

ACCESS ASSESSMENT REPORT

**1-8 NIELD AVENUE
GREENWICH**

PROPOSED PRIVATE HOSPITAL

Prepared by Mark Relf

FOR

WATERBROOK @ GREENWICH PTY LTD
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Accessibility Assessment Report

Development Application for

1-8 Nield Avenue GREENWICH

“Private Hospital”

Executive Summary

This accessibility assessment has been prepared to assess a development application to establish a private hospital consisting of 147 patient care suites/beds, rehabilitation centre, other patient-use facilities, parking, staff facilities, administration offices/utility areas and outdoor landscaping on a site at I-8 Nield Avenue Greenwich.

The basement carparking provides 91 parking spaces comprising, 84 staff/visitor/patient parking spaces Including 8 accessible spaces), 5 doctors spaces, 1 ambulance bay, 1 loading dock bay (below ground RL 88.80), service vehicle and drop-off turnaround at level RL92.00.

There is also a range of central facilities provided within the development including;

- Level 3 (RL101.30) - **20 Ward A and Ward B patient care suites/beds**, sitting rooms and dining areas and cafe.
- Level 2 (RL98.20) - **25 Ward A and Ward B patient care suites/beds**, sitting rooms and dining areas, offices
- Level 1 (RL95.10) - **27 Ward A and Ward B patient care suites/beds**, sitting rooms and dining areas, offices
- Level Reception (RL92.00) - **Reception/lobby** area, various offices, chapel, function room, **28 Ward A and Ward B patient care suites/beds**, sitting rooms and dining areas and a ramped access bridge to Morven Gardens.
- Level Upper Garden (RL88.90) - **Admissions Clinic**, Specialists Consulting Rooms, Meeting Room, Family Room, **23 Ward A and Ward B patient care suites/beds**, sitting rooms and dining areas, staff training room and staff change room.
- Level Garden (RL85.80) - **24 Ward A and Ward B patient care suites/beds**, sitting rooms and dining areas, offices
- Level Rehab Centre (RL82.00) - **Rehabilitation Centre**, gymnasium, therapy rooms, swimming pool with accessible toilet facilities and access to an outdoor terrace and garden area that incorporates a wheelchair accessible path of travel to Morven Gardens.

With respect to the access to public transport and the general community the proposed 1:14 ramp link to the Morven Gardens pedestrian accessway (RL92.00) will facilitates access to public bus services on the Pacific Highway that travel to a wide range of shops and services at St Leonards and beyond (further detail of public transport is provided in a later section of this report).

The plans illustrate that all 147 patient care suites will provide 2000mm minimum width corridors, doorway entrances that will comply with AS1428.1 and 1070mm width (or 1200mm where required) clear door openings which easily satisfies the internal *accessibility* requirements

of Parts D1.6, D2.17, D3 of the Building Code of Australia for a class 9A building. The development will incorporate three lifts to services all floors.

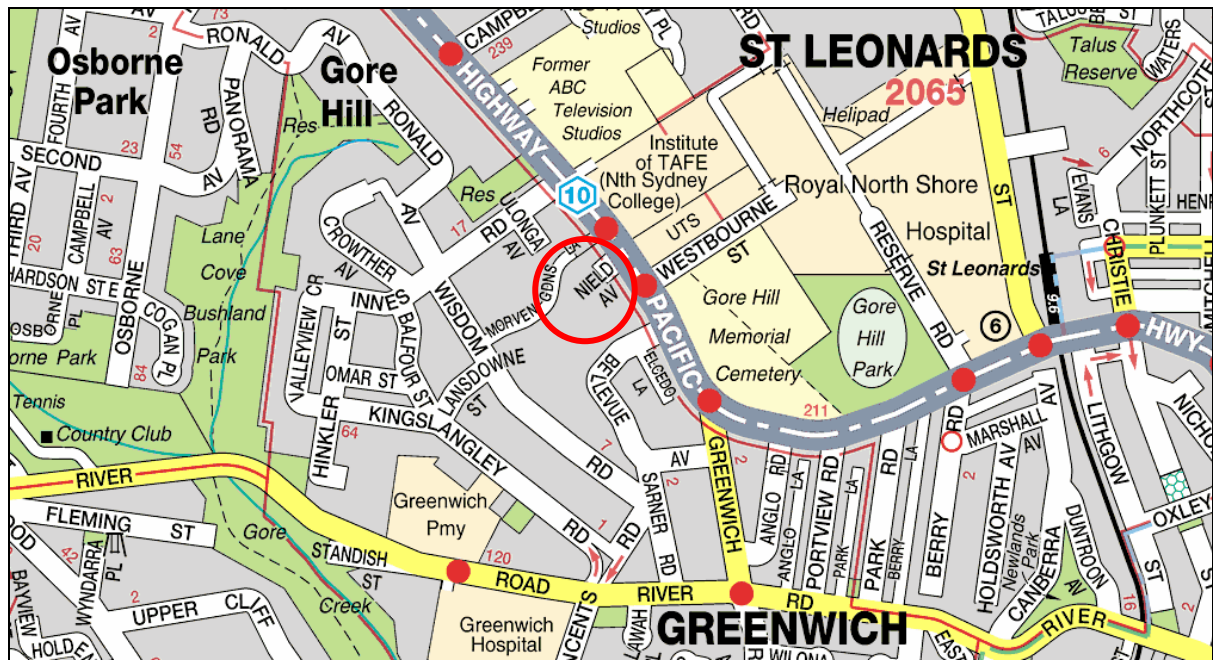
Summary

In summary I conclude that this private hospital facility consisting of a 147 patient care suites/beds, patient-use amenities, parking, staff facilities and outdoor landscaped pathways complies with the various accessibility requirements of the BCA for a class 9A and 9C facility and generally the access provisions of the SEPP for Housing for Seniors or People with Disability and Lane Cove Council's Access DCP No. 5.



Mark Relf, Access Consultant (ACAA)

Location Map



Plans

The appraised plans relied upon for this report include:

Dwg No.	Issue	Description
DA 1.00	H	Cover Sheet
DA 2.01	H	RL 82.00 Plan
DA 2.02	H	RL 85.80 Plan
DA 2.03	H	RL 88.80 Plan
DA 2.04	H	RL 92.00 Plan
DA 2.05	H	RL 95.10 Plan
DA 2.06	H	RL 98.20 Plan
DA 2.07	H	RL 101.30 Plan
DA 2.08	H	RL 104.00 Plan (Roof)
DA 3.01	H	Elevations 1
DA 3.02	H	Elevations 2
DA 4.01	H	Sections A & B
DA 4.02	H	Sections C & D

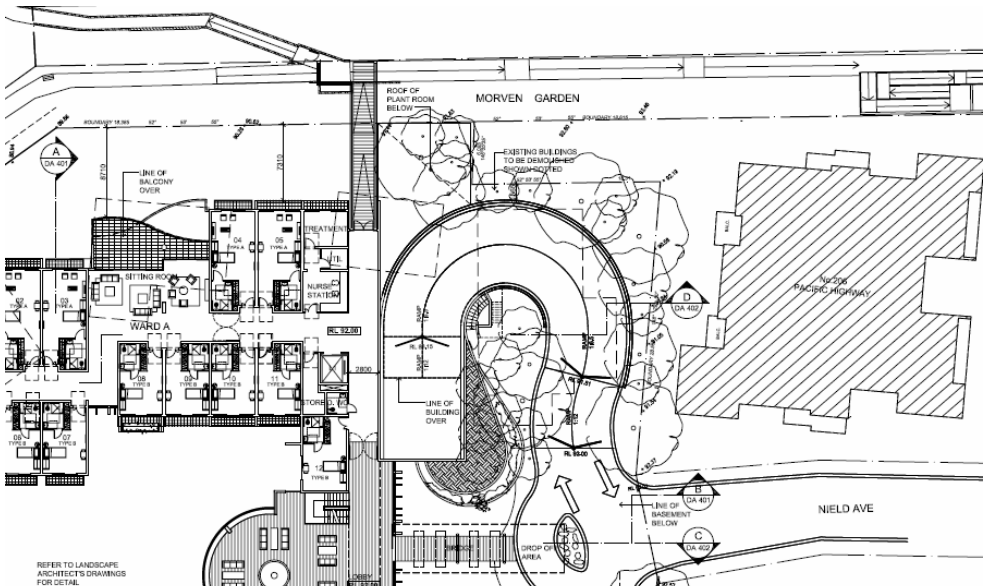
BCA Accessibility Assessment

This report considers the accessibility requirements of the Building Code of Australia for a Class 9A hospital development as expressed by Parts D1.6, D2.17, D3, E3.6 and F2.4 and the various referenced standards AS1428.1 – Design for Access and Mobility, AS2890.1- Off-Street Parking and AS1735.2 – Lifts. The review also considers the accessibility requirements for a Class 9C development.

This assessment report has also considered the “accessibility” requirements of Lane Cove Council’s DCP No. 5 – Access and Mobility and the SEPP Housing for Seniors or People with Disability, which are consistent with the abovementioned Australian Standards and BCA requirements.

This report does not cover detailed issues pertaining to construction certificate documentation such as internal fittings of accessible toilet facilities, evaluation of slip resistant floor materials, lift specification, door schedule, tactile ground surface indicators, lighting levels, signage and the like, which can be covered by an appropriate condition of consent.

External Pathway Links and Building Entrances (Parts D3.2 & D3.3 of the BCA)

BCA Compliance	Complies
Site Access & Pathways – Access to an Adjoining Road 1. The plans show a 1:14 or less pathway link from the subject development to the Morven Gardens public accessway which facilitates access to the Pacific Highway and Wisdom Road. 2. The pathway link will be 2000mm minimum width to enable passing opportunities for people using wheelchairs/scooters and be designed to comply with AS1428.1, including doorway landings and handrails.  The diagram is a detailed site plan. It shows a building complex with various rooms labeled, including 'WARD A', 'NURSING STATION', 'TREATING ROOM', and 'ROOF OF PLANT ROOM'. A large circular feature, possibly a courtyard or garden, is labeled 'MORVEN GARDEN'. To the right, 'NIELD AVE' is shown with a 'DROPPED AREA' and 'LINE OF BUILDING OVER'. A 'ROAD' is also indicated. The plan includes numerous level markers (e.g., RL 10.00, RL 10.10, RL 10.20) and access points labeled 'A', 'B', and 'C'. A note at the bottom left says 'REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAIL'.	YES YES

BCA Compliance	Complies
3. Building Entry – The Morven Gardens entry at the Reception level shall be documented at construction certificate stage with a 1500mm level external landing and auto-doors to enable easy access through a stepless threshold to the principal entry level @RL 92.000 to comply with Parts D3.2 and D3.3 of the BCA.	YES

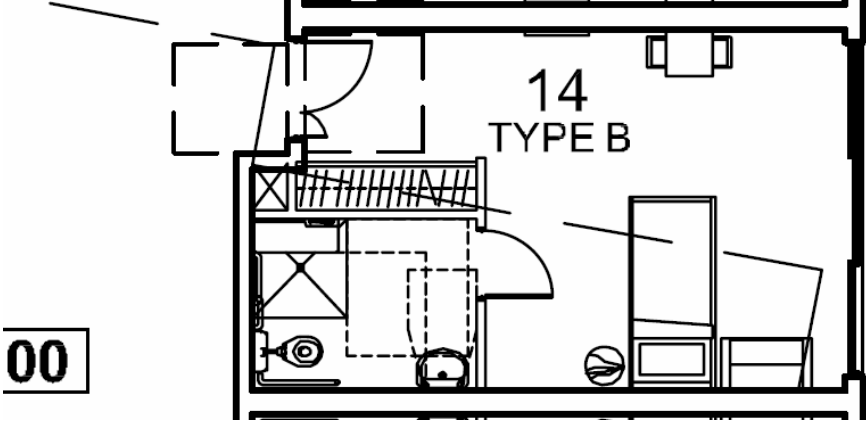
Parking (Part D3.5 of the BCA)

BCA Compliance	Complies
4. Parking - The development provides 91 parking spaces comprising, 84 visitor / staff spaces, 5 doctor spaces ambulance bay, loading dock (below ground RL 88.90), service vehicle and drop-off turnaround at level RL92.00 porte cochere.	YES
5. The basement parking includes at least 8 X 3200mm minimum width accessible parking spaces with direct access to the lifts to enable accessible pathway connections in accordance with AS1428.1, AS2890.1 and Part D3.5 of the BCA.	YES
6. The accessible parking will be situated on generally level pavement within the basement no steeper than 1:40 to comply with AS2890.1.	YES

Internal Accessways (Parts D1.6, D2.17, D3.3 of the BCA)

Having regard to the requirements of Parts D1.6, D2.17, D3.3 of the BCA the assessment considers the on-site accessibility between the entry level, parking levels, internal circulation space, lift access and internal accessibility of common areas and patients care suites.

BCA Compliance	Complies
7. Internal Access: – The following commentary provides an assessment of the internal access and circulation to and through the various floor levels within the development in accordance with AS1428.1, Table D3.2 and Parts D1.6 and D3.3 of the BCA.	YES
8. Internal Access: Ground Reception Floor (RL92.00) – The plans demonstrate level access throughout the principal entry lobby to reception and, various common facilities and patient care suites providing 2000mm minimum width common corridors and doorway circulation spaces that comply with AS1428.1 and Part D3.3 of the BCA.	YES
9. The 2000mm minimum width corridors facilitate access to all adjoining admin management offices, lounge/dining areas, chapel, library, visitor toilets, patient care suites and lifts, which demonstrates ample doorway circulation space to enter rooms and comply with AS1428.1 and Parts D1.6 and D3.3 of the BCA.	YES
10. With respect to doorway access to patient care suites the plans (as below)	YES

BCA Compliance	Complies
indicate double door sets providing 850mm clear opening width for the active leaf and 370mm for the second leaf for a total of 1200mm clear opening, which complies with ASI428.1 and Parts D1.6(f)(i) and D3.3 of the BCA. 11. The plan below represents one of the smaller patient care suites, which illustrates internal and external corridor access and internal circulation spaces around the bed and to the ensuite bathroom that readily comply with ASI428.1 and Part D3.3 of the BCA.	YES
	YES
12. Internal Access: Levels RL 95.10 & 98.20 – The levels above the principle entry level provide similar layouts to the level below @RL92.00 in terms of common corridor widths, layout of patient care suites and access to communal facilities to comply with ASI428.1 and Parts D1.6(f)(i), D3.3 and Table D3.2 of the BCA.	YES
13. Internal Access: Level RL 101.30 – The top level of the development provides a similar layout to the levels below @RL92.00 in terms of common corridor widths, layout of doorways to patient care suites and access to communal facilities to comply with ASI428.1 and Parts D1.6(f)(i), D3.3 and Table D3.2 of the BCA. 14. This level also proposes a café and outdoor terrace and a private family dining room, which all provide direct on-grade access from the lifts and internally to comply with ASI428.1 and Part D3.3 and Table D3.2 of the BCA.	YES
15. Internal Access: Upper Garden Level RL 88.90 – The level below the principle entry level provides a similar layout to the level above @RL92.00 in terms of common corridor widths, layout of patient care suites and access to communal facilities to comply with ASI428.1 and Parts D1.6(f)(i), D3.3 and Table D3.2 of the BCA. 16. Admissions Clinic, consulting rooms, offices and staff training room on this level are centrally located between Lifts 1 and 2 and provide appropriate access to comply with ASI428.1 and Part D3.3 of the BCA. 17. This level also incorporates ramp access to four (4) accessible parking spaces.	YES

BCA Compliance	Complies
18. Internal Access: Levels RL 85.80 – The level provides a similar layout to the levels above in terms of common corridor widths, layout of patient care suites and access to communal facilities to comply with AS1428.1 and Parts D1.6(f)(i), D3.3 and Table D3.2 of the BCA.	YES
19. Level 85.80 also proposes an open plan central lounge area and three offices, which provide appropriate access in accordance with AS1428.1 and Part D3.3 and Table D3.2 of the BCA.	YES
20. This level (85.80) also provides accessible parking spaces (4 of 20) in a below ground carpark which incorporates a 1:14 ramp to the Lift 2 lobby. Details of the ramp design and lobby doorway access shall be confirmed at construction certificate stage to ensure appropriate access.	YES
21. Internal Access: Rehabilitation Centre Level RL82.70 – This level proposes a Rehabilitation Centre with a gymnasium, therapy rooms, swimming pool with accessible toilet facilities and access to an outdoor terrace and garden area that incorporates a wheelchair accessible path of travel to Morven Gardens.	
22. Lifts 2 and 3 provide direct access to a lobby area which incorporates corridor access to the rehabilitation centre and to the basement visitor/staff parking including an accessible 3200mm width visitor parking space in accordance with AS1428.1, AS2890.1 and Part D3.3 and Table D3.2 of the BCA.	YES
23. Access from the Lift 2 lobby includes a 1:14 ramp, doorway and airlock entry and subsequent 1:14 ramp linking the two lift areas which will be detailed at construction certificate stage to ensure appropriate access.	YES
24. To ensure compliance with AS1428.1, Parts D1.6, D3.3 and Table D3.2 of the BCA the lift lobby doorways and other doors shall provide 920mm minimum width (870mm clearance) while the internal corridor access of the pool enclosure provides appropriate doorway circulation space to comply with AS1428.1.	YES
25. The swimming pool indicates ramped access while the sanitary facilities provide designs that comply with AS1428.1 and Part F2.4 of the BCA.	YES
26. The basement level also proposes an outdoor landscaped area which incorporates wheelchair accessible paths of travel in accordance with AS1428.1 and Part D3.3 of the BCA.	YES

Lifts (Part E3.6 of the BCA)

BCA Compliance	Complies
27. While the development provides lifts to satisfy Part D3.3 BCA in enabling vertical access from the entry level to all other floor levels the details of	YES

BCA Compliance	Complies
internal floor car area, controls, handrails and the like will be provided at construction documentation stage to confirm compliance with Part E3.6 of the BCA.	

Accessible Sanitary Facilities (Part F2.4 of the BCA)

BCA Compliance	Complies
28. Common Toilets - The plans show common unisex accessible toilets on each level for visitors and patients which generally provide an area of 2100mm X 2100mm or 1800mm X 2600mm and subject to construction details and fittings will comply with AS1428.1 and Part F2.4 of the BCA. 29. ALL remaining toilets and showers for patient only use are provided within ensuite configurations adjoining bed areas, which are considered below.	YES

Identification – Braille and tactile signage (Part D3.6 of the BCA)

BCA Compliance	Complies
30. Details concerning the provision of raised tactile and Braille signage for common toilets as required by Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.	YES

Accessible Patient Care Suites

BCA Compliance	Complies
31. Within the patient care suites the plans show two basic room types with varying living/sitting areas for single bed configuration with ensuites and several larger suites. 32. This development proposes that ALL 147 patient care suites shall comply with AS1428.1 to readily satisfy Parts D1.6 and D3.3 of the BCA. 33. The assessment considers the accessibility of the suite entrances, bathrooms, bed areas and general circulation space and finds the proposal to be compliant as demonstrated below.	YES
34. Entrances – All patient care suites provide at least 1435mm X 1550mm circulation space in the common corridors adjoining the entry doors to comply with AS1428.1 for a front-on approach. The Construction Certificate Plans shall confirm doors providing 1200mm clear opening widths (920mm + 370mm doors) in accordance with Part D1.6(f)(i) of the BCA.	YES
35. Suite Type A (smaller living area) - With regard to the <u>internal</u> entrance and doorway circulation the plans illustrate a 1600mm+ width internal corridor with a least 470mm latch side clearance to provide appropriate	YES

BCA Compliance	Complies
access in accordance with Fig 12(g) of AS1428.1 while enabling a 1070mm clear opening width in accordance with Part D1.6(f)(i) of the BCA.	
36. The 4200mm X 4145mm room area provides an area for a bed, chair, TV and bedside chest and clear circulation area of at least 1540mm X 2070mm to enable wheelchair manoeuvrability.	YES
37. Circulation spaces around furniture can provide 1500mm clearance at the sides of a single bed and at least 4000mm X 1500mm circulation at the foot of the bed / sitting area. Overall the circulation spaces comply with AS1428.1.	YES
38. Bathroom Access - The 1960mm X 2605mm ensuite bathroom provides an accessible toilet with grabrails in accordance with AS1428.1 while the facility will include a hobless shower area and handheld shower hose to also comply with AS1428.1 (details to be confirmed at CC stage).	YES
39. The plans also show an appropriate distribution of bathrooms that are left and right handed in accordance with AS1428.1.	YES
40. Summary – Subject to further construction details concerning bathroom fitout, electrical switches and the like I am satisfied that the accessible patient care suites will comply with AS1428.1, Parts D1.6, D3.3 and F2.4 of the BCA. 41. The design of the patient care suites also comply with the accessibility requirements for Class 9C facilities and the spatial requirements of Lane Cove Council's DCP 5 and the SEPP Housing for Seniors policy.	YES

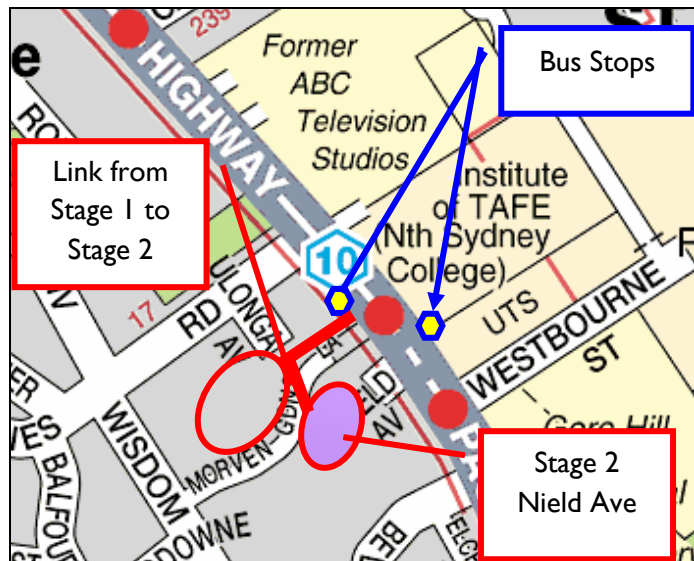
Location - access to transport and services

- 1.1 With respect to the general location of the development and proximity to public transport services and retail precincts the proposed site is approximately 1 kilometre to St Leonards, 2 kilometres to Lane Cove and 3.5 kilometres to the Chatswood commercial precincts.

1.2 Access to Transport

The site at I-8 Nield Avenue is located approximately 250 metres to bus stops on the Pacific Highway directly adjacent St Leonards TAFE.

To facilitate access to the public transport the development will rely upon a 1:14 pedestrian access ramp to Morven Gardens public accessway which has recently been upgraded in terms of access ramps at appropriate gradients.



1.3 Pedestrian Infrastructure to Access a Bus Service

With respect to the external off-site access pathways to the bus stops it is evident that the Pacific Highway footpaths and signalized pedestrian crossing provide moderately graded footpaths less than 1:20 and a safe crossing of the highway.



View of footpath from the site entry (adjacent Morven Gardens) to the bus stops and crossing

- 1.4 Bus services operating from these stops include routes 200, 143, 144 and E43, which provide direct access to Chatswood, St Leonards, Crows Nest North Sydney, Sydney CBD, Paddington, Bondi Junction, Cremorne and Manly shopping centres.



1.5 **Bus transport – frequencies**

Bus services 200, 143, 144 and E43 are operated by State Transit and provide the following services.

- Routes 143/144/E43 (Chatswood to Manly) provide 75 services daily Monday to Friday between the hours of 6.00am and 12.00am and 54 services on Saturday and Sunday;
- Route 200 (Chatswood to Bondi Junction) provides 32 services daily Monday to Friday between the hours of 6.41am and 6.47pm and 13 services on Saturday and 9 on Sunday.
- Route 250 (Lane Cove to Cremorne/Taronga) provides 9 services daily Monday to Friday.

- 1.6 **Rail Access** is readily achievable by traveling on the above mentioned bus route to St Leonards station, which is an accessible station.

Appendix A - Statement of Expertise



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia and Committee of Management member.
- Accredited Member of the Access Institute of NSW.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

