

Job No: IAC-493

Thursday, 8 December 2016

**HEALTH INFRASTRUCTURE
C/- TSA MANAGEMENT
LEVEL 16
207 KENT STREET
SYDNEY NSW 2000**

Reference: **ACCESS CAPABILITY STATEMENT
DUBBO HEALTH SERVICE REDEVELOPMENT STAGES 3 & 4**

Attention: Winsome Fox

Dear Winsome

In accordance with your instructions we have prepared this access capability Statement for the development of the Dubbo Health Service Redevelopment Stages 3 & 4.

This statement has referenced the provisions of the Disability (Access to Premises) Standard 2010, and the accessibility Standards identified in the AS1428 suite of Standards.

Please feel free to contact us should you wish to discuss any aspect of this Statement.

Yours sincerely,



RICHARD SEIDMAN

M.PropDev, BArch (Hons), , ARB Reg No 4700, ACAA (Associate No 330) , Livable Housing Registered Assessor 10041



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CAPABILITY STATEMENT

DUBBO HEALTH SERVICE REDEVELOPMENT STAGES 3 & 4

DUBBO HEALTH SERVICE

DUBBO

Prepared by

iAccess Consultants

A division of Seidman & Associates Pty Ltd

ABN 37 002 648 615

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Revision **[D]**

Document control

Project: Dubbo Health Service Redevelopment Stages 3 & 4 Dubbo

Document Type: Capability Statement

Report Number: IAC-493

The following report register documents the development and issue of this and each subsequent report(s) undertaken by iAccess Consultants.

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Revision History:

Our Reference	Rev	Remarks	Issue Date
IAC-493	-	Statement prepared and issued to client	18 November 2016
IAC-493	A	Statement Revised and issued to client	1 December 2016
IAC-493	B	Editorial changes to report and issued to client	1 December 2016
IAC-493	C	Staging diagram revised and issued to client	1 December 2016
IAC-493	D	Staging diagram revised and issued to client	8 December 2016



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EXECUTIVE SUMMARY

This Capability Statement has been prepared to accompany the State Significant Development Application for the proposed Dubbo Health Service Redevelopment Stages 3 & 4.

The overall staging plans for this development are identified on Drawing A00010.

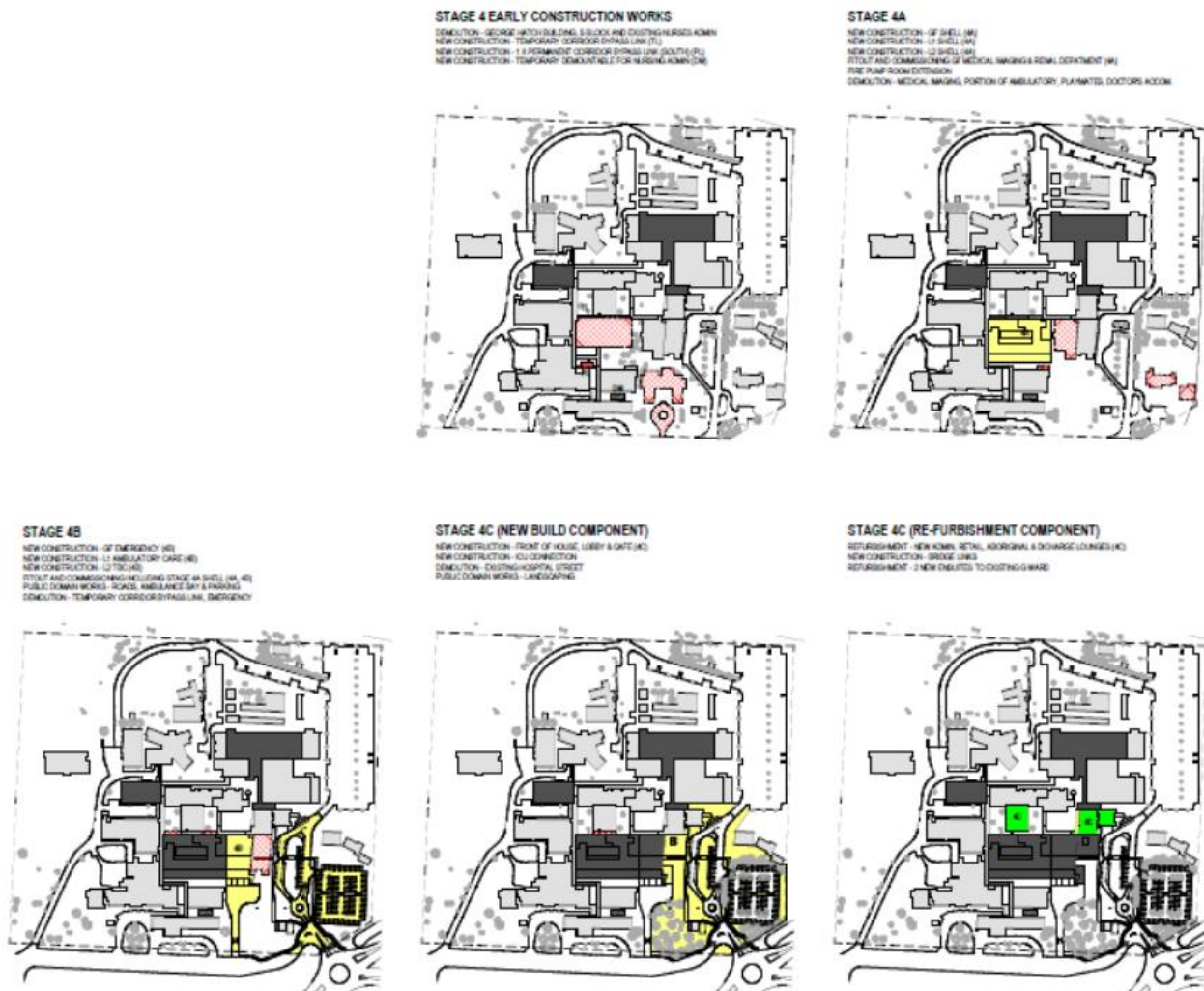


Figure 1 Staging Plans

This Capability Statement assesses how the proposal satisfies the requirements of the provisions of the Disability (Access to Premises – Buildings) Standard and the various AS1428 suite of Standards.

STATEMENT OBJECTIVES

The objectives of this Statement are to:

- Confirm that a preliminary review of the SSD architectural documentation has been reviewed by an appropriately qualified Access Consultant
- Confirm that the proposed building works can readily achieve compliance with the relevant codes and standards applicable to accessibility.

DECLARATION

The works if constructed in accordance with the detail proposed in these design drawings will achieve a high level of accessibility.

DEVELOPMENT PROPOSAL

The DHS Redevelopment Stage 4 project scope is described as follows:

- Stage 4 – Site preparation works
 - Demolition of George Hatch and Existing Nurses Administration
 - **Demolition of Existing Surgical Ward ('S' Block)**
 - New Construction – Temporary Corridor Bypass Link
 - New Construction – 1 x permanent corridor bypass link south
- A new 3-storey clinical building comprising:
 - Ground Level
 - Medical Imaging
 - Emergency Department, including Short Stay Unit
 - A refurbished and expanded Main Entry
 - Level 1
 - Renal Dialysis Unit
 - Ambulatory Care Services
 - Level 2
 - 20 bed CCU/ Cardiovascular/ Stroke Unit
 - 12 bed ICU
 - Cardiovascular Suite
 - Level 3 – Plant Area
- Other associated works
 - Expansion of on grade car parking facilities and improved access and wayfinding.
 - Dedicated ambulance access off Myall Street
 - Amendments to the Cobbora Road roundabout to facilitate entry to the Hospital
 - Demolition of Playmates/Doctors Accommodation
 - Demolition of external component of existing Ambulatory Care Unit
 - Landscaping including tree removal and other public domain works
 - Upgrades of related engineering services infrastructure supporting Stages 4.
 - Refurbishment of the two ICU ensuites within the medical inpatient ward (G-ward).

BUILDING CLASSIFICATION(S)

The National Construction Code (NCC) building classification of the development on this site is:

- Hospital NCC Class 9a

LEGISLATIVE FRAMEWORK

The legislation addressing accessibility is documented in the following Act, Code and Standards:

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010 (DDA 1992)
- National Construction Code (BCA 2016)

- AS1428.1:2009 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- AS2890.6:2009 Parking facilities - Off-street parking for people with disabilities
- AS1735.12:1999 Lifts, escalators and moving walks - Facilities for persons with disabilities
- HB 198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces

ARCHITECTURAL DOCUMENTATION

The following documents prepared by HDR Rice Daubney form the basis of this access report:

A 00000 [09] - COVER SHEET	A 10005 [05] - LOCATION AND SITE PLAN - STAGE 4, 2F & 3F
A 00001 [07] - ZONAL MASTER PLAN	A 10101 [08] - CARPARKING (SOUTH)
A 00002 [05] - COVER SHEET - LEGENDS & SYSTEMS	A 11003 [11] - STAGE 4 - GROUND FLOOR
A 00010 [11] - STAGING PLANS	A 11103 [12] - STAGE 4 - FIRST FLOOR
A 09003A [07] - GROUND FLOOR - STAGE 4A	A 11203 [12] - STAGE 4 - SECOND FLOOR
A 09003B [06] - GROUND FLOOR - STAGE 4B	A 11303 [13] - STAGE 4 - THIRD FLOOR
A 09003C [06] - GROUND FLOOR - STAGE 4C	A 15401 [08] - STAGE 4 ELEVATIONS 01
A 09003CR [06] - GROUND FLOOR - STAGE 4C REFURBISHMENT	A 15402 [08] - STAGE 4 ELEVATIONS 02
A 09103A [05] - LEVEL 01 - STAGE 4A	A 16401 [05] - STAGE 4 SECTIONS 01
A 09103B [05] - LEVEL 01 - STAGE 4B	A 16402 [05] - STAGE 4 SECTIONS 02
A 09103C [05] - LEVEL 01 - STAGE 4C	
A 09103CR [05] - LEVEL 01 - STAGE 4C REFURBISHMENT	
A 09203A [05] - LEVEL 02 - STAGE 4A	
A 09203B [05] - LEVEL 02 - STAGE 4B	
A 09203C [05] - LEVEL 02 - STAGE 4C	
A 09203CR [05] - LEVEL 02 - STAGE 4C REFURBISHMENT	
A 09303A [05] - LEVEL 03 - STAGE 4A	
A 09303B [05] - LEVEL 03 - STAGE 4B	
A 09303C [05] - LEVEL 03 - STAGE 4C	
A 09303CR [05] - LEVEL 03 - STAGE 4C REFURBISHMENT	
A 10000 [10] - LOCATION AND SITE PLAN - EXISTING & STAGE 3 L2	
A 10002 [05] - SITE STAGING PLANS	
A 10003 [05] - SITE ACCESS	
A 10004 [05] - LOCATION AND SITE PLAN - STAGE 4, GF & 1F	

CONCLUSION:

This report contains an assessment of the referenced architectural documentation for the proposed development located at Dubbo Health Service (Myall St, Dubbo NSW 2830) against the provisions of the Disability (Access to Premises Building) Standard and the Australian Standard AS1428 series of Standards concerning access for the Disabled.

In view of this assessment we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the S109R Crown Certificate documentation without giving rise to any inconsistencies with the SSD Application.

Should you require further assistance or clarification please do not hesitate to contact the undersigned on 0408 627 908 or r.seidman@iaccessconsultants.com

Yours sincerely,



RICHARD SEIDMAN

M.PropDev, BArch (Hons), , ARB Reg No 4700, ACAA (Associate No 330) , Livable Housing Registered Assessor 10041



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1. DISABILITY (ACCESS TO PREMISES) STANDARD 2010 COMPLIANCE REPORT

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
A4.1	Classifications Class 9a — Hospital.	Note
	Class 5 — Office	Note
DP1	Performance requirement Access must be provided, to the degree necessary, to enable: a) people to: i. approach the building from the road boundary and from any <i>accessible</i> carparking spaces associated with the building; and	Accessible access has been provided across the boundary to the building entries.
	ii. approach the building from any accessible associated building; and	Satisfied
	iii. access work and public spaces, accommodation and facilities for personal hygiene; and	Accessible access has been provided to all levels and areas of this development
	b) Identification of accessways at appropriate locations which are easy to find.	Information yet to be supplied
DP4	Performance requirement <i>Exits</i> must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to: a) the travel distance; and b) the number, mobility and other characteristics of occupants; and c) the function or use of the building; and d) the height of the building; and e) Whether the <i>exit</i> is from above or below ground level.	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
DP6	Performance requirement So that occupants can safely evacuate the building, accessways to exits must have dimensions appropriate to: a) the number, mobility and other characteristics of occupants; and b) the function or use of the building.	Certifiers are adopting the approach that Dts assessment of the provision of fire stairs satisfies this requirement. Refuge areas have not been nominated as part of the fire stair system. Details addressing how people with disability are to be evacuated in the event of an emergency will need to be provided with the Construction Certificate documentation. It has been assumed that the lift service could be made available to satisfy this requirement in accordance with NCC objective EO1: <i>The Objective of this Part is to—</i> (a) facilitate the safe movement of occupants; and (b) facilitate access for emergency services personnel to carry out emergency procedures and assist in the evacuation of occupants
DP8	Performance requirement Carparking spaces for use by people with a disability must be: a) provided, to the degree necessary, to give equitable access for carparking; and b) designated and easy to find.	Additional carparking is provided as part of these works. An additional 154 parking spaces are added to the existing 9 parking spaces. The total number of parking spaces includes 5 new AS2890.6 compliant parking spaces in addition to the existing accessible parking space.
DP9	Performance requirement An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired.	Details to be provided as part of the Construction Certificate Documentation.
D3.1	General Building Access Requirements Class 7a	
Table D3.1	To and within any level containing accessible carparking spaces	Satisfied
D3.1	General Building Access Requirements Class 5	
Table D3.1	Office - To and within all areas normally used by the occupants.	Satisfied
D3.1	General Building Access Requirements Class 9a	
Table D3.1	Hospital - To and within all areas normally used by the occupants.	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.2	Access to Buildings	
	(1) An <i>accessway</i> must be provided: (a) to a building <i>required</i> to be <i>accessible</i> ;	Satisfied
	(b) from the main points of a pedestrian entry at the allotment boundary; and I. from another <i>accessible</i> building connected by a pedestrian link; and II. from any <i>required accessible</i> carparking space on the allotment.	Satisfied
	(2) In a building <i>required</i> to be <i>accessible</i> , an <i>accessway</i> must be provided through the principal pedestrian entrance, and: a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and b. in a building with a total <i>floor area</i> more than 500sqm, a pedestrian entrance which is not <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance; except for pedestrian entrances serving only areas exempted by clause D3.4.	Satisfied
D3.3	Parts of buildings to be accessible	
	In a building <i>required</i> to be <i>accessible</i> : a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:	Satisfied
	Walkways (gradients <1:20) will need to satisfy the provisions of Clauses 10.1 and 10.2 of AS1428.1:2009.	Information to be provided.
	i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	Satisfied
	ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;	Not Applicable

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; The following is an extract from AS1428.1 addressing this item: (f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3. (g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation. Specific attention is directed to Clause 11.2(c) of the Standard which addresses the topic of vertical sections of handrails. The design of the stairs in this project as proposed will result in vertical sections of handrails.
	b) every passenger lift must comply with clause E3.6;	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	c) accessways must have: i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and ii. turning spaces complying with AS 1428.1: A. within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and B. at maximum 20 m intervals along the accessway;	Satisfied
	d) an intersection of accessways satisfies the spatial requirements for a passing and turning space;	Satisfied
	e) a passing space may serve as a turning space;	Satisfied
	f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building- (i) containing not more than 3 storeys; and (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200sqm.	Not Applicable

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.4	Concessions	
	The following areas are not required to be accessible: (a) An area where access would be inappropriate because of the purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b).	Accessible access is not required to be provided to the plant rooms, clean and dirty utility rooms, laundries, store rooms and the like
D3.5	Carparking	
	Class 9a 1 space for every 100 carparking spaces or part thereof.	Satisfied 5 Accessible parking spaces are provided as part of this development proposal.

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.6	Signage -WC signage	Braille Tactile signs to satisfy the WC sign requirements of NCC Clause D3.6 and Specification D3.6 will need to be provided. Examples of Braille Tactile Signage include:    

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.6	Signage -Exit Signage	Braille Tactile signs to satisfy the exit sign requirements of NCC Clause D3.6 and Specification D3.6 will need to be provided. <i>In a building required to be accessible—</i> (a) <i>braille and tactile signage complying with Specification D3.6 must</i> (ii) <i>identify each door required by E4.5 to be provided with an exit sign and state—</i> (A) "Exit"; and (B) "Level"; and either (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb); 
D3.7	Hearing Augmentation	If an inbuilt amplification system is provided to the Dining and Function Rooms located on Ground Level Upper of the development, then a hearing augmentation system will need to be provided. Details are to be provided once the use and function of the facility has been finalised.
D3.8	Tactile Indicators	TGSIs compliant to the provisions of AS1428.4.1:2009 will need to be provided to circulation stairways and to ramps with gradients between 1:20 and 1:14.
D3.10	Swimming pool	Not Applicable
D3.11	Ramps	Not Applicable
D3.12	Glazing on an accessway	
	On an accessway, 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 Clause 6.6 of AS 1428.1.	Details of the shopfront design have yet to be provided. Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation. The provisions to complied with are:

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
		6.6 Visual indicators on glazing Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level. Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.
Part D4	Braille & Tactile Signs	Refer to attached technical sheet for sign mounting installation.
Part E3	Lift Installation	
Table E3.6B	Handrail complying with the provisions for a mandatory handrail in AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lift floor dimension of not less than 1 400 mm x 1 600 mm	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Minimum clear door opening complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Passenger protection system complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lift landing doors at the upper landing	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lift car and landing control buttons complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lighting in accordance with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	a) Automatic audible information within the lift car to identify the level each time the car stops; and b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and c) audible information and audible indication <i>required</i> by (a) and (b) is to be provided in a range of between 20–80 dbA at a maximum frequency of 1 500 Hz	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	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	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
Part F2	Sanitary and other facilities	Accessible WC facilities have been nominated within this development. These facilities will need to demonstrate compliance with Clause 16 & 16 of AS1428.1. The detailed arrangements for these spaces will need to be provided as part of the Construction certificate documentation.