

Ian Thompson  
Midson  
Suite 7, 33 Alexandra Street, Hunters Hill  
NSW 2110

Dear Ian,

Re: **St Luke's Grammar 800 Pittwater Road SEARS Application Access & DDA Review**

## Background

This is a preliminary accessibility review to accompany the SEARS Application for proposed development of the sites at 800 Pittwater Road and 224 Headland Road, Dee Why, for St Luke's Grammar School.

The Building Code of Australia 2016 (BCA) in conjunction with the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) apply to new buildings and existing buildings that undergo refurbishment. The Premises Standards apply to any new part, and any affected part, of an existing building. A part of a building is a new part of the building if it is an extension to the building or a modified part of the building about which an application for approval for the building work is submitted to the competent authority in the State or Territory where the building is located.

A site inspection was undertaken on 21<sup>st</sup> February followed by discussion with the design and project team and review of the SEARS architectural documentation and report prepared by Tonkin Zulaikha Greer Architects, dated 29<sup>th</sup> March 2019.

The new senior school at 800 Pittwater Road is proposed to include:

- Science and Maths Precinct
- Performing Arts Precinct
- Design and Technology Precinct
- Humanities Precinct
- Arts Precinct
- Wellness Precinct (incl. 25m indoor pool)
- Administration and Staff
- Social Hubs, Library Hubs, Study Hubs
- Assembly Hall (700 seats)
- Drama Theatre (220 seats)
- Cafe and Atrium
- Parking

The new building work at 224 Headland Road is proposed to include:

- 2x Basketball courts
- 1x 1/2-size Basketball court
- School clothing store
- Vertical connection to 800 Pittwater Road
- Parking

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## Planning Considerations

In carrying out an accessibility review, the main objective is to ensure access can be provided through the provision of accessible facilities and continuous paths of travel to and within all appropriate areas of the buildings.

Planning and concept design has encompassed provision of access for people with a disability and consideration of how the proposed new work can provide continuous accessible paths of travel and the equitable provision of accessible facilities to meet the anticipated requirements of staff, students and visitors.

To meet the intent of the Disability Discrimination Act, the Access to Premises Standards Part 2.1 and BCA D3.2, accessible paths of travel including vertical access via stairs, ramps and lifts that comply with AS1428.1 are proposed to be provided to new, refurbished and existing areas of the building as follows.

### Accessible Paths of Travel to the buildings:

Accessible pedestrian paths of travel are proposed to be provided from the allotment boundary at 800 Pittwater Road to the principal pedestrian entrance of the building. At 224 Headland Road, a new pedestrian path and stairs are proposed, in addition to the current management strategy to provide access to the property boundary which is proposed to be maintained to facilitate access by students with a disability. Lift access is proposed to link 800 Pittwater Road with 224 Headland Road.

### Parking:

Accessible parking is proposed to be provided within proposed parking areas on basement level at 800 Pittwater Road and existing accessible parking is provided at 224 Headland Road directly outside the proposed facilities. Accessible paths of travel are proposed to link accessible parking to facility entries.

### Accessible Paths of Travel through the buildings:

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 principal pedestrian entrances of the buildings and linking to all areas of the buildings where new work is occurring, via the provision of paths of travel compliant with AS1428.1 and two new lifts within the building at 800 Pittwater Road.

### Accessible Facilities:

To meet the Premises Standards and BCA part F2.4 the buildings are proposed to include sanitary facilities that include accessible sanitary facilities, accessible change facilities and cubicles suitable for a person with an ambulant disability. Access to and within the pool is proposed to be provided, in accordance with Access to Premises and BCA Specification D3.10.

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## Accessibility Provisions in ongoing Planning & Design

Further reviews in ongoing design development will address detailed requirements to ensure requirements in the following listed legislation and standards can be addressed as they become relevant. 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) 2016 parts D3, F2.4 and E3.6 (new version to be released in May 2019)
- AS1428.1 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.2 (1992) Design for access and mobility Part 2: Enhanced and Additional requirements - Buildings and facilities
- 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)

Yours faithfully,



Jen Barling

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