

Ref: AN022-218240_NarabeenSportsHighSchool_Access_Crown_DA Application_20220915_R0

31 August 2022

School Infrastructure NSW (c/- Johnstaff)

Level 5, 9 Castlereagh Street
Sydney, NSW 2000

Attention: **Priya Mekala**
Project Manager

Re: **Access Capability Statement for DA Submission**
Project: **Proposed Narrabeen Education Precinct**
Address: **6 Namona Street North Narrabeen NSW 2101**

INTRODUCTION

At the request of School Infrastructure C/- Johnstaff, we offer an assessment in respect to the Deemed-to-Satisfy requirements Building Code of Australia compliance for the proposed Narrabeen Education Precinct at Narrabeen NSW 2101.

The proposed Narrabeen Education Precinct development includes redevelopment of Narrabeen North Public School (NNPS) and Narrabeen Sports High School (NSHS). The Public School and High School have been identified by the NSW Department of Education (DoE) as requiring upgrade works.

The works at NNPS upgrade the school including demolition of existing buildings (Blocks H and J), construction of three (3) new buildings with refurbishment of three (3) existing buildings (Blocks B, K and V).

The works the subject of the Development Application (DA) at NNPS comprise:

- Construction of a new two (2) storey building containing administration facilities, multi-purpose hall and out-of-school-hours care (OSHC) facility on the ground floor with staff facilities and amenities on the first floor (Block D); and
- New Covered Outdoor Learning Area (COLA).

Other development works are occurring on the site under separate planning and approval pathways including:

- Refurbishment to existing buildings;
- Development without consent (REF); and
- Exempt development.

The proposed development does not seek to increase staff or student numbers.

SITE DESCRIPTION

The subject sites are located at 6 and 10 Namona Street, North Narrabeen (referred to as the Narrabeen Education Precinct) and falls within the local government area of Northern Beaches Council. The Narrabeen Education Precinct has a total area of 9.84 hectares.

Narrabeen Sports High School (NSHS) is located on the southern side of Namona Street and is legally described as Lot 12 DP 1119562. NSHS is surrounded by Pittwater Road to the east, Pittwater Sports Centre to the south and Mullet Creek to the west.



Figure 1 – Site Aerial Map, Source: Nearmap

CLASSIFICATIONS FOR THE BUILDING

The different parts of the building are classified as follows.

Class 9 buildings: a Class 9 building is a building of a public nature that includes one or more of the following sub-classifications:

- (1) Class 9a — a health-care building including any parts of the building set aside as laboratories, and includes a health-care building used as a residential care building.
- (2) Class 9b — an assembly building including a trade workshop or laboratory in a primary or secondary school

The following BCA Classifications are considered applicable to the new building based on the classification and use of each level. For clarity see definitions below for each applicable class.

Building Classification(s)	Refurbishment and additions to Block A	Class 9b	2 Storeys, Type B Construction
Rise in Storeys & Type of Construction			

Table 1 – BCA Classifications

Access requirements considered in this statement are found in a range of legislation, planning instruments and standards pertaining to access for people with a disability, these include but are not limited to:

- the National Construction Code (BCA 2019 Amendment 1),
- Disability (Access to Premises–Buildings) Standards 2010 (Premises Standards),
- relevant referenced Australian Standards,
- the Disability Discrimination Act 1992 (Cth) (DDA).

In our access reviews to date, we have made every attempt to assess the requirements under the Building Code of Australia 2019 Amendment 1, as they relate to the works proposed under the Crown DA submission and as shown on the plans listed below.

We have provided access compliance reviews to the design team for their incorporation into design and to inform their design options and compliance. This is not verification of full compliance of the design to date but



the capability of the design to comply. Areas of the design are still being refined so that compliance will be further assessed at detailed design review stage.

This capability statement is based upon the drawings by DesignInc as follows:

Drawing No. / Revision	Title	Dated
AR-H-1010	PROPOSED PLAN BLOCK A SOUTH GROUND FLOOR	14
AR-H-1011	PROPOSED PLAN BLOCK A SOUTH LEVEL 1	14
AR-H-3000	ELEVATIONS- STREET ELEVATIONS	2
AR-H-3010	PROPOSED ELEVATIONS- BLOCK A- SOUTH AND EAST	8
AR-H-3011	PROPOSED ELEVATIONS- BLOCK A- EAST, NORTH AND WEST	2
AR-H-3012	PROPOSED ELEVATIONS- BLOCK A A1-A2-A3	2
AR-H-3041	SECTIONS- BLOCK A SHEET 1	3
AR-H-3042	SECTIONS- BLOCK A SHEET 2	1

In our role as the access consultant, we have reviewed the architectural documentation available to date and can confirm the design is capable of complying with the BCA as it relates to accessibility.

The design is at a point where the inherent BCA philosophies have been checked and development consent can be sought. This is subject to normal design development and further assessment required during the subsequent detailed design stages of the project.

The finer details with respect to BCA and access compliance will be finalised prior to the issue of a Construction Certificate.

Yours sincerely,

Sophia Kitson
Senior Access Consultant
PHILIP CHUN ACCESSIBILITY