

ACCESS



CREDWELL

ACCESS REPORT

ISSUED FOR DEVELOPMENT APPLICATION

Newcastle Ocean Baths – Stage 2

30 Shortland Esplanade, Newcastle NSW 2300

230688-Access-r6

18 August 2026

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DOCUMENT CONTROL

Report Reference Description	Date	Prepared by	Reviewed/Approved by
230688-Access-r1 <i>Issued for coordination of Development Application Documentation.</i>	09/09/2025	Dyan Artesano Senior Building Surveyor	Zoe Brown Building Surveyor – Unrestricted (A1) BDC 3299
230688-Access-r2 <i>Issued for submission with Development Application.</i>	06/11/2025	Dyan Artesano Senior Building Surveyor	Dyan Artesano Senior Building Surveyor
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230688-Access-r5 <i>Issued for submission with Development Application.</i>	07/08/2026	Dyan Artesano Senior Building Surveyor	Andrew Beames Building Surveyor – Unrestricted (A1) BDC 05462
230688-Access-r6 <i>Issued for submission with Development Application. Minor update for clarity.</i>	18/08/2026	Dyan Artesano Senior Building Surveyor	Andrew Beames Building Surveyor – Unrestricted (A1) BDC 05462

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1 INTRODUCTION

1.1 OBJECTIVES

The purpose of this report is to provide an assessment of the proposal against:

1. all relevant clauses of the Building Code of Australia 2022 Amendment 2 Volume 1 (**BCA**) relating to the provision of access for people with a disability;
2. associated Standards called up by the BCA and DCP, including AS 1428.1-2021, AS 1428.4.1-2009, AS 2890.6-2009 and AS 4299-1995.

The assessment will address all relevant Deemed-to-Satisfy clauses therein to identify where the subject building achieves compliance and non-compliance, as well as provide recommendations for possible Performance Solutions, which are required to be prepared under separate engagement and reports.

Part 3 'Assessment Summary' of this report outlines the identified compliance matters that require further information or consideration and/or assessment as a Performance Solution (to be prepared separately).

It is presumed the assumptions, content, and limitations of this report are reviewed, noted, and understood by the reader. Credwell Consulting are to be contacted to clarify any queries or assumptions made in relation to the contents of this report and further, Credwell Consulting take no responsibility for misinterpretation of any of the content herein.

1.2 LIMITATIONS

This report does not include, nor imply, any audit, assessment, or upgrading of:

1. The structural adequacy or design of the building;
2. The capacity or design of any electrical, fire, hydraulic or mechanical services;
3. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
4. Sections B, C, E (except Clauses E3D6, E3D7 and E3D8), F (except clause F4D5, F4D6, F4D7, F4D12), G, H, I and J, and Parts D1, D2 and D3 of the BCA; and

This report does not include, nor imply, any assessment of, or compliance with:

1. The National Construction Code – Plumbing Code of Australia Volume 3;
2. The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to);
3. Any Development Consent conditions;
4. The Liquor Licencing Act 2007;
5. The Work Health and Safety Act 2011;
6. The Swimming Pools Act 1992; and

7. Requirements of Authorities including, but not limited to, Fire and Rescue NSW, WorkCover, RMS, Council, Telecommunications Supply Authority, Electricity Supply Authority, Water Supply Authority, Gas Supply Authority and the like.
8. Requirements of BCA Section J.
9. The structural design of the building;
10. The design of any electrical, fire, hydraulic or mechanical services;
11. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to).

Interpretations

A number of matters within the BCA are known to be interpretive. Where these matters are encountered, interpretations have been used that are consistent with Credwell Consulting's understanding of standard industry practice.

Dimensions and Tolerances

In some instances, the BCA specifies minimum dimensions for construction. The assessment of plans and specifications includes a review of such minimum dimensions that are relevant to the project, but Credwell Consulting does not guarantee that all relevant minimum dimensions have been assessed where they are not clearly and explicitly denoted/marked on the architectural drawings.

The relevant designer(s) and builder(s) should confirm that all minimum dimensions are achievable on site prior to works and consideration/attention should be given to construction tolerances impacted by wall set outs, applied finishes, and skirtings to corridors and bathrooms. For example, tiling bed thickness on walls and floors can adversely impact critical minimum dimensions relating to access for people with disabilities, stair and corridor widths, and balustrade heights.

1.3 DISABILITY DISCRIMINATION ACT

The Disability Discrimination Act 1992 (Cth) (the "DDA") is Commonwealth legislation (applies nationally). Amongst other things, it provides an avenue for an affected party to make a complaint of discrimination. Compliance with the BCA does not restrict a complaint of discrimination relating to the provision of access to and within a building from being made under the DDA. However, provided the building complies with the BCA and the Disability (Access to Premises – Building) Standards 2010, such a complaint cannot be successful.

1.4 DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARDS 2010 (AMENDMENT 1– 2024)

The Disability (Access to Premises – Buildings) Standards 2010 (amendment 1 2024) (the "Premises Standards") was created under the DDA and is also Commonwealth legislation (applies nationally). The Premises Standards identifies buildings to which it applies before specifying construction standards that those buildings are required to comply with. In summary, the Premises Standards are applicable to a new building, a new part of a building, and an affected part of a building, and the construction standards applicable are contained within "Schedule 1 Access Code for Buildings".

The Premises Standards provide a definition for a new building, a new part of a building, and an affected part of a building. The definition of a new building and a new part of a building is currently considered to be in line with standard dictionary definitions (unless a building or part obtained construction approvals before 1 May 2011). However, the term “affected part” is specific to the Premises Standards and is defined by clause 2.1(5) as follows –

- a) the principal pedestrian entrance of an existing building that contains a new part; and
- b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

The upgrade requirements of the Premises Standards are founded on determining whether a development within an existing building results in the creation of an affected part.

As previously mentioned, the construction standards of the Premises Standards are contained within “Schedule 1 Access Code for Buildings”. It should be noted that this part of the Premises Standards was prepared in consultation with the Australian Building Codes Board (ABCB – publisher of the BCA). As such, the requirements outlined in each document are the same. Therefore, assessment of the proposed development against the relevant requirements of the BCA applicable to access for people with a disability ensures that it also complies with the Premises Standards.

The subject proposed development results in the creation of an affected part within the existing building. Therefore, the new part, the principal pedestrian entry to the building, and the continuous accessible path of travel from the principal pedestrian entry to the new part must all comply with the Premises Standards. This may require upgrading existing parts of the building to achieve compliance.

An assessment of the building against the relevant requirements of the BCA applicable to access for people with a disability, as outlined in this Report, is equivalent to an assessment against “Schedule 1 Access Code for Buildings” of the Premises Standards. Therefore, confirmation of compliance with the BCA should also be taken as confirmation of compliance with the Premises Standards.

1.5 LIVABLE HOUSING DESIGN

PART G7 OF THE BCA AND THE NSW APARTMENT DESIGN GUIDELINE ASSESSMENT

The development does not contain a class 2 residential flat building and therefore BCA Part G7 Livable housing, and the NSW apartment design guidelines do not apply to the development.

1.6 ADAPTABLE HOUSING REQUIREMENTS

NEWCASTLE COUNCIL DEVELOPMENT CONTROL PLAN 2023 AND AS 4299-1995

The development does not contain a residential flat building uses and therefore the adaptable housing requirements do not apply to the development.

1.7 REVIEWED DOCUMENTATION

This report is based on documentation referenced in [Annexure A](#).

2 PROPOSED DEVELOPMENT

For the purposes of this assessment, the building has been described as detailed in this part of the report.

2.1 BUILDING LOCATION

The development, the subject of this report, is located at 30 Shortland Esplanade, Newcastle NSW 2300 .

The site adjoins a public road (Shortland Esplanade) to the north-west, and the ocean to the east.

The site spans across Newcastle Beach, capturing the newly developed facilities, the Newcastle Ocean Baths, Newcastle Canoe Pool and the existing two (2) storey heritage ocean baths building.

The Ocean Baths Building is subject to this report, and all other structures on the site are assumed to remain as is.



Figure 1 | Satellite image of the proposed site
Source: Sixmaps

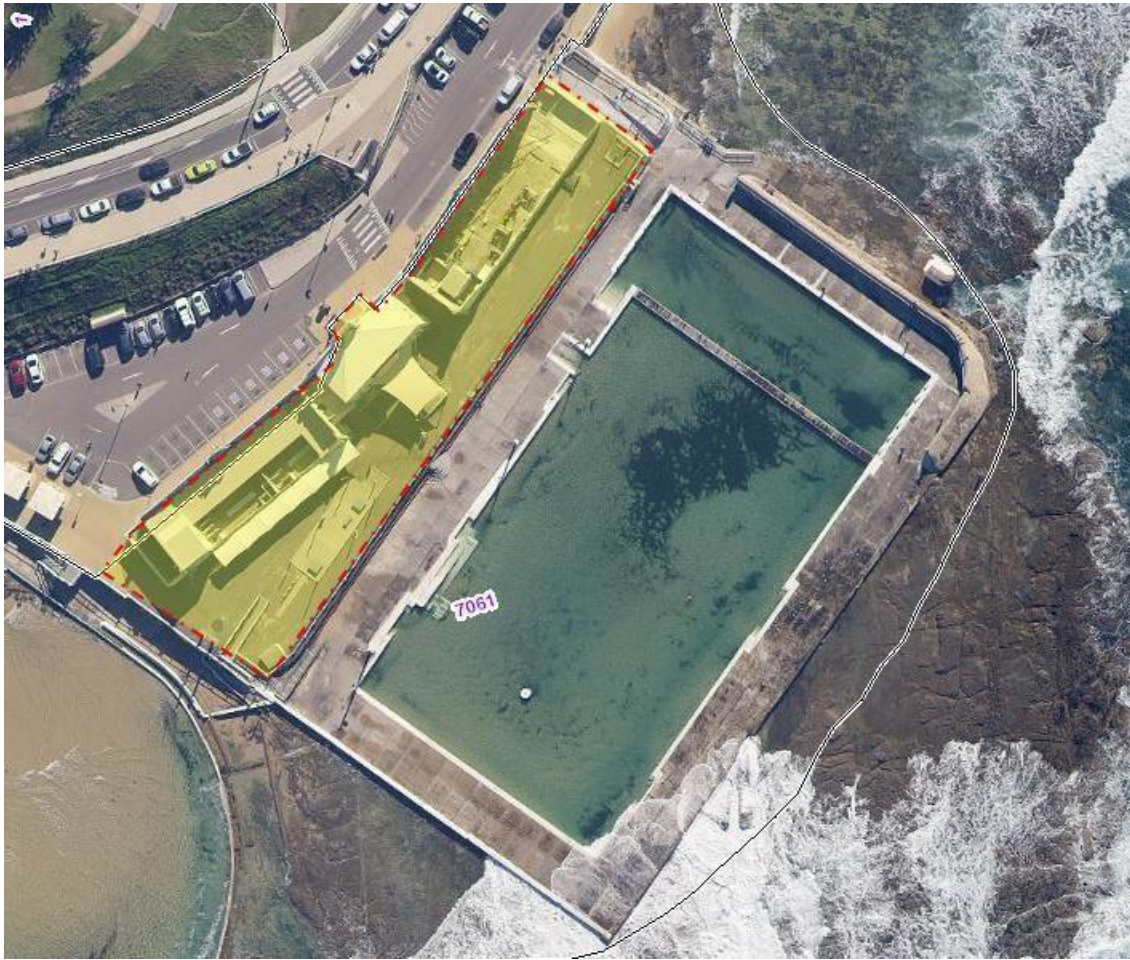


Figure 2 | Satellite image of the proposed site
Source: Sixmaps

2.2 PROPOSAL

The proposed development consists of the redevelopment of the existing two (2) storey ocean baths building. The development will provide:

- Amenities
- Café and Food and Beverage Tenancy
- Community Space
- Storage and Ancillary Services
- Lifeguard Amenities and Administrative Areas
- External spaces and connection to the ocean baths (pool), and canoe pool
- External works including the new stairway from Shortland Parade

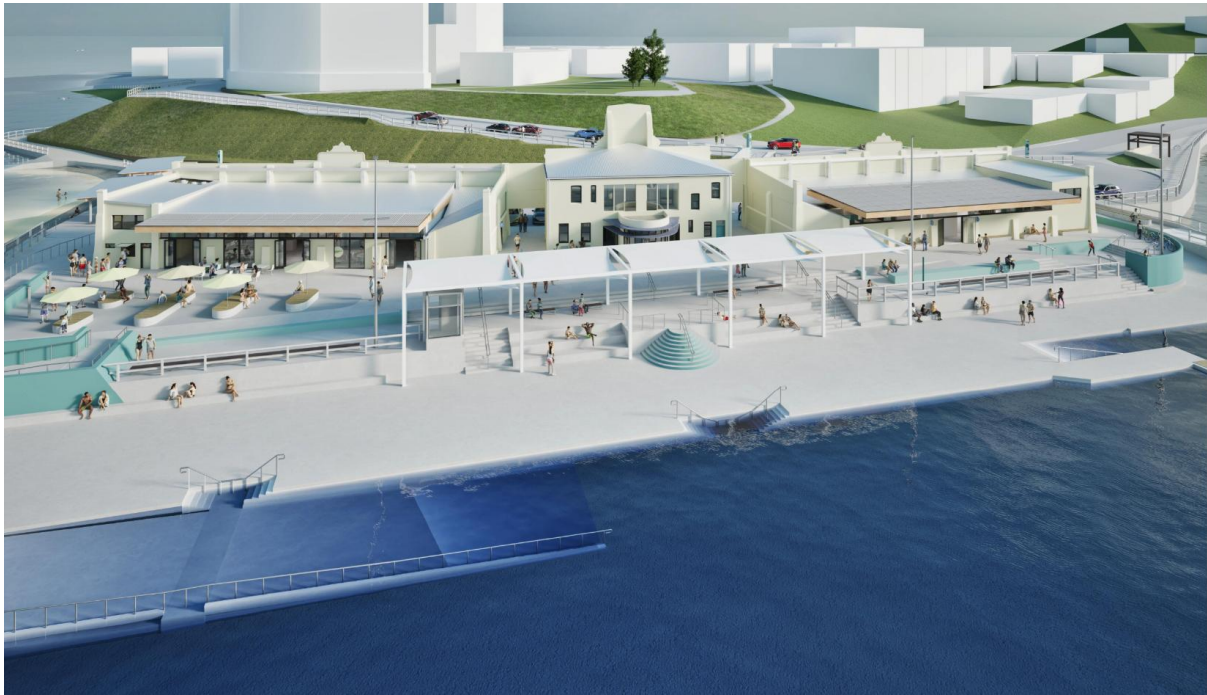


Figure 3 | 3D perspective of the proposed development
Source: TZG Architects

2.3 BUILDING DESCRIPTION

For the purposes of the BCA, the building is described as follows:

Building Classification <i>As per Part A6 of the BCA</i>	6, 7b, 9b	Levels Contained <i>Total number of floor levels in the building</i>	Two (2)
Lift Travel Distance <i>Lowest and highest storeys served by the lift/s</i>	N/A – no lifts		

2.4 AREAS REQUIRED TO BE ACCESSIBLE

The below table describes the access requirements of the various areas of the building as specified by Clause D4D2 of the BCA. The following table outlines the areas of the development that are required to be accessible, unless exempt under D4D5.

Location	Class	Use	Access requirement
Ground Floor	Class 9b	Bookable Community Space	All areas normally used by occupants.
Ground and First Floor	Class 6	Café	All areas normally used by occupants.
Ground and First Floor	Class 9b *	Lifeguard Training and Offices	All areas normally used by occupants.
First Floor	Class 7b	Ancillary Storage and Plant	All areas normally used by occupants.
External Area	Class 10b	Ocean Baths and Canoe Pool	The Ocean Baths and the Canoe Pool have perimeters of greater than 70m and is associated with a Class 6 and 9 building. Access to, including an accessible water entry must be provided in accordance with Clause D4D11 and Specification 16.

2.5 AREAS EXEMPT FROM ACCESSIBILITY REQUIREMENTS

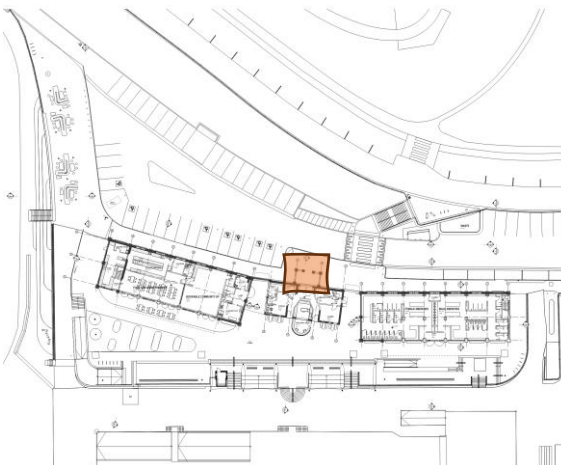
Clause D4D5 provides exemptions of the access requirements above where access to an area is deemed inappropriate based on its use, or where an area would pose a health or safety risk for people with a disability. The below areas of the building have been assessed as being exempt under this provision:

- Store/Cool Room to the Ground Floor of Food and Drink Premises
- Waste Room to the Ground Floor of Food and Drink Premises
- Plant Room and on First Floor of Amenities Block

- Plant Room on First Floor of Café
- Cleaner's Room on Ground Floor
- Kiosk on the Ground Floor

2.6 ACCESS TO THE BUILDING

Clause D4D3(1) of the BCA specifies accessible points of entry into the building and site. The accessways must comply with AS 1428.1 and for the purposes of this assessment, the following accessways are required

Access to Building Requirements	
DtS Provision	Assessment
<i>D4D3 (1) a)</i> <i>The main points of pedestrian entrance into the site at the allotment boundary;</i>	An accessway into the building from the pedestrian entrance into the site at the western boundary must be provided. The entry location is indicated on the markup below.  Figure 4 Accessible site entrance Source: TZG Architects
<i>D4D3 (1) b)</i> <i>Another accessible building connected by a pedestrian link;</i>	The proposal involves the linkages between the building and the existing canoe pool and ocean baths which are located on other allotments.
<i>D4D3 (1) c)</i> <i>Any required accessible carparking space on the allotment.</i>	The development does not contain any carparking spaces and therefore an assessment against this provision is not applicable. Note: the accessible car spaces are located on a separate allotment. As part of the works it is expected that the existing accessway between the car spaces and building will be retained or modified to meet the requirements of AS 1428.1.

2.7 ACCESS TO THE PEDESTRIAN ENTRANCE

For the purposes of Clause D4D3(2) of the BCA, the pedestrian doors shown in orange are required to be accessible:

- Main entry door on the western façade of the Ocean Baths building; and
- Ground Level entry to the café;
- Ground Level entry to the kiosk;
- Ground Level entry to the bookable community space; and
- Ground Level entry to the amenities block.

Doorways shown in grey are doorways providing pedestrian entry into areas not required to be accessible.



Figure 5 | Accessible entrances

Source: TZG Architects

2.8 ACCESSIBLE CARPARKING REQUIREMENTS

The development does not contain any carparking spaces on the same allotment and therefore in accordance with clause D4D6 (1)(a) accessible carparking spaces are not required. Therefore, an assessment against D4D6 and AS 2890.6-2009 has not been undertaken.

3 SUMMARY OF ASSESSMENT

The documentation referenced in [Annexure A](#) of this Report has been assessed against the in accordance within the Objectives within [Part 1](#) of this Report. Additional documentation may be required based to allow for a full assessment.

This assessment has identified the following areas where compliance requires further consideration.

3.1 POSSIBLE PERFORMANCE SOLUTIONS

The following items relate to areas where a Performance Solution may be available to justify a deviation from the DtS requirements of the BCA. This report does not form a Performance Solution.

Where a Performance Solution is proposed, the solution is to be prepared by a suitably qualified person in consultation with all stakeholders.

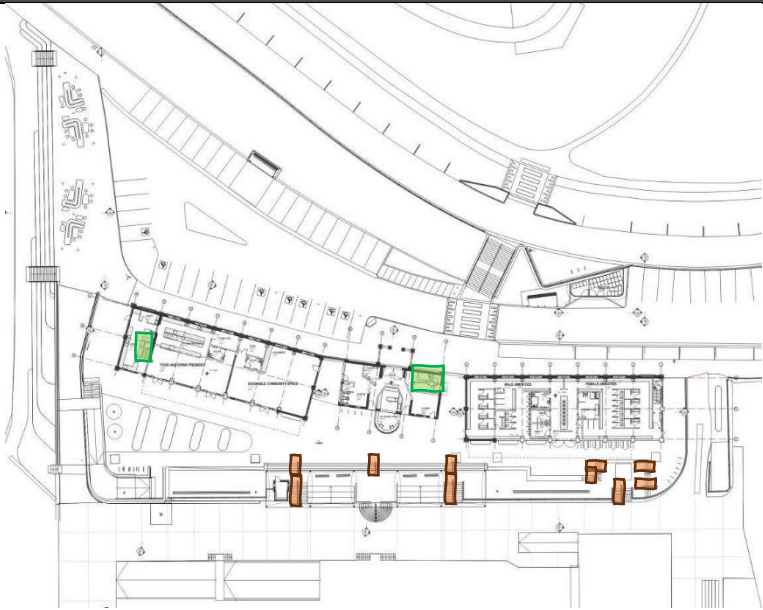
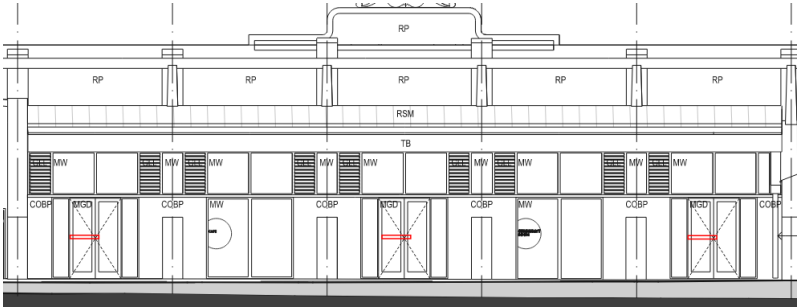
Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	<u>First Floor Access</u> Permit altered access requirements to the First Floor of the building – namely no ramp or lift access. <i>Note: This Performance Solution is reliant on all unique uses being provided on the Ground Floor with a comparable level of amenity. Further details are to be provided as part of the Design Development phase in consultation with all relevant stakeholders.</i>	D4D3	D1P1
2.	<u>Accessible Showers</u> Allow for a reduced number of accessible showers to be provided for this development. A total of seven (7) accessible showers are required to be provided for this development. Two accessible showers (2) are currently proposed. <i>Note: This Performance Solution requires confirmation of any additional policies held by Council or any other applicable authority. Further details are to be provided as part of the Design Development phase in consultation with all relevant stakeholders.</i>	F4D7	F4P1
3.	<u>Handrails</u> Alter the requirements for certain handrails to stairways, which may include provision of additional features to the handrail of stairway.	D4D4(a)	D1P1

Item	Possible Performance Solution	DtS Provision	Performance Requirements
4.	<u>Door Circulation</u> Alter the requirements for doorway circulation spaces for certain doors due to heritage constraints, or operational requirements.	D4D2 Clause 10.3, AS1428.1	D1P1
5.	<u>Number of Sanitary Facilities</u> The number of sanitary facilities provided to serve the ocean baths (swimming pool) is not sufficient when calculated in accordance with Table F4D4 of the BCA for participants. Additional considerations for the management and operation of the food and drink premises are also to be assessed on a performance basis in the event of the amenities block being unavailable. The number of facilities is therefore proposed to be assessed on a performance basis, and a performance solution is to be prepared in consultation with all relevant stakeholders as part of the Design Development Process, and prior to the application for Construction Certificate. At minimum, the following parameters will be applied: - Grabrails to the toilets within the family rooms - One right hand unisex accessible toilet is provided - One left hand unisex accessible toilet is provided	F4D5(a) F4D7	F4P1

3.2 DESIGN CONSIDERATIONS

In order to meet the Deemed-to-Satisfy provisions of the BCA, the following items are to be considered by the design team.

Item	Design Consideration	DtS Provision
1.	<u>Stairway and Handrail Construction</u> Stairways are to be provided with handrails on both sides, nosings and tactile ground surface indicators (TGSIs) in accordance with Clause 8 of AS 1428.1. Compliant handrails, including extensions and TGSIs have not been detailed to both sides of all stairways within the development, areas as described or shown below in both orange and green. ▪ Café stairway – handrail not shown on plans and does not have the spatial requirements to meet compliance for a two handrails, clearances and a distance of 1m between handrails. While a concession for no lift access is provided within the BCA, this does not exclude the requirement to provide a stairway with features to accommodate a range of disabilities other than wheelchair access. This may be considered by way of Performance Solution with the support of a plan of management. ▪ Training Room Stairway – handrails not shown on plans and do not have the spatial requirements for compliance for a handrail of consistent height through landings, and to provide the required circulation spaces at the ground floor. The stairway requires two handrails, clearances and a distance of 1m between handrails. This may be considered by way of Performance Solution and support of a plan of management. A feasibility study would be required. This may be considered by way of Performance Solution and support of a plan of management.	D4D4(a)

Item	Design Consideration	DtS Provision
	 Figure 6 Handrail locations Source: TZG Architects Given the design intent and use of the space where it is more advantageous to have wider stairways and larger circulation spaces, adjustments to some of the other handrails may be considered through a Performance Solution if required by the consent authority.	
2.	<u>Doors</u> The doorways are to have a minimum clear opening width of 850mm with a maximum of 20N force required to operate the door, measured through the active leaf only, below marked are a sample of doorways which do not currently meet the minimum requirements.  It is noted that the main entry doors to the Ocean Baths and amenities block are oversized and may require greater force than permitted.	D4D2 Clause 10.1, AS 1428.1 Clause 10.4.2, AS1428.1

Item	Design Consideration	DtS Provision
	Where the doorways can be replaced with a single leaf for compliance, this is to be provided in the updated design, or alternatively a Performance Solution is to be sought at Construction Certificate stage.	
3.	<u>Sanitary Facilities</u> To assist with the proposed management and operation of the sanitary facilities to the precinct, the following elements are to be provided: - Grabrails to the toilets within the family rooms - One right hand unisex accessible toilet is provided - One left hand unisex accessible toilet is provided	F4D5(a)

3.3 FURTHER INFORMATION REQUIRED

For the purposes of this report, general arrangement floor plans, elevations and sections have been reviewed to determine whether the building is capable of complying with the BCA.

Construction Documentation is to be provided and reviewed by Credwell prior to the issuance of the Access Report for the purposes of the Construction Certificate application. A detailed list of information required for review will be provided by Credwell upon engagement for the Construction Certificate stage assessment.

4 BCA REQUIREMENTS

The following assessment table outlines a clause by clause review of the subject proposed development against the relevant Deemed-To-Satisfy (DTS) provisions of the BCA that relate to access for people with a disability. All DtS clauses of the BCA that relate to access for people with a disability applicable to the proposed development are referenced and discussed in the table below. Where a clause is not relevant to the proposed development it is not discussed.

The following abbreviations have been used in the table below:

PS **Performance Solution**

The design does not comply with the clause; however, a Performance Solution is proposed to justify the design in its current format.

CRA **Compliance Readily Achievable**

It is considered that whilst there is insufficient information currently provided to determine strict compliance with the relevant DTS clause, the proposed design can comply in its current format.

Complies The proposed design complies with the relevant DTS clause

DNC **Does Not Comply**

The proposed design does not comply with the relevant DTS clause and requires amendment.

FI **Further Information**

Further information is required to determine whether the proposed design satisfies the requirements of the relevant DTS clause.

N/A **Not Applicable**

The relevant DTS clause is considered not applicable to the subject proposed development but requires further explanation to confirm reason(s).

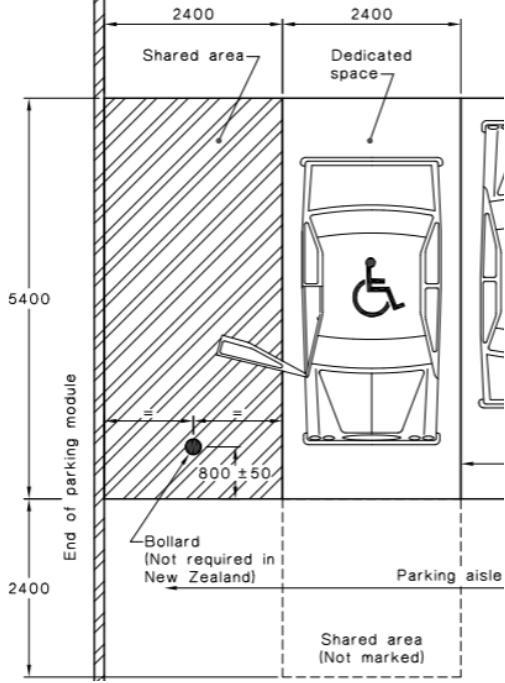
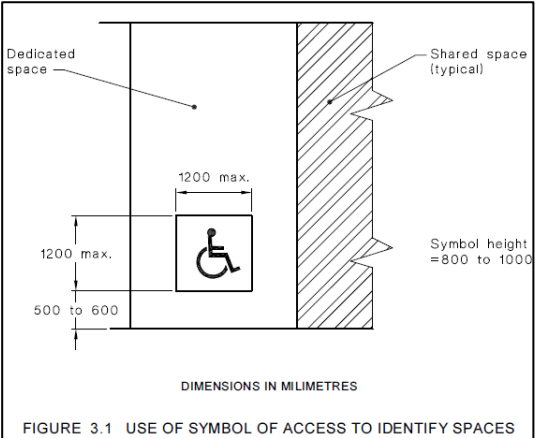
Noted The relevant DTS clause specifies information only, no assessment is required.

4.1 PART D4 – ACCESS FOR PEOPLE WITH A DISABILITY

Clause	[2019]	Description	Comments	Assessment
D4D1	D3.0	Deemed-to-Satisfy Provisions	Information only.	Noted
D4D2	D3.1	General building access requirements	Access is required to be provided to each area within the building in accordance with this Clause. Refer to Part 2.4 of this Report for details on the areas which are required to be accessible. Refer to Part 3.1 and Part 3.2 of this Report for any Performance Solutions or design updates required.	PS
D4D3	D3.2	Access to buildings	An accessway must be provided to a building required to be accessible in accordance with this provision. Refer to Part 2.6 of this Report for accessways required.	Noted
D4D4	D3.3	Parts of buildings to be accessible	Parts of the building must comply with the relevant requirements of this Clause and AS 1428.1.	Noted
			<u>Stairs</u> Every stairway must comply with Part 8 of AS 1428.1. Refer to Part 3.1 and Part 3.2 of this Report for any Performance Solutions or design updates required.	PS
			<u>Ramps</u> Ramps must comply with Part 7 of AS 1428.1.	Noted
			<u>Doorway Circulation</u> Latch, hinge and approach circulation must	PS

Clause	[2019]	Description	Comments	Assessment
			be provided in accordance with Part 10 of AS 1428.1. Refer to Part 3.1 and Part 3.2 of this Report for any Performance Solutions or design updates required.	
			<u>Wheelchair circulation – Part 6 of AS 1428.1</u> Wheelchair passing spaces (1800 x 2000mm) are to be provided at a maximum of 20m intervals on an accessway where a direct line of sight is not available. Wheelchair turning spaces (2070 x 1540mm) are to be provided within 2m of the end of accessways. Wheelchair circulation for turns less than 180° must be 1500 x 1500 or with splayed corners.	CRA
			<u>Carpet</u> The pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm. The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension, shown in Figure 8 of AS 1428.1, do not apply and are replaced with 11 mm, 4 mm and 15 mm, respectively. <i>Note: Abutting floor coverings shall have a smooth transition. At the leading edge, carpet trim and mat edges shall have a vertical face no higher than 3 mm, or a rounded or bevelled edge no higher than 5 mm or above that height, a gradient of 1:4 up to a maximum of 10 mm.</i>	CRA
			<u>Abutment of Surfaces</u>	CRA

Clause	[2019]	Description	Comments	Assessment
			There is to be a smooth transition between surfaces, being that the design transition between these spaces shall be designed in accordance with Figures 6 , 7(a) and 7(b) of AS1428.1 for construction tolerances. <i>Note: This clause also applies to mats, rugs and temporary matting/rugs on other floor finishes.</i>	
D4D5	D3.4	Exemptions	Refer to Part 2.5 of this Report for details on any applicable exemptions.	Noted
D4D6	D3.5	Accessible carparking	Accessible carparking spaces must be provided in accordance with this provision. Refer to Part 2.8 of this Report for details on the number required.	N/A
			<u>Dimensions</u> An accessible carparking space is required to be provided in accordance with Clause 2.2, and Figures 2.2 and 3.1 of AS2890.6, with the dimensions of 2.4m x 5.4m.	N/A
			<u>Shared Space</u> A shared space with the minimum dimensions of 2.4m x 5.4m and line marked in accordance with Clauses 3.1 and 3.2, and Figures 2.2 and 3.1 of AS2890.6 is to be	N/A

Clause	[2019]	Description	Comments	Assessment
			provided. 	
			<u>Designation</u> The designation of the accessible carparking space is to be provided in accordance with Clauses 3.1 and 3.2, and Figure 3.1 of AS2890.6.  DIMENSIONS IN MILLIMETRES FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES	N/A
D4D7	D3.6	Signage	Braille and tactile signage is to be provided in accordance with this Clause and Specification 15 -BCA 2022 amdt 2.	To be assessed at CC Stage

Clause	[2019]	Description	Comments	Assessment
			throughout the building. Signage will need to be located to achieve compliance. Signs with single lines of characters must have: a) the line of tactile (braille) characters not less than 1250 mm and not higher than 1350 mm above the floor; and b) be located on the latch side of the door 50-300mm from the architrave. Where this is not possible and only when this is not possible the sign may be placed on the door itself. Where illuminated exit signage is provided to an exit door a braille and tactile sign complying with this Clause is to be provided stating "Exit" and the level number and floor level number or floor level descriptor. Notes -AS1428.1.2021 Specifies that Braille shall be Unified English Braille (UEB), Grade 1, uncontracted.	
D4D8	D3.7	Hearing augmentation	Required in auditoriums, conference room, or the like, ticket booths, reception areas, areas where the public is screened off from the service provider and in class 9b buildings.	CRA
D4D9	D3.8	Tactile indicators	Tactile Ground Surface Indicators (TGSIs) must be provided to warn people that they are approaching a stairway, ramp and/or overhead obstruction in accordance with the requirements of this clause and AS 1428.4.1-2009.	To be assessed at CC Stage
D4D10	D3.9	Wheelchair seating spaces in Class 9b assembly buildings	The development does not incorporate a Class 9b part requiring wheelchair seating, therefore this clause does not apply.	N/A
D4D11	D3.10	Swimming pools	The pools are not within this scope of works.	Noted

Clause	[2019]	Description	Comments	Assessment
D4D12	D3.11	Ramps	No ramps shown on the current plans and therefore this provision does not apply.	N/A
D4D13	D3.12	Glazing on an accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1.	CRA

4.2 SPECIFICATION 15 – BRAILLE AND TACTILE SIGNS

Clause	[2019]	Description	Comments	Assessment
S15C1	Spec D3.6:1	Scope	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by clause D3.6.	Noted
S15C2	Spec D3.6:2	Location of braille and tactile signs	Braille and tactile signage must be located in accordance with this clause.	To be assessed at CC Stage
S15C3	Spec D3.6:3	Braille and tactile sign specification	Braille and tactile signage must have characters in accordance with this clause.	To be assessed at CC Stage
S15C4	Spec D3.6:4	Luminance contrast	The luminance contrast of the signage must comply with this clause.	To be assessed at CC Stage
S15C5	Spec D3.6:5	Lighting	Braille and tactile signage must be illuminated to ensure the luminance contrast requirements are met at all times during which the sign is required to be read.	To be assessed at CC Stage
S15C6	Spec D3.6:6	Braille	The braille characters must comply with this clause.	To be assessed at CC Stage

4.3 SPECIFICATION 16 – ACCESSIBLE WATER ENTRY/EXIT FOR SWIMMING POOLS

The development does not incorporate a swimming pool therefore this specification does not apply.

4.4 SECTION E– SERVICES AND EQUIPMENT – PART E3 – LIFT INSTALLATIONS

Clause	[2019]	Description	Comments	Assessment
E3D1	E3.0	Deemed-to-Satisfy Provisions	Information only.	Noted
E3D6	E3.5	Landings	There are currently no lifts proposed to the development, and a Performance Solution may be explored to exclude an accessible path of travel to the first floor. Where a lift is provided, a landing in accordance with D3D15 is to be provided.	Noted
E3D7	E3.6, table E3.6a, Table E3.6b	Passenger lift types and their limitations	There are currently no lifts proposed to the development, and a Performance Solution may be explored to exclude an accessible path of travel to the first floor.	PS
E3D8	Table E3.6a, Table E3.6b	Accessible features required for passenger lifts	Where provided, the lift manufacturer is to confirm compliance with AS 1735.12-1999.	N/A

4.5 SECTION F – HEALTH AND AMENITY – PART F4 – SANITARY AND OTHER FACILITIES

Clause	[2019]	Description	Comments	Assessment
F4D1	F2.0	Deemed-to-Satisfy Provisions	Information only.	Noted
F4D5	F2.4		<u>Accessible Sanitary Facilities</u>	CRA

Clause [2019]		Description	Comments	Assessment
		Accessible sanitary facilities	The accessible sanitary facilities have been measured to scale at the following dimensions: <i>Food and Drink Premises</i> 1950mm (wide) x 2630mm (deep) <i>Bookable Community Space</i> 1950mm (wide) x 2630mm (deep) <i>Amenities Block</i> 2560mm (wide) x 3050mm (deep) These compartments are capable of being fitted out in accordance with the requirements of Section 12 of AS 1428.1.	
			<u>Ambulant Facilities</u> One (1) ambulant facility for males and one (1) ambulant facility for females are to be nominated on the plans to comply Section 16 of AS 1428.1.	CRA
F4D6	Table F2.4a	Accessible unisex sanitary compartments	<u>Unisex Accessible Sanitary Facilities</u> A unisex accessible sanitary compartment has been provided to the food and drink premises bookable community space; and amenities block – each being considered bank of toilets. Refer to Part 3.1 and Part 3.2 of this Report for any Performance Solutions or design updates required.	CRA
			<u>Ambulant Sanitary Facilities</u>	PS

Clause [2019]		Description	Comments	Assessment
			One (1) ambulant toilet is to be provided within each of the Male and Female amenities blocks. Additional elements of an ambulant toilet are to be provided within the family rooms to support the extended trading hours of the café and bookable space. Refer to Part 3.1 and Part 3.2 of this Report for any Performance Solutions or design updates required.	
F4D7	Table F2.4b	Accessible unisex showers	The BCA requires an accessible shower to be provided at a rate of 1:10 participant in a theatre or sporting venue. This requires a minimum of 35 showers for males, and 35 showers for females. The development has been provided with 6 showers for males and 6 showers for females, plus 2x accessible showers. A total of seven (7) accessible showers is required.	PS
F4D12	F2.9	Accessible adult change facilities	An accessible adult change facility must be provided to serve the building. This facility must comply with Specification 27.	CRA

4.6 SPECIFICATION 27 – ACCESSIBLE ADULT CHANGE FACILITIES

Clause	[2019]	Description	Comments	Assessment
S27C1	Spec F2.9:1	Scope	This Specification contains the requirements for accessible adult change facilities.	Noted
S27C2	Spec F2.9:2	General requirements	The accessible adult change facility must contain the equipment listed in the following clauses. Also, if the facility is unisex, it must be located such that it can be entered without crossing an area reserved for one sex only.	To be assessed at CC Stage
S27C3	Spec F2.9:3	Hoist	The hoist must - (a) provide a constant charge in-line room coverage hoist system (also known as an “XY” system or gantry) including two (2) parallel fixed rails and a moving traverse rail; and (b) provide coverage over the entire room; and (c) have a maximum safe working load of not less than 180kg; and (d) be capable of sustaining a static load of not less than 1.5 times the rated load; and (e) have a minimum lifting height of 2,100 mm.	To be assessed at CC Stage
S27C4	Spec F2.9:4	Toilet pan, seat, backrest and grabrails	The accessible adult change facility must be provided with a toilet pan compliant with this clause.	To be assessed at CC Stage
S27C5	Spec F2.9:5	Washbasin and tap	(a) The washbasin must be installed so that the rim of the basin is	To be assessed at CC Stage

Clause	[2019]	Description	Comments	Assessment
			between 800 mm and 830 mm above finished floor level. (b) Exposed heated water supply pipes must be insulated or located so as not to pose a hazard. (c) Water supply or sanitary drainage pipes must not encroach on the space under the basin. (d) The washbasin must have an integrated shelf not less than 300 mm long. (e) Water taps must have a single lever flick-mixer handle or a sensor plate or the like. (f) Where lever handles are provided, they must be installed with a clear space of not less than 50 mm between the tap and any adjacent surface. (g) Heated water must be provided and temperature controlled in accordance with Part B2 of BCA Volume Three.	
S27C6	Spec F2.9:6	Fixtures and fittings	The accessible adult change facility must be provided with a fixtures and fittings compliant with this clause.	To be assessed at CC Stage
S27C7	Spec F2.9:7	Change table	(a) The change table must be— (i) permanently installed, with one of the long edges up against a wall and with a retractable safety rail on the opposite side; and	To be assessed at CC Stage

Clause	[2019]	Description	Comments	Assessment
			(ii) motorised for the purposes of height adjustment; and (iii) height adjustable between 450 mm and 900 mm above finished floor level; and (iv) not less than 700 mm wide; and (v) not less than 1800 mm long. (b) The change table must have a maximum safe working load of not less than 180kg, including when raising or lowering the table. (c) The change table must not encroach on any required circulation space. (d) A dispenser for sanitary wipes must be provided. (e) A shelf not less than 400 mm long and 150 mm wide must be provided.	
S27C8	Spec F2.9:8	Changing rails	Changing rails must be installed as two (2) horizontal and parallel rails fixed to a wall, not less than 800mm long, each with a diameter between 30 and 40mm, and— (a) the lower rail must be installed between 800mm and 810mm above finished floor level; and (b) the upper rail must be installed between 1,000mm and 1,010mm above finished floor level; and	To be assessed at CC Stage

Clause	[2019]	Description	Comments	Assessment
			(c) the rails must be able to withstand a force of not less than 1,100N in any direction.	
S27C9	Spec F2.9:9	Door and door controls	The accessible adult change facility must be provided with a door and door controls compliant with this clause.	To be assessed at CC Stage
S27C10	Spec F2.9:10	Signage	(a) External signage must incorporate— (i) the symbol shown in Figure 10; and (ii) the words “Accessible Adult Change Facility”. (b) The symbol required by (a)(i) must have a blue (B21, ultramarine) background with the hoist and table elements shown in white. (c) Signage must be braille and tactile signage complying with Specification 15	To be assessed at CC Stage
S27C11	Spec F2.9:11	Operating instructions	Signage provided within the facility must include the following information for the hoist and change table: (a) Operating instructions. (b) Safe working load limits.	To be assessed at CC Stage

5 STATEMENT OF COMPLIANCE

This office has completed an access review of the subject proposed development, as indicated on the drawings referenced in [Annexure A](#) of this Report, against the relevant requirements of the documents referenced in [Part 1](#) of this Report. The details of this review are specified in the Assessment Tables provided in the discussion of the proposed development against the relevant document. Subject to this review, this office advises that the design of the proposed development complies, or is capable of complying, with the relevant requirements of the BCA.

ANNEXURE A – REVIEWED DOCUMENTATION

This Report is based on a review of the documentation listed below.

Architectural Plans prepared by TZG Architects Project Reference 23019		
Drawing Number	Revision	Drawing Title
A000	A	Cover Page
A001	A	Drawing List, Legend and Aerial Perspective
A002	A	Site Plan
A004	A	Perspectives
A040	A	Demolition Plan – GF
A041	A	Demolition Plan – 1F
A042	A	Demolition – Roof
A050	A	North Pavillion Demolition Elevations and Sections
A051	A	Central Pavillion Demolition Elevations and Sections
A052	A	South Pavilion Demolition Elevations and Sections
A080	A	North Pavillion Base Building and Conservation Works
A081	A	Central Pavillion Base Building and Conservation Works
A082	A	South Pavillion Base Building and Conservation Works
A100	A	Ground Floor Plan
A101	A	First Floor Plan
A102	A	Roof Plan
A200	A	North Pavillion Elevations and Sections
A201	A	Central Pavillion Elevations and Sections
A202	A	South Pavillion Elevations and Sections

Architectural Plans prepared by TZG Architects
Project Reference 23019

Drawing Number	Revision	Drawing Title
A203	A	Picnic Shelters, Waste Room
A600	A	Material Finishes