





Access Assessment Report

New Public School at Mulgoa Rise – Temporary School Facilities



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BCA Logic Acquired by Jensen Hughes

BCA Logic was acquired by Jensen Hughes, the largest specialist fire and safety engineering firm in the world, in September 2021.

A respected global leader in safety, security and risk-based engineering and consulting, Jensen Hughes employs more than 1,400 people across 100 countries. This acquisition marks the company's entry into the Australian market and speaks to BCA Logic's experience and expertise in building legislation and regulations, fire, accessibility, and energy consulting.

Partnering with Jensen Hughes allows BCA Logic to further advance our capabilities in all aspects of fire safety engineering and support our clients with an expanded range of complementary services. Both companies share a commitment to technical excellence and exceptional client service.

Table of Contents

EXECUTIVE SUMMARY	4
1 BASIS OF ASSESSMENT	5
1.1. Location.....	5
1.2. Purpose	7
1.3. Limitations	7
1.4. Federal Disability Discrimination Act (DDA).....	8
1.5. Design Documentation	8
1.6. Definitions.....	8
2 KEY COMPLIANCE CONSIDERATION	10
2.1. General.....	10
2.2. Classification	10
2.3. Dimensions and Tolerances.....	10
2.4. Performance Based Design – Performance Solutions	10
2.5. Areas Required to be Accessible	10
3 STATEMENT OF COMPLIANCE.....	11
ANNEXURE A – DESIGN DOCUMENTATION	12
ANNEXURE B - BCA ASSESSMENT	13
ANNEXURE D - COMPLIANCE SPECIFICATION.....	24

Tables

Table 1. Building Classification	10
Table 2. Areas Required to be Accessible	10
Table 3. Architectural Plans	12
Table 4. BCA 2019 Summary	14

EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings and existing demountable buildings for the proposed temporary school development at New Public School at Mulgoa Rise – Temporary School Facilities, against the relevant Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability within the Building Code of Australia (BCA) 2019, Volume 1 Amendment 1.

The approach for these temporary school buildings is to achieve an appropriate and reasonable level of equitable access to and within the staff & administration areas, communal areas such as the library and wheelchair access to at least 50% of the homebases. This approach is consistent with standard practice for temporary school projects provided by the Department of Education under exempt development provisions of the legislation. Refer to the Accessibility Management Plan prepared by NBRS which outlines the provision of access to and within the temporary school.

The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements. The plans assessed were developed to a standard suitable for submission as a development application and do not contain all the details necessary to allow a CC to be issued. As such, this assessment is limited to the major items under the BCA with the view of identifying any items that may result in a design change or additional key items that need to be included in the design.

1 BASIS OF ASSESSMENT

1.1. Location

The building development, the subject of this report, is located at New Public School at Mulgoa Rise – Temporary School Facilities.

SSD-11070211 Consent Approval for the New Public School at Mulgoa Rise was received on the 18th March 2022. As a result of significant wet weather delays a delayed completion date of almost six months from a forecast Day 1 Term 1 2023 completion date is anticipated.

To allow the new school to begin regular operations on Day 1 Term 1 2023 and to enable the 230 students already enrolled to commence studies in 2023 the proposed development will be modified to provide temporary learning and support facilities while the construction of the permanent school occurs.

The development will include the construction, operation and eventual removal of temporary school facilities on the southern end of the current site. The temporary facilities will be directly connected to the partially complete permanent facilities.

The proposed Temporary Facilities are all single storey demountable buildings and comprise:

- 9 General Learning Spaces.
- Support Unit Learning Spaces.
- 1 Administration Block.
- 1 Staff Facilities Block.
- 1 Library Block.
- Toilet Block Facilities.
- 1 Accessible Toilet Block facility.

The proposed location of the temporary facilities is within the current site, as shown in **Figure 1** below.

It is proposed that students will have access to the Hall, COLA, bike racks, end of trip facilities and sports court, under the current approval, all of which can be delivered in time for the Day 1 Term 1 opening. In addition, the waste storage area and staff car park will be complete and operational to serve the temporary school. Pick up and drop off on Deerubbin Drive (to the north) will also be available as approved and won't conflict with construction access which is all from Darug Avenue.

The temporary school facilities will cater for 230 students and 25 staff.

The temporary school facilities will be completed in December 2022 and be in operation in January 2023 with students attending the school on Day 1 of Term 1 2023. The temporary facilities will be removed within 12 months of operation.

Pedestrian access to the temporary school will be provided via:

- A pedestrian walkway access from Forestwood Drive.
- Pedestrian entry off Deerubbin Drive.

Waste service and delivery vehicles will enter and exit the site from the approved entry / exit point adjacent to Deerubbin Drive.

Operating hours of the temporary school will be from 8.00 AM to 4.00 PM.

An updated Site Plan is provided in **Figure 1** with a Design Plan for the Temporary School Site provided in **Figure 2**

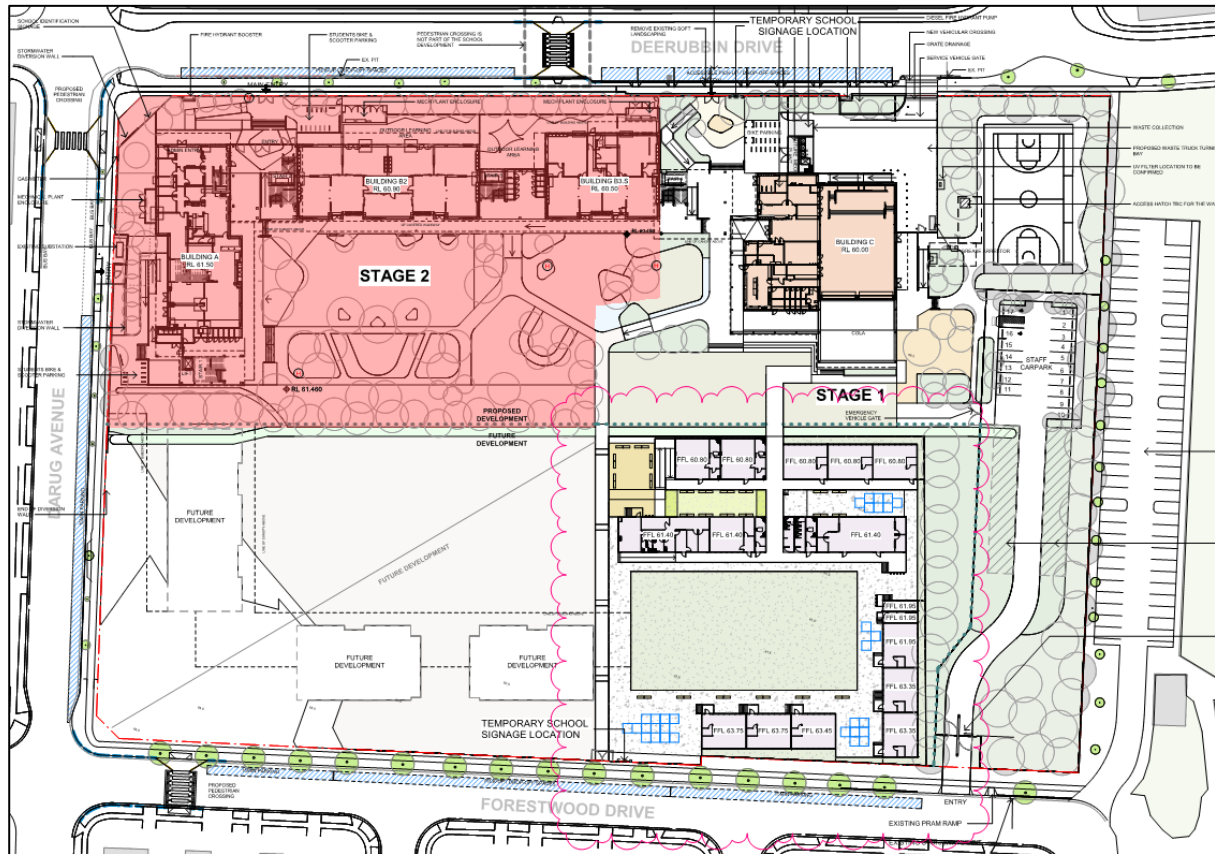


Figure 1: Updated Site Plan – New Public School at Mulgoa Rise

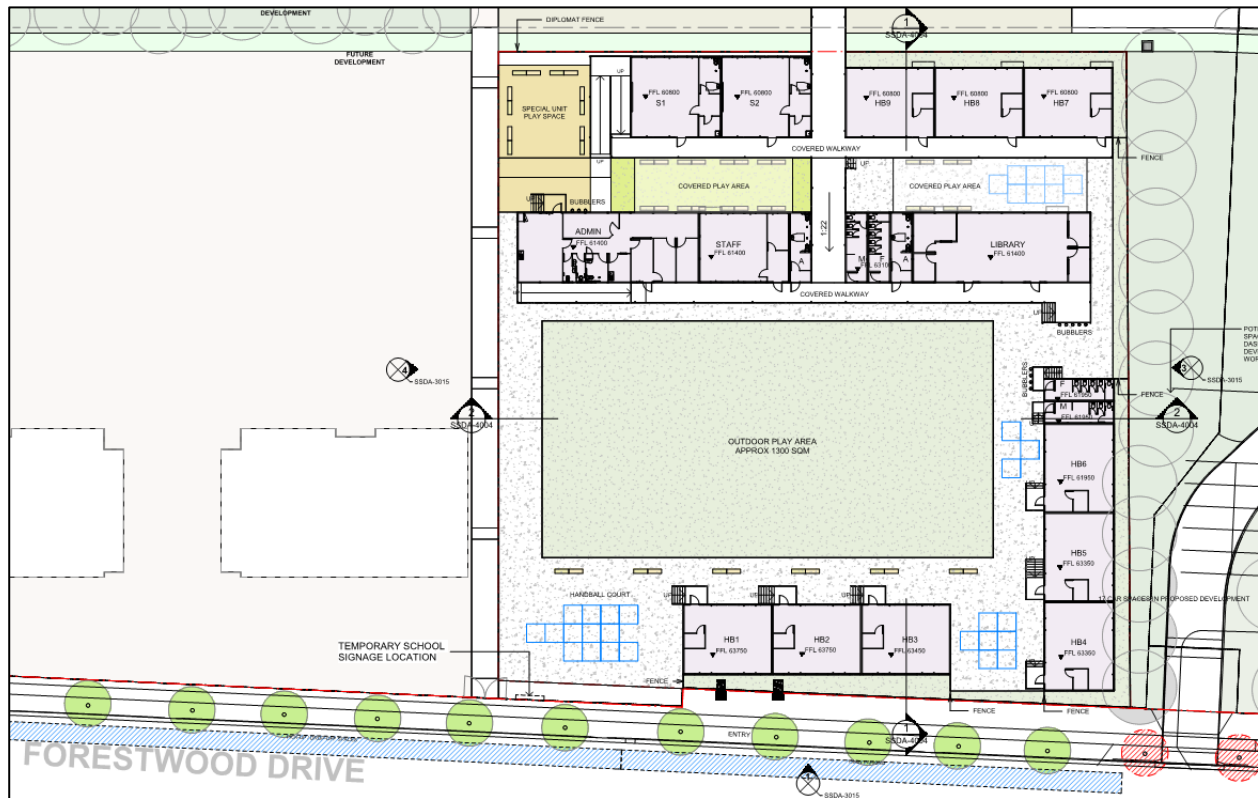


Figure 2: Design Plan for Temporary School – New Public School at Mulgoa Rise

1.2. Purpose

The purpose of this report is to assess the current design proposal against the accessible Deemed-to-Satisfy Provisions of BCA 2019, Amendment 1, and to clearly outline those areas (if any) where compliance is not achieved, where areas may warrant redesign to achieve strict BCA compliance or where areas may be able to be assessed against the relevant performance criteria of BCA 2019.

As the modification application is for temporary learning and support facilities while the construction of the permanent school occurs, compliance with the provisions of Building Code of Australia is mandated through the Environmental Planning & Assessment (EP&A) Act and Regulation.

The following clauses under the EP&A Act and Regulation 2021 relate to the SSDA Modification application for the temporary school's sites at Mulgoa and Hawkesbury.

- Section 4.40 of EP&A Act requires SSDA to be assessed under Section 4.15 of EP&A Act
- Section 4.15 of EP&A Act outlines the 'Evaluation' criteria for DA's
- Part 4 of the EP&A Regulation 2021 'Determination of development applications' outlines the criteria under the Regulation that must be considered during the DA process.
- Clause 63 of the EP&A Regulation 2021 relates to Temporary Structures – it clearly focuses on fire safety and structural capacity.
- Clause 69 of the EP&A Regulation 2021 outlines the mandatory conditions of consent applicable to a DA approval. Clause 69(1) requires a condition of consent that all development must comply with the BCA. However, Clause 69(6)(b) excludes temporary structures from the mandatory condition of consent to comply with the BCA.
- As a result, the consent authority has the mandate to determine the level of BCA compliance (partial or total conformity) applicable to the temporary school developments and needs to be reviewed at DA stage and likely implemented via a condition of consent. Whilst Clause 63 of the EP&A Regulation 2021 relates to Temporary Structures and clearly focuses on fire safety and structural capacity, it is envisaged that the consent authority may consider compliance with the Building Code of Australia outside the realm of fire safety, including but not limited to, Part D3 Access for People with a Disability.

It shall be acknowledged that the demountable buildings are existing temporary buildings which may have been in circulation as temporary school buildings for up to 30 years and will have varying levels of compliance in relation to the Deemed-to-Satisfy Provisions of BCA 2019, Amendment 1. As such, the approach for these temporary school buildings is to achieve an appropriate and reasonable level of equitable access to and within the staff & administration areas, communal areas such as the library and wheelchair access to at least 50% of the homebases. This will be achieved under the guidance of the Disability Discrimination Act 1992 (DDA) and generally in accordance with BCA 2019 and the applicable Australian Standards below.

- > General requirements for equitable access under Disability Discrimination Act 1992 (DDA);
- > Building Code of Australia 2019 (BCA2019) Volume 1 Amendment 1 – Part D3 and Clause F2.4;
- > Applicable Australian Standards AS 1428.1:2009, AS/NZS 1428.4.1:2009 and AS/NZS 2890.6:2009.

1.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019. Please refer to separate BCA report prepared by BCA Logic.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- > The structural adequacy or design of the building;
- > The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- > The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- > The Disability Discrimination Act and the Disability (Access to Premises – Buildings) Standards 2010;
- > BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- > Conditions of Development Consent issued by the Local Consent Authority; and
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

1.4. Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BC2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

1.5. Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

1.6. Definitions

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information

2 KEY COMPLIANCE CONSIDERATION

2.1. General

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building proposed to be accessible.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provides a detailed assessment of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

2.2. Classification

Under the provisions of Parts A6 of BCA2019 the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
9b	Single Storey	Homebases & Library, Admin
Class 10	Single Storey	Ancillary covered walkways

2.3. Dimensions and Tolerances

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

2.4. Performance Based Design – Performance Solutions

No performance solutions are proposed.

2.5. Areas Required to be Accessible

The following areas of the building are required to be accessible:

Table 2. Areas Required to be Accessible

Area / Room	Description
Temporary School Buildings	<p>As the temporary school development is intended for use for a short period of time (approx. 3-6 operation until the permanent school is operational and temporary buildings will be removed within 12 months of operation) and the demountable buildings are installed on posts, access into the temporary buildings is required to be provided by external ramps and elevated walkways.</p> <p>Under recent experience with SINSW for temporary schools, the proposal includes providing an accessible path of travel to the communal areas (administration, staff, library) and to</p>

Area / Room	Description
	50% of the homebases which includes the two support units (S1/S2 & HB7/8/9). This is deemed a satisfactory approach for a temporary school development.

3 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions for Accessibility as outlined in Part 1.2 of this report. It is considered that such documentation complies or is capable of complying (as outlined in Part 2 of this Report) with those documents.

The plans assessed were developed to a standard suitable for submission as a development application and do not contain all the details necessary to allow a CC to be issued. As such, this assessment is limited to the major items of the BCA with the view of identifying any items that may result in a modified development consent being required, or additional key items that need to be included in the design.

ANNEXURE A – DESIGN DOCUMENTATION

This report has been based on the following design documentation.

Table 3. Architectural Plans

Architectural Plans Prepared by NBRS			
Drawing Number	Revision	Date	Title
20415-NBRS-DW-AR-SSDA-0001	5	04.07.2022	COVER PAGE
20415-NBRS-DW-AR-SSDA-0110	12	04.07.2022	SITE PLAN
20415-NBRS-DW-AR-SSDA-0113	9	04.07.2022	SITE ACCESS & SECURITY PLAN
20415-NBRS-DW-AR-SSDA-1003	1	04.07.2022	GROUND FLOOR PLAN
20415-NBRS-DW-AR-SSDA-1004	1	04.07.2022	ROOF PLAN
20415-NBRS-DW-AR-SSDA-3015	1	04.07.2022	ELEVATIONS
20415-NBRS-DW-AR-SSDA-4004	1	04.07.2022	SECTIONS
-	2	03.07.2022	ACCESSIBILITY MANAGEMENT PLAN

ANNEXURE B - BCA ASSESSMENT

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure D	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure D of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

Building Code of Australia 2019 Assessment Summary (BCA2019)

Table 4. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
Section D: Access and Egress			
Part D2 – Construction of Exits			
D2.15: Thresholds	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless –</p> <ul style="list-style-type: none"> (a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or (b) in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or (c) in a building required to be accessible by Part D3, the doorway – <ul style="list-style-type: none"> (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or (d) in other cases – <ul style="list-style-type: none"> (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway open. 	<p>It is assumed internal door thresholds in demountable will be level.</p> <p>Works to create elevated walkways to provide accessible entry to the required accessible buildings will comply with level thresholds.</p>	CRA – Refer Annexure D

Section D: Access and Egress			
D2.17: Handrails	<p>(a) Except for handrails referred to in D2.18, handrails must be –</p> <ul style="list-style-type: none"> (i) located along at least one side of the ramp or flight; and (ii) located along each side if the total width of the stairway or ramp is 2 m or more; and (iii) in a Class 9b building used as a primary school – <ul style="list-style-type: none"> (A) have one handrail fixed at a height of not less than 865 mm; and (B) have a second handrail fixed at a height between 665 mm and 750 mm, (iv) measured above the nosings of stair treads and the floor surface of the ramp, landing or the like; and (v) in any other case, fixed at a height of not less than 865 mm measured above the nosings of stair treads and the floor surface of the ramp, landing, or the like; and (vi) continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and (vii) in a required exit serving an area required to be accessible, designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (a)(iii)(B). <p>(b) Handrails required to assist people with a disability must be provided in accordance with D3.3</p>	<p>New Stairs & Ramps - Handrails required to assist people with a disability must be provided in accordance with D3.3 & AS 1428.1.</p>	CRA – Refer Annexure D
D2.21: Operation of latch	<p>(a) A door in a required exit, forming part of a required exit or in the path of travel to a required</p>	Compliance to be reviewed/achieved upon review of the demountable buildings	CRA – Refer Annexure D

Section D: Access and Egress			
	<p>exit must be readily openable without a key from the side that faces a person seeking egress, by –</p> <ul style="list-style-type: none"> (i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 – <ul style="list-style-type: none"> (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or (ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor; 		
Part D3 – Access for People with a Disability			
D3.0: Deemed-to-Satisfy Provisions	Informational		Noted
D3.1: General Building Access Requirements	<p>Choose the applicable building classes:</p> <p>An accessway complying with AS1428.1 is required to the following:</p> <p>Class 9b –</p> <p>To and within all areas normally used by the occupants of the school</p>	<p>As the temporary school development is intended for use for a short period of time (approx. 3-6 months) and the demountable buildings are installed on posts, access into the temporary buildings is required to be provided by external ramps and elevated walkways.</p> <p>Under recent experience with SINSW for temporary schools, the proposal includes providing an accessible path of travel to the communal areas (administration, staff, library) and to 50% of the homebases which includes the two support units (S1/S2 & HB7/8/9). This is deemed a satisfactory approach for a temporary school development.</p>	Noted

Section D: Access and Egress			
		<p>The temporary development will have two accessible entry points from the public roads, one from Forestwood Drive and one from Deerubbin Drive.</p> <p>This proposal will include an Accessibility Management Plan written in conjunction with the school principal whereby the school will manage the personal needs of all students and staff in relation to their disabilities and provide a personalised management plan to cater for their specific needs in the accessible areas of the development as required.</p>	
D3.2: Access to Buildings	<p>(a) An accessway must be provided to a building required to accessible –</p> <ul style="list-style-type: none"> (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) 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 D3.4. 	<p>The temporary development will have two accessible entry points from the public roads, one from Forestwood Drive and one from Deerubbin Drive.</p> <p>It is proposed that students will have access to the Hall, COLA, bike racks, end of trip facilities and sports court, under the current approval, all of which can be delivered in time for the Day 1 Term 1 opening. Pick up and drop off on Deerubbin Drive (to the north) will also be available as approved and won't conflict with construction access which is all from Darug Avenue.</p> <p>In addition, the staff car park will be complete and operational to serve the temporary school which includes accessible parking which a compliant accessway providing access to the temporary school.</p>	CRA – Refer Annexure D

Section D: Access and Egress			
D3.3: Parts of Buildings to be Accessible	<ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1-2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. 	<p>Provision of new walkways, ramps and stairs to serve the accessible areas of the school will comply with AS 1428.1:2009.</p> <p>Elevated walkways have 2m widths for passing spaces.</p> <p>Accessible buildings/rooms will be provided with accessible doorways generally in accordance with AS 1428.1:2009.</p>	CRA – Refer Annexure D
D3.4: Exemptions	<p>Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)</p>	<p>The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:</p> <ul style="list-style-type: none"> > Any plant room or the like > Some storage rooms may be exempt subject to review of required use of the area and existing demountable structure. 	Noted
D3.4: Accessible Car Parking		<p>None proposed as part of this Modification – however it is noted that the staff car park for the main school will be operational for the start of the Temporary school therefore providing compliant accessible parking space for staff during the operation of the temporary school.</p>	Noted
D3.6: Signage	<ul style="list-style-type: none"> > Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: 	<p>Compliance to be reviewed/achieved upon review of the demountable buildings for signage to unisex accessible and ambulant toilets.</p>	CRA – Refer Annexure D

Section D: Access and Egress			
	<ul style="list-style-type: none"> ○ sanitary facility; and > Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and > Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility. > Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; 		
D3.7: Hearing Augmentation	<p>(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <p>(i) in a room in a Class 9b building; or in an auditorium, conference room, meeting room or room for judicatory purposes; or</p> <p>(ii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</p>	<p>Temporary Schools department within SINSW have advised the existing demountable buildings do not include provision for hearing augmentation.</p> <p>The school will have an Accessibility Management Plan which will provide portable devices (Roger Phonak or similar) to assist students or staff as required subject to their personal needs during operation of the temporary school. School will be advised during enrolment process of which students may require hearing assistance during operation of the temporary school.</p>	Noted
D3.8: Tactile Indicators	<p>(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <p>(i) stairway, other than a fire-isolated stairway; and</p> <p>(ii) an escalator; and</p> <p>(iii) a passenger conveyor or moving walk; and</p>	<p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS/NZS 1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps.</p>	CRA – Refer Annexure D

Section D: Access and Egress			
	<ul style="list-style-type: none"> (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) in the absence of a suitable barrier— <ul style="list-style-type: none"> (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, <p>except for areas exempted by D3.4. (b)</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p>		
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings		Not applicable to this development	N/A
D3.10: Swimming Pools		Not applicable to this development	N/A
D3.11: Ramps		Not applicable to this development	N/A
D3.12: Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Compliance to be reviewed/achieved upon review of the demountable buildings	CRA – Refer Annexure D
Specification D3.6 – Braille and Tactile Signs			
1. Scope	Informational		Noted

Section D: Access and Egress				
2.	Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	Compliance to be reviewed/achieved upon review of the demountable buildings	CRA – Refer Annexure D
3.	Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	Compliance to be reviewed/achieved upon review of the demountable buildings	CRA – Refer Annexure D
4.	Luminance-contrast	All accessible signage to comply with this clause and AS1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and braille. Luminance contrast to be measured on the location once installed.	Compliance to be reviewed/achieved upon review of the demountable buildings	CRA – Refer Annexure D
5.	Lighting	Braille and tactile signs to be appropriately illuminated, in compliance with this Clause and AS1428.1.	Compliance to be reviewed/achieved upon review of the demountable buildings	CRA – Refer Annexure D
6.	Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	Compliance to be reviewed/achieved upon review of the demountable buildings	CRA – Refer Annexure D

Section F: Healthy and Amenity				
Part F2 – Sanitary and Other Facilities				
F2.0:	Deemed-to-Satisfy Provisions	Informational		Noted
F2.4:	Accessible Sanitary Facilities (including Table F2.4)	<p>In a building required to be accessible—</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and</p> <p>(b) accessible unisex showers must be provided in accordance with Table F2.4(b); and</p>	<p>Satisfactory number of unisex accessible toilets and ambulant toilets are provided for staff and students.</p> <p>For the internal fitout of unisex accessible and ambulant toilets, compliance to be reviewed/achieved upon review of the demountable buildings.</p>	CRA – Refer Annexure D

Section F: Healthy and Amenity

- (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and
- (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and
- (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and
- (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and
- (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and
- (h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations;

ANNEXURE D - COMPLIANCE SPECIFICATION

Design Certification

The following BCA matters are assumed to be applicable to the new works and to be addressed by specific BCA Design Certificates to be issued by the relevant architectural or design consultants at the construction approval stage. This schedule will be further assessed and modified subject to the understanding of which works are new works and which works are existing demountable buildings which may not be subject to compliance with current BCA requirements:

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps. Tactile ground surface indicators will comply with Sections 1 and 2 of AS/NZS 1428.4.1:2009 and AS 1428.1:2009.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All accessible doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways and ramps will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. Handrails will comply with Clause 12 of AS1428.1-2009.
10. Grabrails will comply with Clause 17 of AS1428.1-2009.
11. Switches and power points will comply with Clause 14 of AS1428.1-2009.
12. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference due to construction tolerance shall not exceed 3mm.
13. Braille and tactile signage will comply with BCA2019 Clause D3.6. Signage will comply with Clause 8 of AS1428.1-2009.
14. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
15. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.