



NSW: Suite 2A, Level 2, 240-244 Pacific Highway Charlestown 2290 (PO Box 197)

ACT: Level 1, 50 Geils Court Deakin 2600

Ph: 02 4943 3834 Email: admin@accessed.com.au ABN: 22 151 919 489

## DA ACCESS REPORT

**PROJECT NAME** Hillsborough Indoor Stadium  
**PROJECT NUMBER** CA200048  
**CLIENT** Basketball Association of Newcastle Ltd  
c/- Catalyst Project Consulting Pty Ltd

REVISION	ISSUE DATE	DETAILS
DA	22/06/2020	WG BCAA
A	20/08/2021	AG Amendment A
B	23/08/2021	AG Amendment B

### REPORT PREPARED BY

#### AJA GODDARD

Accredited Access Consultant | ACAA 243

Accredited SDA Assessor | SDA00071

Livable Housing Registered Assessor | LHA10038

#### WENDY GOULD

Accredited Access Consultant | ACAA 556

Accredited SDA Assessor | SDA00023

Livable Housing Registered Assessor | LHA20217

### DOCUMENTATION REVIEWED

Refer to Appendix A.



## INTRODUCTION

This Access Report is an assessment of the proposed building to demonstrate consideration of access for people with a disability for the development application submission.

The following comments are based on access requirements of the Building Code of Australia 2019 Amendment 1 (BCA), Disability (Access to Premises – Buildings) Standards 2010 (including Compilation No. 2) (Premises Standards), Australian Standards (AS) and Disability Discrimination Act (DDA).

This report contains comments regarding issues of non-compliance and identifies where insufficient information has been provided for an assessment to be made. Recommendations may also be made to enhance accessibility and minimise the risk of action under the Disability Discrimination Act (DDA).

Unless otherwise specified, all Australian Standards references are from the following:

- AS 1428.1-2009 (including Amendments No. 1 and 2)
- AS 1428.2-1992
- AS/NZS 1428.4.1-2009 (including Amendment No. 1)
- AS 1428.5-2010
- AS 1735.12-1999
- AS/NZS 2890.6-2009



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
1.	ACCESS REQUIREMENTS		
1.1	Access for people with a disability is required:		
	a) From the main points of pedestrian entry at the allotment boundary.  <b>Comment:</b> Given the slope and size of the site, we understand that the current scheme proposes a vehicular approach rather than pedestrian access from the property boundary for everyone arriving to the site. This is considered acceptable where access is equitable for all users. If the design changes to permit a pedestrian approach, further assessment will be required.	BCA D3.2 a i	Equitable access via vehicle
	b) From accessible car parking on the allotment.	BCA D3.2 a iii	Compliance achievable
	c) Through the principal pedestrian entrance and through 50% of entrances.  <b>Comment:</b> Emergency egress doorways are not considered entrances where they do not permit ingress.	BCA D3.2 b	Compliance achievable
	d) To wheelchair seating spaces provided in accordance with BCA D3.9.	BCA Table D3.1	Compliance achievable
	e) To and within all areas normally used by the occupants, except that access does not need to be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.	BCA Table D3.1	Compliance achievable



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
1.2	<p>It is not necessary to provide access for people with a disability to or within an area where access would be inappropriate because of the particular purpose for which the area is used and/or an area that would pose a health or safety risk for people with a disability.</p> <p>It is typically not considered necessary to provide access to and within areas such as a commercial kitchen, staff side of a bar area, cleaners' rooms, store rooms for heavy or bulky goods, garbage storage, and plant and maintenance areas, as it is anticipated that the duties of staff in these areas will require physical capabilities. Areas for consideration under this exemption are to be assess at CC stage.</p> <p>We note that a person with a disability (i.e. a wheelchair user) may have the abilities required to fulfill certain duties and DDA action may be taken if facilities are not accessible. It is therefore recommended that accessible features be incorporated where practicable (e.g. doorways, flush transitions, and circulation/turning spaces).</p> <p>We further recommend that the employer consider DDA risk in their policies, procedures, and position descriptions as it is unlawful to discriminate against people with a disability in employment.</p>	BCA D3.4	Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
1.3	<p>We have been instructed that the Design for Dignity Guidelines (September 2015, V1) are to be considered in the design of this building. These guidelines are intended to promote principles of design that exceed compliance with accessibility legislation and make designs accessible to more people in a dignified and equitable way in keeping with the intent of the DDA.</p> <p>As the design progresses, further consideration should be given to the design of the fitout, including the reception/ticketing counter, signage and wayfinding, fixtures, finishes, furniture, staff facilities, any kitchens in offices, accessible storage areas, and evacuation procedures for people with a disability.</p> <p>We understand that wheelchair sport is an intended use of this building. It is therefore strongly recommended that consultation is carried out with people with a disability, particularly with wheelchair athletes, spectators, and staff who are wheelchair users, to ensure that the final design meets their needs. Organisations such as Disability Sports Australia and Basketball Australia may be able to provide guidance on essential features for wheelchair sports venues, which are expected to exceed the standard accessibility requirements outlined in this report. Some opportunities for enhanced access are included in this report as best practice recommendations.</p>		<p>Confirm for CC</p> <p>Confirm for CC</p>



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
<b>2. ACCESSIBLE PATH OF TRAVEL</b>			
2.1	The continuous accessible path of travel to and within areas required to be accessible is to comply with AS 1428.1. A scaled assessment indicates that this is achievable subject to confirmation of specific dimensions and features which are not fully detailed on the plans at this early stage of design including flush transitions between floor surfaces, gradients of accessways, and 1540 x 2070mm turning spaces within 2m of an accessible path of travel terminating.	AS 1428.1 7.2 Fig. 6, 7	Confirm for CC
<b>3. APPROACHES AND ENTRANCES</b>			
3.1	In the absence of any ramp or stairs shown for the approaches to the building entrances, they are anticipated to have a gradient not steeper than 1:40 and therefore be accessible. Where this varies on site, further details are to be assessed to determine compliance.	BCA D3.2 a i, b	Confirm for CC
3.2	Kerb ramps, where present, are to comply with AS 1428.1, including a maximum length of 1520mm, a maximum rise of 190mm, a gradient no steeper than 1:8 and landings appropriate to the change in direction. Kerb ramps are to be aligned in the direction of travel and have splayed sides or suitable barriers. The BCA requires that the slip-resistance of this ramp be tested in accordance with AS 4586 and comply with BCA Table D2.14.	BCA D3.3 a D2.14 D2.10 c AS 1428.1 10.7.1 10.7.2 10.8.3	Confirm for CC where present



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
3.3	<p>Stairs are shown as an alternative to lift access between levels, and for emergency egress. All stairs which are not fire isolated are to have accessible features complying with AS 1428.1, including: opaque risers, sharp nosing profile, non-slip contrasting edge strips, handrails on both sides and tactile ground surface indicators at the top and bottom.</p> <p>Any fire isolated stairs are to have contrasting non-slip edge strips in accordance with AS 1428.1 and handrails are to comply with Clause 12 of AS 1428.1.</p> <p>The BCA requires slip-resistance of stair treads and landings or their nosing strips to be tested in accordance with AS 4586 and comply with BCA Table D2.14.</p>	<p>BCA D3.3 a Table D2.14 D2.13 a v D2.14 a ii AS 1428.1 11.1</p>	Confirm for CC
4.	<b>DOORWAYS</b>		
4.1	<p>Doorways are required to have a minimum clear opening width of 850mm (at least one leaf of multiple leaf doors is to meet this requirement). Doorways are not fully detailed on the plans at this early stage of design and CC plans are to demonstrate compliance. Features such as luminance contrast to the doors or frames, opening force of the doors, level or ramped thresholds, glazing identification and door hardware are to comply with AS 1428.1.</p> <p><b>Comment:</b> Doors to male and female toilets are not required to be wheelchair accessible where they do not provide access to accessible sanitary facilities.</p>	<p>BCA D3.2 e AS 1428.1 13.2</p> <p>AS 1428.1 16.3</p>	Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
4.2	Circulation space is required at each door with a maximum gradient and crossfall of 1:40. Dimensions are to achieve compliance with AS 1428.1 and vary depending on the direction of approach and clear width of each door. Plans were scaled where dimensions are not shown, and circulation spaces are considered achievable in accordance with AS 1428.1, subject to detailed design confirmation.	AS 1428.1 13.3	Confirm for CC
<b>5.</b>	<b>LIFTS</b>		
5.1	A passenger lift is proposed to provide an accessible path of travel to the mezzanine floor level. This is to comply with BCA E3.6, including minimum floor dimensions of 1100mm x 1400mm for lifts which travel less than 12m. Plans are to show further details for assessment at CC stage and certification is to be obtained from the lift supplier regarding compliance with BCA E3.6. The BCA may prescribe requirements in relation to accommodating a stretcher in addition to elements required for access for people with a disability.	BCA E3.6	Confirm for CC
	<b>Comment:</b> In this case, where frequent lift usage is anticipated by those accessing the wheelchair seating spaces and facilities on the upper level, and others who may require or prefer lift access, a larger lift size may be preferable to minimise wait times during peak periods.		Consider best practice for CC





ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
6.	INTERNAL SPACE		
6.1	<p>Wheelchair seating spaces are required in a Class 9b assembly building where fixed seating is provided in accordance with BCA D3.9 and Table D3.9. In this case, wheelchair seating will therefore be required.</p> <p>Plans show seating capacity to be 2200, with 1376 of these fixed. The BCA requires 16 wheelchair seating spaces for the first 800 seats, and an additional space for every 100 seats or part thereof in excess of 800 seats. Therefore, for the capacity of 2200, 30 wheelchair seating spaces are to be provided in accordance with AS 1428.1 Clause 18, which permits wheelchair seating spaces to be achieved by providing removable seating.</p> <p>The grouping and location of wheelchair seating spaces is to meet the following requirements:</p> <ul style="list-style-type: none"> <li>a) There are to be not less than 2 single spaces;</li> <li>b) Not less than 2 groups of 2 spaces;</li> <li>c) Not more than 5 spaces in any other group; and</li> <li>d) The location of spaces is to be representative of the range of seating available.</li> <li>e) Wheelchair seating is to be adjacent to other standard fixed seating in the same row to enable wheelchair users to sit alongside their companions.</li> <li>f) Located to allow lines of sight comparable to other viewing areas, clear of obstructions.</li> </ul>	<p>BCA D3.9 Table D3.9 AS 1428.1 18</p> <p>AS 1428.1 18.1 a</p> <p>AS 1428.1 18.1 b</p>	Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
------	-----------------	-----------	------------

**Comment:**

Wheelchair seating is not fully detailed on plans at this early stage of the design process. It is understood that these are able to be provided across ground and mezzanine levels, including in the function room. Wheelchair seating spaces are to have dimensions in accordance with AS 1428.1 which vary depending on their location.

Confirm for CC

6.2	It is recommended that consideration is given to wheelchair seating and circulation space courtside, for wheelchair sports teams and staff, on any courts on which wheelchair sports may be played.		Consider best practice for CC
6.3	Reference should be made to the Design for Dignity Guidelines and AS 1428.2 for the design of an accessible section of the reception/ticketing counter.	AS 1428.2	Consider best practice for CC
6.4	As the design progresses, further consideration should be given to the design of additional signage and wayfinding, fixtures, finishes, furniture, and joinery suitable to the needs of staff, players, spectators, and any other occupants.		Consider best practice for CC

## 7. HEARING AUGMENTATION

7.1	A hearing augmentation system in accordance with BCA D3.7 is to be provided where an inbuilt amplification system is installed (other than one used for emergency warning purposes only) in the following locations:	BCA D3.7 a	Confirm for CC
	a) In any room or space in a Class 9b assembly building such as this;		



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	<p>b) At any ticket office, teller's booth, reception area, or similar, if the public is screened from the service provider (given the current prevalence of screening the public from staff in the midst of a pandemic, the provision of a hearing augmentation system is to be considered);</p> <p>c) For an inbuilt communication system for entry, information, entertainment, or for the provision of a service.</p> <p>d) Any screen capable of displaying public announcements, must be capable of supplementing any public address system (except one used for emergency warning purposes only).</p>	<p>BCA DP9</p> <p>BCA D3.7 d</p>	
7.2	<p>If an induction loop is installed, it is to be provided to at least 80% of the floor area of the room or space served by the inbuilt amplification system, or</p> <p>If a system using receivers is installed, it is to be available to at least 95% of the room or space served by the inbuilt amplification system. The number of receivers required for each area is to be calculated based on the occupancy of each space.</p>	<p>BCA D3.7 b i</p> <p>BCA D3.7 b ii c</p>	Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
<b>8.</b>	<b>SANITARY FACILITIES</b>		
8.1	<p>BCA F2.4 requires that accessible sanitary facilities are provided on every storey where sanitary facilities are available and at not less than 50% of banks containing male and female toilets on each storey.</p> <p>There are 2 banks of male and female toilets on the ground floor, each with an accessible toilet nominated to satisfy BCA F2.4. A number of changerooms are also indicated and it is recommended that the provision of accessible sanitary facilities for these purposes be incorporated to accommodate wheelchair athletes (refer to section 8.2 for further details).</p> <p>On the mezzanine level, 2 banks of toilets are shown and an accessible sanitary facility will be required on this level.</p>	<p>BCA F2.4 Table F2.4a AS 1428.1 15</p>	Confirm for CC
8.2	<p>Further investigation will need to be undertaken to determine the specific requirements for accessible sanitary facilities associated with the home and away team toilet, shower, and change facilities, as wheelchair sport is an intended use of this building. The functional requirements of this particular building are likely to exceed standard BCA minimums to address obligations under the Design for Dignity Guidelines and the DDA with respect to equitable and dignified access to amenities for wheelchair athletes.</p> <p>It is anticipated that a dedicated accessible sanitary facility with a shower will be needed, as a minimum, for each team area. These facilities should be located within these areas to afford the same level of privacy as the standard toilet and shower facilities, and to ensure that team members are close by for any important team briefing/debriefing.</p>	<p>BCA F2.9 Specification F2.9</p>	Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	<p>It is also expected that accessible adult change facility features will be essential in these locations in addition to accessible sanitary facilities with a shower. While BCA F2.9 will not mandate the inclusion of accessible adult change facilities to comply with Specification F2.9, given the intended building occupancy in this case, this type of facility represents best practice to meet the needs of wheelchair users. The particular needs of wheelchair athletes, carers, and staff, as well as spectators, should be ascertained through close consultation with these parties. Feedback from users and operators of other recently completed facilities for wheelchair sports in Australia would be highly valuable to inform the design.</p>		
8.3	<p>Accessible sanitary facilities are to comply with AS 1428.1 with circulation spaces to suit the proposed fixtures. Fixtures and fittings, including the toilet pan, toilet seat, backrest, toilet paper dispenser, sink, shelf, soap dispenser, shower, clothes hooks, grab rails, and door hardware, are to comply with AS 1428.1 and CC plans are to demonstrate compliance.</p>		Confirm for CC
8.4	<p>As outlined in section 8.2 above, where accessible adult change facilities are provided, they are to be in addition to accessible toilet/shower facilities and should be designed in accordance with BCA Specification F2.9, except where there is a clear functional reason for an alternative design.</p>		Confirm for CC
8.5	<p>BCA F2.4 (c) requires a toilet suitable for a person with an ambulant disability for use by males and females at each bank of toilets where an accessible toilet is located. CC plans are to demonstrate compliance with AS 1428.1 for circulation spaces, the toilet pan, grab rails, and other fixtures and fittings, and CC plans are to demonstrate compliance.</p>	<p>BCA F2.4 c AS 1428.1 16</p>	Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
9.	<b>SIGNAGE</b>		
9.1	Signage is required in accordance with BCA Specification D3.6 as follows:		
	a) All sanitary facilities and associated airlocks are to be identified with Braille and tactile signage.	BCA D3.6 a i A	Confirm for CC
	b) The unisex accessible sanitary facilities are to be identified by Braille and tactile signage, which incorporates the international symbol of access, male and female symbols and identifies if the facility is for left- or right-handed use.	BCA D3.6 c AS 1428.1 8.1 a i, ii	Confirm for CC
	c) Where a bank of toilets does not include an accessible toilet, signage incorporating the international symbol of access is required to provide directions to an accessible toilet.	BCA D3.6 f	Confirm for CC
	d) Toilet cubicles which are suitable for the use of people with an ambulant disability are to be identified by Braille and tactile signage complying with AS 1428.1 which is located on the door of the cubicle.	BCA D3.6 d AS 1428.1 8.1 e Fig. 9f	Confirm for CC
	e) Each door required by BCA E4.5 to be provided with an exit sign (not limited to fire-isolated stair doors only) is to be identified by Braille and tactile signage complying with BCA Specification D3.6. These are to state 'Exit' and 'Level' followed by the floor level number and be located in accordance with BCA Specification D3.6.	BCA D3.6 a ii	Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	<p>f) Braille and tactile signage is required to identify each space with a hearing augmentation system. Signage including the international symbol for deafness is to be provided within a room containing a hearing augmentation system identifying:</p> <ul style="list-style-type: none"> <li>i. The type of hearing augmentation;</li> <li>ii. The area covered within the room;</li> <li>iii. If receivers are being used and where the receivers can be obtained.</li> </ul>	<p>BCA D3.6 a i b</p>	<p>Confirm for CC</p>

## 10. EMERGENCY EGRESS

10.1 Despite BCA DTS Provisions not specifically addressing evacuation for people with a disability, this is to be considered under the relevant Performance Requirements as follows:

DP4: Exits are required from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to:

BCA DP4

Consider safety

- a) The travel distance; and
- b) The number, mobility and other characteristics of the occupants; and
- c) The function or use of the building; and
- d) The height of the building; and

Whether the exit is from above or below ground.



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	<p>DP6: So that occupants can safely evacuate the building, paths of travel to exits must have dimensions appropriate to:</p> <ul style="list-style-type: none"> <li>a) The number, mobility and other characteristics of the occupants; and</li> <li>b) The function or use of the building.</li> </ul>	BCA DP6	Consider safety
10.2	It is recommended that evacuation alarms consist of audible and visual warnings to alert people with a sensory disability.		Consider safety
10.3	It is recommended that a procedure for evacuation of people with a disability, particularly from the mezzanine floor level, is developed in consultation with professionals in the disability sector and emergency services.		Consider safety
11.	<b>CAR PARKING</b>		
11.2	17 accessible car parking spaces are proposed to exceed BCA Table D3.5 requirements for the 355 available car parks.	BCA D3.5 Table D3.5	Compliance achievable
	<p><b>Comment:</b></p> <p>It is anticipated that there will be a high demand for accessible car parking spaces during peak times, such as training and games of wheelchair sports. At other times, flexibility may be desirable to provide additional standard car parking spaces. Accessible car parking requirements are to be verified with the client, as they are likely to exceed standard accessible car parking ratios. BCA Table D3.5 requires 1 accessible space for every 50 car parks associated with an assembly building.</p>		Confirm with client for CC





ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
11.2	<p>Designated accessible car parking spaces are to comply with AS 2890.6 and a scaled assessment indicates that sufficient space will be available for 12 of the proposed spaces. The remaining 5 spaces do not have an adjacent shared area for wheelchair loading/unloading strictly in accordance with AS 2890.6, although there may be sufficient space where additional space is available in the vehicular aisle.</p> <p>Accessible car parking and any supplementary accessible optional spaces are to be further detailed as the design progresses and plans are to confirm compliance at CC stage.</p> <p><b>Comment:</b> Spaces which do not fully comply with AS 2890.6 should not be designated with line marking, including the international symbol of access, in accordance with this standard. However, it is recommended that an alternative means of identification is adopted for these supplementary spaces, which reserves usage for accessible car parking when required but allows for standard car parking when demand for accessible car parking is low. The author of this report is not aware of any benchmark for signage of this type. Custom signage or management practices by staff could be utilised.</p>		<p>As scaled from plans</p> <p>Confirm for CC</p> <p>Confirm with client for CC</p>



## CONCLUSION

Access will need to comply with the elements identified in this report.

Generally, the plans assessed show that compliance with requirements for access for people with a disability is achievable subject to incorporation of further details. At this early stage of design, full details are not shown on plans. As further planning occurs, consideration is to be given to specific elements, and plans showing more detailed dimensions and features are to confirm compliance at building approval stage.

Requirements and recommendations to achieve compliance with the Premises Standards, Building Code of Australia, and Australian Standards for accessibility and to minimise the risk of action under the Disability Discrimination Act, have been explained in this report.

Reference numbers are provided for clarification of comments within this report. Alternatively, the author may be contacted on the details on page 1 for further clarification.

*Reasonable care and skill have been exercised in the assessment of the building and the preparation of this report. However, this report shall not be construed as relieving any other party of their responsibilities or obligations.*

*The advice given is based on the assessment of the plans and other relevant documentation supplied regarding access requirements in the BCA, Australian Standards, Premises Standards and Disability Discrimination Act current at the time. The advice relates specifically to this project and may not apply to any other building or to this building at any other point in time.*



## APPENDIX A: DOCUMENTATION REVIEWED

Plans by EJE Architecture | Project 13017

DOCUMENT NUMBER   NAME	REVISION	DATE
A001	D	19/08/2021
A010	D	19/08/2021
A100	C	10/08/2021
A101	C	10/08/2021
A102	C	10/08/2021
A301	C	10/08/2021
A600	C	10/08/2021
A601	C	10/08/2021
A602	C	10/08/2021