



SYDNEY ADVENTIST HOSPITAL

**SAH HORNSBY DAY SURGERY
REDEVELOPMENT**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL v2

14th July 2010

Access Review

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the Hornsby Day Surgery, located at Northcote Road/Palmerston Road Hornsby and an appropriate response to the AS 1428 series, Building Code of Australia (BCA), and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris Goding Accessibility Consulting has prepared the Access Review to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The proposed development has been reviewed to ensure that ingress and egress, paths of travel; circulation areas, passenger lifts, accessible carparking and accessible sanitary facilities comply with the relevant regulatory guidelines.

In general, the new building has continuous accessible paths of travel. The proposed development has demonstrated a reasonable degree of accessibility at EA Stage. There was general compliance with regulatory requirements, pertaining to site access, common access areas, accessible parking, passenger lifts, and accessible sanitary facilities.

The recommendations in this report pertain to detail associated with the building detailed design and should be carried out during the design development stage.

2. INTRODUCTION

2.1. General

Morris Goding Accessibility Consulting has been engaged by Morris Bray Architects to provide an access review of the design drawings for Hornsby Day Surgery (Option 5). The review will ensure compliance with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), the Australian Standards (AS) 1428 series, and Hornsby Shire Council Access DCP.

The requirements of the investigation are to:

- Review supplied drawings
- Provide a report that will analyse the provisions of disability access design; and.
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), the AS 1428 series and Hornsby Shire Council Access DCP.

2.2. Background

The site of the Hornsby Day Surgery is located within the area bounded by Palmerston Road, Northcote Road and Balmoral Street in Hornsby, NSW.

The preparation of an access report addresses the needs of the various user groups that will use the facilities, namely members of the public and staff.

The Report attempts to deliver equality, independence and functionality to people with disabilities. The Review seeks to provide compliance with the DDA. In doing so, the Review attempts to eliminate, as far as possible, discrimination against persons on the ground of disability in relation to the proposed development.

2.3. Access References

The following standards are to be used to implement the Report:

- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - (90% of people with disabilities accommodated)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- Hornsby Shire Access & Mobility DCP 2000

3. INGRESS AND EGRESS

3.1. Main Entrance

There is a staircase and a ramp leading to the main entrance of Ground Floor from Palmerston Road Entrance. The ramp provides wheelchair access to the main entry from Palmerston Road.

The ramp has minimum width and length in accordance with AS1428.1.

The main entrance has 2 sets of swing doors that have appropriate circulation areas in accordance with AS1428.2. There is an accessible path of travel from the main entry doors to the reception.

Recommendations:

- (i) Ensure the width of ramp between handrails is to be minimum 1200mm and provide a 1500mm long mid landing where there is a 180° turn.
- (ii) Ensure entry doors have 850mm clear width (920mm door leaf) compliant with AS1428.2 and the Hornsby Shire Access & Mobility DCP 2000. Consider automatic doors for better ease of use for people with mobility impairments.

3.2. Emergency Egress

The main entry of the day Surgery is the most appropriate accessible emergency egress exits.

The emergency egress pathway incorporates two sets of fire stairs located behind the passenger lift, which services all floors (basement to level 3).

There is also fire stairs located along the south side of the day surgery the building. These southern fire stairs service the upper ground floor and the basement. However it is no clear if they service any of the upper floors.

The emergency exit doors appear to have 800mm clear widths, (870mm door leafs), compliant with AS1428.1.

Recommendations:

- (i) Ensure all new exit doors provided have 850mm clear widths (920mm door leafs)
- (ii) Consider that emergency alarm systems should include provisions for audio and visual capabilities.

4. PATHS OF TRAVEL

4.1. General

The ground floor is the entrance floor. The paths of travel around this floor appear to allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions.

There are continuous accessible paths of travel via 2 passenger lifts to level 1 and level 2 as well as the lower ground car park. There are accessible paths of travel throughout. The circulation spaces will appear to be appropriate for all wheelchair users, compliant with AS1428.2 & the Hornsby Shire Council Access DCP.

There is also a continuous accessible path of travel to the doctors lounge on level 3 via passenger lift.

4.2. Doors

Recommendation:

- (i) Ensure all common use doors to have 850mm clear width (920mm door leaf), compliant with AS1428.2 and the Hornsby Shire Council Access & Mobility DCP.

4.3. Passenger Lifts

There are 2 passenger lifts and 1 clinical lift within the building.

These lifts have internal dimensions compliant with the Hornsby Shire Council Access & Mobility DCP and AS1735.12.

The 2 passenger lifts services upper ground floor, lower ground floor, levels 1 and 2. The passenger lifts are placed in an area, which are easily accessible by all persons in a wheelchair.

The lift lobbies on all floors (upper ground floor, lower ground floor, ground floor & the basement floor) will allow a person in a wheelchair the ability to enter and exit the passenger lifts in an equitable and dignified manner.

Recommendation:

- (i) Ensure the passenger lift car has internal components (control panel, handrails, visual & audio devices) that comply with AS1735.12.

4.4. Terraces

There is an external terrace located on the north of the site on the ground floor. There appears to be a level accessible path of travel from all areas of the ground floor to the

terrace. There is a doctors terrace on level 3 that is accessible from the doctors lounge.

The circulation space within the terraces will allow a person in a wheelchair the ability to turn 180° in an equitable and dignified manner. The paths of travel around the terrace will also allow two people in wheelchairs the ability to pass each other, travelling in opposite directions, compliant with AS1428.2 and the Hornsby Shire Council Access & Mobility DCP 2000.

5. AMENITIES & FACILITIES

5.1. Wards

All wards on upper ground floor and level 1 have an accessible path of travel leading to them. The doorways to each ward appear to allow the provision of appropriate door clear width and latch side clearance in accordance with AS1428.1.

5.2. Accessible Toilet

There is a unisex accessible toilet on ground floor that has appropriate internal dimensions and positioning of pan and basin in accordance with AS1428.2. There are suitable accessible paths of travel leading to the accessible toilet from all floors.

5.3. Accessible Car Parking

There are 87 car parking bays on basement level and 52 car bays on lower ground floor that include 6 accessible car bays. This is representative of the Hornsby Shire Council Access & Mobility DCP 2000 Table 4 which requires 3-4% of the total amount of carparking bays allocated for accessible carparking.

The accessible car bays are designed in accordance with AS2890.6 (2.4m wide accessible car bay with 2.4m wide shared zone). The accessible car bays are located adjacent the passenger lifts.

Recommendation:

- (i) Ensure the vertical clearance above the accessible car bays is 2.5 metres

6. MISCELLANEOUS

6.1. Lighting

Recommendation:

- (i) In general the maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs and 250 lux for counter areas. Ensure all lighting levels comply with AS1428.2.

6.2. Signage

Recommendation:

- (i) All signage to comply with BCA part D3.6