



NETTLETON TRIBE

**GRAYTHWAITE REHABILITATION CENTRE
RYDE HOSPITAL**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

8th June 2011

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design of the Graythwaite Rehabilitation Centre health-care building development and an appropriate response to the AS1428 series, Building Code of Australia (BCA), Disability Access to Premises Standards and ultimately the Commonwealth Disability Discrimination Act (DDA).

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

The development has been reviewed to ensure that ingress and egress, paths of travel; circulation areas, toilets and car parking comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the reports recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Project Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking and accessible sanitary facilities, can be readily achieved.

The recommendations in this report are associated with detailed design. These recommendations are achievable and should be addressed prior to construction certificate.

2. INTRODUCTION

2.1. General

Nettleton Tribe Partnership Pty. Ltd. has engaged Morris-Goding Accessibility Consulting, to provide a design review of the Graythwaite Rehabilitation Centre located at Ryde Hospital, Sydney NSW.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development (3717-DA-001, 3717-DA-011 - 015 Issue P2, 3717-DA-021 – 022 Issue P2 and 3717-DA-031 Issue P2),
- Provide a report that will analyse the provisions of disability design of the development, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The report considers user groups such as patients, visitors and staff. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- ✘ People with sensory impairment (hearing and vision)
- ✘ People with mobility impairments (ambulant and wheelchair)
- ✘ People with dexterity impairments

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

2.3. Statutory Requirements

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

- AS 1428.1:2009 – General Requirements for Access
- AS 1735.12 - Lifts, Escalators, & Moving Walks
- BCA 2011- Building Code of Australia
- Disability (Access to Premises – Buildings) Standards 2010
- DDA - Disability Discrimination Act
- City of Ryde Council DCP 2010
- Australasian Health Facilities Guidelines

3. INGRESS & EGRESS

3.1. Main Entry

There is an accessible path of travel to the building main entry via a connecting pathway from the Fourth Avenue pedestrian footpath (north-east site boundary).

The porte-cochere car park entry is opposite the main entry doors, which will provide ease of access from the adjacent patient drop off zone.

There is appropriate circulation area, outside the main entry doors suitable for a person using a wheelchair to turn 180° compliant with AS1428.1. There are also appropriate clearances to allow two wheelchair users to pass each other compliant with AS1428.1. The entry area and patient drop off zone are covered by an overhead awning which will assist people with disabilities when approaching the building and alighting from cars.

The dual-hinged main entry doors provide a combined clear width of 1600mm. There are appropriate circulation areas on both sides of doorway, suitable for people using wheelchairs.

Recommendations:

- (i) Ensure the connecting pathway to building main entry has a 1:20 min. gradient, compliant with AS1428.1.
- (ii) Ensure the active leaf of main entry doors provides 850mm clear width (generally 920mm door leaf), compliant with AS1428.1.
- (iii) Ensure a 1:8 kerb ramp, compliant with AS1428.1 is provided at patient drop off zone to enable wheelchair access from roadway to building entry.

3.2. Emergency Egress

There are two fire stairs that provide emergency egress from the upper building (levels 1-3) to ground level via fire passages from the car park and exit doors towards Fourth Avenue. The western fire stair also connects at level 2 (RL96.00) to an external access-way at rear of building. The internal stair (near lifts 1 & 2) provides additional egress down from upper levels 1 & 2 to the ground level entry lobby.

The main accessible egress points from the building are from the ground level main entry doors and the level 2 egress doors to/from the eastern lift lobby.

The doorways leading to fire stairways and fire passages appear to have a clear width of 800mm.

Recommendation:

- (i) Consideration to provide 850mm clear width doorways (generally 920mm door leaf) at all fire stairs, fire passages and egress doors to street level. This will allow some level of fire safety protection for a person using a wheelchair (advisory).

4. PATHS OF TRAVEL

4.1. Circulation Areas

From the main entry, there are accessible paths of travel throughout all building levels in accordance with the DDA Premises Standards. The consulting and therapy rooms are located at the north of the building (levels 1 and 2), providing a separation between the in-patient wards at the south of building in accordance with AHFG.

The arterial corridor which links the consulting/therapy area and in-patient wards has a suitable clear width of 2200mm, suitable for two wheelchair users to pass each other when travelling in the opposite direction and for the use of trolleys/stretchers compliant with the DDA Premises Standards and AHFG.

The consulting/therapy area corridors have a minimum 1800mm clear width, suitable for two wheelchair users to pass each other when travelling in the opposite direction compliant with AS1428.1, DDA Premises Standards and AHFG.

All corridor ends have a minimum 1550mm width to allow wheelchair users to perform 180° turns compliant with AS1428.1 and DDA Premises Standards.

Recommendation:

- (i) Ensure handrails are provided along at least one side of every passageway or corridor that is used by patients. Where practical the handrail shall be continuous for their full length, compliant with BCA section D2.17.

4.2. Doors

Generally, the consulting rooms have single hinged doors with 800mm clear width. The connecting dual hinged doors along the arterial corridor and to outdoor eating/therapy area have equal width door leafs with a combined clear width of 1600mm.

In general, the above doors have appropriate circulation on the external and internal leaf of the door compliant with AS1428.1.

The doors to in-patient rooms are single hinged doors or dual hinged doors (un-equal width) providing the appropriate 1070mm and 900mm (active leaf) of 1200mm clear width opening to satisfy AS1428.1, BCA Part D1.6 and AFGH suitable for the transporting of patients in beds.

Some staff and therapy rooms also have dual hinged doors (un-equal width) that will ensure appropriate 900mm clear width active leaf to satisfy AS1428.1, BCA Part D1.6 and AFGH for the transporting of patients in beds compliant with AFGH.

In general, the above doors have appropriate circulation on the external and internal leaf of the door compliant with AS1428.1.

Recommendations:

- (i) Ensure all consulting and staff room doors provide 850mm min. clear width (generally 920mm door leaf), compliant with AS1428.1.
- (ii) Ensure all consulting and staff room doors provide 510-530mm latch side clearance, compliant with AS1428.1.
- (iii) Ensure the active leaf of all dual hinged doors of equal width provide 850mm min. clear width (generally 920mm door leaf), compliant with AS1428.1.

4.3. Stair

There is an internal communication stair located opposite the main entry lift lobby on ground level that provides access up to levels 1 and 2.

Recommendation:

- (i) Ensure the handrails indicated on both sides of stair are compliant with AS1428.1.

4.4. Passenger Lifts

There are 2 lift banks within the building located at the north and east corners of the building.

The northern bank has 2 passenger lifts (1 & 2) that provide a continuous accessible path of travel between the ground level entry lobby and upper levels 1 and 2 in accordance with DDA Premises Standard and AS1428.1. The plans indicate an appropriate internal lift car size and lift door opening of 1200mm min. suitable for the movement of beds in accordance with DDA Premises Standards and AHFG.

The eastern bank has 2 lifts (3 & 4) that provide a continuous accessible path of travel between the ground level car park lobby and upper levels 1, 2 and 3 in accordance with DDA Premises Standard and AS1428.1.

The plans indicate an appropriate internal lift car size and lift door opening of 1200mm min. suitable for the movement of beds in accordance with DDA Premises Standards and AHFG. In light of the increased dimensions for lift 3 it is presumed to be a service lift.

There are appropriate circulation areas in front of all lift doors suitable for wheelchair users.

Recommendation:

- (i) Ensure the lift cars have internal lift components (control panels, audio/visual indicators, handrails and light levels) that meet the requirements of AS1735.12 and BCA E3.6.

4.5. Access Linkages

There is a patient link from the building to the adjacent Maternity building from the eastern lift lobby on level 3. This linkage is intended for use of staff, patients and services. The corridor has a suitable clear width of 2800mm, suitable for two wheelchair users to pass each other when travelling in the opposite direction and for the use of trolleys/stretchers compliant with the DDA Premises Standards and AHFG.

The dual hinged doors (equal width) from the east lobby have a combined clear width of 1600mm. There are appropriate circulation areas on the external and internal side of the door compliant with AS1428.1.

There is a connecting walkway from the building to 'The Chatterry', (adjacent existing external area) from the western fire stair on level 2. This walkway is intended for use of staff and patients. As this fire stair is a communication stair between level 2 of the building and the walkway, the architect has confirmed that it will include handrails on both sides in compliance with AS1428.1 to assist ambulant people with disabilities.

As stair entry to the walkway linkage is not suitable for people using wheelchairs, the architect has identified an alternate accessible path of travel via level 2 fire egress and east lobby doors (approx. 50m distance) to a potential connecting external walkway. This will ensure independent and equitable access for people with mobility impairment to this associated area in line with the DDA.

Recommendations:

- (i) Ensure handrails on both sides in western fire stair are compliant with AS1428.1.
- (ii) Ensure active leaf of dual hinged doors (equal width) from level 2 east lobby to external area provide 850mm min. clear width, compliant with AS1428.1.
- (iii) Ensure any connecting external path of travel to 'The Chatterry' from the building level 2 east lobby doors is compliant with AS1428.1.

4.6. Waiting Areas

The public waiting areas located adjacent to main reception area on ground level and reception on level 1 have appropriate circulation areas that will allow manoeuvrability for wheelchair users or persons using a walking frame.

These areas will also allow 2 wheelchair users the ability to pass each other in an equitable and dignified manner compliant with the DDA Premises Standards.

4.7. Office and Staff Amenities

There are office and staff amenities located on levels 1, 2 of the building in both consulting and in-patient ward areas. There is a continuous path of travel to these areas from the main entry via the passenger lifts compliant with AS1428.1.

There is appropriate clearance in front of the passenger lifts suitable for two wheelchair users to pass one another in compliance with AS1428.1. There is appropriate circulation within the corridors leading to office and staff amenities with appropriate clear width outside office doors compliant with AS1428.1.

Recommendations:

- (i) Ensure all office and staff room doors provide 850mm min. clear width (generally 920mm door leaf), compliant with AS1428.1.
- (ii) Ensure all office and staff room doors provide 510-530mm latch side clearance, compliant with AS1428.1.

4.8. In –Patient Lounge and Common Facilities

There are lounges and associated common facilities (Hairdresser, Beautician, TV/Video, Library, Games) located within in-patient ward area on levels 1 and 2. There is a continuous path of travel to these areas from the main entry and the in-patient rooms via the passenger lifts compliant with AS1428.1.

The lounges and external corridor outside the enclosed rooms have appropriate clear width to allow 2 wheelchair users the ability to pass each other in an equitable and dignified manner compliant with the DDA Premises Standards.

Recommendations:

- (i) Ensure all common-use doors provide 850mm min. clear width (generally 920mm door leaf), compliant with AS1428.1.

- (ii) Ensure all common-use doors provide 510-530mm latch side clearance, compliant with AS1428.1.

4.9. North Terrace

The north terrace is within in-patient ward area and includes common-use outdoor eating and therapy areas. The terrace is accessed via four separate dual-hinged doors (equal width) with a combined clear width of 1600mm.

There is appropriate circulation area within the terrace for 2 wheelchair users to pass each other in the opposite direction and for wheelchair users to turn 180° in an equitable and dignified manner compliant with the DDA Premises Standards.

Recommendation:

- (i) Ensure the active leaf of all dual hinged doors to terrace provide 850mm min. clear width, compliant with AS1428.1.

4.10. South Terrace

There is a south terrace proposed on level 1, adjacent to in-patient rooms. It has been advised that visual and maintenance access may only be provided to this area.

If applicable, there is appropriate circulation area within the terrace for 2 wheelchair users to pass each other in the opposite direction and for wheelchair users to turn 180° in an equitable and dignified manner compliant with the DDA Premises Standards.

Recommendation:

- (i) If terrace will be used as a common-use area, ensure an accessible path of travel compliant with AS1428.1

5. SANITARY FACILITIES

5.1. Accessible Toilets

There are 2 accessible WC's which are appropriately located adjacent to the public and staff ambulant toilets on levels 1 and 2. On each level, 1 accessible facility is provided in consulting/therapy area and 1 accessible facility (presumed also for staff use if required) in the in-patient ward area. There are accessible paths of travel leading to the accessible toilets from the main entry door and common areas compliant with AS1428.1.

The accessible WC's have left and right hand mirror image layouts to satisfy the DDA Premises Standard. The facilities have a hinged door with 850mm clear width and appropriate doorway circulation areas in accordance with AS1428.1 and the AHFG.

The plans show the accessible WC's have overall internal dimensions of approx. 2000mm x 2400mm.

Recommendations:

- (i) To ensure compliance with AS1428.1-2009 and Ryde Council DCP, the accessible toilets should be enlarged to ensure there is 2300mm x 1900mm clear circulation space around the WC pan with the basin outside this area (max. encroachment 100mm). Overall internal dimensions of approx. 2400mm x 2400mm are required (basin on adjacent wall to pan as shown), for compliance with AS1428.1 fig 43.
- (ii) Ensure fixtures within all accessible WCs are installed in compliance with AS1428.1-2009.

5.2. Therapy Pool Accessible Toilet and Shower

There is an additional accessible toilet and separate adjacent accessible shower located in Therapy Pool area. These are suitably located adjacent to the ambulant change rooms. There are accessible paths of travel leading to the accessible toilet and shower from the main entry door and the pool area compliant with AS1428.1.

The accessible WC has an identical layout and dimensions to the above WC facilities.

The accessible shower has a hinged door with 850mm clear width and appropriate doorway circulation area in accordance with AS1428.1 and the AHFG. The accessible shower has internal dimensions of 1700mm x 2400mm compliant with AS1428.1 and the DDA Premises Standards. There appears to be appropriate circulation areas in and around the shower, compliant with AS1428.1.

Recommendations:

- (i) To ensure compliance with AS1428.1-2009 and Ryde Council DCP, the accessible toilets should be enlarged to ensure there is 2300mm x 1900mm clear circulation space around the WC pan with the basin outside this area (max. encroachment 100mm). Overall internal dimensions of approx. 2400mm x 2400mm are required (basin on adjacent wall to pan as shown), for compliance with AS1428.1 fig 43.
- (ii) To ensure compliance with AS1428.1-2009 and Ryde Council DCP, the accessible toilet should be enlarged to ensure there is 2300mm x 1900mm around the WC pan with the basin to sit outside this area (max. encroachment 100mm).
- (iii) Ensure fixtures within the accessible WC and separate shower are installed in compliance with AS1428.1-2009.

6. AMENITIES AND FACILITIES

6.1. Therapy Pool

The therapy pool is located in close proximity to the northern lift lobby on level 1. There is an accessible path of travel to the pool area from the building main entry door, common areas and the in-patient wards via the lift facilities compliant with AS1428.1.

There are suitable circulation areas, at least 3000mm width around 2 sides of the pool (39.72m perimeter) suitable for two wheelchair users to pass each other when travelling in the opposite direction compliant with AS1428.1, DDA Premises Standards and AHFG.

From the information provided, a fixed ramp (14m length x 1.05m wide) will provide wheelchair access into the pool from the surrounding area.

Recommendations:

- (i) To ensure compliance with DDA Premises Standard and BCA 2011, ensure the fixed pool ramp is designed in accordance with Part D5.2 and AS1428.1. This requires 1:14 max. gradient and appropriate landings at top and bottom and every 9metres.
- (ii) Ensure handrails are provided on both sides of the ramp, compliant with AS1428.1

6.2. Car Parking

From the drawings provided, there are a total of 4 external car spaces and 77 under cover car spaces provided in the ground level car park for this building.

This includes 4 designated accessible parking bays provided with dimensions of 3660mm min. clear width. This is in accordance with 4 % accessible car spaces required by Ryde Council DCP Part 5.16.1 for this type of development and exceeds BCA Table D3.5 and DDA Premises Standards requirements.

The accessible car spaces are located undercover and adjacent to a continuous accessible path of travel (1200mm wide) to the main entry lobby, via a single hinged entry doorway near lifts 1 & 2 in accordance with DDA Premises Standards.

Recommendations:

- (i) Ensure door from car park to entry lobby provides 850mm min. clear width (generally 920mm door leaf), compliant with AS1428.1.
- (ii) Provide 1540 x 2070mm min. circulation space at end of access way outside car park door for wheelchair manoeuvrability, compliant with AS1428.1.
- (iii) Ensure 2500mm min. height clearance over the accessible car spaces and 2200mm min. height clearance on path of travel from car park entry, compliant with AS2890.6.

6.3. Signage

Recommendations:

- (i) Signage to comply with DDA Premises Standards and BCA part D3.6.
- (ii) Provide way finding signage to accessible entrances, lifts and accessible toilets.