

09693
13 August 2010

Theresa Whittaker
Senior Development Project Officer
Wollongong City Council
41 Burelli Street
WOLLONONG NSW 2500

Dear Theresa

DA 2010/574
WESTERN GRANDSTAND, WIN STADIUM

We write, further to the consultation meeting held on 10 August 2010 between representatives of the Access Reference Group (ARG), yourself and representatives of the Communities NSW - the proponent for the proposed redevelopment of the Western Grandstand at WIN Stadium.

As you are aware, the meeting was held in response to the Joint Regional Planning Panel's (JRPP) recommendation at the meeting of 4 August 2010, which sought that:

"The matter of compliance with the Building Code of Australia and the Disability Discrimination Act and issues identified by the Access Reference Group in their submission be addressed in reports to the JRPP for each application."

At the meeting, the ARG took the opportunity to discuss their concerns regarding the proposed development, as set out in their submission to Council, with the proponent team. After much discussion, it was agreed that all issues outlined in the submission had been resolved with the exception of the following three key issues:

- number of wheelchair spaces provided within the Grandstand;
- the location of the wheelchair spaces provided; and
- the provision of an additional unisex WC in the Level 3 concourse area.

The ARG's requirements in regard to these three issues were:

- provision of 66 wheelchair spaces to be provided within the Grandstand to ensure that the development was compliant with the draft BCA 2011 and intent of the Disability Discrimination Act (DDA);
- provision of more wheelchair spaces at the top of the lower level seating tier, accessible from the corporate function area; and
- provision of an additional unisex WC in the Level 3 concourse area.

We note the ARG agreed that the constraints of the site and the development were such that the provision of wheelchair spaces on continuous accessible paths of travel and with lines of sight

comparable to the general viewing within the upper level seating tier were difficult to incorporate into the proposed design, and that wheelchair spaces within the upper level seating tier could not be provided without significant engineering, OH&S requirements and significant reduction in seating capacity. For these reasons, the architect has designed the lower level tier seating area to include the wheelchair spaces for the entire grandstand development, which are required for the development to comply with the BCA 2010 standards.

Following the consultation meeting, the architect, Allan Jack + Cottier and the accessibility consultant, Access Associates Sydney, reviewed the provision of the wheelchair spaces and their location within the lower level seating tier. In light of this and the proponent's willingness to seek to comply with the ARG's requirements as far as viably and realistically possible, the design of Level 2 of the grandstand has been amended to incorporate 8 additional wheelchair spaces.

In addition, Access Associates Sydney has provided a letter (as enclosed) which confirms that the revised design for the seating and the wheelchair space provision, exceeds the requirements of the BCA 2010 and goes a long way to meeting the rarely attainable requirements of the DDA guidelines, which were included within the public draft BCA 2011, released by the ABCB in June 2010.

In light of this design amendment, the capacity of the lower level seating tier has been reduced to 2,302 spectators. We therefore request that the overall development description within the proposed development application (DA 2010/574) be amended to seek approval for capacity for 2,302 spectators within the lower level seating tier, and we hereby submit drawing DA 2010 F, which is to replace drawing DA 2010 E.

As noted within Access Associates Sydney's report, an additional unisex WC will be provided in the Level 3 concourse area, but approval for this will form part of the DA for Stage 2 of the replacement Western Grandstand at WIN Stadium, which will be submitted to Council in due course. However, the current provision of unisex/ accessible WC's within the proposed development are considered to be acceptable.

We trust the information set out above, and the enclosed letter and plan, enables you to address the JRPP's requirement within your report and you are satisfied that the proposal wholly complies with all relevant legislation in this regard.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or cwright@jbaplanning.com.au.

Yours faithfully



Claire Wright
Senior Planner