

23 March 2022

Built
Attn: Paul Nelson
Design Manager
Level 7, 343 George Street
Sydney NSW 2000

Dear Paul,

ACCESSIBILITY CAPABILITY STATEMENT AT SSDA Stage
PROJECT: Murwillumbah Education Campus (MEC)

The purpose of this submission is to advise that Group DLA Access has undertaken a preliminary access design assessment of the proposed development for the above project, as identified in architectural drawings provided by Architectus, listed in Appendix A.

The proposed development has been assessed against the relevant access provisions of the Disability (Access to Premises – Buildings) Standards 2010, Building Code of Australia (BCA) 2019 – Amendment One and referenced Access Standards, to the extent necessary for submission of a Development Application under the requirements of the Environmental Planning and Assessment Act.

Proposed Development:

The Murwillumbah Education Campus development involves the co-location of Murwillumbah Primary School, Murwillumbah East Primary School, Murwillumbah High School, and Wollumbin High School, to establish a new primary school and a new high school as part of the same education campus.

The project will include the following scope of works within the SSD application:

- Demolition of all Buildings except A & E
- All inground slabs, pathways, hardstands and footings
- Associated ground works required to facilitate the construction of new buildings and landscaped areas
- Construction of new Buildings 1, 2, 3 and 4:
 - Building 1 – New public school building comprising general learning spaces, administration, canteen, School Support Unit (SSU) and library;
 - Building 2 – Hall building including a public school hall, out of school hours care (OSHC) facilities, high school hall/gymnasium and other spaces for physical education and creative and performing arts (CAPA);
 - Building 3 – New high school building including the following facilities; general and specialist learning spaces, SSU, and library.
 - Building 4 - New high school building including the following facilities; science, support, administration and canteen;
- Refurbish Building A for DoE offices and school community health facilities along with associated access requirements. Building A is a locally listed heritage building and will be retained and refurbished;

- Refurbishment of Building F to provide learning space for agricultural education;
- Retention of existing AY.
- Creation of new public school and high school outdoor learning spaces to support future focused learning outcomes;
- New landscaping and embellishment of outdoor playgrounds;
- Civil and infrastructure works; and
- Kiss n drop and parking off Nullum Street

Project Site:

The project site area has various constraints, including topography, flooding, and heritage. Due to a significant height difference of approx. fourteen (14) metres West to East, and the external site boundary access points being located at both the highest point (Riverview Street) and lowest point (Nullum Street), providing reasonable access provisions for people with disability and/or access needs has required specific design consideration. The proposed access design strategy to address the steep site topography includes:

- New and altered vehicular on-site parking and potential drop off and pick up zones at three (3) x main external pedestrian entry points to the school site: on Riverview Street (existing entry), High School Lane and Nullum Street (new primary school entry) and Nullum Street (new high school and public entry) with proposed parking along internal road-way (and potential High School Special Support Unit (SSU) drop off at Building 3) to assist reduce travel distance and minimise steep access paths to/from buildings, where possible.
- New site wide access/lift strategy that includes circulation paths via walkways, stairs in conjunction with five (5 x) new passenger lifts across buildings A and 1, 2, 3, 4 to facilitate vertical movement between building levels and horizontal movement across the site where the building level lifts transfer between corresponding site levels.

The Group DLA Access Report 210074, Rev B dated 19 April 2021 contains access review of Building A, that is proposed to be retained. Relevant issues noted will be addressed to the satisfaction of the DDA Access to Premises Standards and BCA Access provisions throughout the project namely the detailed design stages.

Given the existing heritage nature of the Building A, the future Crown/building approval for the development (new works) will trigger the “Affected Part” provisions of the DDA Access to Premises Standards. The “Affected Part” is defined as the principal pedestrian entrance to the existing building and the required continuous accessible path of travel from this building entry to the new works area.

Preliminary assessment of the “Affected Part” of Building A, has identified performance-based access solutions will be required, in combination with Deemed to Satisfy (DtS) compliance upgrades to satisfy the current access standard AS1428.1:2009. At this stage, potential performance based solutions have been identified for:

- Affected Part non-accessible main entry/entries at ground and potentially basement level, with provision of alternate designated accessible entry (via new lift) in reasonable proximity with directional signage, to meet AS1428.1:2009
- Existing internal and external stairs, where fully compliant stair access features are not achievable within heritage/site constraints, with partial DTS upgrade to be provided to the degree necessary to meet the intent of AS1428.1:2009

Access performance solutions will be developed as part of the detailed design phase in conjunction with stakeholder input/concurrence as part of a documented performance based design brief. The final performance solutions will be justified to the degree necessary to satisfy BCA performance requirements prior to Crown Building Works Certificate Stage for approval by the Crown Certifier.

During the detailed design stages, particular attention will also be needed to ensure compliance for the following areas:

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- In accordance with the provisions of Clause D3.1 of the BCA, for relevant BCA building classification, access is required to and within all areas normally used by the occupants (unless exempted by Clause D3.4), in accordance with AS1428.1:2009 including:
 - Accessible paths of travel to and within raised stage and/or performance areas in addition to stair access
 - Accessible doors and compliant door circulation spaces to and within all required accessible areas for independent wheelchair access, including sliding door types
- The proposed building (and lift locations) will inform the landscape design that will be developed/detailed to meet relevant access standards with a focus on:
 - accessible linkages to connect pedestrian entrances at site boundary and accessible car-parking spaces to the new buildings and existing buildings (BCA D3.2) – particular review needed for external access paths from eastern entry points on Nullum Street to Building 2 (primary school) and Building 4 (high school) main entrances
 - maximising accessible linkages between all buildings and external school facilities, sports ovals, recreation/playground, landscape areas etc. as far as possible (DDA)
 - ramp systems to not exceed 3.6 metre height variation (DTS compliance) OR if not feasible due to topographical constraints, ramps to be designed to accommodate regular intermediate/rest/viewing zones with reduced lengths and level landings with rest seating for a performance-based approach to compliance
- Sanitary facilities required under BCA F2.3 to make adequate provision for required unisex accessible, male ambulant and female ambulant toilets, in accordance with BCA F2.4 and AS1428.1:2009. Note: EFSG accessible facilities to be addressed as a separate Client brief requirement
- Accessible car-parking provision to consider and accommodate various user groups by application of BCA Table D3.5 requirements to different zone/users in compliance with AS2890.6:2009.
- Vehicular drop-off zones to be accessible in compliance with AS2890.6:2009 and provide accessible and safe connecting paths of travel to buildings

In our opinion, subject to ongoing access design review and through design development and detailing of the proposed new building works and “Affected Part” areas of Building A, the proposed design is capable of compliance with the relevant statutory accessibility legislation to provide reasonable access provisions for people with disability to and within the proposed development. This will be achieved through a combination of compliance with the deemed to satisfy (DTS) provisions and/or the Performance Requirements of the BCA, as required.

Should you require further information or clarification regarding the above matters, please do not hesitate to contact me.

Yours sincerely



Elisa Moechtar

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Appendix A – Plan Documentation Assessed

SSDA DRAWING LIST			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
SSDA0000	COVER SHEET + DRAWING LIST	D	15-03-22
SSDA0010	EXISTING SITE PLAN	D	15-03-22
SSDA0011	DEMOLITION SITE PLAN	E	15-03-22
SSDA0012	SITE PLAN PROPOSED	F	15-03-22
SSDA0013	INFRASTRUCTURE MANAGEMENT PLAN	C	15-03-22
SSDA1000	GROUND LEVEL	D	15-03-22
SSDA1001	LEVEL 01	D	15-03-22
SSDA1002	LEVEL 02	D	15-03-22
SSDA1007	LEVEL 03	D	15-03-22
SSDA1008	LEVEL 04	D	15-03-22
SSDA1009	ROOF LEVEL	D	15-03-22
SSDA1013	BUILDING F EXISTING VS PROPOSED	D	15-03-22
SSDA1110	BUILDING A EXISTING	E	15-03-22
SSDA1111	BUILDING A PROPOSED	E	15-03-22
SSDA1112	BUILDING A EXISTING VS PROPOSED PLANS	E	15-03-22
SSDA1113	BUILDING A SECTIONS	E	15-03-22
SSDA1114	BUILDING A ELEVATIONS EXISTING VS PROPOSED - NORTH + SOUTH	E	15-03-22
SSDA1115	BUILDING A ELEVATIONS EXISTING VS PROPOSED - EAST + WEST	E	15-03-22
SSDA2000	STREET ELEVATIONS	D	15-03-22
SSDA2010	MATERIAL PALETTE	C	15-03-22
SSDA2011	COLOUR PALETTE	A	15-03-22
SSDA2100	SITE SECTIONS NORTH SOUTH	D	15-03-22
SSDA2101	SITE SECTIONS EAST WEST	D	15-03-22
SSDA4800	AREA PLAN LEVEL 00 & LEVEL 01	D	15-03-22
SSDA4801	AREA PLAN LEVEL 02 & LEVEL 03	D	15-03-22
SSDA4802	AREA PLAN LEVEL 04 & 05	D	15-03-22
SSDA4900	SHADOW STUDIES WINTER SOLSTICE EXISTING VS PROPOSED	D	15-03-22
SSDA4901	SHADOW STUDIES SUMMER SOLSTICE EXISTING VS PROPOSED	D	15-03-22