



Mr Stephen Phillips
Imagescape Design Studios
Suite G10, 55 Miller Street
Pyrmont NSW 2009

16th January 2019

Dear Stephen

Re:

**Additions and Alterations to President Private Hospital
Access**

Assistive Technology Access has been retained by Imagescape Design Studios as Access Consultants, to ensure that the President Private Hospital additions and alterations at 369-381 President Avenue and 61-65 Hotham Street Kirawee, provides accessible facilities for clients, staff and visitors, in compliance with the Disability Discrimination Act 1992 (DDA), the Building Code of Australia, Australian Standards, and the Disability (Access to Premises – Buildings)

All comments written in this report have been made after a site visit on 3rd October 2018. The information provided on the following scale drawings from Mr Stephen Phillips from Imagescape Design Studios of these proposed additions and alterations received at this office on 12th January 2019 has also been reviewed.

Drawing Title	Drawing No	Scale	Date
Proposed Ground Floor Plan	DA101 / 29	1:200 @ A1	6/02/2018
Proposed Parts Plan	DA104/ 27	1:200 @ A1	6/02/2018
Proposed Site Plan	DA 025/ 32	1:100 @ A1	6/02/2018

This report is limited to the assessment of the access to and within the existing facility and the proposed staged works while ensuring compliance with the Access to Premises Standards, BCA, Australian Standards and DDA.

The plans have been audited by Access Consultant Hamish Murray, from Assistive Technology Australia Access, in consultation with Mr Stephen Phillips from Imagescape Design Studios.

The BCA Part D3 adopted the Access to Premises Standards requirements for people with a disability and it is these Performance Requirements and Deemed to Satisfy Provisions that are the basis for this report.

DP1

Access must be provided, to the degree necessary, to enable—

(a) people to—

- (i) approach the building from the road boundary and from any accessible carparking spaces associated with the building; and*
- (ii) approach the building from any accessible associated building; and*
- (iii) access work and public spaces, accommodation and facilities for personal hygiene; and*

D3.2 Access to buildings

(a) An accessway must be provided to a building required to be accessible—

- (i) from the main points of a pedestrian entry at the allotment boundary; and*
- (ii) from another accessible building connected by a pedestrian link; and*
- (iii) from any required accessible carparking space on the allotment.*

(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—

- (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and*
- (ii) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance,*

*except for pedestrian entrances serving only areas exempted by **D3.4**.*

Existing External

Existing Hotham Street Carpark

- There is no compliant pedestrian access from the allotment boundary on Hotham Street
- There is no compliant access from the accessible parking space in the existing Hotham Street carpark
- There is no compliant access to the principle entrance

Existing North Staff Carpark

- There is no compliant pedestrian access from the allotment boundary on Hotham Street
- There is no provision for a compliant accessible car parking space
- There is no compliant access from the carpark to the existing building

Existing West Carpark

- There is no compliant pedestrian access from the allotment boundary on President Avenue

- There is no provision for a compliant accessible car parking space
- There are several trees that interfere with the use of the car park
- Surface of the carpark has been affected by the existing trees creating trip hazards and an uneven surface
- There is no compliant access from the carpark to the existing building

Existing Internal

The existing hospital was built in the early 1970s, expectations, service provision and accessibility requirements have quite rightly changed and what may have been accepted at the time of the build is no longer appropriate for a modern day facility. Corridor widths, door openings, room sizes, access to bathrooms, circulation spaces and the connectivity of flow, through the building needs to be addressed.

Proposed works

The proposed works consist of relocating the principle entrance from its non-accessible location on the southern side of the building, to the northern side of the building. This relocation will enable a new appropriate reception area and include fully compliant access from Hotham Street.

The reconfiguring and change of use for the rooms in the west wing will provide 9 existing rooms and 3 recovery rooms and an Occupational Therapy room. A new lift will provide improved access to the rehab gym, accessible WC and Hydrotherapy pool areas. Additional alterations and repurposed areas will provide administration areas, staff areas and a café towards the northern end of the building.

The outpatients area located towards the western end of the site services approximately 300 clients per month with up to a further 60 client per month using the rehabilitation facilities. Minor works will be carried out to the outpatient Gym and will include a compliant accessible toilet. The rehabilitation and outpatients areas are serviced by the existing western carpark.

The existing western carpark will be regraded, which along with the removal of the Melaleuca trees, will provide parking for 10 cars including 2 accessible bays. The regrading of the carpark will ensure compliant parking and paths of travel to the outpatient's areas.

Conclusion

It is the opinion of Assistive Technology Australia Access that the proposed staged works at the President Private Hospital Kirawee will address the Performance Requirements of BCA including DP1 and the Deemed to Satisfy Provisions D3.2. The compliance with the BCA will remove the non-compliant access issues to and with the hospital, whilst ensuring safe, equitable and dignified use of the services provided by the President Private Hospital.



Hamish Murray
Access Consultant & Builder

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