

ACCESS REPORT

ROYAL PRINCE ALFRED HOSPITAL NORTH WEST PRECINCT;

ENVIRONMENTAL ASSESSMENT PART 3A – PROJECT APPLICATION

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Executive Summary

The purpose of this report is to provide an accessibility review of the proposed health services building within the northwest precinct of the Royal Price Alfred Hospital Camperdown campus.

In particular;

- Accessible interface to Lucas Street, accessible drop-off, building entry access, accessible parking, internal circulation, lift access to all levels and the accommodation of people with disabilities including sanitary facilities.

This accessibility assessment has had regard to the accessibility provisions of the Building Code of Australia (2012), DDA Access to Premises Standards, related Australian Standards and the Disability Discrimination Act (DDA).

The key functional areas of the development proposal will provide the following outcomes:

- The accessible walkway access from Lucas Street to the main foyer entrance which indicates auto sliding doors and will have a level threshold entry to satisfy the BCA and DDA Premises Standards.
- The internal roadway / porte cochere shall provide a designated accessible setdown and pickup car space at the main foyer entrance to ensure appropriate safe, equitable and dignified access to satisfy the BCA and DDA Premises Standards.
- The main entry foyer provides direct access to a reception counter, administrative support offices, MHAU entry doorway and 1800mm minimum width corridor to other areas. The general layout of various offices and patient care rooms indicates that the corridor and doorways can provide appropriate circulation spaces to comply with AS1428.1 and satisfy the BCA and DDA Premises Standards.
- The six storey plus basement level building shall incorporate lift access to all levels to ensure appropriate access to satisfy the BCA and DDA Premises Standards.
- The upper levels 1 to 5 indicate the main lift lobby on each floor shall provide appropriate circulation areas to access adjoining entrances to various health service units, patient care areas and offices to satisfy the BCA and DDA Premises Standards.
- The general patient care areas will provide accessible rooms and ensuites within each section to enable appropriate access for patients who use a wheelchair while visitor and staff areas will also be afforded appropriate waiting areas and staff facilities to satisfy the BCA and the DDA.
- Other areas for offices, conference room and associated staff areas shall be readily accessible to satisfy the BCA and the DDA.
- **Sanitary Facilities** - With respect to sanitary facilities the development will provide unisex accessible toilets and shower facilities within various areas of the development adjacent to the general male and female facilities to enable equitable access that will be in line with AS1428.1 and satisfy the DDA. The sanitary facilities shall also incorporate ambulant accessible male and female cubicles, which will be detailed at construction certificate stage.

Notwithstanding the accessibility of the design it is also evident that further detailing of various areas shall be undertaken in the next detailed design phase to ensure consistent with AS1428.1 to satisfy Parts D3, F2.4, E3.6 of the BCA and the DDA Premises Standards.

Overall it is my opinion that the plans indicate that accessible environments will be provided for patients, residents, staff and visitors in a manner that promotes appropriate health and living outcomes consistent with contemporary accessibility standards and the Disability Discrimination Act.



Mark Relf,
Access Consultant

Assessment Criteria

The assessment considers the Project Brief and the following legislation, planning instruments and standards pertaining to access for people with disabilities.

- (1) Building Code of Australia (BCA) – Parts D3, E3.6 and F2.4.
- (2) DDA Access to Premises Standards (Access Code) 2010
- (3) City of Sydney Council's Access DCP (2004).
- (4) Australian Standard AS1428.1 (2009) – Design for Access & Mobility: General Requirements
- (5) Australian Standard AS1428.2 (1992) – Design for Access & Mobility: Enhanced Requirements
- (6) Australian Standard AS1428.4 (2009) – Design for Access & Mobility: Tactile Indicators
- (7) Australian Standard AS2890.6 (2009) – Off-Street Parking
- (8) Australian Standard AS1735 – Lifts: Part 12.
- (9) Disability Discrimination Act (DDA).

The commentary provided in this report illustrates the accessibility outcomes that will occur from the proposed development works.

The comments do not cover detail issues pertaining to construction documentation such as internal design of accessible toilet facilities, evaluation of slip resistant floor materials, lift specification, door schedule, tactile ground surface indicators, decore, signage, furniture/counter fitout and the like, which will reviewed and confirmed during construction documentation stages.

The plans and documents relied upon for this assessment include documents with Project No. 3599.

Dwg No.	Revision	Title
SK0-099	I	Basement Floor Plan
SK0-100	3	Ground Floor Plan
SK0-101	3	Level 1 Floor Plan
SK0-102	3	Level 2 Floor Plan
SK0-103	3	Level 3 Floor Plan
SK0-104	3	Level 4 Floor Plan
SK0-105	3	Level 5 Floor Plan

Accessibility Assessment

External Pathway Links & Building Entrances

BCA / DDA Compliance	Complies
1. Principal Entry Access - The drive-through porte cochere from Lucas Street indicates the design can provide a 1:14 maximum gradient ramp from RL29.68 to the principal building entrance @RL31.00 which will require detailing of handrails and rest landings to comply with AS1428.1 to satisfy Parts D3.2, D3.3 of the BCA and the DDA Premises Standards.	YES
2. The building proposes an ambulance bay and vehicle setdown area directly adjacent to the principal entrance to facilitate an accessible entry that will comply with AS1428.1 to satisfy Parts D3.2, D3.3 of the BCA and the DDA Premises Standards.	YES
3. The main entry foyer design proposes auto-sliding doors and will provide a level entry in accordance with AS1428.1 to satisfy Parts D3.2, D3.3 of the BCA and the DDA Premises Standards.	YES
4. Brodie Street - The development also proposes alternate entrances for a secure emergency parking dock, staff entry and loading dock which has a dual door lift for easy access between the half level.	YES
5. While these entrances are generally non-public and provide secured entry they will also be accessible in a manner that will comply with AS1428.1.	YES

Parking

BCA / DDA Compliance	Complies
6. The basement car park proposes two (2) accessible spaces adjacent to the principal lifts to ensure equitable access for people with mobility impairments, which are designed to comply with AS2890.6 to satisfy Part D3.5 of the BCA and the DDA Premises Standards.	YES

Internal Accessways

BCA / DDA Compliance	Can Comply
GROUND FLOOR - Entry level	
7. The development proposes an on-grade level threshold entry to the main foyer and reception which incorporates an indicative accessible toilet for staff/visitors and direct access to the administrative support offices and access to the main circulation corridors and doorway entries to the MHAU / PECC Unit,	YES

BCA / DDA Compliance	Can Comply
Ambulatory Care, Eating Disorders and Physical Therapy. 8. The corridor and doorway access to the offices, consultation rooms and patient care areas propose circulation spaces that can comply with ASI428.1 and will satisfy Part D3.3 of the BCA and the DDA Premises Standards. 9. With respect to sanitary facilities and the provision of unisex accessible toilets the future design stage shall confirm an appropriate number and location of unisex accessible toilets consistent with the health services and functions on this level to satisfy the DDA. 10. PECC Care Section - The plans provide an indicative layout of “bed” ward rooms that will be further developed to ensure an accessible bedroom/ensuite which will be detailed at construction certificate stage in accordance with ASI428.1 to satisfy the DDA. 11. The communal lounge area shall provide access doorways to the outdoor courtyard in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards. 12. Details of interior layouts shall be subject of a future design stage and shall be developed in accordance with ASI428.1.	YES YES YES
LEVEL 1 – Renal CAPD/HAEMS 13. Access to the this Level will be readily available from the two (2) main lifts and two (2) back-of-house, which travel from the entry level of the building to all levels to comply with Part D3.3 of the BCA and the DDA Premises Standards. 14. The main lift lobby / waiting area provides ample circulation spaces to approach and enter adjoining rooms or the 2000mm-2500mm width corridors which facilitate access from the lifts to semi open plan patient treatment/training areas and staff support rooms in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards. 15. The development proposes an indicative accessible toilet for staff/visitors/patients which will be further detailed in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards. 16. Details of interior office layouts shall be subject of a future design stage and shall be developed in accordance with ASI428.1	YES YES YES
LEVEL 2 – Multi Services 17. Access to the this Level will be readily available from the two (2) main lifts and two (2) back-of-house, which travel from the entry level of the building to all levels to comply with Part D3.3 of the BCA and the DDA Premises Standards. 18. The main lift lobby / breakout space provides ample circulation spaces to approach and enter the Child Family Services unit, Nutrition and Sexual Health	YES YES

BCA / DDA Compliance	Can Comply
Clinic in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards. 19. The above Health Services Units provide interconnecting corridor / doorway access to adjoining staff support facilities and will be detailed to comply with AS1428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards. 20. Details of interior office / room layouts shall be subject of a future design stage and shall be developed in accordance with AS1428.1 and Part D3.3 of the BCA and the DDA Premises Standards. 21. The development proposes indicative accessible toilets for staff/visitors/patients which will be further detailed in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.	YES YES YES
Levels 3, 4, 5 – Acute Care 22. Access to the these Levels will be readily available from the two (2) main lifts and two (2) back-of-house, which travel from the entry level of the building to all levels to comply with Part D3.3 of the BCA and the DDA Premises Standards. 23. The main lift lobby areas provide ample circulation spaces to approach and enter the Acute Care area of Staff Offices in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards. 24. Within the Acute Care the plans provide an indicative layout of “bed” ward rooms and ensuites that will be further developed to ensure an accessible bedroom/ensuite which will be detailed at construction certificate stage in accordance with AS1428.1 to satisfy the DDA. 25. The Acute Care communal lounge/dining facilities, outdoor courtyard terrace, various interview/meeting rooms, staff offices and at least one (1) unisex accessible toilet shall also be detailed in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.	YES YES YES YES

Lifts

BCA / DDA Compliance	Complies
26. The development will provide four (4) lifts to facilitate vertical access between building levels to readily satisfy Part D3.3 BCA and DDA Premises Standards. 27. With regard to the lifts the of internal floor car areas shall readily provide at least 1600mm X 1400mm to comply with AS1735.12, Part E3.6 of the BCA and DDA Premises Standards. 28. Details of internal lift car controls, handrails, audio announcements, lighting and the like will be provided at construction documentation stage to confirm compliance with AS1735.12, Part E3.6 of the BCA and DDA Premises Standards.	YES YES YES

Accessible Sanitary Facilities

BCA / DDA Compliance	Can Comply
29. Unisex Wheelchair Accessible Toilets - The plans show indicative locations of at least one (1) unisex accessible toilet on each level for staff, patients and visitors. To achieve equitable access in terms of distribution some levels which have distinctly separate functions shall provide additional facilities. 30. These unisex accessible toilets will be detailed to provide 3000mm X 2000mm or 2400mm X 2400mm minimum area consistent with AS1428.1 to satisfy Part F2.4, FP2.1(c) of the BCA and the DDA Premises Standards.	YES
31. Unisex Wheelchair Accessible Bedroom Ensuite Facilities – The various ward areas on ground, levels 1, 3, 4, 5 shall provide an accessible ensuite bathroom to satisfy Part F2.4 of the BCA and the DDA. 32. These unisex accessible shower/toilet bathrooms shall provide 3000mm X 2000mm or 2300mm X 2800mm or similar pending the layout consistent with AS1428.1 to satisfy Part F2.4, FP2.1(c) of the BCA and the DDA.	YES
33. Ambulant Accessible Toilets – Future design stages shall incorporate an ambulant accessible male and female cubicle in each group of toilets consistent with AS1428.1 to satisfy Part F2.4 of the BCA and the DDA.	YES
34. Braille & Tactile Signage shall be applied to all sanitary facilities, except ensembles, in accordance with AS1428.1 to satisfy Part D3.6 of the BCA and the DDA Premises Standards.	YES

Tactile ground surface indicators

BCA / DDA Compliance	Complies
35. Details concerning the provision of tactile ground surface indicators (TGSI's) as required by Part D3.8 of the BCA will be provided at construction certificate stage that will include the ramps and non-fire isolated stairs.	YES at CC stage

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, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors or People With a Disability (SEPP HS), SEPP 65 – Residential Flat Buildings Design Code and various local government Development Control Plans.

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.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access & Services Advisory Panel



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