

Ref: AN022-218240_Pre-CC_ACCESS-Capstat_DD Application_NNPS_20230119_R02

19 January 2023

School Infrastructure NSW (c/- Johnstaff)

Level 5, 9 Castlereagh Street
Sydney, NSW 2000

Attention: **Priya Mekala**
Project Manager

Re: **Access Capability Statement for Designated Development Submission**
Project: **Proposed Narrabeen Education Precinct - NNPS**
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 ancillary works at Narrabeen North Public School in a mapped Coastal Wetlands Area.

Narrabeen North Public School (NNPS) forms part of the Narrabeen Education Precinct.

The Designated Development (DD) seeks consent for the following works at NNPS.

- Removal of eight (8) trees;
- New accessible pedestrian pathways;
- New substation on Namona Street frontage along with associated conduit connections;
- New fire hydrant booster and associated conduit connections;
- New hard and soft landscaping including planting of 12 new trees.

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

- Development Application (DA);
- Development without consent (REF); and
- Exempt development.

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

SITE DESCRIPTION

The subject sites is located at 6 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 North Primary School (NNPS) is located on the northern side of Namona Street, North Narrabeen and is legally described as Lot 3 Deposited Plan (DP) 1018621. NNPS is surrounded by residential dwellings to the east, grassed sporting fields (Warriewood Valley Sportsground) to the north and Northern Beaches Indoor Sports Centre to the west. NNPS contains two (2) Binishell domes (Block A and Block B) which are identified as a local heritage item under the Pittwater Local Environmental Plan 2014. The two (2) Binishell Domes are listed as State significant on DoE's Section 170 Heritage and Conservation Register. The Double Binishell Dome (Block B) is listed on the State Heritage Register.

□ BUILDING CODE □ ACCESS CONSULTING □ ESSENTIAL SERVICES



Figure 1 – Site Aerial Map, Source: Nearmap

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	Issue
LA-DD-P-0011	MATERIAL SCHEDULES	A
LA-DD-P-1001	GENERAL ARRANGEMENT LANDSCAPE PLANS - SHEET 01	A
LA-DD-P-1002	GENERAL ARRANGEMENT LANDSCAPE PLANS - SHEET 02	A
LA-DD-P-1003	GENERAL ARRANGEMENT LANDSCAPE PLANS - SHEET 03	A
LA-DD-P-1004	GENERAL ARRANGEMENT LANDSCAPE PLANS - SHEET 04	A
LA-DD-P-3004	SECTION/ELEVATION - SHEET 01	A
LA-DD-P-3005	SECTION/ELEVATION - SHEET 02	A
LA-DD-P-4001	TYPICAL DETAILS - SHEET 01	A
LA-DD-P-4002	TYPICAL DETAILS - SHEET 02	A



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 Crown Certificate.

Yours sincerely,

Sophia Kitson
Senior Access Consultant
PHILIP CHUN ACCESSIBILITY