

CARDNO

**ROYAL PRINCE ALFRED HOPITAL
MULTI STOREY STAFF CAR PARK
CAMPERDOWN**

ACCESS REVIEW

Morris Goding Accessibility Consulting

FINAL v3

9 May 2016

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the Royal Prince Alfred Hospital Multi-Storey Car Park, Camperdown and an appropriate response to AS1428 series, Building Code of Australia (BCA), 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 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 Development Application drawings indicate that compliance with statutory requirements, pertaining to site access and, car parking can be readily achieved.

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

The main recommendations that have arisen from the access review include:

- (i) Provide an accessible principal pedestrian entrance,
- (ii) Provide an accessible path of travel from the principal pedestrian entrance to the lifts and Level 0b of the car park,
- (iii) Ensure General circulation stairs throughout building comply with AS1428.1:2009, clause 11, and
- (iv) Ensure Lifts comply with AS1735.12, and
- (v) Ensure required vertical clearance are provided above driveway to accessible car parks and at the accessible car parks.

2. INTRODUCTION

2.1. General

Cardno has engaged Morris Goding Accessibility Consulting to provide a design review of the proposed multi-storey car park development located at 106-112 Church Street Camperdown NSW. A SEAR's report (Secretary's Environmental Assessment Requirements) has been prepared for this development under application number SSD 7542. The SEAR's report makes no access requirements beyond the National Construction Code Series Building Code of Australia or Disability (Access to Premises - Buildings) Standards 2010 requirements.

The proposed development comprises: 10 levels, within intervening half levels, of car parking providing a total of 996 car parking spaces, 2 Lifts and 3 emergency fire egress stairs.

The building provides no sanitary facilities.

The requirements of the investigation are to:

- Review supplied DA drawings prepared by Cardno, consultants for the proposed development,
- Provide a report that will analyse the provisions of disability design of the development, and
- Recommend solutions to ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS1428 series.

2.2. Objectives

The report considers user groups such as residents, visitors, staff and customers. 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 - (Design for Access and Mobility)
- AS1428.4.1:2009 – (Vision Impairment)
- AS 1735.12:1999 - (Lifts, Escalators, & Moving Walks)
- BCA 2015- Building Code of Australia Part D3
- DDA Premises Standards 2010 (DDA Access Code)
- DDA - Disability Discrimination Act

3. SITE LINKAGES

3.1. Main Entry

The main pedestrian entry is intended to be provided at the corner of “New East Hospital Road” and “Brodie Street”. As the principal pedestrian entrance, this entrance must be accessible.

Only one pedestrian entry is presently indicated. Should the design be developed to incorporate any additional entrances, then such additional entrances must also be accessible unless they are within 50m of the main pedestrian entrance described above.

Recommendation:

- (i) Ensure principal pedestrian entry is accessible, and
- (ii) ensure entrances additional to the principal public entry are accessible if those entrances are further than 50m from the principal entrance,

The above recommendation is achievable and will be incorporated at construction certificate stage.

4. BUILDING INGRESS & EGRESS

4.1. Main Entrance

Presently only one building entrance is indicated. Advice has been provided from the Design Consultants that the client requirements is for the entrance TO NOT be provided with a doorway, rather security will be achieved through other means.

5. PATHS OF TRAVEL

5.1. Paths of Travel

On level 0b, the path of travel from the accessible car parking spaces to the lifts and main entrance utilises the vehicle way. This is essentially level and greater than 1800mm wide. There is a kerb indicated near to the main entrance and the lift foyer.

On Level 2b, the path of travel from the accessible car parking spaces to the lifts utilise the vehicle way. This is essentially flat and is greater than 1800mm wide. There are no kerbs or steps indicated along this path of travel.

Recommendation:

- (i) Ensure an accessible path of travel from accessible car parks to lift lobby and building entrance.

The above recommendation is achievable and will be incorporated at construction certificate stage.

5.2. Stairs

The half-levels of car parking are connected at various points by stairs. These stairs will be available for general circulation. Stairs of this type, on all levels, must comply with AS1428.1:2009 clause 11. Among other things, this will require

- A minimum width of 1000mm between handrails
- Handrails to both sides of the stair, handrail to have end extensions top and bottom
- Tactile ground surface indicators top and bottom
- Enclosed risers
- Slip resistant tread surface with non-slip high vision nosing strip

Recommendation:

- (i) Ensure circulation stairs throughout car park comply with AS1428.1-2009 clause 11.

The above recommendation is achievable and will be incorporated at construction certificate stage.

5.3. Lifts

Passenger Lifts are provided at the eastern end of the building.

The lifts travel in excess of 12m, and hence the passenger car must be of a minimum size 1400mm wide x 1600mm deep – refer National Construction Code Series Building Code of Australia Table E3.6b. The lift shaft appears to be of sufficient dimension to provide internal dimensions to satisfy that requirement. Although it is noted that the car indicated on the sketch plans is only in the order of 1100mm wide. Lift doors are required to have at least 900mm clear door opening, compliant with AS1735.12.

All lifts provide at least 1540mm clear depth in front of the lift doors in the lift lobbies on all levels, which is sufficient area to a person using a wheelchair area to turn 180° and manoeuvre in and out of the lift car, compliant with AS1428.1:.

Recommendations:

- (ii) Lift car size to achieve minimum dimensions of 1400mm wide x 1600mm deep,
- (iii) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12,
- (iv) Lift lobby call button and arrival indicators to comply with AS1735.12.

The above recommendations are achievable and will be incorporated at construction certificate stage.

5.4. Emergency Egress

There are three (3) emergency egress stairs from the upper levels to street level exits.

The design consultants have advised the fire egress stairs are not intended for purposes other than emergency evacuation; that is, they will not be used for general circulation.

Recommendation:

Nil Recommendation

6. CAR PARKING

6.1. General

The building provides 996 parking spaces, with 10 spaces nominated for accessible uses. This is sufficient for a class 7 building associated with a hospital for the category of “non-outpatient” use. Confirmation has been provide by the client that the car park building is provided for staff use only and will not be used by patients.

The 10 parking spaces provided are compliant with the format shown in AS2890.6-2009 clause 2.2.2 for a parallel parking space.

It is noted that

- a clear height above the car parking spaces of 2500mm is required. Design consultants have advised this will be achieved.
- a clear height above the path of travel to the car park of 2200mm is required. Design consultants have advised this will be achieved.
- Identification of the accessible parking space by the international access symbol is indicated

Recommendations:

- (i) Ensure accessible car bays achieve a minimum height clearance of 2.5 metres over the car bay, compliant with AS2890.6.
- (ii) Ensure the approach to each accessible car parking bay achieves the required height clearance of at least 2.2 metres, compliant with AS2890.6.

The above recommendations are achievable and will be incorporated at construction certificate stage.