

Ref: AN022-218240_NarrabeenNorthPublicSchool_Access_Crown_DA Application_31082022_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 Crown DA Submission**
Proposed Upgrades to North Narrabeen Public School
6 Namona Street, Narrabeen, NSW 2101

INTRODUCTION

At the request of School Infrastructure c/- Johnstaff, we offer an assessment in respect to the Deemed-to-Satisfy requirements of the Building Code of Australia 2019 Amendment 1 compliance for the proposed New Hall and Admin Block (Block D) and a new Covered Outdoor Learning Area (COLA) to North Narrabeen Public School at 6 Namona Street, Sydney NSW.

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 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

□ BUILDING CODE □ ACCESS CONSULTING □ ESSENTIAL SERVICES



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 (SHR).



Figure 1 – Site Aerial Map, Source: Nearmap

CLASSIFICATIONS FOR THE BUILDING

The different parts of the building are classified as follows.

Class 5: an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

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) Rise in Storeys & Type of Construction	New Hall & Admin Building Block D	Class 5 & 9b (Administration, offices, staff room, new hall, GLS, colas and amenities)	2 Storeys, Type B Construction
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Table 1 – BCA Classifications

Buildings, C, J & K do not form part of the scope of works ie no works proposed from the redevelopment.

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
DA-P-0220	MATERIALS BOARD -NEW ADMIN & HALL	A
DA-P-0302	3D SITE TOPOGRAPHY HEIGHT PLANE	A
DA-P-0303	3D SITE TOPOGRAPHY HEIGHT PLANE - NEW ADMIN & HALL	A
DA-P-0521	NEW SITE PLAN – SCHOOL -GROUND FLOOR	B
DA-P-1040	NEW HALL & ADMIN – GROUND FLOOR	A
DA-P-1041	NEW HALL & ADMIN – LEVEL 1	B
DA-P-3001	NEW ADMIN & HALL - SITE ELEVATIONS	A
DA-P-3002	NEW GLS HUB - SITE ELEVATIONS	A
DA-P-3040	NEW ADMIN & HALL - GA ELEVATIONS	A
DA-P-3041	NEW HALL & ADMIN - GA ELEVATIONS	B
DA-P-3042	NEW HALL & ADMIN -GA SECTIONS	A

The following performance solutions are currently tabled, needing justification through Access Performance Solutions. The performance solutions may change as the design development progresses.

Performance Solution – Building D, Level 1 – Passenger Lift Has Not Been Provided	
DTS clause:	D3.1 Access is required to and within all areas normally used by the occupants.
Description of the DTS Non-conformance:	Lift access has not been provided within the building to link the ground floor and level 1.
Applicable BCA Performance Requirements:	DP1 Access must be provided, to the degree necessary, to enable people to access work and public spaces.
Assessment Method:	In this instance, Philip Chun Accessibility proposes a performance solution based on a combination of Clause A2.2 (c) – expert judgement and Clause A2.2 (d) – comparison with the Deemed-to-Satisfy provisions.
Acceptance Criteria:	The proposed design is considered acceptable if it can be demonstrated that lift access provided in the proposed new Block E adjacent to Block D building will provide equitable access to the level 1 staff lounge.
Proposed additional measures	None currently

Performance Solution – Building D, Level G – Handrails to the stage stairs	
DTS clause:	D3.3 (a)(i) Parts of a building required to be accessible – every stairway, except for stairways in areas exempted by D3.4 and fire-isolated stairways, must



Performance Solution – Building D, Level G – Handrails to the stage stairs	
	comply with clause 11 of AS 1428.1.
Description of the DTS Non-conformance:	The handrails to the stage will be provided with handrail extensions at the lower landing that do not strictly meet the deemed-to-satisfy provisions of BCA D3.3(a)(i) inter alia AS1428.1 (2009) Clause 11.
Applicable BCA Performance Requirements:	DP1 Access must be provided, to the degree necessary, to enable people to access workspace. DP2 So that people can move safely to and within a building, it must have— (ii) suitable handrails where necessary to assist and provide stability to people using the stairway or ramp.
Assessment Method:	In this instance, Philip Chun Accessibility proposes a performance solution based on a combination of Clause A2.2 (c) – expert judgement and Clause A2.2 (d) – comparison with the Deemed-to-Satisfy provisions.
Acceptance Criteria:	The proposed design is considered acceptable if it can be demonstrated that appropriate access for people with disabilities is provided to the stage via the adjacent ramp.
Proposed additional measures	The school is to develop a management plan to ensure safe and appropriate access is to be provided to the stage for people with disabilities.

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