



Accessibility Review Report – DA Review

Project Title: Northside Gosford Private Hospital
Corner Racecourse Road & Faunce Street, Gosford

Job Number: 9030

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Prepared For: AA Crown
C/- Erilyan

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ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

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Report Status	Revision	Date	Details
Draft	1.0	02 September 2019	For Review & Comment
Final	1.1	09 September 2019	For Submission
Updated Report	2.0	22 July 2020	Updated Drawings for Submission

ACCESSIBILITY DESIGN REVIEW

PROJECT: Northside Private Hospital

LOCATION: Corner Racecourse Road & Faunce Street, Gosford

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed development known as “Northside Private Hospital” proposes a total of 10 levels which consists of basement carparking, Ground Floor retail tenancies and several levels with staff facilities and patient-care areas. The proposed development is positioned on a greenfield site at the Corner of Racecourse Road & Faunce Street, Gosford.

1.1 Project Information & Classification

The proposed development consists of a health care development comprising of 10 levels separated into the following:

- Basement 2 – Lower Ground: Carparking
- Ground Floor – Entry/ Retail/ Radiology/ Pathology/ Mental Health
- Level 1 – ICU/ Operating Theatre/ Mental Health
- Level 2 – Staff/ Admin/ Mental Health/ Medical Tenancies
- Levels 3-8 – IPU
- Level 9 – Plant & Equipment.

It is understood the following Building Code of Australia 2019 Amndt 1 building classification(s) apply to the subject building / building part (to be confirmed by the BCA Consultant / PCA) –

Level/Building Part	Building Classification	Use
Basement 2 – Lower Ground	Class 7a	Carpark
Ground Floor	Class 6/ 9a	Retail/ Hospital
Level 1 – 8	Class 9a	Hospital
Level 9 – Plant & Equipment	Class 9a	Hospital

A review has been undertaken of the schematic design documentation. In general, the design highlights a high degree of accessibility, with many of the issues highlighted, requiring clarification or additional detail as the design progresses.

1.2 Purpose of the Report

AA Crown C/- Erilyan engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for submission to the relevant Council Authority as part of the Development Application documentation.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 ‘deemed-to-satisfy’ (DtS) requirements of the Building Code of Australia 2019 Amndt 1 (BCA).
- The Disability (Access to Premises - Buildings) Standards 2010.

This Accessibility Design Review is based on –

- Architectural design documentation prepared SJB Architects, Project No. 6276 as follow –

Dwg#	Title	Date – Issue
DA-0201	Basement 2 Plan	10.07.2020 – 1
DA-0202	Basement 1 Plan	10.07.2020 – 1
DA-0203	Lower Ground Floor Plan	10.07.2020 – 1
DA-0204	Ground Floor Plan	10.07.2020 – 1
DA-0205	Level 1 Plan	10.07.2020 – 1
DA-0206	Level 2 Plan	10.07.2020 – 1
DA-0207	Level 3 Plan	10.07.2020 – 1
DA-0208	Level 4 Plan	10.07.2020 – 1
DA-0209	Level 5 Plan	10.07.2020 – 1
DA-0210	Level 6 Plan	10.07.2020 – 1
DA-0211	Level 7 Plan	10.07.2020 – 1
DA-0212	Level 8 Plan	10.07.2020 – 1
DA-0213	Level 9 / Plant Plan	10.07.2020 – 1
DA-0214	Roof	10.07.2020 – 1

- The Building Code of Australia 2019 Amndt 1 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019 Amndt 1, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS 1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS/NZS 2890.6-2009 – Off-street parking for people with disabilities.
- Australian Standards AS/NZS 1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.

Proposed Design



1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2019 Amndt 1 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advice be sought from an independent specialist slip safety consultant.

2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into six (6) main categories, as follows –

Capable of Complying (CoC) – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.

Compliance Departure (CD) – A compliance departure with the DtS provisions of the BCA.

Design Detail (DD) – A detail commentary/specification is offered within the report.

Performance Solution (PS) – A Performance Solution Report is being pursued to justify the compliance departures

Not Applicable (N/A) – Not applicable or not relevant to the project. Commentary provided.

Informational (Info) – Provided for informational purposes

Interpretation Note(s) –

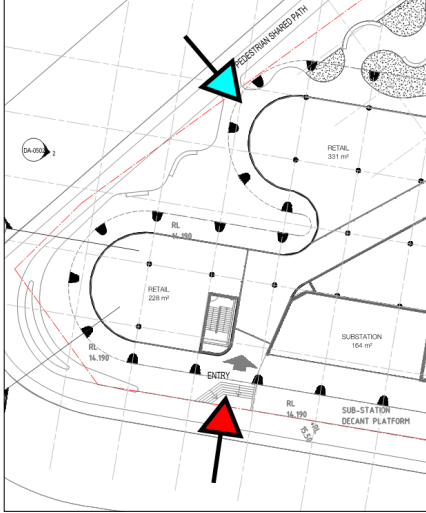
- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

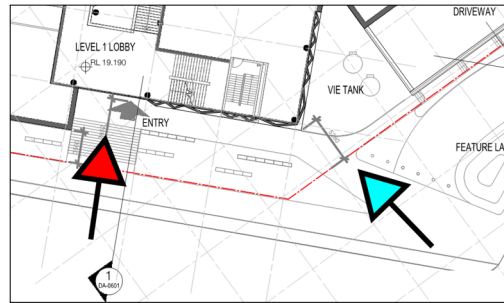
Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided – <u>Class 6 & 9a –</u> - To and within all areas normally used by the occupants. <u>Class 7a –</u> - To and within any level containing accessible carparking spaces.	Access is generally proposed throughout the required portions of the building as prescribed by Cl. D3.1 of the BCA. Drawings are currently provided at a high level of design. As such, it is indicated that accessways have been provided to and within all areas generally used by the occupants, however detailed features such as doorways are yet to be indicated. 1. <u>Doorways</u> All doorways along an accessway are required to have a clear door opening width no less than 850mm clear and be provided with door circulation spaces as prescribed by AS1428.1-2009. 2. <u>Access between areas:</u> Access is required to and within all areas normally used by the occupants. <u>Detail Design –</u> Ensure all areas required to be accessible are provided with an accessway. Including external courtyard areas. Ensure both access and plumbing measures are considered and met. 3. <u>Paths of Travel:</u> All pathways require a minimum of a 1000mm clear pathway.	DD

Cl. D3.2: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
An accessway must be provided to a building required to be accessible – - from the main points of pedestrian entry at the allotment boundary; and - from another accessible building connected by a pedestrian link; and - from any required accessible carparking space on the allotment. In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and – - through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and - in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. except for pedestrian entrances serving only areas exempted by D3.4.	Accessways From Allotment Boundary Figures 1 & 2 below indicate the pedestrian entrances at the allotment boundary. - Blue arrow indicates an accessible accessway. - Red arrow indicates a non-accessible accessway. BCA Clause D3.2(a) requires an accessway to be provided from the main points of pedestrian entrance at the allotment boundary. <u>Performance Solution & Detail Design –</u> Due to the distance between the stairway and accessible entrance the following pedestrian pathways are considered to be a compliance departure: Ground Floor: 	DD & PS

Level 1:



Building Entrances

Pedestrian entrances to building are ALL considered to be accessible.

RL's are indicated externally and internally at building entrances which indicates a step free access is achieved.



Figure 1 – Ground Floor Plan Mark-up

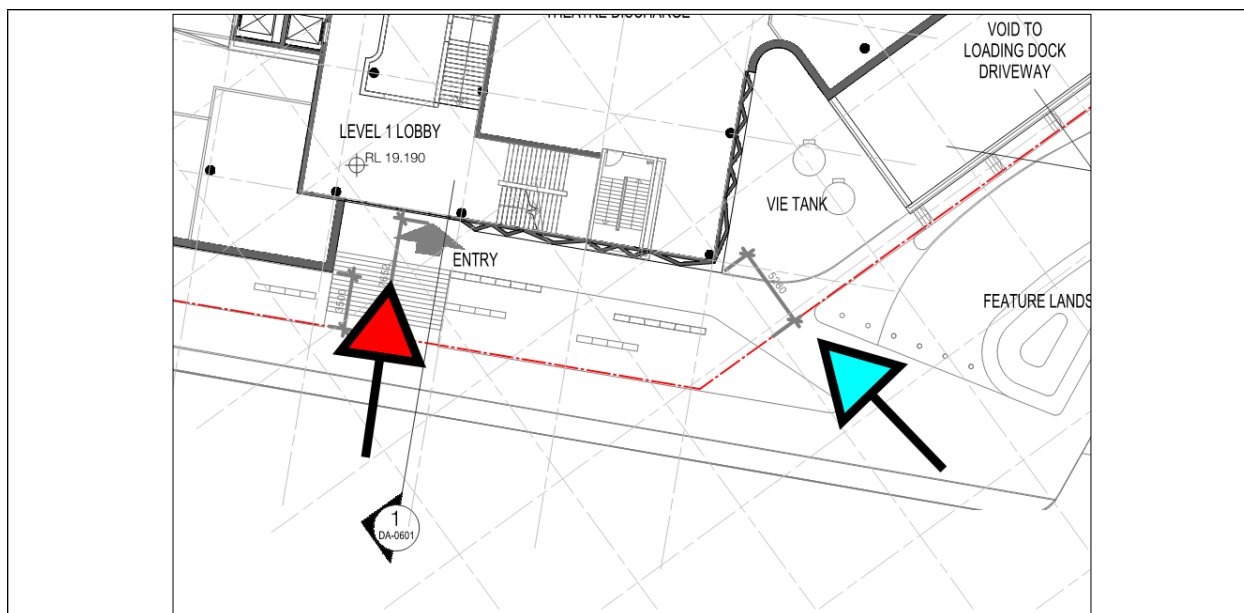


Figure 2 – First Floor Plan Mark-up

Cl. D3.3: Parts of buildings to be accessible

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –		
for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	Ramps All ramps are required to comply with AS1428.1-2009. <u>Detail Design –</u> Some of the critical features required by AS1428.1-2009 are provided below: - Handrails to be installed on both sides of the ramp, - Max. interval between landing to be 9m, - TGSI's installed at landings, - Ramps to be setback min. 900mm from the allotment boundary, <u>Detail Design –</u> A number of compliance departures are indicated at external ramps and walkways, these include – - Ramp along footpath is considered to be located within allotment boundary. Maximum	DD

	length of ramp shall not exceed 9m intervals between landings. 2. Ramps change direction without a landing. Where a change in direction is required to be made this is to be done on a landing. 3. The transition between a landing and walkway/ ramp must be perpendicular to the direction of travel along a ramp.	
	Walkways Walkways are to be designed and provided in accordance with AS1428.1-2009. - Landings shall be incorporated along at intervals along a walkway. - Sides of walkways are to be protected in accordance with AS1428.1-2009. - Gradients shall not exceed 1:20.	DD
• for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and	All stairways are required to comply with AS1428.1-2009. <u>Detail Design –</u> Some of the critical features required by AS1428.1-2009 are provided below: - Handrails to be installed on both sides of the stairway, - Luminance contrast nosing strips, - TGSI's installed at landings, - Stairs to be setback min. 900mm from the allotment boundary, - Stairs to be setback from corridor or the like by 400mm (upper landing) or 750mm (lower landing) for the installation of handrail extensions.	DD
• for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and	Contrasting nosing strips are required as per AS1428.1-2009. Compliance is readily achievable. <i>N.B. – Cl. D2.17(a)(vi) of the BCA is generally assessed by the PCA / BCA Consultant. Where assessment of this</i>	DD

	<i>Clause is required by this office please confirm and provide detail.</i>	
Accessways must have— • passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available • turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway.	AS1428.1-2009 requires the following dimensions for wheelchair turning spaces: - Passing Bay: 1800mm (w) x 2000mm (l) - 180° turn: 1540mm (w) x 2070mm (l) Corridors widths generally exceed 2100mm which are capable of providing suitable wheelchair circulation spaces.	CoC

Cl. D3.4: Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
The following areas are not required to be accessible – • An area where access would be inappropriate because of the particular purpose for which the area is used. • An area that would pose a health or safety risk for people with a disability. • Any path of travel providing access only to an area exempted by (a) or (b).	Exemptions are to be reviewed on a case by case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) – • Waste management • Plant & equipment room(s) • Loading Dock • Storage rooms • Commercial kitchen • Fire control room • Sub station • Internal staffed areas such as operating theatres and utilities will require a letter from the operator at detail design stage.	Info

Cl. D3.5: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible. Accessible carparking spaces – • are to comply with AS2890.6-2009. • need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the	<u>Class 9a –</u> A total of 458x carparking spaces are proposed as part of the works. <u>Detail Design –</u> This hospital is considered to be a mixture of outpatient and non-outpatient building therefore the rate of accessible parking spaces will be assessed under “outpatient” requirements.	DD

carparking spaces is not available to the public • need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability <u>Class 9a –</u> <i>Hospital (non-outpatient area) –</i> • 1x space for every 100 carparking spaces or part thereof. <i>Hospital (outpatient area) –</i> Up to 1000 carparking spaces; • 1x space for every 50 carparking spaces or part thereof.	- Accessible parking spaces shall be provided at a rate of <u>1:50 (or part thereof)</u>. - Accessible parking spaces are to be designed and constructed in accordance with AS1428.1-2009. Further review of accessible carparking will be undertaken at detail design stage.	
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Cl. D3.6: Signage

DtS Provision	Status
In a building required to be accessible signage complying with Spec. D3.6, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows – • braille and tactile signage must identify each sanitary facility and space with hearing augmentation; • braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number; • signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained; • signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; • signage to identify an ambulant accessible sanitary facility must be located on the door of the facility; • directional signage where a pedestrian entrance is not accessible. • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.	DD

Cl. D3.7: Hearing augmentation

DtS Provision	Comment(s)/Recommendation(s)	Status
A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed – • in a room in a Class 9b building; • in an auditorium, conference room, meeting room or room for judicatory purposes; • at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.	If an inbuilt amplification systems (other than one used solely for emergency warning) is provided within the building or reception areas fully screen from the service provider. Suitable hearing augmentation systems are to be provided in these areas and a design and installation certificate are to be obtained from the relevant consultant to Cl. D3.7. Further review of this requirement will be undertaken at detail design stage.	DD

Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
Tactile ground surface indicators complying with sections 1 and 2 of AS/NZS 1428.4.1.:2009 must be provided to warn people who are blind or have a vision impairment that they are approaching – • a stairway, other than a fire-isolated stairway; • an escalator/moving walk; • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.	TGSIs are to be provided to – • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • all stairway landings other than where handrails are continuous at mid landings and fire-isolated stairways; • any overhead obstruction less than 2m above floor level. • where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. <u>Design Detail –</u> • TGSIs are to be installed as required by AS1428.4.1-2009. Further review at detail design stage will be undertaken to determine the application of TGSIs.	DD

Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings

N/A – Not a Class 9b building.

Cl. D3.10: Swimming pools

N/A – No swimming pool is proposed as part of the works.

Cl. D3.11: Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	<u>Detail Design –</u> A combined vertical rise of a series of ramps cannot exceed 3.6m. Vertical rise of the proposed ramps is measured at 3.62m which is a compliance departure with the BCA.	DD

Cl. D3.12: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.		DD

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3.6: Passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
Every passenger lift must – • be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and • have accessible features in accordance with Table E3.6b; and • not rely on a constant pressure device for its operation if the lift car is fully enclosed.	9x passenger lifts have been proposed as part of the proposed main works. The proposed passenger lifts shall have the following features – • Handrail complying with the mandatory handrail provisions of AS1735.12, • Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m, • Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m, • Minimum clear door opening complying with AS1735.12, • Passenger protection system complying with AS1735.12, • Lift landing doors at the upper landing,	DD & CoC

	• Lift car and landing control buttons complying with AS1735.12, • Lighting in accordance with AS1735.12, • Automatic audible/visual information within the lift car and at the landings as prescribed, • Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. A design compliance certificate is obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.	
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BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F2.4: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible: • Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a), • Accessible unisex showers must be provided in accordance with Table F2.4(b), • At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. • An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. • Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. • An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and • Where two or more of each type of accessible unisex sanitary facility are provided, the	Accessible sanitary compartments Within a Class 6 and 9a building an accessible sanitary facility is the first toilet required to be provided at a bank of toilets. <i>Note – Accessible sanitary facilities are not required within ward areas of a Class 9a building. (i.e. ensuites provided for patients).</i> <u>Detail Design –</u> - Public amenities are indicated on most levels. These facilities are to incorporate a Unisex Accessible Sanitary Facility complying with AS1428.1-2009. - Ensure LH and RH transfer accessible sanitary compartments are provided as evenly as possible throughout the building. Ambulant Cubicles Ambulant cubicles for male and female use are to be provided at a bank of toilets	DD

number of left and right handed mirror image facilities must be provided as evenly as possible.	associated with an accessible sanitary facility. <u>Detail Design –</u> - Public amenities are indicated on most levels. These facilities are to incorporate male & female ambulant cubicles complying with AS1428.1-2009.	
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3.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 Amndt 1 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and the pertinent Australian Standards.

Following this review and with the adoption of the recommendations/Performance Solutions proposed, ABE Consulting are able to confirm that at the Development Application stage of design, the development can readily achieve compliance with the aforementioned BCA provisions.

4.0 REVIEW PROVIDED BY

Prepared by:  <u>John Liska</u> Senior Accessibility Consultant B. Construction Management (Hons) Member - Association of Consultants in Access Australia # 462	Reviewed by:  <u>Abe Strbik</u> Director Member - Association of Consultants in Access Australia # 405
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