



Access Report

9 Gregory Hill Drive, Gledswood
Gledswood Hills High School



Prepared for: Department of Education (DoE)
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Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
04	Update of applicable building code section	25-Mar-25		
			Dennisse Bonanno	Joel Lewis

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared by
01	Access Report for REF	25-Nov-24	Jhoana Colorado
02	Access report for Review of Environmental Factors (REF)	13-Dec-24	Jhoana Colorado
03	Access Report amend to include TSA Riley comments and updated drawing register.	19 Dec 24	Peter Bedford
04	Update of applicable building code section	25-Mar-25	Dennisse Bonanno

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1 Executive Summary

Modern Building Consultants (MBC Group), as the appointed DDA/Access consultant for the proposed new high school, has reviewed the documentation prepared by djrd Architects (refer to Appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2022 (BCA).

The purpose of the assessment is to provide surety that the proposed new high school has been assessed and is capable of complying with the Building Code of Australia 2022 Volume 1, the Disability (Access to Premises - Buildings) Amendment Standards 2010 and 2020 (Premises Standards), relevant Australian Standards (AS), and the intent of the Disability Discrimination Act 1992 (DDA).

The recommendations in this report should be incorporated into the ongoing design proposed new high school and verified before reaching the crown certificate stage. As the design advances, additional documentation reviews will be conducted to ensure compliance with the accessibility provisions of the BCA.

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	BCA Clause
D4	Various sliding doors will not provide 530mm latch side clearances. This is a departure from BCA part D4, and a Performance Solution is required to address this departure.	D1P1
F4	Block A staff sanitary facilities currently provide a freestanding WC; however, there is no staff unisex accessible WC. Under the BCA, a bank of sanitary facilities is required to include a unisex accessible WC. This is a departure from BCA part F4 and a Performance Solution is required to address this departure.	F4P1

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	Description of Non-Compliance	Exemption Clause
D4D5	Building A, B & C <ul style="list-style-type: none"> • Plant • BCR • CLNRA+Store Building D <ul style="list-style-type: none"> • Cleaners rooms • Plant areas • Garden store • Bulk store • Sports equipment store • Outdoor equipment store 	D3

This generally applies to:

- The designated areas are unsuitable for wheelchair users due to their specific operational purposes.*
- These areas may pose health and safety risks for individuals with disabilities.*
- 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 Crown Certification process.

2 Introduction

2.1 Purpose

This Accessibility report has been prepared by MBC Group on behalf of the NSW Department of Education (DoE) to assess the potential environmental impacts that could arise from the new Gledswood Hills High School (the Proposal) at 9 Gregory Hills Drive, Gledswood Hills (the site). The works are proposed by the DoE to meet the growth in educational demand in Gregory Hills and Gledswood Hills, and the broader South West Growth Area.

This report has been prepared to provide surety that the proposed new high school has been assessed and is capable of complying with the BCA accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2022), as are principally contained within Parts D4, F4, E2 and DDA (Access to premises- Buildings) 2010 Standards and the Australian Standards suite (AS) as this prescribes the minimum requirement for access to a building. The report is therefore to assess the current design proposal against the above provisions and to outline those areas, if any, where:

- Compliance is not achieved,
- Areas may warrant redesign to achieve compliance.

2.2 Assessment Methodology and BCA Access Provisions

The methodology applied in undertaking this assessment has included the following statutory requirements:

- A review of architectural plans, as listed in listed above, in the report revision section.
- NCC BCA 2022 Detailed assessment of Parts D4, E3 and F4.

2.3 Regulatory Framework

National Legislation

- 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 (DAPS)
<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>
- The National Construction Code - Building Code of Australia Volume One 2022 (referred to as BCA).

Applicable Building Code of Australia (BCA)

The proposed new high school will be subject to compliance with the relevant requirements of the BCA as in force at

- (a) the date of the invitation for tenders to carry out the Crown building work, or
- (b) in the absence of tenders, the date on which the Crown building work commences, except as provided by this section.

As such this statement is based upon the Deemed-to-Satisfy provisions of BCA 2022, which is the current BCA in force at the time of writing. An amended report reflecting the 2025 BCA provisions can be completed at request upon its adoption.

Adoption of the 2025 BCA is anticipated to be after the 1 May 2025. A final date has not been confirmed by the Australian Building Codes Board (ABCB).

Australian Standards series for Access and Mobility

- 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
- AS1735.12:1999 - Lift Facilities for People with Disabilities
- AS 2890.6:2009 – Parking Facilities for People with Disabilities

Local DCP

- Camden Council Development Control Plan (DCP).
- Turner Road DCP

NCC BCA – Building Australian Code - 2022 Specific

- Part D4 - Access for People with Disability
- Part F4 - Sanitary and other Facilities
- Part E3 - Passenger Lifts

Reference and Guidelines

- Camden Council DCP
- 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>
 - AS1428.4.1 Draft Way-finding Standard <https://storestandards.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.

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	<p>The design is useful and marketable to people with diverse abilities.</p> <ul style="list-style-type: none"> - 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.

No.	Principle	Guidelines
		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	<p>The design accommodates a wide range of individual preferences and abilities.</p> <ul style="list-style-type: none"> - 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. <p>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.</p>
3	Simple and intuitive use	<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"> - 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. <p>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.</p>
4	Perceptible information	<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"> - 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. - 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. <p>Example: Broadcasting television closed captions for users (staff and visitors) with hearing loss.</p>
5	Tolerance for error	<p>The design minimizes hazards and the adverse consequences of accidental or unintended actions.</p> <ul style="list-style-type: none"> - 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.

No.	Principle	Guidelines
		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	<p>The design can be used efficiently and comfortably and with minimal fatigue.</p> <ul style="list-style-type: none"> - Allow user to maintain a neutral body position. - Use reasonable operating forces. - Minimize repetitive actions. - Minimize sustained physical effort. <p>Example: Automated doors, windows, lighting, air-conditioning, etc. Sensor doors and basin and sink taps/water mixers.</p>
7	Size and space for approach and use	<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"> - 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. <p>Example: Adjustable workbenches for visitors, users and adjustable desks for</p>

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

2.4 Current National Legislation

The applicable legislation governing the design of buildings in NSW is the Environmental Planning and Assessment Act 1979.

Applicable Building Code of Australia (BCA)

The proposed new high school will be subject to compliance with the relevant requirements of the BCA 2022 as in force at the time that the REF Application is made.

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 utilize 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.

2.5 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.
- 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.

3 Project Description

The proposed activity involves the construction and operation of a new high school at the site accommodating 1000 students, including:

- A series of school buildings along the northern, eastern and southern site boundaries.
- A school hall.
- An assembly area, sports field and multi sports courts.
- Car parking and a Kiss and Drop zone.
- Associated on and off-site infrastructure to support the school, including a new pedestrian crossing and relocation of the existing bus stop on Gregory Hills Drive to the site frontage.

The Review of Environmental Factors prepared by Ethos Urban provides a full description of the proposed works.

3.1 Location

The site is located at 9 Gregory Hills Drive, Gledswood Hills, within the Camden Local Government Area (LGA), approximately 60km southwest of the Sydney CBD and approximately 3.5km from Narellan Town Centre. It comprises one lot, legally described as Lot 2 in DP 1262720, that measures approximately 4.15ha in area. The site is bound by Digitaria Drive to the north and Gregory Hills Drive to the south. To the east lies two vacant lots, a childcare centre and a fast food outlet. To the west lies another childcare centre and a vacant lot (which also has approval for a childcare centre).

An aerial image of the site is shown at Figure 1.



Figure 1 - Site aerial



Figure 2 - Site Plan

3.2 Concept Approval

This report has considered the concept approval (DA/2017/45/1) for a proposed new high school comprising bulky goods premises, business premises, food and drink premises, indoor recreation facilities, two hotels and a cinema. It has been determined that the concept approval is not applicable to the subject of this report, and implications for assessment have not been identified.

3.3 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.

3.4 Use and Building Class – Accessibility

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

Certification	Descriptions	Access Requirements
Class 5	Offices	Access is required -to and within all areas normally used by the occupants.
Class 9b	School	Access is required -to and within all areas normally used by the occupants.

4 Mandatory Requirements Accessibility Assessment & Recommendations for Access for People with a 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.

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
<p>Principal Pedestrian Entrance (PPE) linkage via Digitaria Drive:</p> <ul style="list-style-type: none"> ○ Access is achieved from the allotment boundary via compliant (1:25) walkway in accordance with AS1428.1 and DDA Premises Standards. ○ Stairs at allotment boundary provide set back of 900mm minimum as prescribed under AS1428.1. <p>It is noted that there is a distance of over 50m from the proposed lift to the furthest stairwell, raising an equity-of-travel-distance issue. The nominated location of the lift is based on the following rationale:</p> <ul style="list-style-type: none"> ○ The lift is positioned in the building closest (facing Digitaria Drive) to the Principal Pedestrian Entrance (PPE) for staff, students, and visitors. ○ It is located adjacent to the Support Learning Unit home base on the ground floor of Building A. ○ All buildings are linked via outdoor covered walkways that provide on-grade, weatherproof access to all levels and potential areas for respite along the paths of travel. ○ The stairs located more than 50m from the lift are in Building C, situated closest to the secondary entry of GHHS. ○ Accessible car parking bays have a direct line of sight to the lift's location.

Compliance Comments

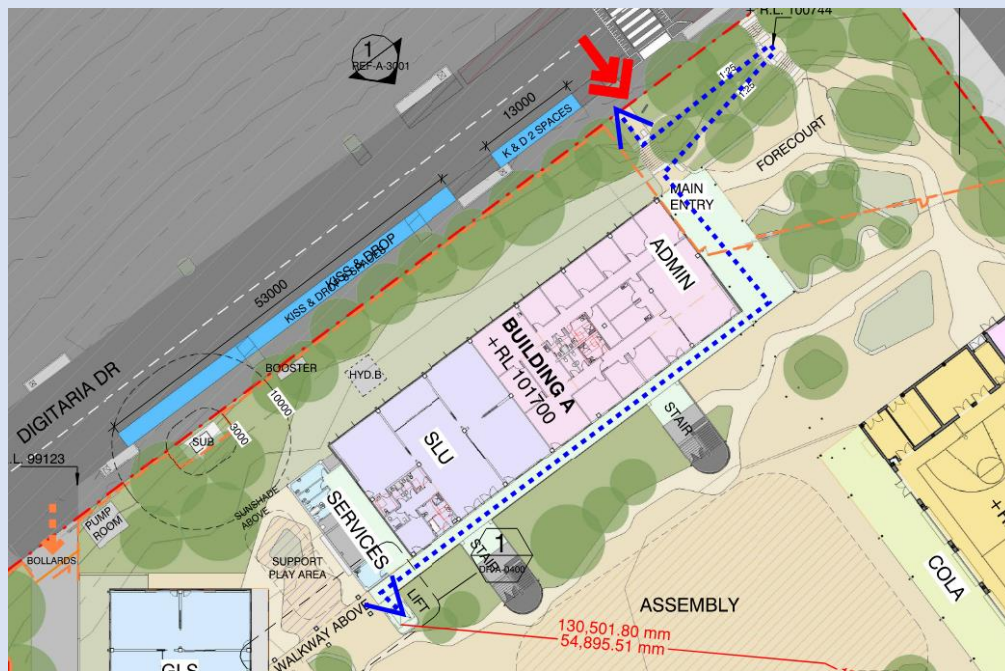


Figure 3. Access via Principal Pedestrian Entrance

Secondary Entrance Linkage via Gregory Hills Drive:

- Access is achieved from the allotment boundary via series of compliant (1:20) walkways in accordance with AS1428.1 and DDA Premises Standards. This is under 3.6m height.
- Stairs at allotment boundary provide set back of 900mm minimum as prescribed under AS1428.1.

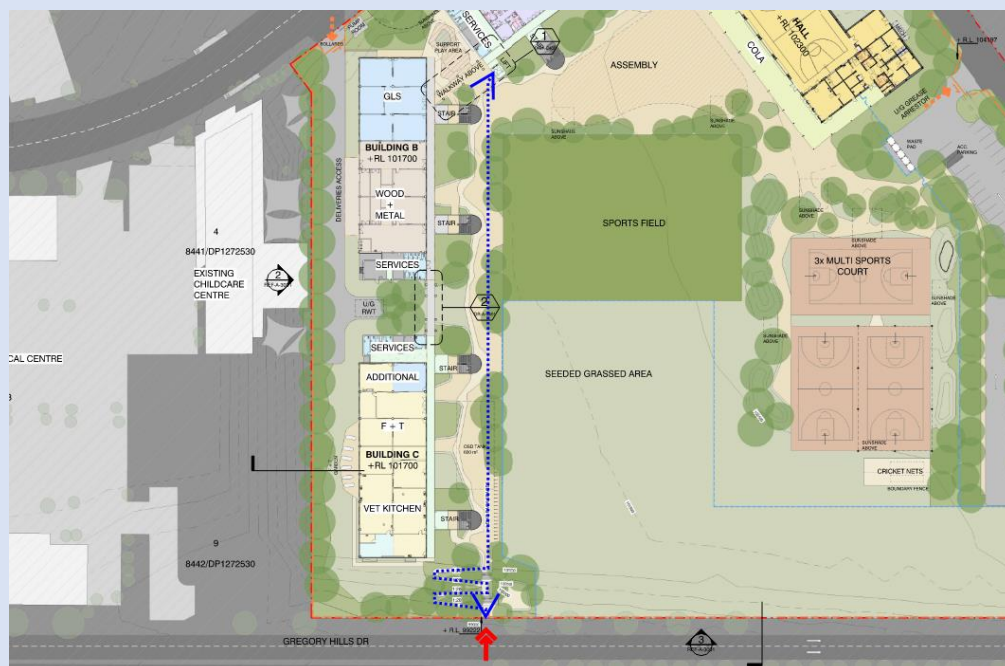


Figure 4. Access via Secondary Pedestrian Entrance

Compliance Comments

Linkage to Accessible Carparking Bay:

- Access is achieved from the accessible car parking bays (x2) to passenger lift via assembly area in accordance with AS1428.1 and DDA Premises Standards.

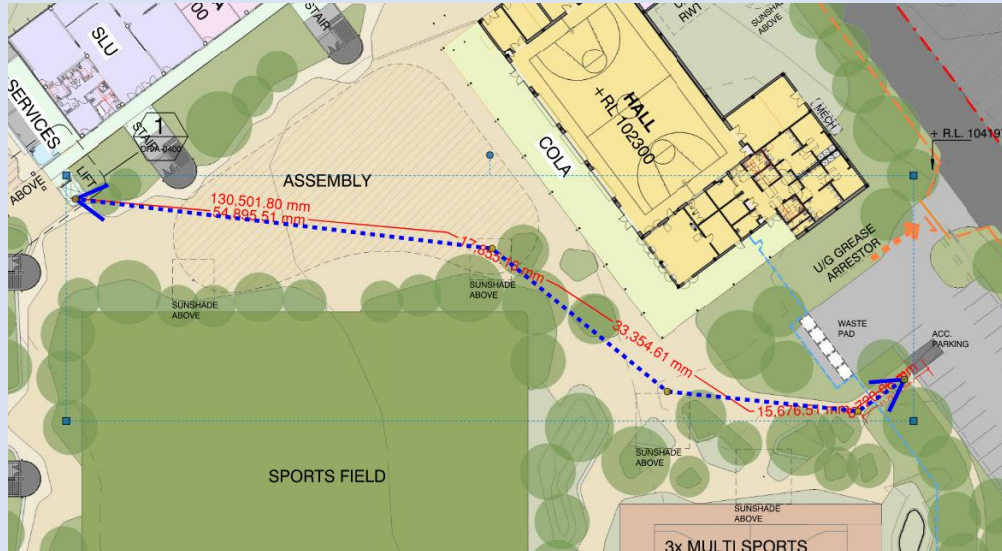


Figure 5. Access from the Access car parking bays to Lift Access

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

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 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
<p>Ensure all doors in the accessible path of travel comply with AS1428.1, providing a clear opening width of 850mm and:</p> <ul style="list-style-type: none"> ○ 530mm latch-side clearance when the door opens towards the user. ○ 510mm latch-side clearance when the door opens away from the user. <p>If the above can not be provided doors are to be automated or departure is to be supported under a Performance Based Solution.</p> <p><i>The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.</i></p>

4.3 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
<p>All buildings are to ensure:</p> <ul style="list-style-type: none"> ○ 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.
<p><i>The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.</i></p>

4.4 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	
○	There are no fire isolated stairs in this project, stairs are communication stairs subject to AS1428.1. compliance.

4.5 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
<ul style="list-style-type: none"> ○ 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
<i>The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.</i>

4.6 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.g Wheelchairs, prams, large goods, etc.

Compliance Comments
<ul style="list-style-type: none"> ○ 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.
<i>The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.</i>

4.7 Sanitary and other Facilities F4D5

Unisex Accessible Toilets (USAT) and Ambulant Facilities

- 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
<p>Block A</p> <p>GF - Unisex accessible for staff – Ensure Provision. Note one toilet is a bank and a bank of toilets is to ensure unisex accessible is provided. If this is not possible to be achieve, this departure is to be address under a Performance Based Solution.</p> <p><i>The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.</i></p>

4.8 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 (formerly D3.4) 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
<p><i>The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.</i></p>

4.9 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
<ul style="list-style-type: none"> ○ There is an accessible carparking bay that lacks 2.4m width. Adjust for compliance. There is enough information for this issued to be address at a later stage. ○ Shared areas are to be provided next to accessible car spaces.
<p><i>The requirements noted above appear capable of being achieved. Compliance with the specified clauses will be verified in detail at a later stage.</i></p>

5 Conclusion

This report has reviewed the documentation submitted for Gledswood Hills High School – Buildings A, B & C in line with the proposed new high school provisions for “Access for People with Disabilities.” The significance of ensuring inclusive and equitable access cannot be overstated, as it contributes to a more 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

6 Appendix A – Architectural Plans Review

The following documentation was used in the assessment and preparation of this report:

Drawing No.	Title	Date	Revision
GHHS-DJRD-00-00-DR-A-REF-A-0000	COVER & DRAWING LIST	29/11/24-	-01
GHHS-DJRD-00-00-REF-A-0101	EXISTING SITE PLAN	29/11/24	01
GHHS-DJRD-00-00-REF-A-0250	OVERALL GROUND FLOOR PLAN	29/11/24	01
GHHS-DJRD-00-00-REF-A-0251	OVERALL LEVEL 1 FLOOR PLAN	29/11/24	01
GHHS-DJRD-00-00-REF-A-0252	OVERALL LEVEL 2 FLOOR PLAN	29/11/24	01
GHHS-DJRD-00-00-REF-A-0253	OVERALL ROOF PLAN	29/11/24	01
GHHS-DJRD-00-00-DR-A-0300	OVERALL SITE WORKS PLAN	29/11/24	01
GHHS-DJRD-B00A-GF-REF-A-1010	BUILDING A - GROUND FLOOR PLAN	29/11/24	01
GHHS-DJRD-B00A-L1-REF-A-1011	BUILDING A - LEVEL 1 FLOOR PLAN	29/11/24	01
GHHS-DJRD-B00A-L2-REF-A-1012	BUILDING A - LEVEL 2 FLOOR PLAN	29/11/24	01
GHHS-DJRD-B00A-RF-REF-A-1013	BUILDING A - ROOF PLAN	29/11/24	01
GHHS-DJRD-B00B-GF-REF-A-1020	BUILDING B - GROUND FLOOR PLAN	29/11/24	01
GHHS-DJRD-B00B-L1-REF-A-1021	BUILDING B - LEVEL 1 FLOOR PLAN	29/11/24	01
GHHS-DJRD-B00B-L2-REF-A-1022	BUILDING B - LEVEL 2 FLOOR PLAN	29/11/24	01
GHHS-DJRD-B00B-RF-REF-A-1023	BUILDING B - ROOF PLAN	29/11/24	01
GHHS-DJRD-B00C-GF-REF-A-1030	BUILDING C - GROUND FLOOR PLAN	29/11/24	01
GHHS-DJRD-B00C-L1-REF-A-1031	BUILDING C - LEVEL 1 FLOOR PLAN	29/11/24	01
GHHS-DJRD-B00C-L2-REF-A-1032	BUILDING C - LEVEL 2 FLOOR PLAN	29/11/24	01
GHHS-DJRD-B00C-RF-REF-A-1033	BUILDING C - ROOF PLAN	29/11/24	01
GHHS-DJRD-B00D-GF-REF-A-1040	BUILDING D – GROUND FLOOR PLAN -	29/11/24	01
GHHS-DJRD-B00D-RF-REF-A-1041	BUILDING D - ROOF PLAN -	29/11/24	01
GHHS-DJRD-B00A-ZZ-REF-A-3011	BUILDING A-ELEVATIONS-SHEET 1	29/11/24	01
GHHS-DJRD-B00A-ZZ-REF-A-3012	BUILDING A-ELEVATIONS-SHEET 2	29/11/24	01

GHHS-DJRD-B00B-ZZ-REF-A-3021	BUILDING B - ELEVATIONS - SHEET 1	29/11/24	01
GHHS-DJRD-B00B-ZZ-REF-A-3022	BUILDING B - ELEVATIONS - SHEET 2	29/11/24	01
GHHS-DJRD-B00B-ZZ-DR-A-3023	BUILDING B - ELEVATIONS - SHEET 3	15/11/24	A
GHHS-DJRD-B00C-ZZ-REF-A-3031	BUILDING C - ELEVATIONS - SHEET 1	29/11/24	01
GHHS-DJRD-B00C-ZZ-REF-A-3032	BUILDING C - ELEVATIONS - SHEET 2	29/11/24	01
GHHS-DJRD-B00D-ZZ-REF-A-3041	BUILDING D - ELEVATIONS - SHEET 1	24/11/24	01
GHHS-DJRD-B00D-ZZ-REF-A-3042	BUILDING D - ELEVATIONS - SHEET 2	24/11/24	01
GHHS-DJRD-B000-ZZ-DR-A-4001	SITE SECTIONS	29/11/24	01
GHHS-DJRD-B00A-ZZ-REF-A-4011	BUILDING A - SECTIONS - SHEET 1	29/11/24	01
GHHS-DJRD-B00A-ZZ-DR-A-4012	BUILDING A - SECTIONS - SHEET 2	29/11/24	01
GHHS-DJRD-B00B-ZZ-REF-A-4021	BUILDING B - SECTIONS - SHEET 1	29/11/24	01
GHHS-DJRD-B00B-ZZ-DR-A-4022	BUILDING B - SECTIONS - SHEET 2	15/11/24	A
GHHS-DJRD-B00C-ZZ-REF-A-4031	BUILDING C - SECTIONS - SHEET 1	15/11/24	A
GHHS-DJRD-B00C-ZZ-DR-A-4032	BUILDING C - SECTIONS - SHEET 2	15/11/24	A
GHHS-DJRD-B00D-ZZ-REF-A-4041	BUILDING D - SECTIONS - SHEET 1	29/11/24	01
GHHS-DJRD-B00D-ZZ-REF-A-4042	BUILDING D - SECTIONS - SHEET 2	29/11/24	01