



# Vallabh Bailey Consulting

**Design Development**

Access Design Consultancy Report

**Civic Link Block 3 Parramatta**

**Civic Link Between Phillip Street and  
George Street, Parramatta, NSW, 2150**

**Date**

October 7, 2025

**Prepared For**

Arcadis C/- Suzanna Geerdink and  
Parramatta Council C/- Emily Forrest

**Ref No**

VBC250154\_ADR\_DD\_01



**ACCESSIBILITY**  
INVESTING IN PEOPLE



At Vallabh Bailey  
Consulting, we believe in  
access for **ALL**.

We work to make every  
environment  
**ACCESSIBLE.**





ACCESSIBILITY  
INVESTING IN PEOPLE

# Table of Contents

Authorisation.....	4
Revision History.....	4
1. Executive Summary .....	5
2. Introduction.....	5
3. Benchmark relevant Legislation, Standards, Guidelines.....	6
4. Key Objective.....	7
5. Conclusion.....	15
Appendix A – Architectural Plans Reviewed.....	16
Appendix B – gradient diagram .....	18

## Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
00	Access Design Review- Draft Design Development	7.10.2025	 Reeshika Vallabh ACA Accredited #408	 Chris Bailey ACA Associate #794

## Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared By
00	Access Design Review- Draft Design Development	22.09.2025	Reeshika Vallabh ACA Accredited #408
01	Access Design Review- 100% Design Development	7.10.2025	Reeshika Vallabh ACA Accredited #408

*Document Disclaimer – Vallabh Bailey Consulting Pty Ltd*

*The report addressee may only reproduce this report in full for use with respect to the project specified in the report. No organizations or individuals are permitted to reproduce this report or any part thereof for any other purpose without the prior written consent of a Director of Vallabh Bailey Consulting Pty Ltd.*

*The copyright and intellectual property rights of Vallabh Bailey Consulting Pty Ltd extends to the data, methodologies and conclusions presented in this report.*

© Copyright Vallabh Bailey Consulting Pty Ltd

# 1. Executive Summary

Vallabh Bailey Consulting Pty Ltd (VBC) is appointed as Accessibility Consultants for the new works being the landscape development of The Civic Link Pedestrian Spine, specifically Block 3, located between Phillip Street and George Street, Parramatta, NSW, 2150. VBC have reviewed the landscape architectural design documents prepared by Oculus Landscape Architects (refer appendix A) to assist with creating a sound, dignified, functional and equitable access for all whilst using the National Construction Code - Building Code of Australia Volume One 2022 (BCA) - Amendment 2, The Disability (Access to Premises - Buildings) Standard 2010 Compilation 3 and relevant Australian Standards, as a benchmark. Since the Civic Link is not classified as a building, it falls outside the scope of the Access to Premises Standards and the BCA. Consequently, we have utilised the aforementioned standards as a benchmark for our assessment.

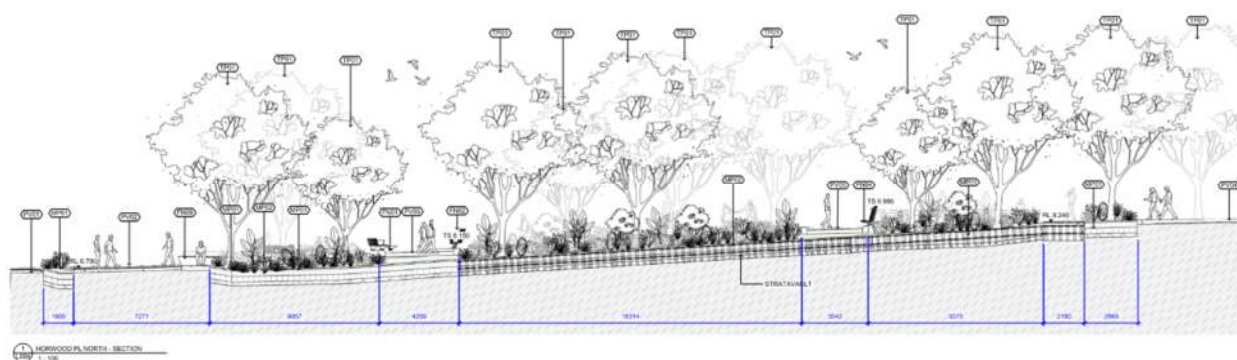


Figure 01 Civic Link Between Phillip Street and George Street, Parramatta, NSW, 2150\_Section North

As members of Access Consultants Association (ACA), Vallabh Bailey Consulting use expert accessibility knowledge to ensure the project meets the relevant accessibility parts of the Disability Discrimination Act (DDA), within the project scope.

# 2. Introduction

A rigorous review and interrogation of the existing site conditions were undertaken during the conceptual stage with McGregor Coxall Landscape Architects whereby the various concepts were critically analysed by all consultants and project team members, to ensure that the most suitable design was chosen to achieve the best possible outcome for the project and all users. The review of the two conceptual options was assessed and documented within the first draft report by VBC dated, 22 January 2024.





Figure 02 Block 3 highlighted in green

Civic Link Block 3 stretches from Phillip Street north of the site and southwards towards George Street. The key spatial components of the design proposal include: a generous pedestrian and cycle connection along the western boundary of the site, a secondary pedestrian access to the eastern side, bespoke bridge structures that dissect a vibrant and lush green spine in the north, and a partially retained, yet modified carriageway to the south of Horwood Place. These spaces are all connected by a 'Ribbon' being precast concrete bridges, pavement, or seating that meander throughout the site, providing seating, dining and play opportunities amongst plantings. These new elements have been designed to accommodate spill out from existing businesses, meet accessibility requirements, as well as facilitate the everyday use of community.

### 3. Benchmark relevant Legislation, Standards, Guidelines

In preparation for this report, due reference has been given to the practical requirements for access based upon our teams' experience which extends over 15 years, as well as the following:

- The Disability (Access to Premises - Buildings) Standard 2010 (DAPS/Premises Standards);
- The principals of Universal Design;
- Intent of the Commonwealth Disability Discrimination Act 1992 (DDA);
- Australian Standards for access and mobility (AS 1428 suite);

- AS 1428 prescribes the basic requirements for paths of travel, as well as a range of other installations and facilities that are often found in outdoor recreation areas.
- The Building Code of Australia 2022 Version 1.

*It is important to note that this report does not ensure compliance with the provisions of the Disability Discrimination Act (DDA). Therefore, it would be prudent for the relevant authorities to carefully consider their responsibilities under the Act. Additionally, while meeting the requirements of the Building Code of Australia (BCA) and Australian Standards is essential, it may not fully address the objectives set forth by the DDA.*

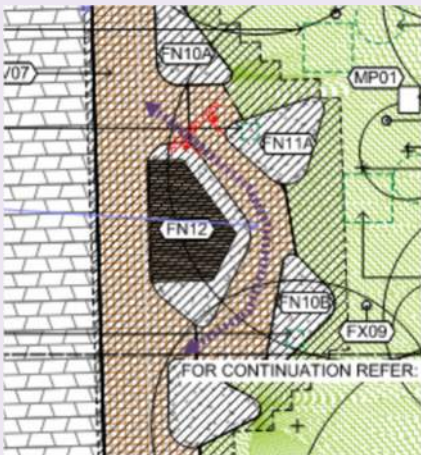
Currently, complying with these Australian Standards will not automatically prevent or resolve complaints under the DDA. It is however more likely to result in significantly fewer situations where people with disabilities feel aggrieved by organisations to the extent that they would consider proceeding with a complaint.

## 4. Key Objective

A key objective of the access requirements of the BCA is to provide, as far as is reasonable, all people with safe, equitable and dignified access to a building and the services and facilities within that building. **This assessment refers to a pedestrian walking link connecting the new Parramatta Powerhouse Development to the north and Sydney Metro West to the South and is not associated with a building and therefore there are no mandatory requirements associated with the pedestrian link.** However, VBC have applied their expert knowledge in collaboration with the benchmark/referenced standard AS1428.1 2021 Part 1, AS1428.2 1992 Part 2, and AS1428.4.1 2009 and BCA Part 4 and applied these to the parts of the pedestrian link where suited.

This report forms part of the Design Development Documentation submission. The below table provides comments on the current design and the information that has been documented on the landscape drawings. It aims to provide Parramatta Council information which will enhance access for all members of the community. The table shall be in conjunction with the referenced drawings, VBC250154\_DWG\_95%\_OCULUS\_Parramatta Civic Link Block 3\_RV00f1t, as well as the gradient plans that follow.

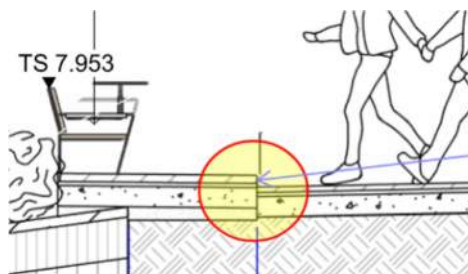
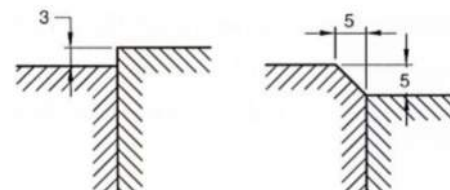
## 4.1. Items Reviewed

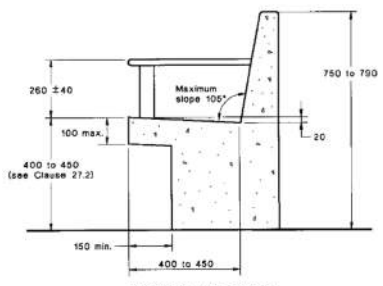
Access Assessment			
Item No.	Element	Item for Review	Action Required/Comments
1.	General Access & Exemptions	Continuous path of travel  <p>Pebble seating area</p>	<ul style="list-style-type: none"> <li>The paths of travel have been defined by the existing landscape.</li> <li>It is step free and follows the natural gradient of the land.</li> <li>The routes are linked by pedestrian bridges.</li> <li>There are clear paths of travel on the western side and the eastern side of the green spine. Both paths of travel are wider than 1800mm whereby two wheelchairs/ prams can pass each other.</li> <li>The areas around the concrete seating 'pebbles' are not wheelchair accessible.</li> </ul>
2.	Pedestrian Access - Footpaths	Gradients	<ul style="list-style-type: none"> <li>Gradients vary along the footpaths.</li> <li>Along the paths of travel, the steepest gradient is 1:14. This gradient continues for approximately 10m. Within this area is a resting spot being the link bridge.</li> <li>The link bridges meet the 1:40 gradients and act as places of pause for the site.</li> <li>AS1428.1:2021 – 1:40 gradients are used on landings and therefore are suited for the bridges.</li> </ul>




## Access Assessment

			<ul style="list-style-type: none"> <li>A more generous walkway and cycle path is provided on the western edge of the site with a consistent gradient of 1:19.</li> <li>Where a 1:19 gradient is provided, it is a manageable gradient whereby a person can still walk independently.</li> </ul> <p>For gradient diagram refer to Arcadis Civil drawing Appendix B.</p>
3.	Wayfinding	Shorelining	<ul style="list-style-type: none"> <li>Shorelines are not a legislated requirement and is not a requirement of the BCA or Australian Standards. However, it is highly recommended.</li> <li>AS1428.4.2:2018 – Shorelining <ul style="list-style-type: none"> <li>Shorelines are created by the existing building lines as well as the differential floor finishes being the porphyry edge.</li> </ul> </li> <li>Refer to drawing L004</li> </ul>
4.	Pedestrian Access - Footpaths	Bridge Design	<ul style="list-style-type: none"> <li>The gradients are 1:56 and 1:95. These are considered flat landings. These areas being respite / relief for people that have any mobility impairments.</li> <li>More than 1500mm x 1500mm clear circulation space in front of the entry of the bridges is provided for smooth access from the walkway onto the bridge.</li> </ul>
5.	External Walkways	Finishes	<ul style="list-style-type: none"> <li>AS1428.1:2021, Clause 7– Ensure all specified pavers have a level surface. For any irregular surfaces the profile shall not exceed 2mm. Any joints shall be flush with the top of the paving.</li> </ul>

Access Assessment			
			<ul style="list-style-type: none"> <li>PV01-PV09 has a slip rating of R12/P5. Ensure that these slip ratings are for wet weather, as the finishes are exposed to the elements.</li> </ul>
6.	External Walkways	Abutment of surfaces	<div data-bbox="678 585 1144 860" data-label="Image">  </div> <p>Junction between seating and footpath</p> <div data-bbox="1198 681 1646 871" data-label="Image">  </div> <ul style="list-style-type: none"> <li>Ensure all abutment of surfaces are flush.</li> <li>Resolve junction between footpath and seating area.</li> <li>AS1428.1:2021- Construction tolerances only allow for a 3mm vertical edge and a 5mm bevelled edge.</li> <li>ED02- Ensure all steel edges are flush with the pavers</li> <li>ED01- Steel edges that separate planters to pavers and are not within a path of travel may project out at 65mm or higher.</li> </ul>
7.	Resting Points/ Places of pause	Seating and bridges	<ul style="list-style-type: none"> <li>The bridges and the ribbon along the green spine on both the eastern side and western side provide resting points for all users.</li> <li>Consideration shall be given to wheelchair seating on the bridges adjacent to the fixed seating.</li> <li>Ensure any allocated wheelchair seating does not compromise paths of travel.</li> </ul>

Access Assessment			
			<ul style="list-style-type: none"> <li>Consideration should be given to the size of a wheelchair with a user; for a wheelchair footprint of 1300mm x 800mm. AS1428.1:2021 as a reference.</li> </ul>
8.	Furniture	Custom Ribbon Seating	<ul style="list-style-type: none"> <li>AS1428.2:1992, DDA- It is recommended that the front of the seat has a clear space between any footing at ground level to within 150mm of the front edge of the seat.</li> </ul>  <p>(b) Sectional view — Type B</p> <ul style="list-style-type: none"> <li>It is recommended to prevent any pooling of water on the concrete that a very slight gradient on the seat is provided to ensure water runoff.</li> <li>Custom Ribbon edge table and stools - Ensure fixed seating is placed between concrete footing/fins for leg clearance.</li> </ul>
9.	Drop- Off Zones & Pedestrian Crossings	Horwood Place	<ul style="list-style-type: none"> <li>VBC recommends that a designated pedestrian crossing should be painted at the crossing.</li> <li>CoPC has advised that no pedestrian crossing is proposed.</li> </ul>
10.	TGSIs	TGSI -Pedestrian Crossing	<ul style="list-style-type: none"> <li>AS1428.4.1:2009 – Application of warning TGSIs.</li> </ul>

## Access Assessment

			<ul style="list-style-type: none"> <li>TGSI to be 600mm in depth</li> <li>TGSI to be placed 300mm from the edge of the roadway</li> <li>TGSI to extend the full width of the roadway, however not encroaching into the cycleway path of travel.</li> <li>Provide specification for further assessment</li> <li>It is noted that TGSI have been documented at the entry into Eat Street Car Park.</li> </ul>
11.	TGSIs	Kerb Ramps	<ul style="list-style-type: none"> <li>TGSI are required to be installed on the kerb ramps, as they are 3000mm from the building line. They shall be installed as per AS1428.4.1:2009, C1-C3.</li> </ul>
12.	Braille & Tactile Signage	Any signage	It is recommended that any wayfinding signage is placed on a flat surface with Braille. For detailed location and heights of signage refer to AS1428.4.2:2018, Means to assist the orientation of people with vision impairment – Wayfinding Signs.
13.	Fixtures and fittings	Drinking Fountain - Aquafil Drinking Fountain with Dog Bowl 	<ul style="list-style-type: none"> <li>CoPC standard Detail – Aquafil Bold 850BF</li> <li>AS1428.2:1992, Clause 27.3.2. – the water outlet shall be as close as possible to the front of the unit. It shall direct the water flow to a height of 80mm to 100mm in a trajectory that is parallel to the front of the unit.</li> <li>Clause 27.3.3 Controls of the drinking fountain shall be centrally located at the front of the unit or if positioned at the side, be on both sides and not more than 180mm from the front of the unit. Controls operated with one hand must have a operating force of not more than 19.5 N.</li> </ul>

Drinking Fountain

Access Assessment			
			<ul style="list-style-type: none"> <li>It is recommended that any water outlet for water bottles shall be not more than 1100mm above the trafficable surface.</li> </ul>
14.	Lighting	Fixed Lighting	<ul style="list-style-type: none"> <li>To be addressed by Arcadis electrical engineer</li> </ul>



## 4.2. Disability Discrimination Act (DDA) Recommendations/Advice

'DDA makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities' - Australian Human Rights Commission. Recommendations or advisory notes are provided for the design team, where necessary, to enhance design outcomes to reduce compliance risks. This is in respect to accessibility, functionality, and safety within design. It is considered best practice to incorporate universal design into designs to alleviate or minimise potential complaints against the building owner/client. VBC strive to ensure that we provide the best possible advice to achieve inclusive and equitable outcomes to the design assessment.

---

It is important to note that this report does not ensure compliance with the provisions of the Disability Discrimination Act (DDA). Therefore, it would be prudent for the relevant authorities to carefully consider their responsibilities under the Act. Additionally, while meeting the requirements of the Building Code of Australia (BCA) and Australian Standards is essential, it may not fully address the objectives set forth by the DDA.

---

## 5. Conclusion

This report contains an assessment of the design development landscape architectural documentation for Civic Link Block 3 against the benchmark Deemed-to-Satisfy provisions & Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2022 amendment 2, Australian standards and guidelines as well as the universal design principals.

At Design Development Stage, Vallabh Bailey Consulting believes that the design documents meet universal design standards and recommendations that have been put forward.

We trust that the above submission is of assistance and should you wish to discuss any aspect of this advice, please do not hesitate to contact Vallabh Bailey Consulting.

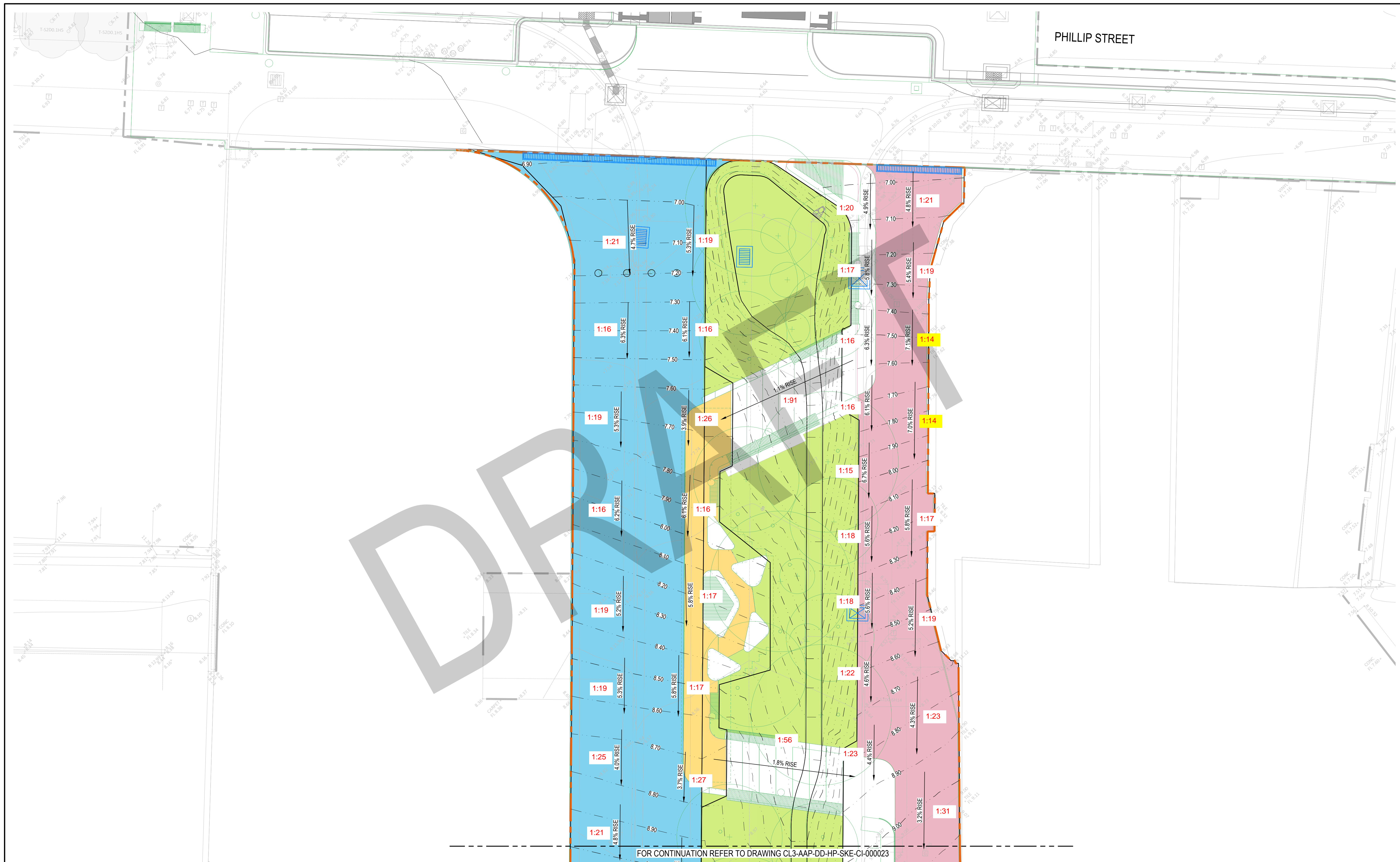
## Appendix A – Architectural Plans Reviewed

DWG No.	DWG Name.	Date	Rev	Prepared By
L000	COVER SHEET	3-Oct-25	3	Oculus
L001	LEGEND SHEET	3-Oct-25	3	Oculus
L002	MATERIALS SCHEDULE	3-Oct-25	3	Oculus
L003	PLANTING SCHEDULE	3-Oct-25	3	Oculus
L004	SITE PLAN	3-Oct-25	3	Oculus
L100	EXISTING TREE MANAGEMENT PLAN	3-Oct-25	2	Oculus
L200	SURFACE FINISHES SHEET 1	3-Oct-25	3	Oculus
L201	SURFACE FINISHES SHEET 2	3-Oct-25	3	Oculus
L202	SURFACE FINISHES SHEET 3	3-Oct-25	3	Oculus
L203	SURFACE FINISHES SHEET 4	3-Oct-25	3	Oculus
L400	SETOUT PLAN SHEET 1	3-Oct-25	2	Oculus
L401	SETOUT PLAN SHEET 2	3-Oct-25	2	Oculus
L402	SETOUT PLAN SHEET 3	3-Oct-25	2	Oculus
L403	SETOUT PLAN SHEET 4	3-Oct-25	2	Oculus
L500	PLANTING GROUND FLOOR 1	3-Oct-25	3	Oculus
L501	PLANTING GROUND FLOOR 2	3-Oct-25	3	Oculus
L502	PLANTING GROUND FLOOR 3	3-Oct-25	3	Oculus
L503	PLANTING GROUND FLOOR 4	3-Oct-25	3	Oculus
L700	LANDSCAPE SECTION -KEY PLAN	3-Oct-25	1	Oculus
L701	LANDSCAPE SECTION	3-Oct-25	2	Oculus
L702	LANDSCAPE SECTION	3-Oct-25	2	Oculus
L703	LANDSCAPE SECTION	3-Oct-25	2	Oculus
L800	LANDSCAPE DETAILS -PAVING	3-Oct-25	3	Oculus
L801	LANDSCAPE DETAILS -PAVING	3-Oct-25	3	Oculus
L802	LANDSCAPE DETAILS -PIT LID DETAILS	3-Oct-25	3	Oculus
L810	LANDSCAPE DETAILS -FURNITURE	3-Oct-25	3	Oculus
L811	LANDSCAPE DETAILS -FURNITURE	3-Oct-25	3	Oculus
L812	LANDSCAPE DETAILS -FURNITURE	3-Oct-25	3	Oculus
L813	LANDSCAPE DETAILS -FURNITURE	3-Oct-25	3	Oculus
L814	LANDSCAPE DETAILS -FURNITURE	3-Oct-25	3	Oculus

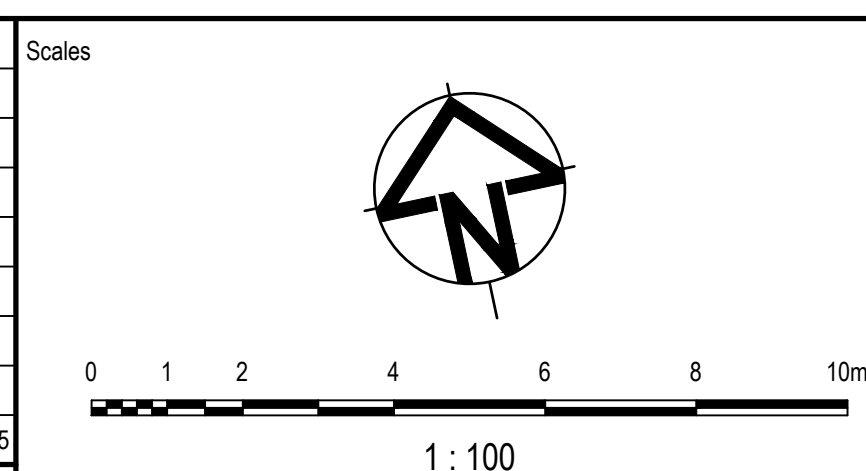
DWG No.	DWG Name.	Date	Rev	Prepared By
L815	LANDSCAPE DETAILS -FURNITURE	3-Oct-25	3	Oculus
L816	LANDSCAPE DETAILS -FURNITURE	3-Oct-25	3	Oculus
L817	LANDSCAPE DETAILS -FURNITURE	3-Oct-25	3	Oculus
L818	LANDSCAPE DETAILS -FURNITURE	3-Oct-25	3	Oculus
L819	LANDSCAPE DETAILS -FURNITURE	3-Oct-25	3	Oculus
L820	LANDSCAPE DETAILS -FURNITURE	3-Oct-25	3	Oculus
L821	LANDSCAPE DETAILS -FIXTURE	3-Oct-25	2	Oculus
L830	LANDSCAPE DETAILS -PLANTING	3-Oct-25	3	Oculus
L831	LANDSCAPE DETAILS -PLANTING	3-Oct-25	3	Oculus
L832	LANDSCAPE DETAILS -PLANTING	3-Oct-25	3	Oculus
L833	LANDSCAPE DETAILS -PLANTING	3-Oct-25	3	Oculus
L840	LANDSCAPE DETAILS -PRECAST CONCRETE	3-Oct-25	2	Oculus
L841	LANDSCAPE DETAILS -PRECAST CONCRETE	3-Oct-25	2	Oculus
L842	LANDSCAPE DETAILS -PRECAST CONCRETE	3-Oct-25	2	Oculus
L843	LANDSCAPE DETAILS -PRECAST CONCRETE	3-Oct-25	2	Oculus
L850	LANDSCAPE DETAILS -BRIDGES	3-Oct-25	2	Oculus
L851	LANDSCAPE DETAILS -BRIDGES	3-Oct-25	2	Oculus

## Appendix B – gradient diagram





01	ISSUED FOR INFORMATION	RD	SG	GD	19.09.2025
Issue	Description	DR	CH	VE	Date

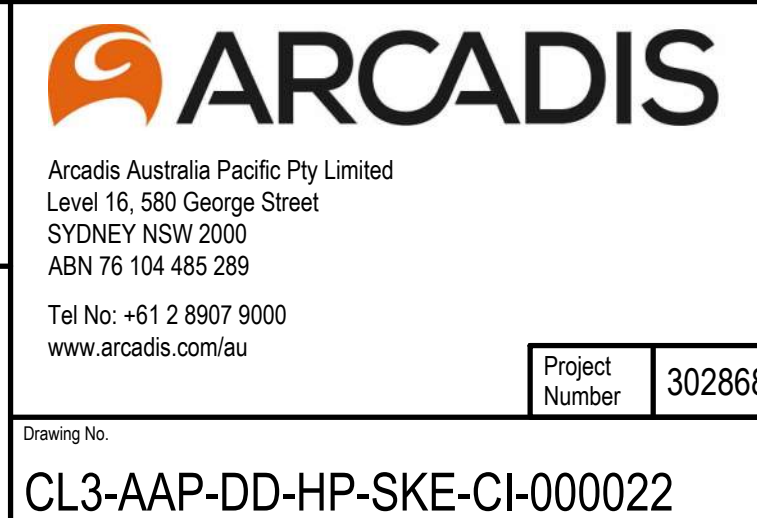


The image displays three logos. On the left is the 'Surveyor' logo in a simple sans-serif font. In the center is the 'surveyplus' logo, featuring a stylized city skyline icon above the word 'survey' in green and 'plus' in black. On the right is the 'DURKIN' logo, with the word in white, bold, italicized capital letters on a dark green rectangular background.



Status	<h1 style="text-align: center;">PRELIMINARY</h1> <h2 style="text-align: center;">NOT TO BE USED FOR CONSTRUCTION</h2>		
© Copyright reserved			
Original Issue Signatures			
Drawn	R. DIESTA	Original Size	A1
Designed	L. CORSCADDEN	Height Datum	AHD
Project Manager	S. GEERDINK	Grid	MGA/20-56
Verified	G. DUNSTAN		

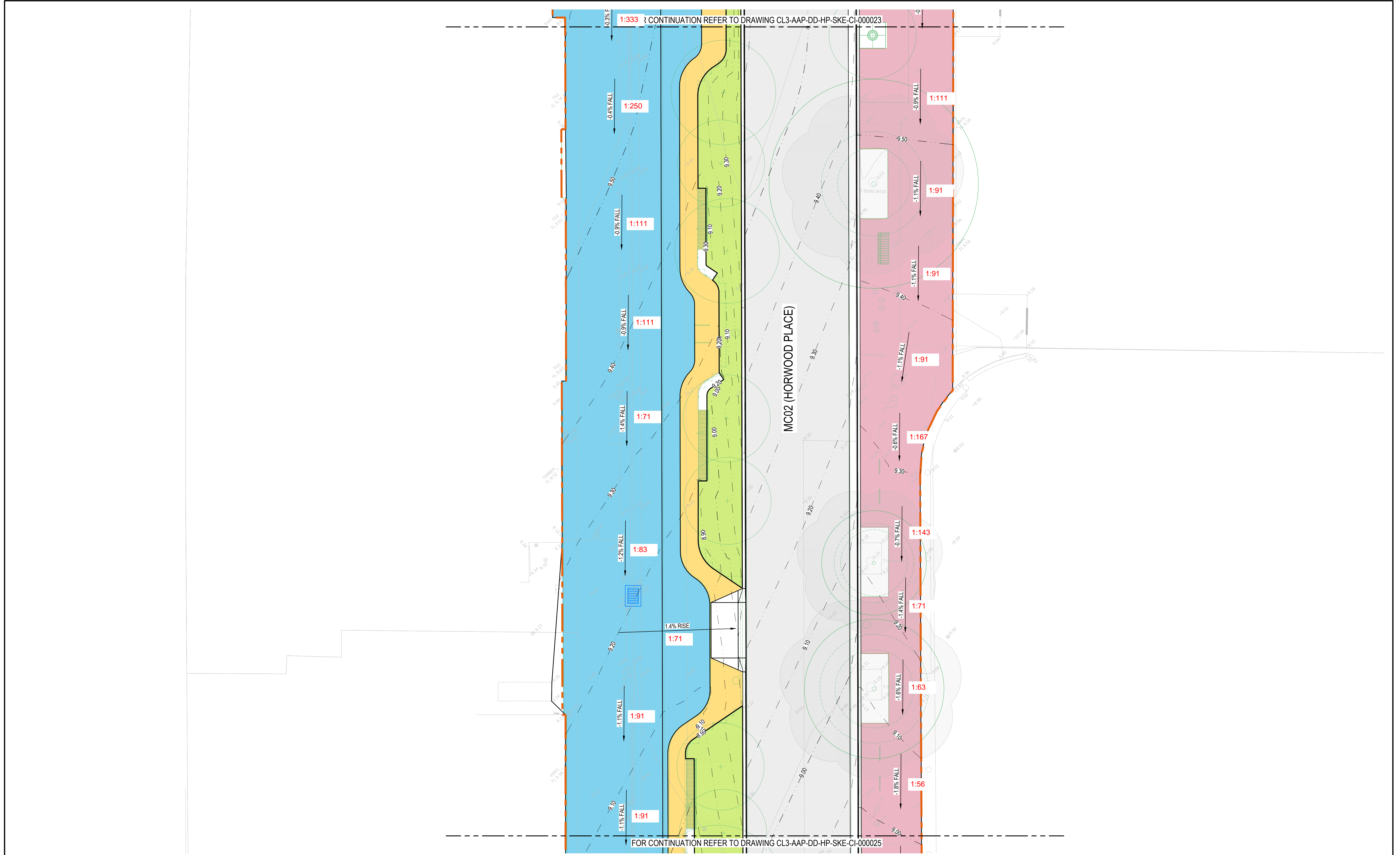
Project	PARRAMATTA CIVIC LINK HORWOOD PLACE WORKS
Title	CIVIL WORKS GRADING PLAN SHEET 1



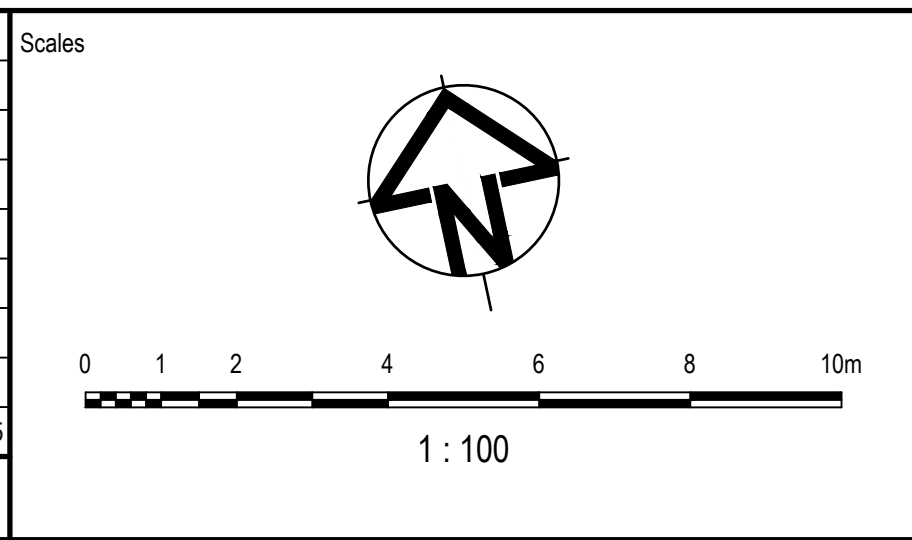








01	ISSUED FOR INFORMATION	RD	SG	GD	19.09.2025
Issue	Description	DR	CH	VE	Date



Surveyor

Architect

Client

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION			
© Copyright reserved				
Original Issue Signatures				
Drawn	R. DIESTA	Original Size	A1	
Designed	L. CORSCADDEN	Height Datum	AHD	
Project Manager	S. GEERDINK	Grid	MGA/20-56	
Verified	G. DUNSTAN			

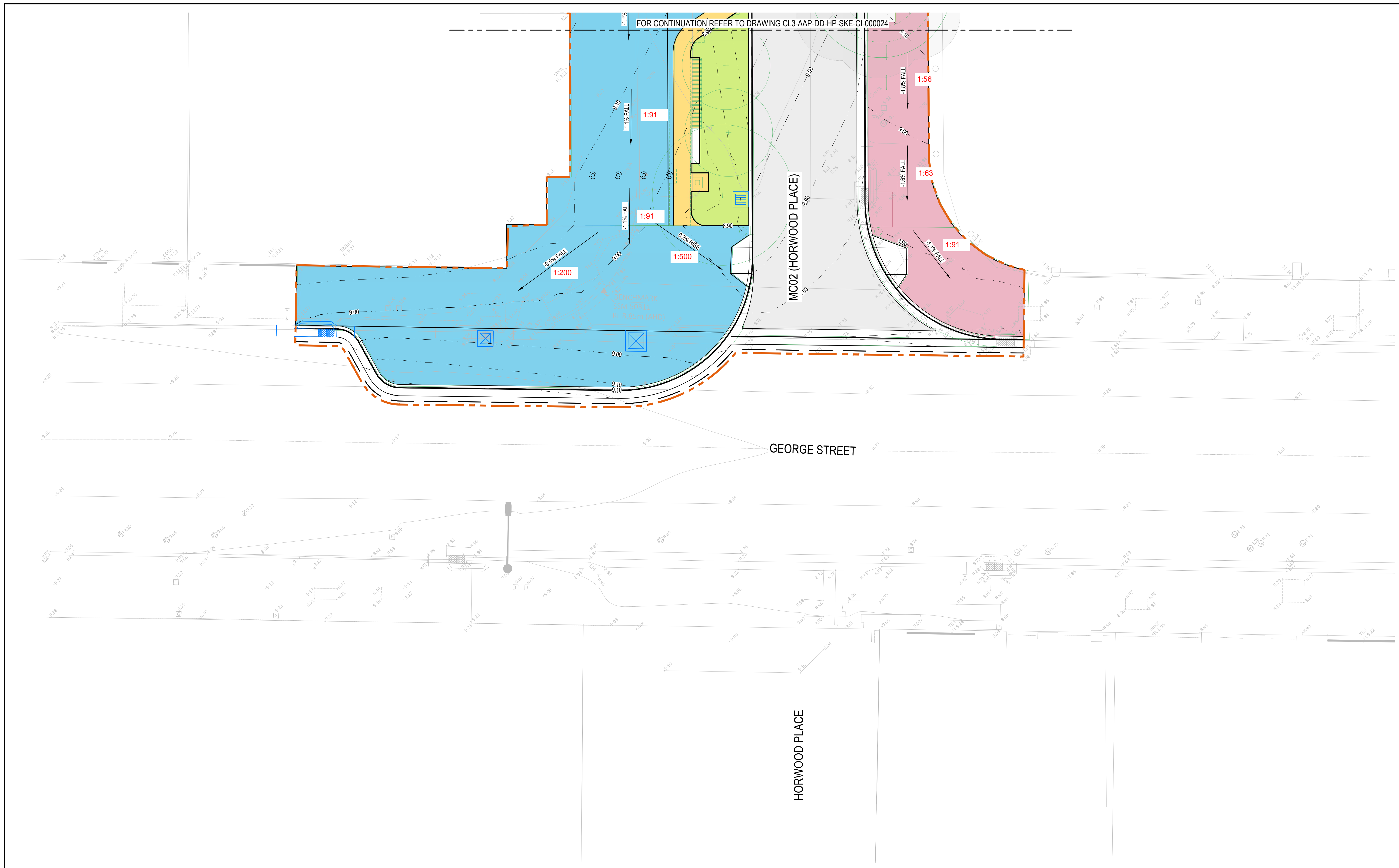
Project	PARRAMATTA CIVIC LINK HORWOOD PLACE WORKS	
Title	CIVIL WORKS GRADING PLAN SHEET 3	

Arcadis Australia Pacific Pty Limited  
Level 16, 580 George Street  
SYDNEY NSW 2000  
ABN 76 104 485 289  
Tel No: +61 2 8907 9000  
www.arcadis.com/au

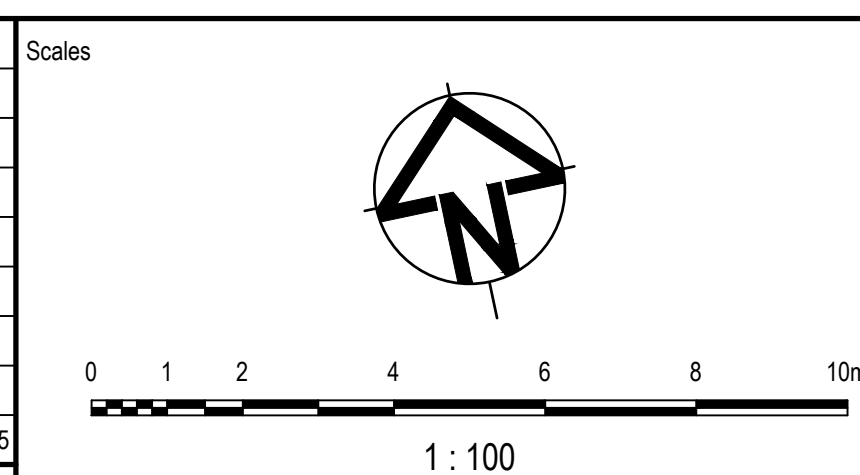
Project Number	30286862
Issue	01

Drawing No: CL3-AAP-DD-HP-SKE-CI-000024








01	ISSUED FOR INFORMATION	RD	SG	GD 19.09.2025
Issue	Description	DR	CH	VE Date

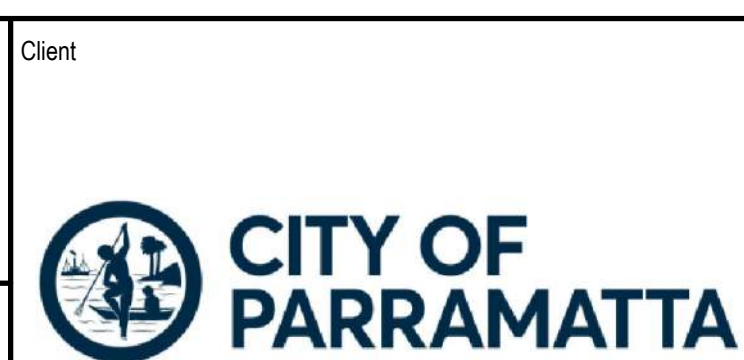


Surveyor

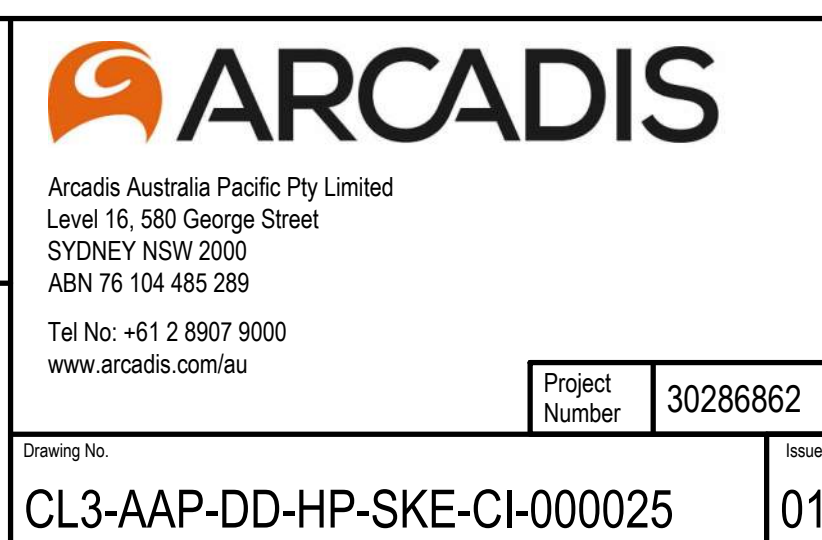
Architect





Status		<h1 style="text-align: center;">PRELIMINARY</h1> <h2 style="text-align: center;">NOT TO BE USED FOR CONSTRUCTION</h2>	
© Copyright reserved			
Original Issue Signatures			
Drawn	R. DIESTA	Original Size	<b>A1</b>
Designed	L. CORSCADDEN	Height Datum	<b>AHD</b>
Project Manager	S. GEERDINK	Grid	<b>MGA/20-56</b>
Verified	G. DUNSTAN		

Project	PARRAMATTA CIVIC LINK HORWOOD PLACE WORKS
Title	CIVIL WORKS GRADING PLAN SHEET 4





**ACCESSIBILITY**  
INVESTING IN PEOPLE

[info@vb-c.com.au](mailto:info@vb-c.com.au)

**Vallabh Bailey Consulting Pty Ltd**  
[www.vb-c.com.au](http://www.vb-c.com.au)

ABN: 17 159 414 338