

19 August 2021

Chris Billinghamurst
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Level 10, 60 Castlereagh Street
Sydney NSW 2000
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Dear Chris,

Re: Sydney Olympic Park new high school (SOPHS) – SSDA Stage Access Review

Reference is made to BCA Logic Pty Ltd's engagement to provide Access consultancy services for the proposed Sydney Olympic Park new high school project, located at Burroway Road, Sydney Olympic Park NSW 2127.

The proposed development comprises of a six (6) storey high school building including general learning spaces (GLSs) and specialist teaching spaces, labs and workshops, learning units and staff spaces, library, gymnasium and ancillary administration areas with communal circulation spaces.

The building incorporates Class 5 and Class 9b Building Classifications under the BCA (BCA A6), is required to be of Type A Construction (BCA C1.1), has a rise in storeys of six (6) (BCA C1.2) and has an effective height of greater than 12m, however less than 25m (BCA Schedule 3).

As part of our engagement BCA Logic Pty Ltd have been requested to provide a high level independent review of the SSDA stage architectural documentation identified in **Annexure B** of this correspondence against the relevant Access requirements of Part D3 and Clauses E3.6, F2.4 and F2.9 of the Building Code of Australia 2019 Volume One Amendment 1 (the BCA2019), the Disability (Access to Premises – Buildings) Standards 2010 (the Premises Standards), and associated Australian Standards AS1428.1-2009, AS1428.4.1-2009 and AS2890.6-2009. This review must not be construed as a detailed compliance assessment, as no such detailed assessment has been completed, nor is any detailed assessment able to be completed considering the level of detail currently included in the design documentation provided.

Now having completed a high level review of the documentation, BCA Logic have identified various features in the building design which require further consideration to ensure that compliance with the relevant Access requirements of the Building Code of Australia 2019 Volume One Amendment 1 can be achieved, namely the following:

1. Those relevant Access provisions identified in **Annexure A** of this correspondence shall be demonstrated to be complied with in subsequent detailed design stages and through to the lodgement of the Crown Certificate application with the Crown Certification Authority.

Provided the above item is addressed, and subject to ongoing design development, refinement and detailed assessment towards the Crown Certificate stage, it is considered that the building can comply with the relevant Access Provisions of the BCA2019 and Premises Standards, as intended to give certainty to meeting the design obligations for a building under the Disability Discrimination Act 1992 (the DDA) in relation to those matters covered by the BCA2019 and Premises Standards.

Yours faithfully,



Cameron Clark
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Annexure A – Access Compliance Specification

The following Access matters are to be complied with in the design of the building and by specific Access Design Certificate to be issued by the relevant architectural consultant at the Crown Certificate Stage. This schedule should be forwarded to obtain verification that these items have and will be included in the design documentation/specifications:

BCA/Premises Standards Access Design Certification

1. Access shall be provided to and within all areas normally used by the occupants in accordance with BCA2019 Clause D3.1 and Table D3.1.
2. A continuous accessible path of travel shall be provided to and within the building via the two (2) principal pedestrian entrances in accordance with BCA2019 Clause D3.2.
3. Access for people with a disability shall be provided to and within all areas which are required to be accessible under BCA32019 Clause D3.1 in accordance with BCA2019 Clause D3.3, unless such a space or area is contemplated under a BCA2019 Clause D3.4 exemption where access would be inappropriate because of the particular purpose for which the area is used, or otherwise where access would pose a health or safety risk for people with a disability.
4. Accessible carparking spaces shall be provided in accordance with BCA2019 Clause D3.5 and Table D3.5.
5. Signage shall be provided in accordance with BCA2019 Clause D3.6 and Specification D3.6.
6. A hearing augmentation system (or systems) shall be provided to serve any space with an inbuilt amplification system in accordance with BCA2019 Clause D3.7.
7. Tactile ground surface indicators shall be provided in accordance with BCA2019 Clause D3.8.
8. Wheelchair seating spaces shall be provided in accordance with BCA2019 Clause D3.9 and Table D3.9.
9. No series of connected ramps shall have a combined vertical rise of more than 3.6m, and no landing of a step ramp shall overlap a landing of another step ramp or ramp, in accordance with BCA2019 Clause D3.11.
10. On an accessway where there is no chair rail, handrail, or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening shall be clearly marked in accordance with BCA2019 Clause D3.12.
11. The passenger lifts in the building shall be suitable for persons with a disability in accordance with BCA2019 Clause E3.5, E3.6, Table E3.6a and Table E3.6b.
12. Sanitary facilities shall be provided for people with disabilities in accordance with BCA2019 Clause F2.4.

Referenced Standards Access Design Certification

To the degree required by BCA2019 Part D3, Clauses E3.6, F2.4 and F2.9:

13. Circulation space for persons in wheelchairs shall be provided in accordance with Clause 6 of AS1428.1-2009.
14. On an accessway where there is no chair rail, handrail, or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening shall be clearly marked in accordance with Clause 6.6 of AS1428.1-2009.
15. Floor and ground floor surfaces on accessible paths of travel shall comply with Clause 7 of AS1428.1-2009.
16. Floor surfaces, floor coverings and grates along accessible paths of travel shall comply with Clause 7.4 and 7.5 of AS1428.1-2009 and be slip-resistant.
17. Signage shall comply with Clause 8 of AS1428.1-2009.
18. Tactile ground surface indicators (TGSIs) shall comply with Clause 9 of AS1428.1-2009 and AS1428.4.1-2009.
19. Walkways, ramps (of varying types) and landings shall comply with Clause 10 of AS1428.1-2009.



20. Stairways shall comply with Clause 11 of AS1428.1-2009.
21. Handrails shall comply with Clause 12 of AS1428.1-2009.
22. Doorways shall achieve a minimum luminance contrast of 30% between door elements in accordance with Clause 13.1 of AS1428.1-2009.
23. Door circulation spaces shall comply with Clause 13.2, 13.3 and 13.4 of AS1428.1-2009.
24. Door controls shall comply with Clause 13.5 of AS1428.1-2009.
25. Switches and general purpose (power) outlets shall comply with Clause 14 of AS1428.1-2009.
26. Accessible unisex sanitary facilities shall comply with Clause 15 of AS1428.1-2009.
27. Sanitary compartments for persons with ambulant disabilities shall comply with Clause 16 of AS1428.1-2009.
28. Grabrails shall comply with Clause 17 of AS1428.1-2009.
29. Wheelchair seating spaces shall comply with Clause 18 of AS1428.1-2009.
30. Accessible carparking spaces shall comply with AS2890.6-2009.
31. The passenger lifts shall comply with AS1735.12-1999.



Annexure B – Project Documentation

The following architectural design documentation has been relied upon in completing our review and providing this correspondence.

Architectural Plans Prepared by Woods Bagot Dated 16 August 2021 (Revision A) and updated 18 August 2021 (Revision B)

Drawing Number	Sheet Title
DA0000	Cover Sheet & Drawing List
DA1100	Site Plan Existing
DA1101	Site Plan Demo
DA1102	Site Plan Proposed
DA1200	Proposed Ground Plan
DA1201	Proposed Plan Level 1
DA1202	Proposed Plan Level 2
DA1203	Proposed Plan Level 3
DA1204	Proposed Plan Level 4
DA1205	Proposed Plan Level 5
DA1206	Proposed Plan Roof
DA1300	Proposed Elevations
DA1301	Proposed Elevations
DA1302	Proposed Sections
DA1303	Proposed Sections
DA1500	Area Plans - GFA
DA1900	Shadow Diagrams

