



ILC Access

A service of Independent Living Centre NSW

**Audit of PA (Project Application)
for
Access for people with a disability**

**Sydney Olympic Park Private Hospital
Homebush**

13 July 2007

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Introduction

This audit addresses the requirements for access by people with disabilities based on the Building Code of Australia (BCA2007) and the objectives of the Disability Discrimination Act 1992 (DDA) – section 23, which focuses on equitable and dignified access for all users of a building or facility, and the Sydney Olympic Park Authority Access Guidelines.

Principles of equitable, dignified, independent access for people with mobility, vision or hearing disabilities underpin comments and recommendations of this report.

All comments written in this access report have been made after discussions with the design team and reviewing the information provided on the following scale drawings by PTW Architects received at this office on 13 July 2007.

Drawing No.	Issue
PA003	A
PA004	A
PA005	A
PA006	A

References:

Building Code of Australia	BCA 2007
AS1428.1 – 2001	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.
AS1735.12 – 1999	Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities
AS2890.1 - 1993	Car Parking Off-street parking
Disability Discrimination Act 1992 (DDA)	
DDA Advisory Notes on Access to Premises – HREOC, June 1997	
Sydney Olympic Park Authority Access Guidelines – First Edition - June 2002	



Building Description and Use

The proposed new building is located on the corner of Sarah Durack Drive and Olympic Boulevard Homebush. The proposed building consists of:

Basement car parking – 48 car spaces for staff, back of house facilities including kitchen, storage and maintenance workshop.

Ground Floor – Coffee shop, Shop, Hydrotherapy pool, Foyer/waiting area, reception, admissions office, Imaging area, Gym, Change rooms, Toilets, Mail and Female staff change areas, staff room, 2 sets of lifts – north and south ends, drop off zone for cars.

Level 1 – Consulting suites – details yet to be confirmed, gender specific toilets x 2, landscaped terrace, accessible sanitary facilities x 2.

Level 2 – Administration and consulting suites – details yet to be confirmed, 2 x gender specific toilets, 2 accessible sanitary facilities, offices, meeting room and board room.

Level 3 – 40 bed ward – 1 accessible sanitary facility, visitors lounges.

Level 4 – 20 bed ward, high dependency unit, day surgery area – male and female change rooms, 1 accessible sanitary facility and waiting room.

Level 5 – Operating theatres and associated areas

Level 6 – Plant rooms/roof

Commentary

[Throughout this report '**Note:**' refers to an area of non-compliance or concern.]

1. Points of Arrival

1.1 Vehicle Drop Off from Sarah Durack Drive

There is a vehicle drop off point provided from Sarah Durack Drive. The drawings do not indicate any levels to determine the accessible path of travel from the drop off point to the entry doors.

Note:

- Ensure there is an accessible path of travel into the building from the vehicle drop off area to comply with AS1428.1

1.2 Entry doors from Vehicle Drop Off

There are double inward swing doors with clear door opening of 900mm of a single leaf to comply with AS1428.2. There are no levels on the drawings to determine the accessible path of travel. There appears to be adequate circulation spaces within the foyer area.

Note:

- Ensure there is an accessible path of travel into the building from the vehicle drop off area to comply with AS1428.1

1.3 Main pedestrian entry

The main pedestrian entry is from both Olympic Boulevard and Sarah Durack Avenue. At this entry there are inward swing double doors with a clear door opening of 900mm to comply with AS1428.2. The gradient from the walkways into the building are 1:20.

1.4 Car Parking

It is my understanding that all public car parking for the building is provided in the public parking station. This car parking station includes accessible car spaces.

There are 48 car spaces provided for medical staff in the basement car park. There are no accessible car spaces. SOPA guidelines ask for 3% of car parking spaces to be accessible for people with a disability.

Note:

- Although there are no accessible car spaces allocated at this stage of the design there is the potential to provide car spaces with the dimensions of 3200mm and 5400mm to comply with AS2890.1. This potential is available where there are structural support pillars that create a 1000mm space between the car spaces. Therefore, if needed for a person with a mobility disability an accessible space could be easily created in the future.

- To decrease your risk of non-compliance with the DDA there should be a management policy in place to allow for the creation of an accessible car space to comply with AS2890.1 when needed.

2. Vertical Paths of Travel

The lifts provide access from the basement to level 6. There are two passenger lifts with dimensions to comply with AS1735.12 located at the eastern end of the building. There are adequate circulation spaces outside the lift. A patient lift and a service lift are located at the northern end of the building with dimensions to comply with AS1735.12.

There are 2 sets of egress stairs from the basement to level 6 which are 1200mm wide. There are no features indicated on these drawings. On levels 1 and 2 refuges have been provided within the fire rated stairs to comply with SOPA guidelines clause 2.15. It is my understanding that the other levels do not require the emergency refuges as they will follow hospital evacuation guidelines.

Note:

- Where width of the stairs allow, without compromising the minimum width required for emergency egress, it is recommended to decrease your risk of non compliance with the DDA that egress stairs have features to comply with AS1418.1 clause 9.
- Ensure the fitout of the internal lift car complies with AS1735.12 in accordance with BCA Part E3.6.

3. Basement Level

Back of House facilities

It is not expected that a person with a significant mobility disability will be working in these areas. However there could be a person with a significant hearing impairment or cognitive disability working in the area therefore signage is required to provide way finding for people with disability, to direct them to the different areas of the building to comply with AS1428.1 clause 14.

Note:

- Ensure that specification of signs complies with requirements for Braille and tactile signs in BCA D3.6 and AS1428.2 and SOPA Access guidelines.

4. Ground Floor

4.1 Shop and Coffee Shop and Pharmacy

The shop, coffee shop and pharmacy are all accessed via the foyer/waiting area. They have double swing doors with clear door openings of 900mm to comply with AS1428.2. The interior of the outlets have adequate space to allow a wheelchair user to carry out a 180° turn to comply with AS1428.2. However, the furniture and fittings are not indicated on the drawings at this stage.

4.2 Reception Counter

No details of the reception counter are expected at this stage of the design. However we would recommend that to decrease your risk of non compliance with the DDA there should be a lowered section of the counter to allow a wheelchair user to access the counter.

Note:

- Provide a section of the reception counter for visitors with disabilities. This counter section should be a minimum 900 mm long, with a height to the top of 850 ± 20 mm, an under clearance of 820 ± 20 mm and an overhang a minimum 620mm in depth to comply with AS1428.2 clause 24. This will decrease the risk of non-compliance with the DDA.

4.3 Internal paths of travel – ground floor

There is a corridor that runs the length of the building and provides access to all the facilities on this level. The corridor is 2200mm wide, which will allow 2 wheelchair users to pass to comply with AS1428.2. Where there is a level change along the corridor a ramp and a set of stairs have been provided. The ramp is 1200mm wide to comply with AS1428.2. There are no levels on the drawings to determine the gradient of the ramp. There are no features indicated on the stairs at this stage of the design.

Note:

- Ensure the ramp has a 1:14 gradient to comply with AS1428.1 clause 5.3.
- Ensure the handrails and other features on the stairs comply with AS1428.1 clause 9 and figure 17.

4.4 Hydrotherapy Pool and Gymnasium Area

Entry to these areas is via an inward swing double doors with a clear door opening of a single leaf of 900mm to comply with AS1428.2. There is adequate circulation space with the areas to allow a wheelchair user to perform a 180° turn to comply with AS1428.2. The drawings indicate a ramp 1000mm wide into the pool. The gradient of the ramp is not indicated.

Note:

- To decrease your risk of non-compliance with the DDA the gradient and handrails of the ramp should comply with AS1428.1 clause 5.3.

4.5 Male and Female Change Rooms

The change rooms are located between the gym and the hydrotherapy pool. There are no change facilities provided for people with a disability in this area.

Note:

- To decrease your risk of non-compliance with the DDA we recommend that there are change facilities provided for people with a disability. We would recommend a combined unisex sanitary facility to comply with AS1428.1 be located adjacent to the male and female change rooms.
- To comply with SOPA Access Guidelines at least one toilet in every bank of gender specific toilets shall be accessible to a person with a non ambulant disability to comply with AS1428.1 figure 38.

4.6 Hydrotherapy office

The office has a clear door opening of 850mm to comply with AS1428.1. There is the potential for adequate circulation space for a wheelchair user. There is a reception counter at the entry to the hydrotherapy pool.

Note:

- To decrease your risk of non-compliance with the DDA we recommend there be a lowered section of the counter to comply with AS1428.2 clause 24.1

4.7 Staff room

The staff room is located at the western end of the building. It has an inward swing door with a clear door opening of 850mm and an internal and external door circulation spaces to comply with AS1428.2. There is adequate space for a wheelchair user to perform a 180° turn to comply with AS1428.2.

4.8 Imaging Area

No details of the imaging area are provided on these drawings.

Note:

- Ensure there is adequate circulation space with the areas to allow a wheelchair user to perform a 180° turn to comply with AS1428.2.

5. Level 1

No details are provided on these drawings for the consulting suites. There are 2 unisex accessible sanitary facilities, adjacent to gender specific toilets, provided at either end of the building. They have dimensions of 2700mm x 1800mm which provides the potential for fittings and fixtures to comply with AS1428.1.

Note:

- Ensure there are adequate circulation spaces within the consulting suites to allow a wheelchair user to perform a 180° turn to comply with AS1428.2
- Ensure the layout of the fittings and fixtures within the unisex accessible sanitary facilities complies with AS1428.1

- Ensure that at least one of the unisex accessible sanitary facilities contains a baby change table to comply with SOPA guidelines clause 3.7.

6. Level 2

No details are provided on these drawings for the consulting suites.

There are 2 unisex accessible sanitary facilities, adjacent to gender specific toilets, provided at either end of the building. They have dimensions of 2700mm x 1800mm which provides the potential for fittings and fixtures to comply with AS1428.1.

Note:

- Ensure there are adequate circulation spaces within the consulting suites to allow a wheelchair user to perform a 180° turn to comply with AS1428.2
- Ensure the layout of the fittings and fixtures within the unisex accessible sanitary facilities complies with AS1428.1

6.1 Administration area

Entry to the administration area via double outward swing doors with a clear door opening of a single leaf of 900mm to comply with AS1428.2.

The corridors within the administration area are 2500mm or wider allowing 2 wheelchair users to pass to comply with AS1428.2.

There are double inward swing doors into the Medical Records, meeting room and board room with a clear door opening of a single leaf of 800mm to comply with AS1428.1. All other offices and the store room has single inward swing doors with a clear door opening of 800mm and door circulation spaces to comply with 1428.1, with the exception of the 2 executive offices which appear to have less than 470mm on the external latch side of the doors.

Note:

- Ensure there is a dimension of 470mm on the latch side of door circulation spaces.
- Ensure there are adequate circulation spaces within the offices to allow a wheelchair user to perform a 180° turn to comply with AS1428.2

7. Level 3

7.1 Public Toilet

The public toilet located at the eastern end of the building has internal dimensions of 2700mm x 2500mm which will provide adequate space for fit out as a unisex accessible sanitary facility to comply with AS14238.1.

Note:

- Ensure the layout of the fittings and fixtures within the unisex accessible sanitary facilities complies with AS1428.1

7.2 Visitors lounge

The visitors lounge located at the eastern end of the building has double inward swing doors with a clear door opening of a single leaf of 800mm to comply with AS1428.1. At this stage there is adequate circulation space to allow a wheelchair user to perform a 180° turn to comply with AS1428.2

7.3 Meeting Room

The meeting room at the western end of the building has a single inward swing door with a clear door opening of 800mm to comply with AS1428.1. At this stage there is adequate circulation space to allow a wheelchair user to perform a 180° turn to comply with AS1428.2

7.4 Patient lounges

The 2 patient lounges at the eastern and western corners of the building have entries of 2200mm. At this stage there is adequate circulation space to allow a wheelchair user to perform a 180° turn to comply with AS1428.2

7.5 ADL Kitchen/Lounge

The ADL kitchen/lounge has double inward swing doors with a clear door opening of a single leaf of 800mm to comply with AS1428.1. At this stage there is adequate circulation space to allow a wheelchair user to perform a 180° turn to comply with AS1428.2

8. Level 4

At the western end of level 4 there are facilities for the day surgery. From the patient lobby there are double inward swing doors with a clear door opening of 800mm for a single leaf to comply with AS1428.1. At this stage there is adequate circulation space to allow a wheelchair user to perform a 180° turn to comply with AS1428.2

8.1 Reception Desk

There is a reception desk. No details are provided of the reception desk, however to decrease your risk of non-compliance with the DDA we would recommend a lowered section of the counter.

8.2 Intake Rooms

The intake rooms have clear door openings of 800mm and internal and external door circulation spaces to comply with AS1428.1. At this stage there is adequate circulation space to allow a wheelchair user to perform a 180° turn to comply with AS1428.2

8.3 Change Rooms and Sanitary Facilities

There are separate male and female change rooms with showers. There is a unisex accessible sanitary facility with dimensions that have the potential for the fittings and fixtures to comply with AS1428.1. There are 2 separate change rooms with an inward swing door 750mm, which does not comply with AS1428.1 and internal door

circulation spaces, which do not comply with AS1428.1. The internal dimensions of the change rooms are 1100mm x 1800mm which is insufficient space for a wheelchair user to comply with AS1428.

Note:

- Ensure the change rooms have clear door openings of at least 800mm and internal door circulation space to comply with AS1428.1.
- Ensure there is a clear space inside the change rooms of 2070mm x 1540mm to allow a wheelchair user to make a 180° turn.

8.4 Patient/Wheelchair Showers

There are 2 patient/wheelchair showers with the internal dimensions of 1800mm x 1800mm, which does not allow independent use to comply with AS1428.1. The inward swing doors have a clear door opening of 800mm to comply with AS1428.1.

Note:

- Ensure the Wheelchair showers have internal dimensions of at least 1600mm x 2350mm to allow adequate circulation space to comply with AS1428.1 figure 25.

9. Level 5

Due to the nature of the service on this level there are not expected to be any facilities to enable a person with disability to be independent on this level. It is not envisaged that there will be staff members with a significant mobility disability working on this level.

10. Additional Considerations:

Signage:

Signage is required to provide way finding for people with disability, to direct them to the different areas of the hospital to comply with AS1428.1 clause 14.

Note:

- Signage to have Braille and tactile features for compliance with the BCA.
- Signage shall be placed 1200-1600 above the finished floor level (AFFL) to comply with AS1428.1 clause 14.5 and BCA D3.6. Where signs are used to indicate a facility, it should be on the latch side of a door, within 30mm-500mm from the architrave, in the abovementioned height range.
- If signs are in areas that can be temporarily obscured, they should be placed at a height not less than 2000mm AFFL to comply with AS1428.1 clause 14.5.1 – signs at this height are not required to be in Braille or tactile formats.

- Signage should use accepted international symbols in preference to words, where they exist.

Hearing augmentation

The potential provision for an in built amplification system in the hospital is not known so compliance with the BCA cannot be determined at this stage.

Note:

- To decrease the hospital's risk of non-compliance with the DDA, a hearing augmentation system should be installed, which complies with AS1428.1. Also provide signage identifying the provision of this system.
- Emergency alarms should also have a visual system in the public areas to allow a person with a hearing impairment to respond to comply with SOPA guidelines 2.15.

Lighting

Lighting schedule has not been developed at this stage for all areas of the building

Note:

- Ensure that interior lighting complies with illumination levels set out in AS1680.2 to enable safe movement.



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