



THIESS PTY LTD

ROYAL NORTH SHORE HOSPITAL REDEVELOPMENT

ACCESSIBILITY STATEMENT OF COMMITMENTS

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Access Review

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1. INTRODUCTION

The proposed development is for the construction of a new Acute Hospital, Community Health Facility, multi-level car park and associated works on land known as the 'Royal North Shore Hospital Redevelopment', (RNSH), and is to be administered as a Project Application under Part 3A of the Environmental Planning and Assessment Act 1979, (the Act). The Project is referred to as MP 08_0172.

In summary, the proposed scope of works includes:

- * Acute Hospital building.
- * Community Health Facility.
- * Multi-level car park for 576 vehicles.
- * Refurbishment/alterations to the Douglas Building.
- * Pedestrian bridge linking Hospital and Douglas Building.
- * New roads associated with the development of the Hospital, Community Health Facility and car park
- * At grade parking and the temporary use of land for parking purposes during construction.
- * Public Domain works including footpaths, lighting and street tree planting.
- * Demolition of Buildings 1, 2, 10 and part 19 (demolition of all other buildings requiring demolition has already been approved).
- * Landscaping.
- * Civil works including storm water and drainage infrastructure, new roads and utilities.

This Report has been prepared to address those matters related to access consultancy and the assessment of MP 08_0172. Refer to 'Background' discussion below.

2. BACKGROUND

2.1. Concept Plan

A Concept Plan Approval was issued by the Minister for Planning on 9 February 2007, (Major Project Application No. 06_0051), which gave concept approval for the following hospital related components:

- Subdivision of the site into a hospital precinct and other development precincts.
- A maximum floor area of 178,370m² across the development precincts (maximum FSR are prescribed for each precinct)
- Minimum and maximum FSR for the various components of the proposal including residential, employment generating uses, nurses accommodation etc.
- The conceptual road design.
- Urban design, landscaping, open space and heritage concepts.
- Maximum heights.
- Car parking provision to be in accordance with Willoughby Council DCP.
- Improved servicing of the site.
- Staged re-opening of Westbourne Street to through traffic.

Project Application Approval was given for demolition works and site preparatory works to ground level.

On 31 January 2008, the Concept Plan and Project Application Approval was modified in so far as amendments being to conditions related to agreements with public transport providers and with respect to the scheduling of a Traffic Management and Accessibility Plan (TMAP) (Conditions M9.1 and M10.1).

The Concept Plan and Project Application was further modified on 7 April 2008. The modification allowed for the erection temporary buildings and imposed relevant conditions.

2.2. Project Application

Further to the Concept Approval for the whole RNSH site, and along with it the identification of development precincts within the site, on 19 August 2008 a request was made to the Minister to declare the core medical precinct as “Critical Infrastructure Project”, under Clause 6 of SEPP Major Projects 2005 (the SEPP), to permit the lodgement of a Project Application, under Part 3A of the Act.

The application was accompanied by a Preliminary Environmental Assessment, (PEA), for development within the core medical precinct and a request for any relevant Director-General’s environmental assessment requirements (DGR’s).

On 30 September 2008, the DGR's were issued by the NSW Department of Planning, under s.75F of the Act. The project has been declared a Major Project Application, (MP 08-0172).

3. ACCESSIBILITY STATEMENT

3.1. Objectives

The Statement of Commitments considers operational modes and user groups in relation to the building. The user groups include people requiring different levels of care and assistance, visitors and staff members.

The Statement of Commitments attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

1. People with sensory impairment
2. People with mobility impairments
3. People with dexterity impairments

The Statement of Commitments seeks to provide compliance with the DDA. In doing so, attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

3.2. Accessibility of Design

The proposed design will utilize the Federal Disability Discrimination Act (DDA), AS 1428 series, NSW Health Facility Guidelines, DDS32 (Improved Access for Health Care Facilities), BCA part D3 to develop appropriate design documentation, to provide adequate access provisions for people with disabilities.

The proposed redevelopment consists of refurbishment to the Main Hospital Building, the Douglas Building (Mental Health Unit) and the Community Health Building.

Thiess and Morris Goding Accessibility Consulting will examine key physical elements, to identify physical barriers, and incorporate solutions as a suitable response to disability statutory regulations.

The design will be developed to ensure the principles of the DDA are upheld. Under the Disability Discrimination Act (DDA), it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premises, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service.

The design will comply with the requirements of NSW Health Facilities Guidelines and include requirements for accessible buildings and seamless integration within the development under the draft DDA Premises Standards. The developed design will consider user groups, who include members of the public, visitors, patients, and staff.

Within the site, there will be accessible entrances for visitor, staff and patients of the main hospital, mental health unit and community health building. There will be seamless accessible linkages between the main hospital, mental health unit and community health building as well as other existing buildings such as the research building.

The preliminary drawings show that internal accessibility is such that:

Appropriate accessible continuous paths of travel throughout main hospital levels 1-9 can be achieved. The public, visitor, staff and patient circulation areas, passenger lifts and lift lobbies areas are appropriate for wheelchair users. The entries to particular departments within the building appear to be suitable at this stage.

Appropriate accessible continuous paths of travel throughout 2 levels of the mental health unit and basement car park level can be achieved. The public, visitor, staff and patient circulation areas, passenger lifts and lift lobbies area are appropriate for wheelchair users.

Appropriate accessible continuous paths of travel throughout community health building levels 1-7 and basement car park level can be achieved. The public, visitor, staff and patient circulation areas, passenger lifts and lift lobbies are appropriate for wheelchair users. The entries to particular departments within the building appear to be suitable at this stage.

The developed design of these building will provide a consistent accessible environment through detailed design and planning of integrated accessible network of paths of travel. This will include the provision of appropriate continuous accessible paths of travel, circulation areas, signage, lighting, seating, handrails, stairs, ramps, lifts, accessible toilet facilities, accessible services and amenities, accessible car parking, accessible pedestrian and transport linkages.

3.3. Standards & Regulations

The statutory & regulatory guidelines to be encompassed in the developed design to ensure effective appropriate and safe use by all people including those with disability will be in accordance with:

- Federal Disability Discrimination Act (DDA)
- Draft DDA Premises Standards
- Building Code of Australia (BCA) Part D3
- NSW Health Facility Guidelines
- DDS32 Improved Access for Health Care Facilities
- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - (90% of people with disabilities accommodated)
- AS 1428.4 - (Tactile Ground Surface Indicators)
- AS 1735.12 - (Lift facilities for persons with disabilities)
- AS 2890.1 - (Car Parking)