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# The Pittwater House Schools Access Review for S4.55 Application

## Summary

This report is an addendum to the Access Review report issued by funktion on 24/10/19; to address the proposed changes to the West and South Wing buildings which will be in a Section 4.55 application. The following changes are proposed:

- New balconies connecting the West Wing Building and South Wing Building
- Removal of amphitheatre roof and replace with shade umbrellas
- New entry points at ground floor, first floor and second floor the West Wing Building and South Wing Building
- removal of central internal stair in West Wing building and removal of southwest internal stair in South Wing Building

This review of the design documents for the S4.55 submission addresses the requirements for access by staff, students and visitors with a disability or who are older, to the proposed refurbishment to the existing buildings and new work on the school premises.

The review addresses compliance with the Disability (Access to Premises - Buildings) Standards 2010, Parts D3, E3.6 and F2.4 of the Building Code of Australia 2019 Amendment 1 (BCA) and Australian Standards for Access and Mobility.

The key issue in the provision of appropriate access to and within the new building work is the provision of a continuous accessible path of travel:

- (i) from the main points of a pedestrian entry at the allotment boundary;
- (ii) from another accessible building connected by a pedestrian link;
- (iii) from accessible visitor parking to principal building entrances; and
- (iv) to and within areas normally used by the occupants.

We have reviewed the drawings listed to assess the level of accessibility and compliance with the relevant codes, standards and legislation. The designs have been assessed to ensure that equitable and dignified access for people with disabilities can be provided. In carrying out an accessibility assessment, the main objective is to ensure access is provided through the provision of accessible facilities and continuous paths of travel to and within all appropriate areas of the buildings.

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## Legislation and Standards

New work is subject to access provisions in the following documents:

- Disability (Access to Premises - Buildings) Standards 2010
- The Disability Discrimination Act 1992 (DDA)
- Disability Standards for Education 2005
- The Building Code of Australia (BCA) 2019 Amendment 1 parts D3, F2.4 and E3.6
- AS1428.1 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.4 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment -tactile ground surface indicators
- AS1735.12 (1999) Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities AS1428.4 (1992) Design for access and mobility. Part 4: Tactile ground surface indicators for the orientation of people with vision impairment
- AS3745 (2009) Planning for Emergencies in Facilities (referenced)
- AS1428.5 (2010) Design for access and mobility Part 5: Communications for people who are deaf or hearing impaired (referenced)
- Australian Human Rights Commission Guideline on the Application of the Premises Standards (2013)

## Documentation Reviewed

This assessment is based on discussion with the design team and review of the following architectural documentation prepared by Neeson Murcutt + Neille Architects and landscape architecture documentation prepared by Jane Irwin Landscape Architecture:

DA 01 COVER SHEET Rev 04  
DA 03 SITE ANALYSIS Rev 02  
DA 04 SITE PLAN Rev 03  
DA 05 DEMOLITION PLANS Rev 02  
DA 08 SOUTH + WEST WING UNIVERSAL CORE PLANS Rev 03  
DA 08.1 SOUTH + WEST WING UNIVERSAL CORE PLANS Rev 01  
DA 08.2 SOUTH + WEST WING UNIVERSAL CORE PLANS Rev 01  
DA 08.3 SOUTH + WEST WING SECTION + ELEVATIONS Rev 01  
DA 10 SHADOW DIAGRAMS Rev 02  
DA 11 SCHEDULE OF COLOURS AND MATERIALS Rev 02  
DA 12.3 NOTIFICATION PLAN SECTION 4.55 Rev 01

L-DA-000 Coversheet Rev C  
L-DA-001 Legends and Schedule Rev B  
L-DA-002 Legend and Plant Schedule Rev B  
L-DA-003 Landscape Masterplan Rev C  
L-DA-104 Landscape Detail Plan 04 Rev A  
L-DA-105 Landscape Detail Plan 05 Rev A  
L-DA-502 Landscape Sections / Elevation 02 Rev B  
L-DA-503 Landscape Sections / Elevation 03 Rev B  
L-DA-508 Detail Sections – Kiss and Drop Rev A  
L-DA-509 Detail Sections – Kiss and Drop Rev A

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## Assessment

### Overview

To meet the Access to Premises Standards Part 2.1 and BCA D3.2, accessible paths of travel are proposed to be provided from the allotment boundary to the principal pedestrian entrance of the school and linking to all areas and buildings within the school, including the areas that are included in the S4.55 submission:

- A new vertical core including lift, linking all levels of the south and west wings
- Link between the kiss and drop to the lower ground level via pathways with accessible gradients and crossfalls that comply with AS1428.1
- Link between the kiss and drop to the upper ground level via pathways and ramps with accessible gradients and crossfalls that comply with AS1428.1

### Internal Accessways

To meet the requirements of the Premises Standards and BCA part D3.1, provision for continuous accessible paths of travel meeting the functional requirements of AS1428.1 (2009) has been made throughout the new balconies connecting the West Wing Building and South Wing Building and new entry points at ground floor, first floor and second floor of the West Wing Building and South Wing Building; via the provision of lift access linking all levels of the buildings and circulation space at corridors, lift lobbies and doors.

### Stairways

New stairways are proposed. To meet the BCA (2019) part D3.3 (a) stairways, (except for stairways in exempted areas and fire isolated stairs) are required to comply with AS1428.1 clause 11 and BCA D3 and fire isolated stairs are proposed to comply with AS1428.1 clause 11 (f) and (g). Lift or ramp access in close proximity to the stairs is proposed to be provided as an alternative to stairs in the new vertical core.

### Lifts

A lift is proposed in the new vertical circulation connecting the lower and upper areas of the school in the senior school area. The lift is capable of complying with BCA E3.6 to have dimensions 1100mm x 1400mm for lifts travelling less than 12m and door clearance that complies with BCA D3.3 (b) and E3.6 and features in accordance with AS1735.12.

### Landscaped / Outdoor Areas

Outdoor and landscaped areas are proposed to include:

- Link between the kiss and drop to the lower ground level via pathways with accessible gradients and crossfalls that comply with AS1428.1
- Link between the kiss and drop to the upper ground level via stairs, pathways and ramps with accessible gradients and crossfalls that comply with AS1428.1

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## Conclusion

Having reviewed the listed drawings, it is our opinion that the proposed changes that are included in the S4.55 application, include accessibility provisions for people with physical and sensory disabilities in the proposed new work that can comply with the functional accessibility requirements of BCA (2019) sections D3, E3.6; AS1428.1, AS1735.12 and the Disability (Access to Premises - Buildings) Standards 2010 for accessibility and equity.

With the development and implementation of the recommendations contained in the Access Review report dated 24/10/19, the provision of access for people with a disability in proposed new work at The Pittwater House Schools can provide continuous accessible paths of travel and the equitable provision of accessible facilities to provide inclusive design to meet the anticipated requirements of staff, students and visitors.

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being reviewed. My company is holding appropriate current insurance policies.



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