



# Access Report



DCI Poplars Data Centre  
2 Wolseley Place, Jerrabomberra.

Prepared for: HDR/DCI Data Centres  
Our Ref: 25000086 | Issue date: 12-Feb-25

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## Authorisation

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02	Access Report for SSDA Submission Minor updates – Final Issue	12-Feb-25		
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## Revision History

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01	Access Report for SSDA Submission	10-Feb-25	Jhoana Colorado
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# 1 Executive Summary

Modern Building Consultants (MBC Group) as the appointed Access Consultant for the proposed development, has reviewed architectural design documents prepared by HDR (refer Appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2022.

This Access Report has been prepared by Jhoana Colorado to accompany a State Significant Development Application (SSDA), comprising new data centre located at 2 Wolseley Place, Jerrabomberra NSW.

The recommendations in this report are to be developed with the ongoing design development and should be audited and confirmed prior to construction certificate stage. As the design progresses, further review of documentation shall be undertaken to ensure that compliance with the accessibility provisions of the BCA and relevant standards are achieved.

## 1.1 Performance Solutions – Accessibility

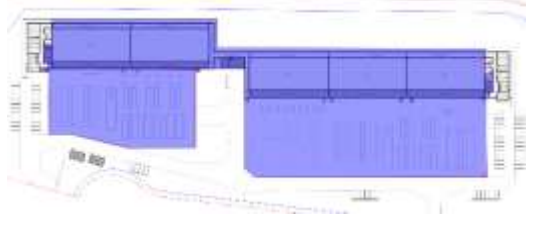
The assessment of the design documentation has revealed that the following areas or items are departures from the NCC BCA 2022 and are required to be assessed against the relevant Performance Requirements of the NCC BCA 2022. These are as following:

DTS Clause	Description of Non-Compliance	Performance Requirement
D4	<p>There is currently no compliant accessible path from the allotment boundary to the Data Centre building’s Principal Pedestrian Entrance (PPE), as required by AS 1428.1 under the BCA/NCC.</p> <p>To address this deviation, a Performance-Based Solution must be implemented. The proposed solution involves using the accessible car parking bay adjacent to the Data Centre building’s PPE as an alternative access point, rather than from the allotment boundary.</p> <p>Further details will be provided at a later stage.</p>	D1P1

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

## 1.2 Exemption Area(s)/Room(s) Under NCC BCA D4D5

The assessment of the documentation has revealed that the following area(s) or room(s) shown in purple colour require further documentation to demonstrate that these areas are inappropriate due to their specific use and present a health risk to people with disabilities. Therefore, they do not comply with the prescriptive provisions of the BCA.

DTS Clause	Location	Exemption Clause
D4	Ground Floor 	D4D5

This generally applies to plant rooms and other areas used occasionally by maintenance personnel. It should preclude wheelchair access from these areas.

Where the above is applicable the client must provide a letter detailing why this is applicable (e.g. store of heavy equipment, furniture, hazard substances, etc) to this building and clearly note locations. Letter to be assessed as part of this OC sign off.

The documentation will need further detailing such as door hardware, construction specifications, services design and manufacturer’s details.



Jhoana Colorado  
**Access Team Lead | Senior Access Consultant**  
**MBC Group**

## 2 Introduction

Modern Building Consultants (MBC Group) are the appointed Access Consultant for the proposed development subject of this report by Jhoana Colorado. This report is based upon a desktop review of architectural details (as listed in Appendix A), presently at State Significant Development Application (SSDA) stage, against the applicable provisions of the National Construction Code - Building Code of Australia Volume One 2022.

### 2.1 Purpose

A State Significant Development Application (SSDA) has been prepared in support of proposed Data Centre development at 2 Wolseley Place, Jerrabomberra. The site is zoned B7 Business Park under the Queanbeyan Local Environmental Plan (West Jerrabomberra) 2013. The current real property description of the site is Lot 6 in DP1288362, following the site's subdivision by Poplars as part of the estate works.

The key features of the Proposal are summarised as follows:

- Site preparation works including demolition, tree and vegetation clearing and bulk earthworks
- Staged construction, fit out and operation of single storey, 20MW Data Centre building with a maximum building height of 7.6m and total gross floor area of 5,826m<sup>2</sup> comprising:
  - o Loading dock space
  - o Five (5) data halls
  - o Ancillary office space and amenities
  - o Offices and amenities.
- Provision of required utilities including:
  - o Two (2) 270kL above-ground combined fire sprinkler & hydrant tanks
  - o Two (2) 11kV switch-rooms on site
- Vehicle and pedestrian access provided via Wolseley Place.
- Associated landscaping and site servicing
- Installation of site services and drainage infrastructure
- A floor space ratio of approximately 0.14:1.
- 60 at-grade parking spaces including 2 DDA spaces

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for Project DCI CBR01 Data Centre (SSD-64287712) dated 6th November 2023.

The purpose of this statement is to assess the current design proposal against the Deemed-to-Satisfy (DtS) provisions of Sections C, D and E of the National Construction Code Series 2022 (Volume 1) – Building Code of Australia (referred to as BCA), and provide surety to the Consent

Authority that the design is capable of compliance without significant design amendments.  
The following MBC Group Team Members have contributed to this assessment:

- Jhoana Colorado

This Capability Statement is not intended to identify all issues of compliance or non-compliance with the BCA with such other issues to be appropriately addressed prior to issue of the Construction Certificate.

## 2.2 Methodology

The methodology applied in undertaking this assessment has included:

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

## 2.3 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 Floor Levels: 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 2022, 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.

This report has been prepared by MBC in the capacity as the appointed Access consultant for the proposed development. This report is an assessment of the proposed development against the Deemed-to-Satisfy (DTS) provisions of the applicable BCA Access provisions.

## 2.4 Current Legislation

### National Legislation

- Disability Discrimination Act, 1992, Government of Australia, <http://www.legislation.gov.au>
- Disability (Access to Premises – Buildings) Standards, 2010, Government of Australia, <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 (Access to Premises – Buildings) Amendment Standards 2020, Government of Australia.

### Disability Discrimination Act 1992 (Cth) (DDA)

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

The Disability Discrimination Act (DDA) ensures consistent protection against unjust and unfavorable treatment for individuals with disabilities in Australia. It also makes it illegal to discriminate against an "associate" of a disabled person, such as a friend, carer, or family member.

The DDA's broad definition of disability encompasses various conditions, including physical, intellectual, psychiatric, neurological, cognitive, sensory (such as low vision, deafness, or hearing reduction), learning difficulties, physical disfigurement, and the presence of disease-causing organisms in the body. This inclusive definition ensures that all individuals with disabilities are safeguarded by the Act, promoting the principle of equal fundamental rights for people with disabilities, just like any other member of the community.

The Act applies to a wide range of life activities, spanning access to premises, education, provision of goods and services, employment, and administration of Commonwealth laws and programs.

Whenever a person with a disability wishes to utilise premises, including buildings, outdoor spaces, car parking areas, pathways, and facilities, it is essential to provide equitable and dignified access. The DDA mandates appropriate adjustments to be made to ensure accessibility. If adequate access is not provided, a complaint can be filed under the DDA.

Notably, the DDA takes precedence over State legislation, Standards, and Guidelines concerning disability access matters, reinforcing its pivotal role in upholding accessibility rights for people with disabilities across Australia.

### **Applicable Building Code of Australia (BCA)**

The Environmental Planning and Assessment Act states that the BCA that is applicable to the project is the one in force at the time of the application for a construction certificate. It is presumed at this stage that the CC date will be after 01/05/19 the BCA that is applicable to the project is BCA Volume 1,2022.

National Construction Code (NCC) specifically the Building Code of Australia. Current Version, Australian Building Codes Board, [www.abcb.gov.au](http://www.abcb.gov.au)

### **Australian Standards for Access and Mobility**

- Australian Standards for Access and Mobility,
- AS 1428.1:2009 - Part 1 General requirements for access – New building work,
- AS 1428.2:1992 - Enhanced and additional requirements – Part 2 Buildings and facilities,
- AS/NZS1428.4: 1:2009 - Part 4.1 – Means to assist the orientation of people with vision impairment – TGSI,
- AS 1735.12:1999 - Lifts, escalators and moving walks,
- AS/NZS 2890.6:2009 - Off- street parking for people with disabilities and
- Queanbeyan-Palerang Regional Council- Development Control Plan.

## Disability (Access to Premises- Buildings) Standards 2010 – General

### Part 1, Clause 1.3 Objects

- a. “to ensure that dignified, equitable, cost effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided to a person with a disability; and
- b. to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.”

In contrast to building regulations, the DDA is not prescriptive. The implementation of the Premises Standards in 2010, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of parkland, playgrounds, transport vehicles, interior fit-out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the standards which may be subject to the general complaints provisions of the DDA.

According to the Guidelines on the Application of the Premises Standards (produced by the Australian Human Rights Commission, 2011), the Premises Standards serve two primary purposes:

- To ensure equitable and dignified access for new buildings and areas of existing buildings that undergo renovation or upgrade requiring building approval.
- To provide clarity to those involved in the design, construction, certification, and management of buildings, outlining the required level of access for buildings falling under the scope of the Premises Standards.

The Premises Standards, outlined in the Access Code within Schedule 1, establish a set of nationally applicable Performance Requirements to enable non-discriminatory access and use of the buildings and areas they cover. They also provide technical Deemed-to-Satisfy Provisions to meet these Performance Requirements.

While the Premises Standards largely align with the BCA and reference various Australian Standards related to access and other relevant matters, they aim to offer certainty to the building industry in fulfilling access requirements for new and upgraded buildings, specifically concerning elements covered by the Premises Standards. However, it's important to note that not all elements and components within buildings and premises fall within the scope of the Premises Standards. The DDA has a broader scope, encompassing more aspects related to accessibility beyond what is covered by the Premises Standards or the BCA.

The Disability Discrimination Act (DDA) includes specific provisions related to access requirements for buildings under Section 23, which pertains to access to premises and facilities

that the public can enter or use. Additionally, the DDA provides a framework for creating specific Disability Standards that offer more detailed guidance on compliance.

These Disability Standards include:

- Disability Standards for Accessible Public Transport 2002 (Not applicable)
- Disability Standards for Education 2005 (Not applicable)
- Disability (Access to Premises – Buildings) Standards 2010 (Applicable)

Enforcement of the DDA primarily occurs through a complaints process. Individuals who have experienced unlawful discrimination, either directly or indirectly, can seek resolution through the Australian Human Rights Commission. If conciliation efforts are unsuccessful, they have the option to take the matter to the Federal Magistrates Court or the Federal Court of Australia.

**Note:** Affected Part is not trigger in this new data centre.

### Reference and Guidelines

- Guide to the BCA, Current Version, Australian Building Codes Board, [www.abcb.gov.au](http://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](http://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>
- AS1428.4.1 Draft Way-finding Standard <https://store.standards.org.au/reader/as-1428-4-2-2018?preview=1>
- 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 - Part 1 General requirements for access – New building work.
- AS 1735.12:2020 - Lifts, escalators and moving walks and
- AS/NZS 2890.6:2022 - Off- street parking for people with disabilities.

The purpose of this statement is to evaluate the current design proposal against the Deemed-to-Satisfy (DtS) provisions of the National Construction Code Series 2022 - Building Code of Australia (BCA), DDA Premises Standards 2010, and AS1428.1 Suite, and to assure the Consent Authority that the design can comply without requiring significant amendments.

## 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	<b>Equitable use</b>	<p>The design is useful and marketable to people with diverse abilities.</p> <ul style="list-style-type: none"> <li>- Provide the same means of use for all users: identical whenever possible; equivalent when not.</li> <li>- Avoid segregating or stigmatizing any users.</li> <li>- Provisions for privacy, security, and safety should be equally available to all users.</li> <li>- Make the design appealing to all users.</li> </ul> <p><b>Example:</b> Online content that is designed so that it is accessible to everyone, including students who are blind and using text-to-speech software.</p>
2	<b>Flexibility in use</b>	<p>The design accommodates a wide range of individual preferences and abilities.</p> <ul style="list-style-type: none"> <li>- Provides choice in methods of use.</li> <li>- Accommodate right- or left-handed access and use.</li> <li>- Facilitate the user's accuracy and precision.</li> <li>- Provide adaptability to the user's pace.</li> </ul> <p><b>Example:</b> 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.</p>
3	<b>Simple and intuitive use</b>	<p>Use of the design is easy to understand regardless of the user's experience, knowledge, language skills, or current concentration level.</p> <ul style="list-style-type: none"> <li>- Eliminate unnecessary complexity.</li> <li>- Be consistent with user expectations and intuition.</li> <li>- Accommodate a wide range of literacy and language skills.</li> <li>- Arrange information consistent with its importance.</li> <li>- Provide effective prompting and feedback during and after task completion.</li> </ul> <p><b>Example:</b> Control buttons on specific equipment for common use (staff and visitors) are labelled with text and symbols that are simple and intuitive to understand.</p>
4	<b>Perceptible information</b>	<p>The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.</p> <ul style="list-style-type: none"> <li>- Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information.</li> <li>- Provide adequate contrast between essential information and its surroundings.</li> </ul>

No.	Principle	Guidelines
		<ul style="list-style-type: none"> <li>- Maximise "legibility" of essential information.</li> <li>- Differentiate elements in ways that can be described (i.e., make it easy to give instructions or directions).</li> <li>- Provide compatibility with a variety of techniques or devices used by people with sensory limitations.</li> </ul> <p>Example: Broadcasting television closed captions for users (staff and visitors) with hearing loss.</p>
5	<b>Tolerance for error</b>	<p>The design minimizes hazards and the adverse consequences of accidental or unintended actions.</p> <ul style="list-style-type: none"> <li>- Arrange elements to minimize hazards and errors: most used elements, most accessible; hazardous elements eliminated, isolated, or shielded.</li> <li>- Provide warnings of hazards and errors.</li> <li>- Provide fail safe features.</li> <li>- Discourage unconscious action in tasks that require vigilance.</li> </ul> <p>Example: Online content that is designed to be accessible to everyone, including students/teachers who are blind or partially blind or visitors/users using text-to-speech software.</p>
6	<b>Low physical effort</b>	<p>The design can be used efficiently and comfortably and with minimal fatigue.</p> <ul style="list-style-type: none"> <li>- Allow user to maintain a neutral body position.</li> <li>- Use reasonable operating forces.</li> <li>- Minimize repetitive actions.</li> <li>- Minimize sustained physical effort.</li> </ul> <p>Example: Automated doors, windows, lighting, air-conditioning, etc. Sensor doors and basin and sink taps/water mixers.</p>
7	<b>Size and space for approach and use</b>	<p>Appropriate size and space are provided for approach, reach, manipulation and use regardless of user's body size, posture or mobility.</p> <ul style="list-style-type: none"> <li>- Provide a clear line of sight to important elements for any seated or standing user.</li> <li>- Make reach to all components comfortable for any seated or standing user.</li> <li>- Accommodate variations in hand and grip size.</li> <li>- Provide adequate space for the use of assistive devices or personal assistance.</li> </ul> <p>Example: Adjustable workbenches for visitors, users and adjustable desks for</p>

Base Extracted from [Universal Design Principles | RL Mace Universal Design Institute \(udinstitute.org\)](https://www.udinstitute.org/)

## 3 Development Description & Assessment Information

### 3.1 Proposed Development

The proposed development comprises the Construction, fit out and operation of single storey, 20MW Data Centre building comprising:

- 60 at-grade parking spaces including 2 DDA spaces
- Loading dock space
- Five (5) data halls
- Ancillary office space and amenities
- Offices and amenities

There will be 3 construction stages:

- **Stage 1:** 2no. Data halls with 8MW IT capacity, admin bldg., primary and secondary site entrances incl. external carpark and loading dock facility
- **Stage 2:** 1no. Data Hall with 4MW IT capacity
- **Stage 3:** 2no. Data halls with 8MW IT capacity and admin bldg. incl. external carpark

### 3.2 Location and Description

The proposed DCI Canberra Data Centre is located at 2 Wolseley Place, Jerrabomberra NSW 2619. The current real property description of the site is Lot 6 in DP1288362, following the site's subdivision by Poplars as part of the estate works (Figure 1).

The site has a total area of approximately 4.05 hectares. The existing ground surface dips gently NW at approximately 1°.

The Poplars Innovation Precinct is a new business park which forms part of the broader development of the South Jerrabomberra locality in the Queanbeyan-Palerang LGA. The precinct is being developed by the estate owner, Poplars Developments Pty Ltd (Poplars).

The Precinct is located approximately 5 kilometers south-west of Queanbeyan and 10 kilometers south-east of Canberra near the NSW/ACT border (Figure 2, Figure 3). It is conveniently located close to major transport and infrastructure links, including the Monaro Highway located about 2 kilometers to the west (via Lanyon Drive), and high voltage transmission lines located on the ACT/NSW border.

The Precinct has been earmarked for employment and related urban purposes for some time, with the Innovation Precinct rezoned from rural to business purposes by Queanbeyan-Palerang Regional Council (Council) in 2013, in accordance with a Structure Plan for the wider South Jerrabomberra area.

The Poplars Retail and Service Precinct (Stage 1), located to the north of Tomsitt Drive, has been under development since 2017. This has involved development of key precinct infrastructure (including a new intersection with Tomsitt Drive), as well as the development of a number of retail and service businesses.

The Poplars Innovation Precinct covers some 35 hectares to the south of Tomsitt Drive, and is proposed to be developed for a range of business and employment purposes, with a focus on technology sectors including:

- Space and Defense Sectors;
- Information and Communication Technologies; and
- Scientific Research Services.

The proposed DCI Data Centre site forms part of Stage 1 of the Innovation Precinct (also known as Poplars Innovation Precinct – West).

In July 2021, Council approved a development application (DA 2020.1427) from Poplars for the estate works required for the Innovation Precinct Stage 1, including:

- Estate subdivision;
- Vegetation clearing across the estate;
- Bulk earthworks across a portion of the estate; and
- Infrastructure development, including construction of an estate road from Environa Drive.

The approved subdivision plan is shown on Figure 4. Estate works and infrastructure development are currently underway.

The estate approvals and development mean that some of the environmental issues associated with the proposed development of the DCI Data Centre – such as biodiversity and cultural heritage have already been addressed as part of the wider estate development.

The site is currently vacant, with estate works currently underway to enable the site to be used for business/employment purposes. Prior to the commencement of estate development for the Poplars Innovation Precinct, the site had been used for broad acre agricultural (grazing) purposes.

The nearest sensitive receivers are the residents of Jerrabomberra to the east of the site, the closest of which are approximately 380 meters from the site. Additional residential areas are located approximately 500 meters to the south-east and 750 meters to the south.

The site is well serviced by transport and is within close proximity to Tomsitt Drive, Lanyon Drive and Monaro Highway. The site is approximately 5.5km southwest of the Queanbeyan train station which is on the Queanbeyan and Canberra rail line. This provides access to Canberra CBD.



Figure 1. - Site Aerial, Source: pjep Scoping Report\_Oct23, 2023

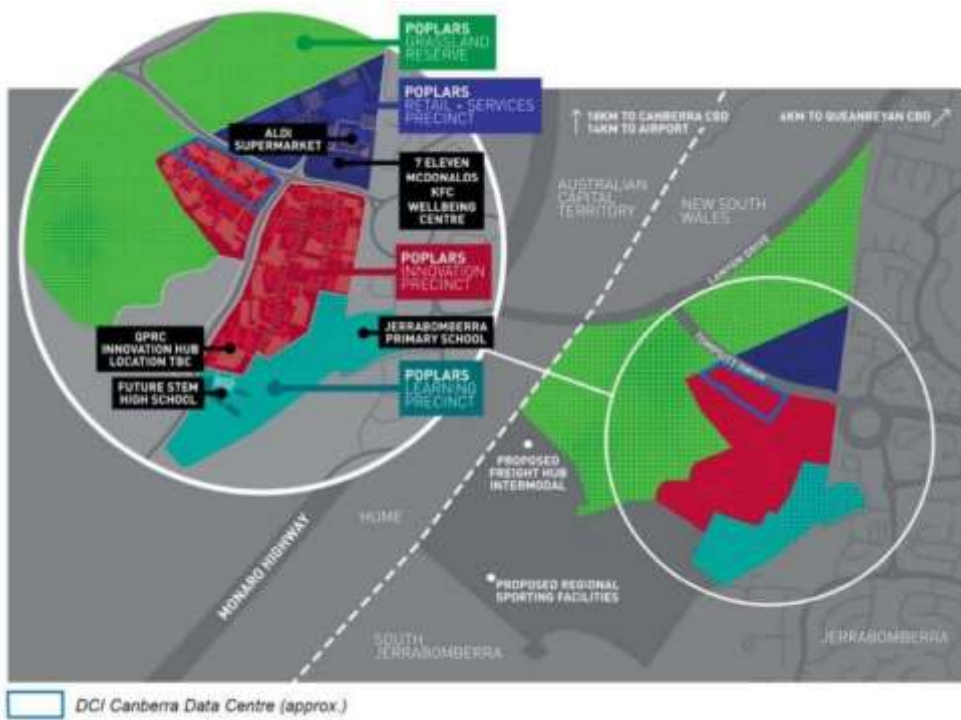


Figure 2. - Site Aerial, Source: pjep Scoping Report\_Oct23, 2023



Figure 3. - Poplars Innovation Precinct Stage 1 Master Plan, Source: pjep Scoping Report\_Oct23, 2023



Figure 4. - Approved Estate Subdivision Plan, Source: pjep Scoping Report\_Oct23, 2023

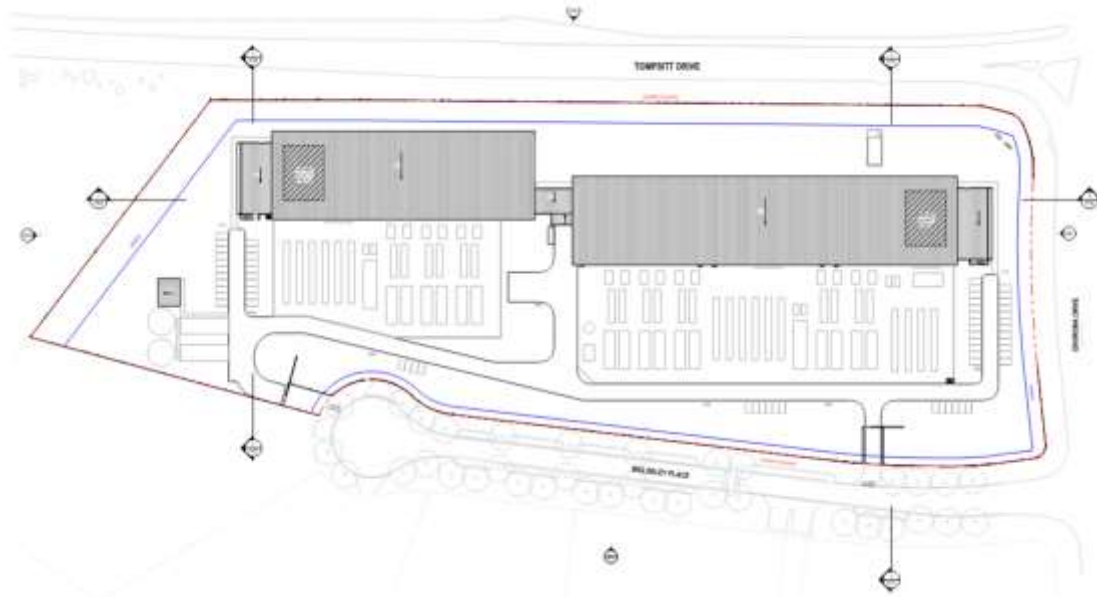


Figure 5. - Site Plan, Source: HDR, 2024

### 3.3 BCA Classification (Access Requirements)

In the context of this report and the BCA the building use can be classified as follows:

Certification	Descriptions	Access Requirements
Class 5	Office	Access is required -to and within all areas normally used by the occupants.
Class 7b	Data Centre/Plant room	Access is required -to and within all areas normally used by the occupants.

## 4 Mandatory Requirements Accessibility Assessment & Recommendations for Access for People with Disability

The following details the accessibility compliance of the proposed development. 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/construction Certificate Stage to demonstrate full compliance with the relevant access provisions.

### 4.1 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
<ul style="list-style-type: none"> <li>○ There is a lack of access from the allotment boundary. This is a departure to be address under a Performance Solution. Refer to item 1.1 for further information.</li> </ul> <p><b><i>The proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.</i></b></p>

### 4.2 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 m<sup>2</sup>, 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 (service maintenance areas 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 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 D4.

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

Compliance Comments
<ul style="list-style-type: none"> <li>○ Ensure all new doors in the continuous accessible path of travel (CAPT) are in accordance with AS1428.1 Fig 31 and 32. This includes 530mm internal and 510mm external latch side clearances.</li> </ul> <p><b><i>The proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.</i></b></p>

### 4.3 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 development 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 TGSIs are to be incorporated in accordance with AS/NZS 1428.4.1, where the handrail breaks or is not continuous throughout the stair.

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

**Compliance Comments**

***The proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.***

4.4 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 9a)
- 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**

***The proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.***

#### 4.5 Stairs (D4D4), Ramps and Walkways (D4D12)

Every ramp and stairway, except for ramps and stairways in areas exempted by (service maintenance areas D4D5 Clause, must comply with–

- for a ramp, except , 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 1000mm 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 1540mm 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 all stairs provide at middle landing off-set tread.

***The proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.***

#### 4.6 Sanitary and other Facilities - BCA Part F4

- Class 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 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 means of 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.
- Left-hand (LH) and right-handed (RH) mirror image facilities to be evenly distributed where two or more accessible unisex facilities provided. Balance is to be provided between consecutive floor with the same user.
- 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

- Ensure male WC entry doors provide clear 900mmx900mm circulations space.

***The proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.***

#### 4.7 Communal and Exempted Areas - BCA Part 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 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
<ul style="list-style-type: none"> <li>○ Ensure all commonly use admin areas are accessible in accordance with AS1428.1.</li> <li>○ For exempted areas refer to item 1.2.</li> </ul> <p><b><i>The proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.</i></b></p>

#### 4.8 Carparking Spaces for People with Disabilities - BCA Part D4D6

Carparking Spaces for People with Disability are to be provided in accordance with Table D3.5 of the Disability (Access to Premises Standards) 2012 and NCC BCA, therefore:

- Class 5 is to provide 1 accessible car bay for every 100 or part thereof

Compliant AS/NZS 2890.6 Accessible car parking bays must achieve:

- 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.
- The overhead clearance of 2.5metres (parking bay and shared areas) and 2.2-metres overhead path of travel.
- Accessible car parking bay and shared areas are to ensure 1:40 maximum gradient or 1:33 if 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 kerb or 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**

- If there is a level difference between proposed accessible path of travel and building entry lobby. Ensure this is address with an access ramp in accordance with AS1428.1.

***The proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.***

## 5 Conclusion

This statement outlines the findings of an assessment of the referenced architectural documentation for the proposed development against the Deemed-to-Satisfy provisions of the National Construction Code Series (Volume 1) Building Code of Australia 2022.

In view of this assessment, we can confirm that compliance with the National Construction Code Series (Volume 1) Building Code of Australia 2022 Access provision, DDA Premises Standards and AS1428 suite are readily achievable.

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

Best regards,



Jhoana Colorado  
**Access Team Lead | Senior Access Consultant**  
**MBC Group**

## 6 Appendix A – Architectural Plans Reviewed

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

Title	Drawing No.	Date	Drawn By	Rev
COVER SHEET	HDR-AR1000	15/11/24	HDR	B
SITE ANALYSIS	HDR-AR1100	15/11/24	HDR	B
SITE PLAN	HDR-AR1300	15/11/24	HDR	B
STAGING PLANS	HDR-AR1301	15/11/24	HDR	B
SITE COVERAGE	HDR-AR1302	15/11/24	HDR	B
AREA SCHEDULE	HDR-AR2001	15/11/24	HDR	B
GENERAL ARRANGEMENT - GROUND FLOOR PLAN	HDR-AR12101	15/11/24	HDR	B
GENERAL ARRANGEMENT - ROOF PLAN	HDR-AR-2102	15/11/24	HDR	B
GENERAL ARRANGEMENT - TYPICAL DATA HALL PLAN	HDR-AR-2103	15/11/24	HDR	B
ELEVATIONS SHEET 1 OF 3	HDR-AR-3000	15/11/24	HDR	B
ELEVATIONS SHEET 2 OF 3	HDR-AR-3001	15/11/24	HDR	B
ELEVATIONS SHEET 3 OF 3	HDR-AR-3002	15/11/24	HDR	B
SECTIONS A	HDR-AR-3100	15/11/24	HDR	B
SECTIONS B & C	HDR-AR-3101	15/11/24	HDR	B
SECTIONS - CALLOUTS	HDR-AR-3104	15/11/24	HDR	B
IMINARY FINISHES SCHEDULE	HDR-AR-8000	15/11/24	HDR	B



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