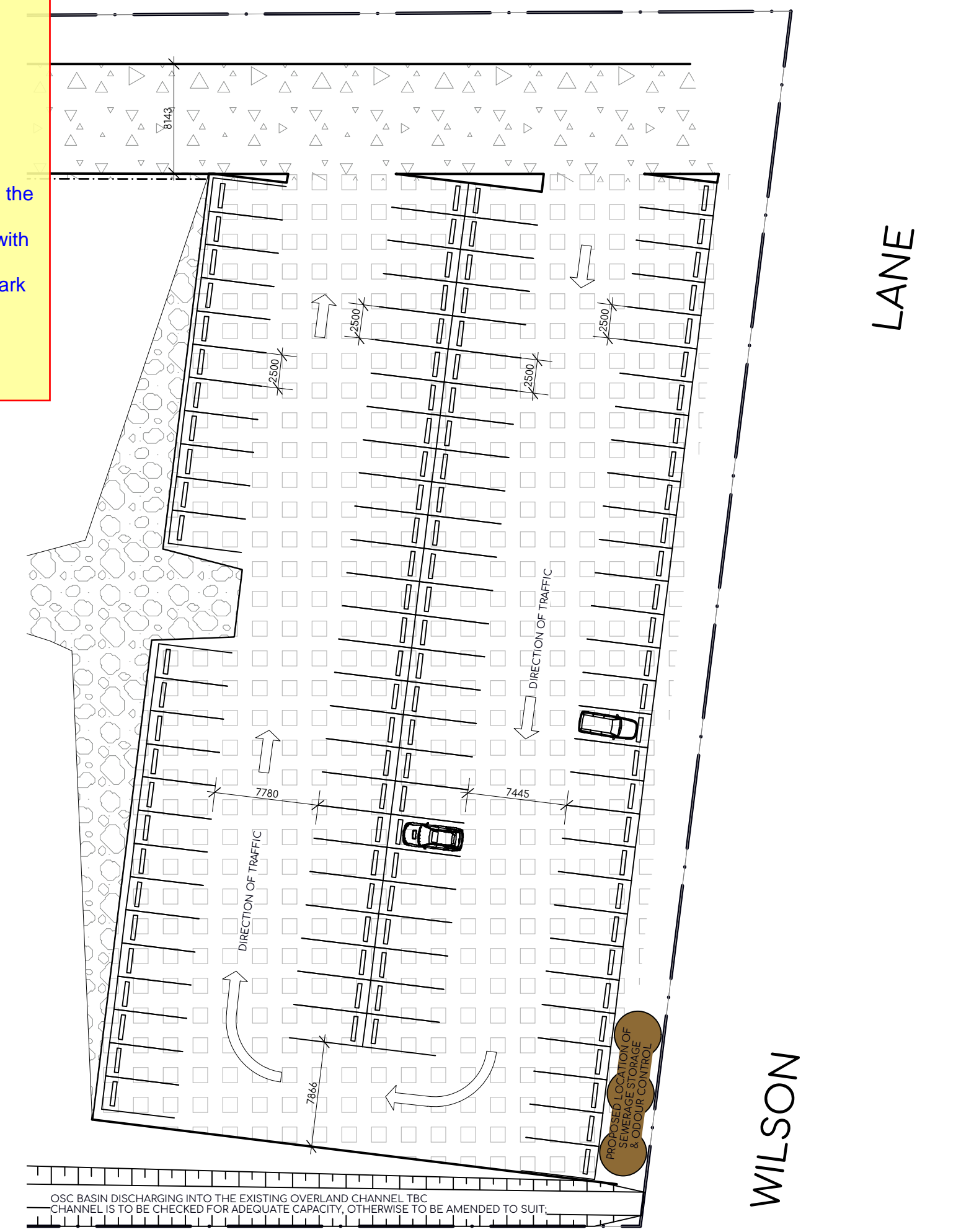
- (A) DEDICATED PARKING SPACES SHALL BE OUTLINED WITH UNBROKEN LINES 80-100MM WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATION BY A KERB, BARRIER OR WALL;
- (B) SHARED AREAS SHALL BE MARKED AS FOLLOWS:
  - (i) WALKWAYS WITHIN OR PARTLY WITHIN A SHARED AREA SHALL BE MARKED WITH UNBROKEN LONGITUDINAL LINES ON BOTH SIDES OF THE WALKWAY EXCEPTING ANY SIDE DELINEATED BY KERB, BARRIER OR WALL.
  - (ii) OTHER VACANT NON-TRAFFICKED AREAS, WHICH MAY BE INTENTIONALLY OR UNINTENTIONALLY OBSTRUCTED (EG BY UNINTENDED PARKING), SHALL BE OUTLINED WITH UNBROKEN LINES 80-100MM WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL, AND MARKED WITH DIAGONAL STRIPES 150-200MM WIDE WITH PACES OF 200MM-300MM BETWEEN STRIPES. THE STRIPES SHALL BE AT AN ANGLE OF 45 +/- 10 DEGREES TO THE SIDE OF THE SPACE.
  - (iii) NO SHARED AREA MARKINGS SHALL BE PLACED IN TRAFFICKED AREAS.

**LEGEND**

Mandatory requirements under the BCA and Premises Standards. COMMENT REQUIRES ACTION.

Coordination notes requiring clarification/confirmation.

Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration. COMMENT FOR INFORMATION ONLY.



**2** DETAIL PLAN  
SCALE 1:350 @ A2

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DRAWING NAME	DETAIL PLAN PARKING

SCALE	SHOWN@A2	JOB NO.	0461
DATE	27.09.19	DRAWN	MW
DRAWING NO.	07	ISSUE	E



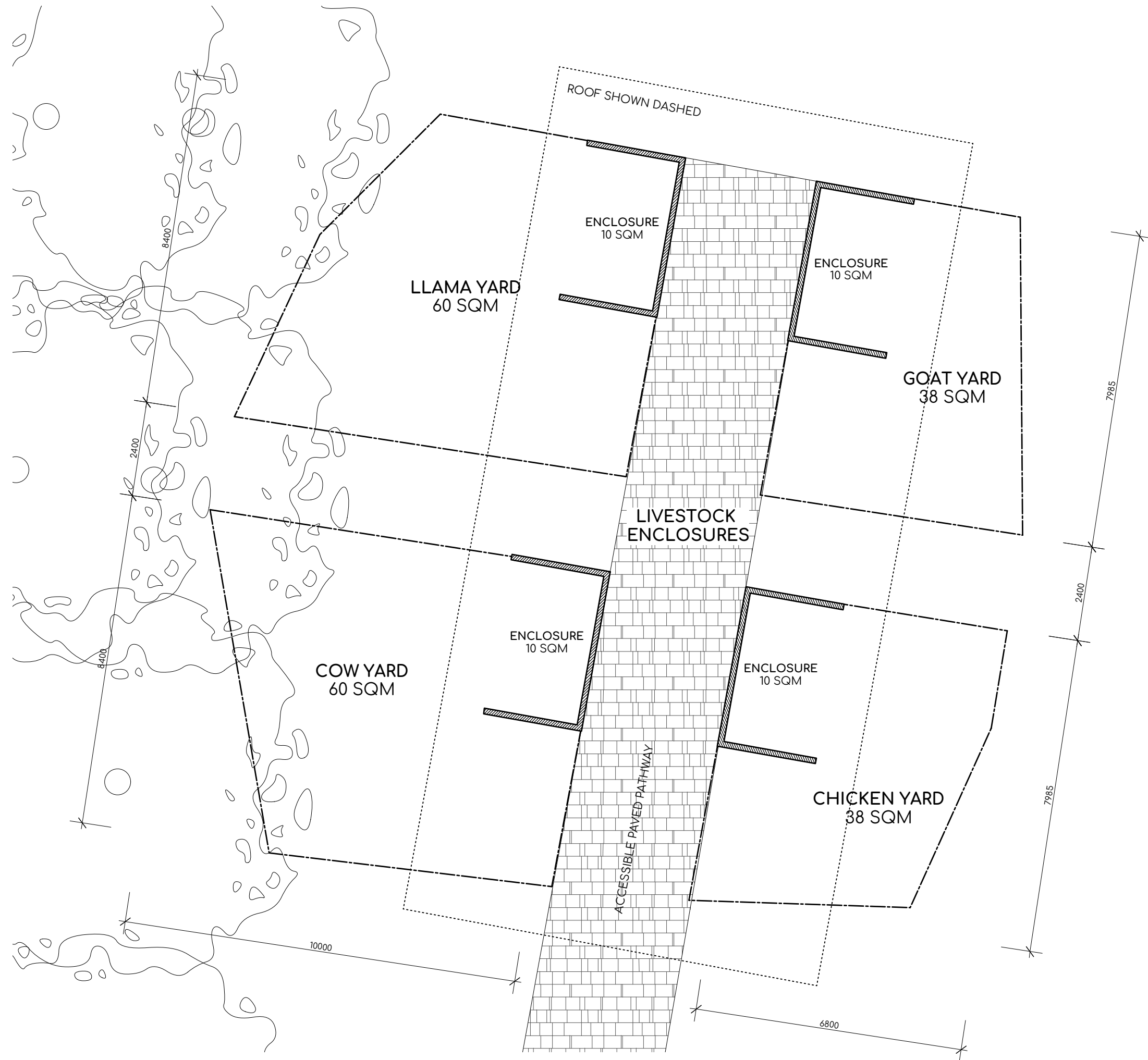
-  SEMI PERMEABLE GR (TO FUTURE SPECIFICATION)
-  ACCESSIBLE PAVED (TO FUTURE SPECIFICATION)
-  COMPRESSED GRAVEL (TO FUTURE SPECIFICATION)
-  PERMEABLE PATH (FIELDSTONES OR SIMILAR) (TO FUTURE SPECIFICATION)

**GENERAL - EXTERNAL LINKAGES**

Ensure a continuous accessible path of travel has been provided to all buildings 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. (BCA Clause D3.2)

During subsequent detailed design development stages provide a survey showing proposed RLs for all external linkages within the site boundary for a comprehensive assessment/detailed coordination to comply with BCA D3.2.



1 DETAIL PLAN  
 SCALE 1:100 @ A2



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**ORANGE FIELDS**

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DRAWING NAME	LIVESTOCK ENCLOSURES

SCALE	SHOWN@A2	JOB NO.	0461
DATE	27.09.19	DRAWN	MW
DRAWING NO.	<b>08</b>	ISSUE	<b>C</b>