Access Report

6 Abundance Road, Medowie NSW

New High School for Medowie – Medowie High School

Prepared for: Department of Education (DoE)

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Contents

Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
05	Access report for REF	31-Jan-25	 Ngoc Autran **Access Consultant** ACAA Affiliate Member No. 720	 Jhoana Colorado **Senior Access Consultant** ACAA Associate Member No. 713

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared by
01	Access Report for Concept Design	25-Sept-24	Jhoana Colorado
02	Access Report for Concept Design (Final)	16-Oct-24	Ngoc Autran
03	Access Report for Tender Documentation	11-Nov-24	Ngoc Autran
04	Access Report for Tender Documentation – Preamble updated	29-Nov-24	Ngoc Autran
05	Access report for REF	31-Jan-25	Jhoana Colorado

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1 Executive Summary

Modern Building Consultants (MBC Group), appointed as the DDA/Accessibility Consultant for the proposed activity, has reviewed the architectural design documents prepared by NBRS (refer to Appendix A) for compliance with the National Construction Code – Building Code of Australia (BCA) Volume One 2022.

1.1 Performance Solutions

The assessment of the documentation has revealed that the following areas need to be assessed against the relevant Performance Requirements of the BCA Access provisions.

The submission for a Construction/Crown Certificate will need to include verification from an Accredited Access Consultant, where determined permissible under A2G1 of the BCA, for the following aspects:

DTS Clause	Description of Non-Compliance	BCA Clause
D4D2 inter alia AS 1428.1-2009	Numerous swing doors lack the required latch-side clearance, which is a non-compliance with BCA D4. To meet compliance, these doors will need to be automated as part of a Performance Solution. The details of the Performance Solution will be provided at a later stage.	D1P1
D4D2 inter alia AS 1428.1-2009	Numerous slide doors lack latch side clearances. This is a departure from BCA D4. These doors will need an offset handle. The details of the Performance Solution will be provided at a later stage.	D1P1
D4D2 inter alia AS 1428.1-2009	Unisex accessible WC door recess is more than 300mm depth. This is a departure from BCA D4. To meet compliance, this door will need to be automated as part of a Performance Solution. The details of the Performance Solution will be provided at a later stage.	D1P1
D4D2 inter alia AS 1428.1-2009	Roller door is proposed to Control room C.0.15 in lieu of swing/slide door. This is a departure from BCA D4. The details of the Performance Solution will be provided at a later stage.	D1P1
F4D5	Male ambulant cubicle is not provided bank of toilets in Block B Ground Level. This is a departure from BCA F4. The details of the Performance Solution will be provided at a later stage.	F4P1
F4D5	Female ambulant cubicle is not provided in bank of toilets in Block A Ground level. This is a departure from BCA F4. The details of the Performance Solution will be provided at a later stage.	F4P1

The Performance Solution noted above will be subject to consultation and approval by relevant stakeholders as part of the Construction/Crown Certificate process via the performance-based design process (PBDB).

1.2 Areas/Rooms Proposed for Exemption - BCA Clause D4D5

The assessment of the documentation has revealed that the following area(s) or room(s) require additional documentation to demonstrate that, due to their specific use, they are inappropriate and present a health risk to people with disabilities. As a result, they do not comply with the prescriptive provisions of the BCA.

BCA DTS Clause	Exempted Areas		
D4	**Block A** • Secure Store • Utility • Cleaners • Main Comms Room • Airlock A.0.53 • EDB • Mech Plant • BCR	**Block B** • Main Switch Room • BCR • Airlock B.2.26 • EDB • Cleaners • Dust extraction room • Laundry • Store/Pantry • Mech • Mech Plant	**Block C** • Comms Room • EDB • Cleaning Supplies Store • Large Equipment Store • Sports Equipment Sore • Bulk Store • Garden Store • Chair Storage

This generally applies to:

a) The designated areas are unsuitable for wheelchair users due to their specific operational purposes.
b) These areas may pose health and safety risks for individuals with disabilities.
c) Paths that provide access solely to areas exempt under conditions a) or b) are also exempt from accessibility requirements.

Where applicable, the client must provide a letter explaining why these exemptions are relevant (e.g., storage of heavy equipment, furniture, hazardous substances, etc.) and clearly identify the locations.

Any exemption will be subject to consultation and approval by relevant stakeholders as part of the Construction/Crown Certificate process.

2 Introduction

This accessibility Report has been prepared to support a Review of Environmental Factors (REF) for the proposed New High School for Medowie (the activity). The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP) as "development permitted without consent" on land carried out by or on behalf of a public authority under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37 of the T&I SEPP.

The activity will be carried out at 6 Abundance Road, Medowie (the site). The purpose of this report is to the purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy (DtS) access provisions of the BCA.

2.1 Purpose

The purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy (DtS) access provisions of the BCA.

2.2 Methodology

The methodology applied in undertaking this assessment has included: -

- A desktop review of architectural plans, as listed in Appendix A
- Review of the NCC BCA 2022. Detailed assessment of Parts D4, E3, F4 of the BCA Access general provisions.
- Discussions with the design team to gain an understanding of the proposed activity.

3 Legislation

3.1 Legislative Provisions

The report is based upon the following legislation and Standards pertaining to access for people with disabilities:

- The Commonwealth Disability Discrimination Act 1992 (DDA)

  https://www.legislation.gov.au/Details/C2022C00367
- Disability (Access to Premises (Buildings)) Standards 2010 Access Code for Buildings 2010 (DAPBS),

  https://www.legislation.gov.au/Details/F2010L00668
- Disability (Access to Premises – Buildings) Amendment Standards 2020 Government of Australia, https://www.legislation.gov.au/Details/F2020L01245
- Disability Standards for Accessible Public Transport 2002 (DSAPT 2002)
- Disability Standards for Accessible Public Transport Guidelines 2004 (No 3)
- The National Construction Code - Building Code of Australia Volume One 2022 (referred to as BCA).

Australian Standards series for Access, Mobility Specific and Guidelines

- AS1428.1:2009 - General Requirements for Access – New Building Work
- AS1428.4.1:2009 - Means to Assist the Orientation of People with Vision Impairment
- AS1428.2:1992 - Design for Access and Mobility- Enhanced and additional requirements – Buildings and Facilities
- AS2890.6:2009 - Off-Street Parking for People with Disabilities
- AS1735.12:1999 - Lift Facilities for People with Disabilities

NCC BCA – Building Australian Code - 2022 Specific

- Part D4 - Access for People with Disability
- Part E3 - Lift Installations
- Part F4 - Sanitary and other Facilities

Reference and Guidelines

- Guide to the BCA, Current Version, Australian Building Codes Board, www.abcb.gov.au
- Guideline on the Application of The Premises Standards, 2013, Australian Human Rights Commission, https://humanrights.gov.au/our-work/disability-rights/guidelines-application-premises-standards

- Guide to the BCA, Current Version, Australian Building Codes Board, www.abcb.gov.au
- Guideline on the Application of The Premises Standards, 2013, Australian Human Rights Commission,

  https://humanrights.gov.au/our-work/disability-rights/guidelines-application-premises-standards
- AS1428.2:1992 Enhanced and Additional requirements

  https://www.saiglobal.com/PDFTemp/Previews/OSH/as/as1000/1400/14282.pdf
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture
  https://humanrights.gov.au/our-work/disability-rights/publications/advisory-note-streetscape-public-outdoor-areas-fixtures
- Advisory Note on the streetscape, public outdoor areas, fixtures, fittings, and furniture (2013).
- AS1428.1:2021 - General Requirements for Access – New Building Work.

Universal Design (UD)

Access is paramount in providing an inclusive environment for all users within the community. The Access Code is focused on ensuring that all users are equally catered for in society.

It is recommended to use the Universal Design principles in all projects as this will ensure a holistic approach in the provision of access for all members of society.

There are 7 Principles and their subsequent Guidelines to be considered when undertaking the design of a new project:

No.	Principle	Guidelines
1	**Equitable use**	The design is useful and marketable to people with diverse abilities. - Provide the same means of use for all users: identical whenever possible; equivalent when not. - Avoid segregating or stigmatizing any users. - Provisions for privacy, security, and safety should be equally available to all users. - Make the design appealing to all users. Example: Online content that is designed so that it is accessible to everyone, including students who are blind and using text-to-speech software.
2	**Flexibility in use**	The design accommodates a wide range of individual preferences and abilities. - Provides choice in methods of use. - Accommodate right- or left-handed access and use. - Facilitate the user's accuracy and precision. - Provide adaptability to the user's pace. Example: A civic facility that allows a visitor to choose to read or listen to a description of the contents of a display case employs this principle.
3	**Simple and intuitive use**	Use of the design is easy to understand regardless of the user's experience, knowledge, language skills, or current concentration level. - Eliminate unnecessary complexity. - Be consistent with user expectations and intuition. - Accommodate a wide range of literacy and language skills. - Arrange information consistent with its importance. - Provide effective prompting and feedback during and after task completion. Example: Control buttons on specific equipment for common use (staff and visitors) are labelled with text and symbols that are simple and intuitive to understand.
4	**Perceptible information**	The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities. - Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information. - Provide adequate contrast between essential information and its surroundings. - Maximise "legibility" of essential information.

No.	Principle	Guidelines
		- Differentiate elements in ways that can be described (i.e., make it easy to give instructions or directions). - Provide compatibility with a variety of techniques or devices used by people with sensory limitations. Example: Broadcasting television closed captions for users (staff and visitors) with hearing loss.
5	**Tolerance for error**	The design minimizes hazards and the adverse consequences of accidental or unintended actions. - Arrange elements to minimize hazards and errors: most used elements, most accessible; hazardous elements eliminated, isolated, or shielded. - Provide warnings of hazards and errors. - Provide fail safe features. - Discourage unconscious action in tasks that require vigilance. Example: provision of balustrades designed to be accessible to everyone, including students/teachers who are blind or partially blind or visitors/users.
6	**Low physical effort**	The design can be used efficiently and comfortably and with minimal fatigue. - Allow user to maintain a neutral body position. - Use reasonable operating forces. - Minimize repetitive actions. - Minimize sustained physical effort. Example: Automated doors, windows, lighting, air-conditioning, etc. Sensor doors and basin and sink taps/water mixers.
7	**Size and space for approach and use**	Appropriate size and space are provided for approach, reach, manipulation and use regardless of user's body size, posture or mobility. - Provide a clear line of sight to important elements for any seated or standing user. - Make reach to all components comfortable for any seated or standing user. - Accommodate variations in hand and grip size. - Provide adequate space for the use of assistive devices or personal assistance. Example: Adjustable workbenches for visitors, users and adjustable desks for

Base Extracted from Universal Design Principles | RL Mace Universal Design Institute (udinstitute.org)

3.2 Limitations

This statement **does not include** or imply any detailed assessment for design, compliance or upgrading for:

- Work Health & Safety Act 2011 and Regulations: Compliance with these is not covered.
- Workcover Authority Requirements: These are outside the scope of this report.
- Structural and Services Design Documentation: No assessment of these elements is included.
- BCA and Standards: Only the sections directly referenced in this report are assessed; all other parts are excluded.
- Fittings and Fixtures: Any fittings and fixtures not provided in the architectural documentation are excluded. Loose furniture shown on the plan is considered indicative only. Those responsible for furnishing should ensure their layout does not cause circulation deficiencies per AS 1428.1-2009.
- Crossfalls and major Floor Levels changes: These are excluded if not provided in the documentation.
- Regulatory Authorities: Requirements from other authorities, such as Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Workcover, and Roads and Maritime Services, are not included.
- BCA 2019 (Amendment 1) Sections: Sections B, C, G, H, I, J, and Parts D1 and D2 are excluded and covered in a separate BCA Report.
- Australian Standards: Unless specifically referred to, these are not assessed.
- Services and Equipment: Any operating services or equipment within the design are not covered.
- Federal, State, and Local Policies/Legislation: Only those directly referenced in this report are included.
- Disability Discrimination Act 1992 (DDA): Although this report covers the Disability (Access to Premises – Buildings) Standards 2010 according to BCA accessibility requirements, adhering to the DDA does not ensure protection from complaints. The DDA is outcome-focused and does not provide specific compliance measures.
- The recommendations in this report represent the professional opinion and interpretation of MBC DDA and Access division and may differ from those of other consultants
- Any drawings not included in Appendix A are not reviewed.

4 Development (activity) Description & Assessment Information

4.1 Proposed Development (activity)

The proposed activity comprises the construction of a new high school.

4.2 Location and Description

The site has a street address of 6 Abundance Road, Medowie. It is 6.51ha in area, and comprises 1 allotment, legally described as Lot 3 in DP788451.

A large proportion of the site is currently unused and vacant. A small shed structure and caravan are located adjacent to the northern boundary. A cluster of buildings including a single storey dwelling, an outhouse/shed structure and temporary greenhouse are located within the south eastern corner.

The site contains a largely vegetated area to the south west corner. The site is relatively flat with a gradual fall from west to east toward Abundance Road.

The site has a primary frontage to Abundance Road to the east and Ferodale Road to the north. Abundance Road and Ferodale Road are both classified Local Roads. Medowie Road, approximately 1km east of the site, is a classified Regional Road.

The area surrounding the site mostly consists of industrial, rural residential, educational, and agricultural lands. Adjacent to the north western boundary is a Shell petrol station and mechanic garage. Adjacent to the north eastern boundary is a medical health clinic. Across Abundance Road along the eastern boundary are a number of warehouse and light industrial developments. Directly north of the site across Ferodale Road are large lots used for agricultural purposes.

Medowie Public School is located on Ferodale Road, to the north west of the site, opposite the Shell petrol station.

The proposed activity involves the construction of school facilities on the site for the purpose of the New High School for Medowie. The site contains a densely vegetated area to the southwest corner which is identified as land with high biodiversity values corresponding to the areas of remnant native vegetation (PCT 3995 – Hunter Coast Paperbark-Swamp Mahogany Forest). The existing dwelling house and other structures on the site will be demolished as part of the works. No other works are proposed within this area.

The proposed new school will accommodate 640 students in 29 permanent teaching spaces including 3 support teaching spaces across 3-storeys of buildings on the site. The proposed activity be delivered across 1 stage, and will consist of the following:

29 permanent teaching spaces including 3 support teaching spaces, to accommodate 640 students, and school hall to accommodate 1,000 students. Approximately 10,500 sqm of GFA is proposed.

- Main vehicular ingress and egress to Ferodale Road to the north, with a new pedestrian and vehicle crossing proposed.
- Main pedestrian access to Abundance Road.
- Kiss and ride, and bus drop and pick up areas to Abundance Road (6 x parallel spaces).
- New pedestrian wombat crossing to Abundance Road.
- Approximately 55 x car parking spaces and 3 x accessible car parking spaces.
- Approximately 70 x bicycle parking spaces.
- Block A (Admin) consists of administration and learning spaces.
- Block B (Foodtech/Workshop) consists of food technology rooms and workshops.
- Block C (Hall) consists of school hall to accommodate 1,000 students.
- Central quad, 1 playing field, and 1 sports courtyard.

The proposed school activity will include the following spaces; general learning spaces, General support learning spaces, administrative services, staff areas, gym and canteen, library areas for science, wood and metal, food and textiles, health PE, performing arts, additional learning spaces, student amenities, storage, movement (stairs and covered walkways).

4.3 Significance of Environmental Impacts

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed new high school, it is determined that:

- The extent and nature of potential impacts are low and will not have significant impact on the locality, community and/or the environment.
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal impact on the locality, community and/or the environment.

4.4 BCA Classification (Access Requirements)

The table below outlines the uses and classifications of the proposed new building, along with the associated access requirements:

Certification	Descriptions	Access Requirements
Class 9b	School	Access is required to and within all areas normally used by the occupants.
Class 9b	Office	Access is required to and within all areas normally used by the occupants.

5 Mandatory Requirements Accessibility Assessment & Recommendations for Access for People with Disability

The following details the accessibility compliance of the proposed new high school. The assessment is limited to the significant issues ascertainable from the current level of design detail. Further detailed assessment will be required at the Detailed Design Stage to demonstrate full compliance with the relevant access provisions.

5.1 Access to Buildings (Site Connections) - BCA Part D4D2

An accessway to the building must be provided with a continuous accessible path of travel (CAPT) compliant with AS1428.1. Specific components are as follows:

- from the main points of a principal pedestrian entry (PPE) to the allotment boundary; and
- from another accessible building (new or existing) connected by a pedestrian link; and
- from any required accessible carparking space (new or existing) on the allotment.

Compliance Comments
Principal Pedestrian Entrance (PPE) linkage: ○ Access is achieved from the allotment boundary via compliant pathway in accordance with AS1428.1 and DDA Premises Standards. **Linkage to Accessible Carparking Bay:** ○ Access is achieved from the accessible car parking bays to passenger lift via compliant path in accordance with AS1428.1 and DDA Premises Standards.
The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.

5.2 Access to Buildings (Entrances) - BCA Part D4D3

In a building required to be accessible, an accessway compliant with AS1428.1 must be provided through the principal pedestrian entrance (PPE), and;

- through no less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- in a building with a total floor area more than 500 m2, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5 (service maintenance areas former D3.4 Clause).

Where a pedestrian entrance required to be accessible has multiple doorways, these are to be accessible and;

- if the pedestrian entrance consists of no more than 3 doorways — no less than 1 of those doorways must be accessible; and
- if a pedestrian entrance consists of more than 3 doorways — no less than 50% of those doorways must be accessible.

For the purposes of (3); an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—

- all doorways serve the same part or parts of the building must comply with AS1428.1; and
- the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance; and

A doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves.

- Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- A single door is to ensure a clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.

A ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in accordance with NCC BCA D4D4.

Where there are level differences between internal and external areas. Threshold ramp is to be provided in accordance with AS1428.1.

Compliance Comments
Ensure all doors in the accessible path of travel comply with AS1428.1, providing a clear opening width of 850mm and: ○ 530mm latch-side clearance when the door opens towards the user. ○ 510mm latch-side clearance when the door opens away from the user. If the above cannot be provided doors are to be automated or departure is to be supported under a Performance Based Solution.
The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.

5.3 Continuous Accessible Path of Travel (CAPT) – BCA D4D4

A continuous accessible path of travel is defined as an uninterrupted pathway to and from within a premises or building environment which provides linkage to all programs, goods and services within a premises or building. Therefore, the following items are located via this pathway.

- All continuous accessible paths of travel are to ensure compliance with AS1428.1. Clause 7 with 1-metre minimum clear circulation and 2.1-metres above FFL.
- Where a manual doorway on an continuous accessible path of travel (CAPT) has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- Where manual door latch side cannot be achieved, the door is to be automated.
- A single manual door on an continuous accessible path of travel (CAPT) is to ensure a clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- Doorway threshold ramp is to have a 1:8 gradient, 35mm max. height and 280mm max. length, compliant with AS1428.1. (Note: No threshold ramps are allowed inside of the building under the BCA unless open to a road, open space or are in a building class 9b)
- The distance between successive doorways in a vestibule serving an area required to be accessible is to be 1450mm (excluding the swing doors)
- 2000mm L x 1800mm W (passing bay) is to be provided where there is no line of sight (2-way corner/ L shape)
- 1500mm x 1500mm (+splay) clear circulation space is to be provided to achieve 90-degree turn.
- 2-metre length or over corridors are to provide 1540mm x 2070mm minimum clear circulation space to achieve 180-degrees.

Compliance Comments
All new buildings are to ensure: ○ Corridors ending provide 1540mm x 2070mm. ○ All sliding doors provide latch side clearances or Performance Solution is to support departure. ○ Fixed Joinery or heavy furniture is clear of door circulation spaces. ○ Continuous accessible path of travel (CAPT) provides at least 1000mm clear circulation space.
The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.

5.4 Emergency Egress Provisions for People with Disabilities

Currently there are no provisions for emergency egress for people with disabilities in the NCC BCA or DDA Premises Standards. However, the following is recommended to be considered:

- Evacuation strategy new high school to be put in place for this facility (DDA)
- Areas of refuge to allow people with disabilities to protect themselves in case of fire.
- This is to provide a clear circulation space (excluding the 1-metre clear circulation space of footprint for an occupied wheelchair) in accordance with AS1428.1 Figure 1.
- Wider doors, recommended to provide clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- Relocation of extinguishers operable parts at 900-1250mm above FFL.

Where stairs are also used for common use (staff and students), it is to ensure compliance with AS1428.1 and TGSI are to be incorporated in accordance with AS1428.4.1, where the handrail breaks or is not continuous throughout the stairs.

- Stairs middle landings are to ensure provision of one off-set tread in accordance with AS1428.1.

Compliance Comments
The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.

5.5 Stairs (D4D4), Ramps and Walkways (D4D12)

Every ramp and stairway, except for ramps and stairways in areas exempted by D4D5 (service maintenance areas former D3.4 Clause), must comply with—

- for a ramp, except a fire-isolated ramp, Clause 10 of AS 1428.1 ; and
- for a stairway, except a fire-isolated stairway, Clause 11 of AS 1428.1 ; and
- for a fire-isolated stairway, Clause 11.1(f) and (g) of AS 1428.1 ; and
- All stairs and ramps are to be 900mm offset from the allotment boundary in accordance with AS1428.1.
- All stairs and ramps are to allow suitable space for handrail extensions to be provided during a later stage. (No protrusion will be allowed at detail design stage).
- All stairs and ramps adjacent to doors are to ensure 1450mm front approach level landings.
- All walkways, ramps and stairways are to ensure a minimum 1200mm overall width and 1-metre minimum clear circulation in accordance with AS1428.1.
- Step and kerb ramps are to ensure compliance with AS1428.1.
- Curved ramps and walkways are to ensure 1500mm minimum clear width
- Stairs middle landings are to ensure an off-set tread is provided

- When turning 90-degree or 180-degrees on 1:14 ramp, walkways are to ensure 1450mm x 2070mm landings. When there is a lack of sight a passing bay of 1800mm x 2000mm is required.
- Ramps 1:14 and walkways landings are to be 1200mm (only one direction of travel)
- Ramps 1:14 and walkways landings are to be 1500mm x 1500mm (+splay) when turning 90-degrees
- A series of connected ramps must not have a combined vertical rise of more than 3.6m
- A landing for a step ramp must not overlap a landing for another step ramp or ramp.

Compliance Comments
○ Ensure Ramps provide 1500x1500mm clearance required where there is a change of direction between 60-90 degrees. ○ Stairs – ensure stairs are setback one tread width at mid-landings to ensure compliant handrail installation. Stairs are to support
The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.

5.6 Passenger Lifts – BCA Part E3D7 and D3D8 & AS1735.12

New lifts required to be accessible must comply with BCA E3D7 and D3D8 and relevant parts of AS1735.12.

Lift is to have floor minimum dimensions as follows:

- Passenger lifts which travel less than 12m requires floor size of 1100mm by 1400mm. Passenger lifts which travels 12m or above requires floor size of 1400mm by 1600mm.
- Lift lobbies are to ensure 2000mm x 1800mm minimum clear circulation space (to achieve passing bay that allows two users to pass each other, E.q Wheelchairs, prams, large goods, etc.

Compliance Comments
○ Lifts to comply with NCC E3D8 & AS1735.12. ○ Ensure car size is 1400x1600mm if travelling more than 12m or 1100x1400mm if travelling less than 12m.
The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.

5.7 Sanitary and other Facilities F4D5

- Classes 5, 9b: Provide at least 1 unisex accessible toilet, adjacent to every bank of toilets on each storey, compliant with AS1428.1 under NCC BCA and DDA Premises Standards Part F4. If there is more than 1 toilet bank of toilets on each level, an accessible toilet is required at 50% min. of toilet banks on each level.
- An accessible unisex sanitary compartment must contain a closet pan washbasin, shelf or bench top and adequate disposal of sanitary towels.
- A minimum size of a combined unisex accessible toilet (USAT) and shower facility room is to be 2300mm X 2630mm, to accommodate circulation to the pan (1900mm x 2300mm) and the shower facility.

- Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1
- Door circulation is to ensure compliance with AS1428.1 Fig.31 or 32 or door is to be automated.
- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one gender.
- Where male and female facilities are separate, a unisex facility is only required at one location.
- Accessible unisex sanitary compartment or shower need not be provided on a storey that is not required to be provided with a lift or ramp access.
- The distance between successive doorways in a vestibule serving an area required to be accessible is to be 1450mm (excluding door swing)
- Accessible facilities must meet the requirements of Section 15 of AS1428.1
- At each bank of toilets where there is one or more toilets, in addition to an accessible unisex sanitary compartment provided at that bank, a sanitary compartment suitable for a person with an ambulant disability must also be provided for use by males and females.
- The ambulant facilities must comply with the requirements of Clause 16 of AS1428.1:2009. This includes 900mm x 900mm clear circulation spaces in front of the pan, outside of the cubicle and at the entry door (this is to exclude the door swing)

Compliance Comments
The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.

5.8 Communal (BCA D4D4) and Exempted Areas (BCA D4D5)

Under the DDA Premises Standards and BCA all common use rooms normally used by occupants of the building are to be accessible, except areas exempt under BCA D4D5. Services /maintenance only use areas, which are areas where access would be inappropriate because of the particular purpose for which the area is used or that would pose a health or safety risk for people with a disability.

- Accessibility is required to common use terraces, open/outdoor spaces within buildings.

Compliance Comments
The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.

5.9 Accessible Carparking - BCA D4D6

The parking requirements outlined in the BCA and DDA Premises Standards for this project can be summarized as follows:

- Class 5, 9b - 1 space for every 100 carparking spaces are required, in accordance with AS2890.6.
- Accessible car bays require dimensions of 2.4 meters with a 2.4-meter shared area in accordance with AS2890.6.

Additional requirements:

- 2.4-metres W x 5.4-metres L, with shared area of 2.4-metres W x 5.4-metres l and rear shared area 2.4-metres.
- Accessible car parking bay 2.5m min. height clearance, compliant with AS2890.6 fig 2.7.
- Accessible car parking bay and shared areas are to ensure 1:40 maximum gradient or 1:33 bitumen.
- If there is a level difference between the accessible car parking bay and linkage footpath or building, this is to be addressed with a step ramp and designed in accordance with AS1428.1.
- Accessible car parking bay and shared areas are to ensure 1:40 maximum gradient or 1:33 where bitumen surface is provided.
- Accessible car parking bay is to be close to automated doors, principal pedestrian entrances (PPE) and passenger lifts. This is to minimise travel distance and potential hazard.
- Accessible car parking bay is to ensure the provisions of compliant continuous accessible path of travel (CAPT) in accordance with AS1428.1 Cl.7 to and from automated doors, principal pedestrian entrances (PPE) and passenger lifts.

Compliance Comments
The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.

6 Conclusion

This report reviews the documentation submitted for the proposed New High School for Medowie (the activity) – Buildings A, B & C, in accordance with the provisions for "Access for People with Disabilities." Ensuring inclusive and equitable access is essential, as it fosters a dignified and supportive environment for all.

The evaluation was conducted in accordance with the Deemed-to-Satisfy provisions of the National Construction Code Series (Volume 1) Building Code of Australia 2022, the Australian AS1428 Suite, and the DDA Premises Standards. Based on the proposed documentation provided, the current design effectively addresses the necessary accessibility requirements at this stage.

In view of this assessment, we can confirm that compliance with the applicable codes and standards is readily achievable, and no mitigation measures are required.

We trust that this information is helpful. Should you wish to discuss any aspect of this advice, please do not hesitate to contact the undersigned.

Best regards,

Jhoana Colorado
Senior Access Consultant
MBC Group

7 Appendix A - Design Documentation

The following documentation, prepared by NBRS was used in the assessment and preparation of this report: -

Drawing No.	Title	Date	Drawn By	Revision
MHS-NBRS-B00A-L0-DR-A-11000	BLOCK A -HS500 -L0 PLAN	29/10/2024	NBRS	6
MHS-NBRS-B00A-L1-DR-A-11001	BLOCK A -HS500 -L1 PLAN	29/10/2024	NBRS	6
MHS-NBRS-B00A-L2-DR-A-11002	BLOCK A -HS500 -L2 PLAN	29/10/2024	NBRS	6
MHS-NBRS-B00A-LR-DR-A-11003	BLOCK A -HS500 -ROOF PLAN	29/10/2024	NBRS	6
MHS-NBRS-B00B-L0-DR-A-21000	BLOCK B - HS500 - L0 PLAN	29/10/2024	NBRS	6
MHS-NBRS-B00B-L1-DR-A-21001	BLOCK B - HS500 - L1 PLAN	29/10/2024	NBRS	6
MHS-NBRS-B00B-L2-DR-A-21002	BLOCK B - HS500 - L2 PLAN	29/10/2024	NBRS	6
MHS-NBRS-B00B-LR-DR-A-21003	BLOCK B - HS500 - ROOF PLAN	29/10/2024	NBRS	6
MHS-NBRS-B00C-L0-DR-A-31000	BLOCK C - FLOOR PLAN	24/10/2024	NBRS	3
MHS-NBRS-B00C-LR-DR-A-31001	BLOCK C - ROOF PLAN	24/10/2024	NBRS	3
MHS-NBRS-B00C-ZZ-DR-A-33000	BLOCK C - HALL ELEVATIONS	24/10/2024	NBRS	3
MHS-NBRS-B00C-ZZ-DR-A-34000	BLOCK C - HALL SECTIONS	24/10/2024	NBRS	3


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