

Date: 31 March 2021
To: Health Infrastructure
From: Blackett Maguire + Goldsmith
Subject: **John Hunter Health and Innovation Precinct Project
Access Assessment**

Blackett Maguire + Goldsmith Pty Ltd have been commissioned to carry out an assessment of the proposed SSD Architectural documentation for the John Hunter Health and Innovation Precinct Project against the requirements of Access to Premises Standards 2010.



Figure 1: Locality/Context plan

1. SEARS TABLE

SEARs Requirement	Relevant Section of Report
Plans and Documents	
Accessibility Report	See Section 8

Address

Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal

PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact

Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au



1. OVERVIEW

In June 2019, the NSW Government announced a significant expansion of the John Hunter and John Hunter Children's Hospitals with the \$780 million John Hunter Health and Innovation Precinct (JHHIP) project.

The JHHIP will transform healthcare services for Newcastle, the greater Hunter region and northern NSW communities. The infrastructure will provide additional inpatient capacity to the John Hunter and John Hunter Children's Hospitals and create further opportunities for partnerships with industry and higher education providers.

The JHHIP will deliver an innovative and integrated precinct with industry-leading facilities working in collaboration with health, education and research partners to meet the current and future needs of the Greater Newcastle, Hunter New England and Northern NSW regions.

The John Hunter Health and Innovation Precinct Project is being planned and designed with ongoing communication and engagement with clinical staff, operational staff, the community and other key stakeholders with a strong focus on the following:

- + Patient-centred care
- + Contemporary models of care
- + Future economic, health and innovation development opportunities
- + Environmental sustainability

2. SUBJECT SITE

The John Hunter Health Campus (JHHC) is located on Lookout Road, Lambton Heights, within the City of Newcastle Local Government Area (LGA), approximately 8km west of the Newcastle CBD. The hospital campus is located approximately 3.5km north of Kotara railway station.

The JHHC comprises the John Hunter Hospital (JHH), John Hunter Children's Hospital (JHCH), Royal Newcastle Centre (RNC), the Rankin Park Rehabilitation Unit and the Nexus Unit (Children & Adolescent Mental Health). JHHC is a Level 6 Principal Referral and tertiary Hospital, providing the clinical hub for medical, surgical, child and maternity services within the Hunter New England Local Health District (HNELHD) and across northern NSW through established referral networks. Other services at the campus include the Hunter Medical Research Institute (HMRI), Newcastle Private Hospital and the HNELHD Headquarters.

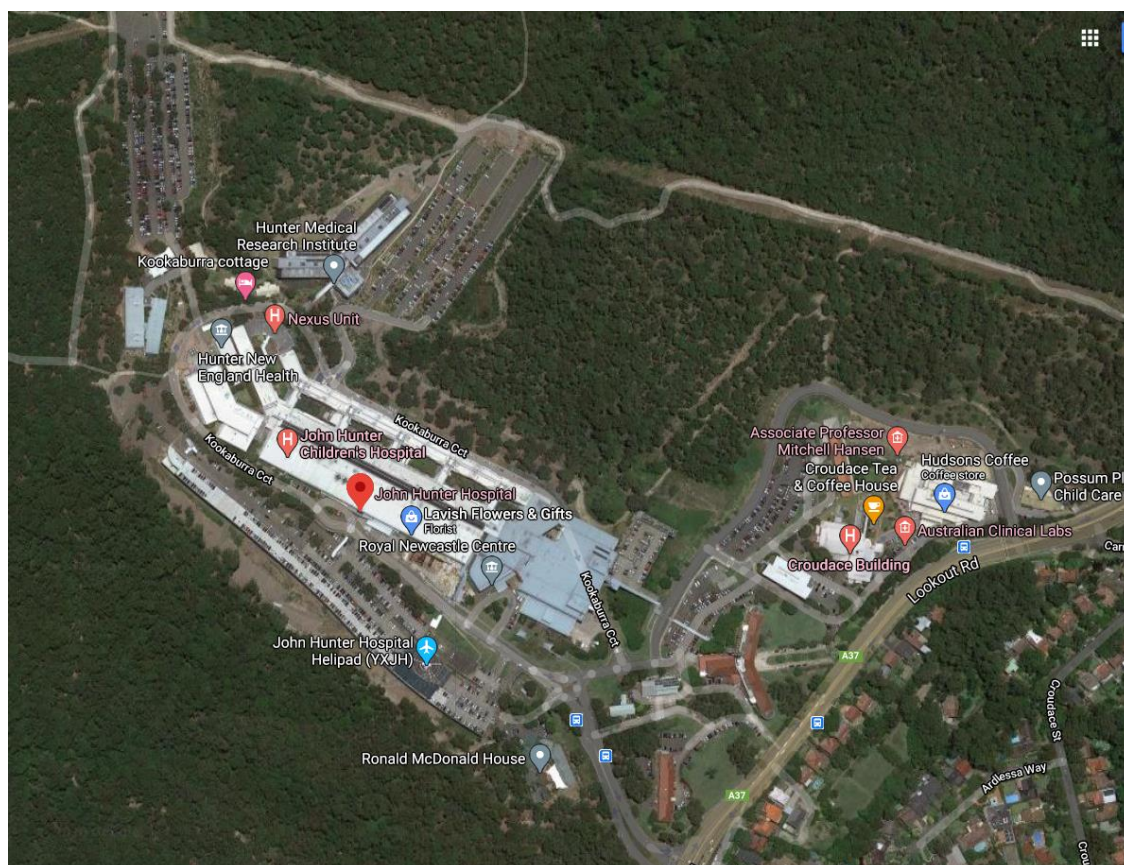


Figure 2: Aerial View (Source: Google maps)



3. SSDA Proposal

Approval is being sought for a new Acute Services Building and refurbishment of existing hospital facilities at John Hunter Hospital comprising:

- + Construction and operation of a new seven-storey Acute Services Building (plus 4 semi-basement levels) to provide:
 - an expanded and enhanced Emergency Department;
 - expanded and enhanced medical imaging services;
 - expanded and enhanced intensive care services - Adult, Paediatric and Neonatal;
 - expanded and enhanced Operating Theatres including Interventional Suites;
 - an expanded Clinical Sterilising Department;
 - Women's Services including Birthing Unit, Day Assessment Unit and Inpatient Units;
 - integrated flexible education and teaching spaces;
 - expanded support services;
 - associated retail spaces;
 - new rooftop helipads;
 - new semi-basement car parking;
- + Refurbishment of existing buildings to provide:
 - additional Inpatient Units;
 - expanded support services;
- + A new Hospital entry canopy and works to the existing drop off;
- + Link bridge to the Hunter Medical Research Institute (HMRI);
- + Campus wayfinding and signage;
- + Landscape works;
- + Site preparation including bulk earthworks, tree removal, environmental clearing, cut and fill;
- + Mines grouting remediation works;
- + Construction of internal roads network and construction access roads and works to existing at-grade carparking;
- + Connection to the future Newcastle Inner City Bypass; and
- + Inground building services works and utility adjustments.



The proposed Works are represented in the figure below.

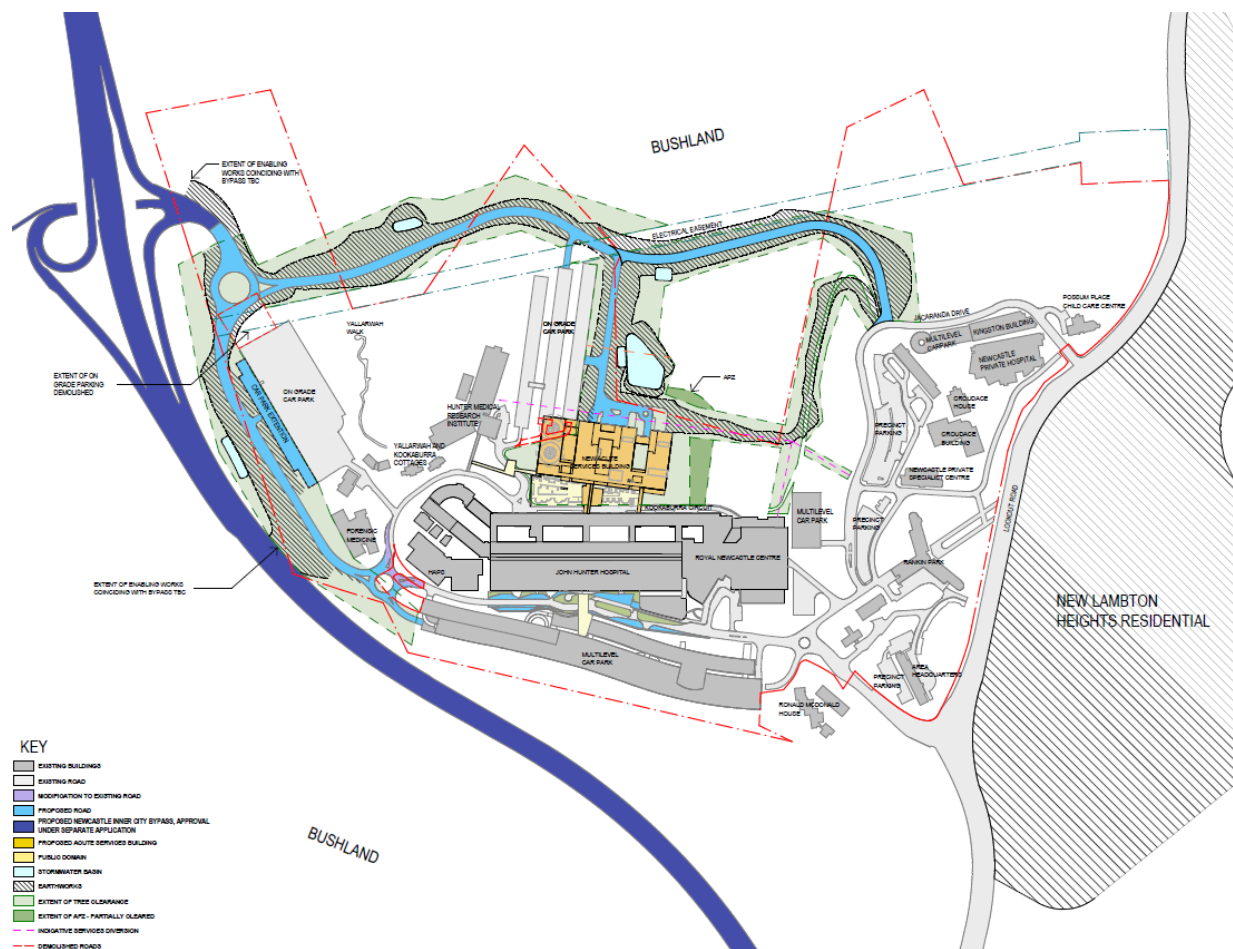


Figure 3: Proposed site plan

4. DOCUMENTATION

Our assessment of the concept design documentation was based on the following:

- + National Construction Code Series (Volume 1) Building Code of Australia 2019 (BCA)
- + Guide to the Building Code of Australia 2019 (BCA Guide)
- + Environmental Planning and Assessment Act 1979 (EP&A)
- + Environmental Planning and Assessment Regulation 2000 (EP&AR)
- + Access to Premise Standards 2010
- + SSD Architectural plans prepared by BVN Architects

5. STATEMENT OBJECTIVES

The objectives of this statement are to:

- + Confirm that a preliminary review of the SSD documentation has been reviewed by an appropriately qualified Accredited Certifier.
- + Confirm that the proposed new building works can readily achieve compliance with the BCA where relevant to the Access to Premise Standards 2010 in order to satisfy the requirements of the SEARS.



6. TERMINOLOGY

Performance Solution

A Building Solution which complies with the Performance Requirements other than by reason of satisfying the DtS Provisions.

Building Code of Australia (BCA)

Document published on behalf of the Australian Building Codes Board. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in New South Wales (NSW) under the provisions of the EPA Act and Regulation. Building regulatory legislation stipulates that compliance with the BCA Performance Requirements must be attained and hence this reveals BCA's performance based format.

Construction Certificate

Building Approval issued by the Certifying Authority pursuant to Part 4A of the EP&A Act 1979.

Construction Type

The construction type is a measure of a buildings ability to resist a fire. The minimum type of fire-resisting construction of a building must be that specified in Table C1.1 and Specification C1.1, except as allowed for—

- (i) certain Class 2, 3 or 9c buildings in C1.5; and
- (ii) a Class 4 part of a building located on the top storey in C1.3(b); and
- (iii) open spectator stands and indoor sports stadiums in C1.7.

Note: Type A construction is the most fire-resistant and Type C the least fire-resistant of the types of construction.

Climatic Zone

Is an area defined in BCA Figure A1.1 and in Table A1.1 for specific locations, having energy efficiency provisions based on a range of similar climatic characteristics.

Deemed to Satisfy Provisions (DtS)

Provisions which are deemed to satisfy the Performance Requirements.

Effective Height

The height to the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units) from the floor of the lowest storey providing direct egress to a road or open space.

Fire Resistance Level (FRL)

The grading periods in minutes for the following criteria-

- (a) structural adequacy; and
 - (b) integrity; and
 - (c) insulation,
- and expressed in that order.

Fire Source Feature (FSF)

The far boundary of a road which adjoins the allotment; or a side or rear boundary of the allotment; or an external wall of another building on the allotment which is not a Class 10 building.

National Construction Code Series (NCC)

The NCC was introduced 01 May 2011 by the Council of Australian Governments. The BCA Volume One (Class 2 to 9 Buildings) is now referenced as the National Construction Code Series Volume One — BCA.

Open Space

A space on the allotment, or a roof or other part of the building suitably protected from fire, open to the sky and connected directly with a public road.

Patient Care Area

A part of a health-care building normally used for the treatment, care, accommodation, recreation, dining and holding of patients including a ward area and treatment area.

Performance Requirements of the BCA



A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must meet.

Compliance with the Performance Requirements can only be achieved by-

- (a) complying with the DtS Provisions; or
- (b) formulating an Alternative Solution which-
 - (i) complies with the Performance Requirements; or
 - (ii) is shown to be at least equivalent to the DtS Provisions; or
- (c) a combination of (a) and (b).

Sole Occupancy Unit (SOU)

A room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes a dwelling.

Treatment Area

An area within a patient care area such as an operating theatre and rooms used for recovery, minor procedures, resuscitation, intensive care and coronary care from which a patient may not be readily moved.

7. BUILDING CHARACTERISTICS

The new building works have been classified as follows:

+	BCA Classification:	Class 3 (Overnight stay rooms/Staff accommodation), 5 (Professional consulting), 6 (Retail), 7a (Carpark), 9a (Health Care Building), 9b (Assembly uses) (Final classifications to be confirmed) ⁽¹⁾
+	Rise in Storeys:	Rise in Storeys of Eleven (11) – Based on Lv. 7 not constituting a Storey C1.2 of the BCA
+	Effective Height:	The proposed building would have an effective of >25m <50m. (46.6m) <i>Based on information provided we have calculated EH as follows: -</i> (Level 6 (RL113.1) – B4 (RL71.0) = 42.1m. ⁽²⁾
+	Type of Construction:	Type A Construction
+	Climate Zone:	Energy Efficiency Zone 5
+	Maximum Floor Area:	See below
+	Maximum Volume:	See below
+	Sprinkler throughout:	protected Yes
+	Importance (Structural):	Level 4

***Note 1:** Final classifications to be confirmed, in particular any proposed overnight rooms and or staff accommodation areas.



The existing John Hunter Hospital is classified as follows :

+ BCA Classification:	Class 6 (Retail), Class 9a (Health-Care Building (patient care & non patient care
+ Rise in Storeys:	The building has a rise in storeys of four (4) and will not be altered as part of the proposed refurbishment works.
+ Effective Height:	Greater than 12m less than 25m
+ Type of Construction:	Type A Construction
+ Climate Zone:	Energy Efficiency Zone 5
+ Sprinkler throughout:	protected No
+ Importance (Structural):	Level 4 (3)

8. ACCESS FOR PEOPLE WITH A DISABILITY

Accessibility for persons with disabilities is readily achievable under the proposed SSD design, and will be achieved through the satisfaction of the requirements of the Disabled Access to Premises Standards 2010, BCA Part D3 and relevant AS requirements this includes within refurbished parts of the John Hunter Hospital. Based on our review we note that compliance will be achieved through a mixture of DTS and Performance Based solutions. The design will provide access to and throughout all areas of the building normally used by the occupants including any accessible features such as accessible carparking, accessible Sole Occupancy Units. In achieving compliance with the above, accessways will need to be provided as per the below;

- + Access is to be provided from the main points of a pedestrian entry at the allotment boundary.
 - o Given the existing site characteristics access from the allotment boundary will not be achieved, this will be addressed by way of a performance solution.
- + Access is to be provided from other accessible building connected by a pedestrian link.
 - o Compliant accessways will be incorporated between accessible buildings connected by pedestrian links
- + Any required accessible car parking space on the allotment.
 - o The carpark works includes the provision of accessible carparking spaces, with compliant accessways provided vertically via the proposed lifts.
- + An accessway must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances
 - o Compliant accessways will be provided throughout not less than 50% of all pedestrian entrances

Through the implementation of the above and relevant requirements of the Access to Premises Standards 2010 (affected part upgrade), BCA Part D3 and relevant AS requirements the John Hunter Health and Innovation Precinct (JHHIP) will readily achieve compliance and will in essence satisfies the requirements of the DDA.

In this case and arising from high level review we can verify that:-

1. Access for people with disabilities is achievable from public road and footpath reserves to comply with the performance requirements of the BCA and the design compliance objectives of the Access to Premise Standard which, in essence addresses client obligations under the DDA.
2. The location of the new accessible parking spaces, will have direct connection to the principal pedestrian entrances of the related site buildings and associated accessways that comply with AS1428.1.
3. Set down areas will be designed to comply with the requirements of AS2890.6.
4. The design will incorporate a compliant Continuous Accessible Path of travel (D3.3 & cl 6 AS 1428.1-2009)



throughout all parts of the building including elevated gardens, this includes but is not limited to provision for vertical travel throughout all floors, provision of suitable ramps and walkways, passing and turning circles along accessways, door circulation space.

5. All stairways excluding the fire isolated stairways (where not general circulation) will be designed in accordance with AS 1428.1.
6. Abutment of surfaces throughout will to be designed to achieve a flush transition throughout,
7. Finishes throughout will achieve the minimum slip resistance in accordance with D2.14 of the BCA, AS 4586 and HB 198
8. Lighting will be provided to the accessible parking bays and the paths of travel from the accessible parking bays with 40 lx in accordance with requirements of AS1680.2.1-2008.
9. Luminance and colour contrast will be required throughout the building in accordance with the requirements of the BCA and AS1428 suite of documents
10. BCA Part D3 requires provision of accessible parking at the following rate the final number of accessible carparking spaces will be provided in line with the below:-

Class 9a	
(a) Hospital (non-outpatient area)	1 space for every 100 carparking spaces or part thereof.
(b) Hospital (outpatient area)—	
(i) up to 1000 carparking spaces; and	1 space for every 50 carparking spaces or part thereof.
(ii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces.	1 space.
(c) Nursing home	1 space for every 100 carparking spaces or part thereof.
(d) Clinic or day surgery not forming part of a hospital.	1 space for every 50 carparking spaces or part thereof.

Figure 4

11. Grated stormwater drains located on any paths of travel will need to be fitted with compliant heel guard grates.

Grates shall comply with the following:

- (a) Circular openings shall be not greater than 13 mm in diameter.
- (b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.

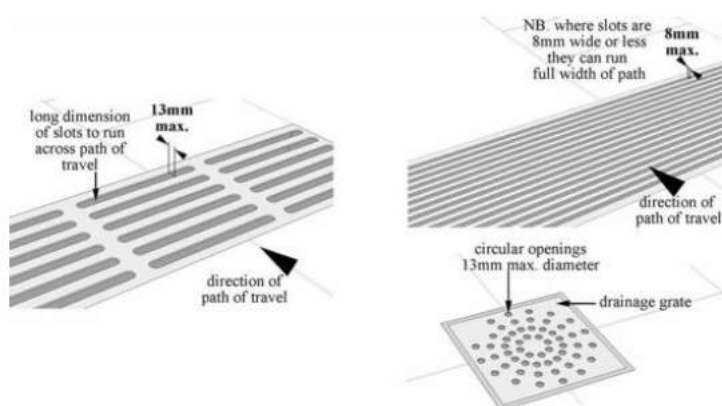


Figure 5

12. Accessible and Ambulant sanitary compartments will be provided within the building in accordance with the requirements of F2.4 of the BCA and AS 1428.1.
13. Accessible parking spaces subject to separate applications, and statutory parking and way finding signage



will be provided to comply with AS1428.1 and AS2890.1 & 6 – refer below as a guide:-

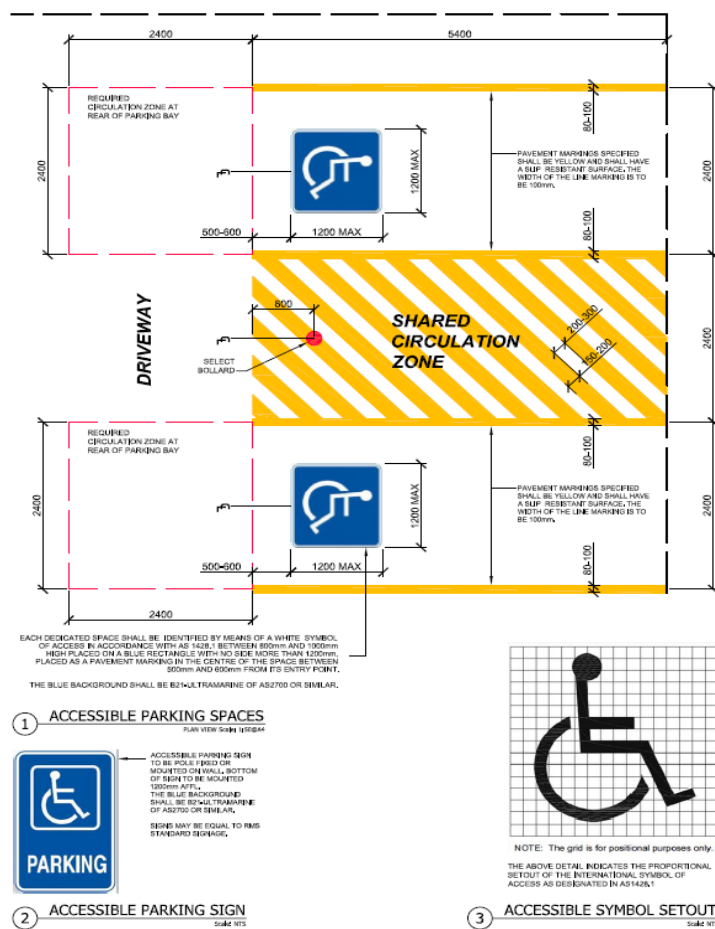


Figure 6

14. The use of TGSIs will be applied to external ramps and stairways only.

TGSIs to warn people of hazards shall comply with AS/NZS 1428.4.1.

The design and arrangement of warning tactile ground surface indicators (TGSIs) shall comply with AS1428.4.1:2009.

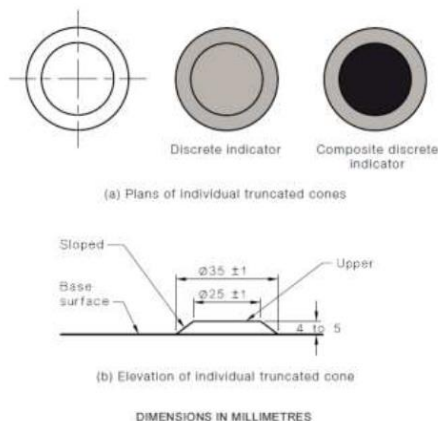


Figure 7

15. Braille and tactile signage will be provided throughout the building in accordance with the requirements of D3.6 and AS1428.1



9. CONCLUSION:

This report contains a high-level assessment of the referenced documentation for the proposed SSD Architectural documentation for the John Hunter Health and Innovation Precinct, against the requirements of the Building Code of Australia (BCA) where relevant to the Access to Premises Standards (DDA).

Arising from our high level assessment we are satisfied that the SSD design is capable of satisfying the performance requirements of the BCA where relevant to the Access Standards in relation to accessibility for people with disabilities.

Further detailed assessment of the proposal will occur based on the developed design to ensure compliance with the BCA where relevant to the Access to Premises Standards 2010.

Should you require further assistance or clarification please do not hesitate to contact the undersigned on 02 9211 7777 or jake@bmplusg.com.au.

Regards,

Jake Hofner
Senior Building Surveyor
(Building Surveyor – Unrestricted BDC2309)
Blackett Maguire + Goldsmith