



NSW Public Works
Level 3/ 84 Crown Street
Wollongong NSW 2500

12 August 2010
Job No: A10001

Attention: Mr Geoff Baker

Dear Geoff,

**WESTERN GRANDSTAND REDEVELOPMENT WIN STADIUM, WOLLONGONG
DA 2010-574**

Access Associates Sydney response on ARG submission and meeting

Following the consultation meeting on 10 August 2010, which was held to discuss access provisions for people with a disability in the replacement western grandstand for WIN stadium, Access Associates Sydney have the following comments.

Access Associates Sydney have reviewed the PDF copy of the updated DA drawing DA2101 issue F received at this office on 11 August 2010 from Allen Jack + Cottier.

Comments on the issues raised by Councils Access Reference Group (ARG) are as follows:

1. Wheelchair seating spaces

The wheelchair seating space provisions for the Western Grandstand development (entire development) under the BCA 2010 and draft BCA 2011 and intent of the DDA is as follows:

- BCA 2010 - 32 spaces
- draft BCA 2011 and the intent of the DDA - 66 spaces

However, the wheelchair seating space requirements for the lower level seating tier (if it was to be considered in isolation) would be

- BCA 2010 - 12 spaces and
- draft BCA 2011 and the intent of the DDA - 32 spaces

We note the Disability (Access to Premises - Buildings) Standard 2010 was released by the Attorney General on 15 March 2010 and the public draft BCA 2011 was released by the ABCB in June 2010. While these documents have not been ratified by Parliament at this stage, the Australian Human Rights Commission and the Australian Building Codes Board are conducting Premises Standards Awareness Seminars 2010 nationally (12 August – 9 September 2010) with the NSW seminars scheduled for 24 and 25 August 2010.

Following the consultation meeting, spectator wheelchair seating space provision has been revised to provide the following:

Level 01 remains unchanged to include: three groups of 8 wheelchair spaces and 5 adjacent companion seats, providing a total of 24 wheelchair seating spaces located under the cover of the roof line in the front row, where the spaces allow lines of sight comparable to general viewing.

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Level 02 has been revised from 8 to a total of 16 wheelchair seating spaces comprising: 4 wheelchair spaces and 1 adjacent companion seat centrally located on the northern and southern sides of the media facilities as originally proposed and 4 additional wheelchair spaces and 3 adjacent companion seats on the northern and southern sides of the grandstand. The accessible path of travel to all wheelchair seating spaces is via the corporate lobby, lift and the thoroughfare screened from the corporate/function areas on level 02, to the inward opening door to the seating tier.

The total seating proposed for the **lower seating tier** (Levels 01 and 02) is 2302 and the total wheelchair seating proposed within this seating tier has been increased from 32 spaces to 40 spaces.

Level 03 which is to be part of a separate DA is proposed to include a total of 3558 seats in the upper tier bringing the total number of seats for the Western Grandstand to 5840. The base design of the upper tier creates design constraints which restrict the ability of the designers to provide wheelchair spaces on continuous accessible paths of travel with lines of sight comparable to general viewing in the upper tier. We note that these structural constraints on Level 03 restrict the design for sightlines to the extent that the provision of wheelchair seating spaces has limited viability.

The **total** number of wheelchair seating space provisions for the overall Western Grandstand to meet the requirements of the BCA is as follows:

- The required 32 wheelchair seating spaces to meet BCA 2010 for the overall grandstand development is provided in the lower seating tier;
- The required 12 wheelchair seating spaces to meet BCA 2010 (lower level seating component) is provided in the lower level seating tier;
- The provision of 40 wheelchair seating spaces meets the draft BCA 2011 and the intent of the DDA for the lower level seating component;
- The provision of 40 wheelchair seating spaces is 26 short of the draft BCA 2011 and the intent of the DDA guidelines. In our opinion, based on the wheelchair seating space provisions within stadium facilities at Sydney Olympic Park, Homebush, the proposed wheelchair seating spaces for the Western grandstand is acceptable.

We note that currently the WIN Sports and Entertainment Centres have in place operational management strategies for the flexible provision of wheelchair seating to satisfactorily meet the inquiry and demands of spectators. Furthermore, as specified in our previous assessment reports, an operational management strategy will be prepared which will include strategies for: vertical access to the wheelchair seating spaces; allocation of wheelchair seating spaces; allocation of accessible media, coaching and commentary boxes; and to provide emergency evacuation for people with a disability from the Corporate Area and the lower seating tier.

2. Accessible sanitary facility for Level 03

It is proposed to include a unisex accessible sanitary facility on Level 03 for the stage 2 DA.



3. Ongoing design of access provisions

All accessible facilities are designed to meet the latest editions of Australian Standards. The accessible paths of travel; wheelchair seating spaces; accessible sanitary facilities; cubicles for people with ambulant disabilities are designed to comply with AS1428.1 (2009). All concession counters are designed to comply with AS1428.2 (1992). Car parking provisions are designed to comply with AS2890.6 (2009).

Yours faithfully

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Jenny Muir

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