

ACCESS REPORT

PENRITH HEALTH CAMPUS REDEVELOPMENT STAGE 3; MENTAL HEALTH SERVICES

ENVIRONMENTAL ASSESSMENT PART 3A – PROJECT APPLICATION

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Executive Summary

The purpose of this report is to provide an accessibility review of the proposed Mental Health Services Building within the Penrith Hospital campus.

In particular;

- The accessible interfaces to the new building from the internal roadway network for patient drop-offs and access for people with disabilities.
- Building entry access, internal circulation and the accommodation of people with disabilities including sanitary facilities.

This accessibility assessment has had regard to the accessibility provisions of the Building Code of Australia and other regulatory controls including Penrith City Council's DCP – Accessibility requirements, DDA Access Code (2010 draft) and the Disability Discrimination Act (DDA).

The key functional areas of the development proposal will provide the following outcomes:

- The MHS addition shall provide accessible linkages with the existing hospital including the existing principal entrance to enable equitable access.
- The internal roadway shall provide a designated accessible setdown and pickup parking space at the main entrance to ensure appropriate safe, equitable and dignified access.
- The three level building shall incorporate lift access to all levels to ensure appropriate access to satisfy the BCA and DDA with corridors providing ample opportunity for passing of two people in a wheelchair and trolleys which will be further detailed in accordance with AS1428 parts 1 and 2.
- The general patient care areas propose accessible rooms and ensuites within each section to enable appropriate access for patients who use a wheelchair while visitor and staff areas will also be afforded appropriate waiting areas and staff facilities to satisfy AS1428.2, Part D3 of the BCA and the DDA.
- Other areas for offices, conference room and associated staff areas shall be readily accessible in accordance with AS1428.2, Part D3 of the BCA and the DDA.
- **Sanitary Facilities** - With respect to sanitary facilities the development proposes unisex accessible toilets and shower facilities within various areas of the development adjacent to the general male and female facilities to enable equitable access that will comply with AS1428.2 and satisfy the DDA. The sanitary facilities shall also incorporate ambulant accessible male and female cubicles, which will be detailed at construction certificate stage.

Notwithstanding the accessibility of the design it is also evident that further detailing of various areas shall be undertaken by construction certificate stage to ensure compliance with AS1428.1, AS1428.2, AS1735.12 to satisfy Parts D3, F2.4, E3.6 of the BCA, Council's DCP and the DDA.

Overall it is my opinion that the plans shall provide accessible environments for patients, residents, staff and visitors in a manner that promotes appropriate health and living outcomes consistent with contemporary standards, BCA, Council's Access DCP and the Disability Discrimination Act.



Mark Relf,
Access Consultant

Assessment Criteria

The assessment considers the Project Brief and the following legislation, planning instruments and standards pertaining to access for people with disabilities.

- (1) Building Code of Australia (BCA) – Parts D3, E3.6 and F2.4.
- (2) Penrith City Council's DCP – Accessibility.
- (3) DDA Access Code 2010 (draft)
- (4) Australian Standard AS1428.1 (2009) – Design for Access & Mobility: General Requirements
- (5) Australian Standard AS1428.2 (1992) – Design for Access & Mobility: Enhanced Requirements
- (6) Australian Standard AS1428.4 (2009) – Design for Access & Mobility: Tactile Indicators
- (7) Australian Standard AS2890.1 and AS2890.6 (2009) – Off-Street Parking
- (8) Australian Standard AS1735 – Lifts: Part 12.
- (9) Disability Discrimination Act (DDA).

The commentary provided in this report illustrates the accessibility outcomes that occur from the proposed development works.

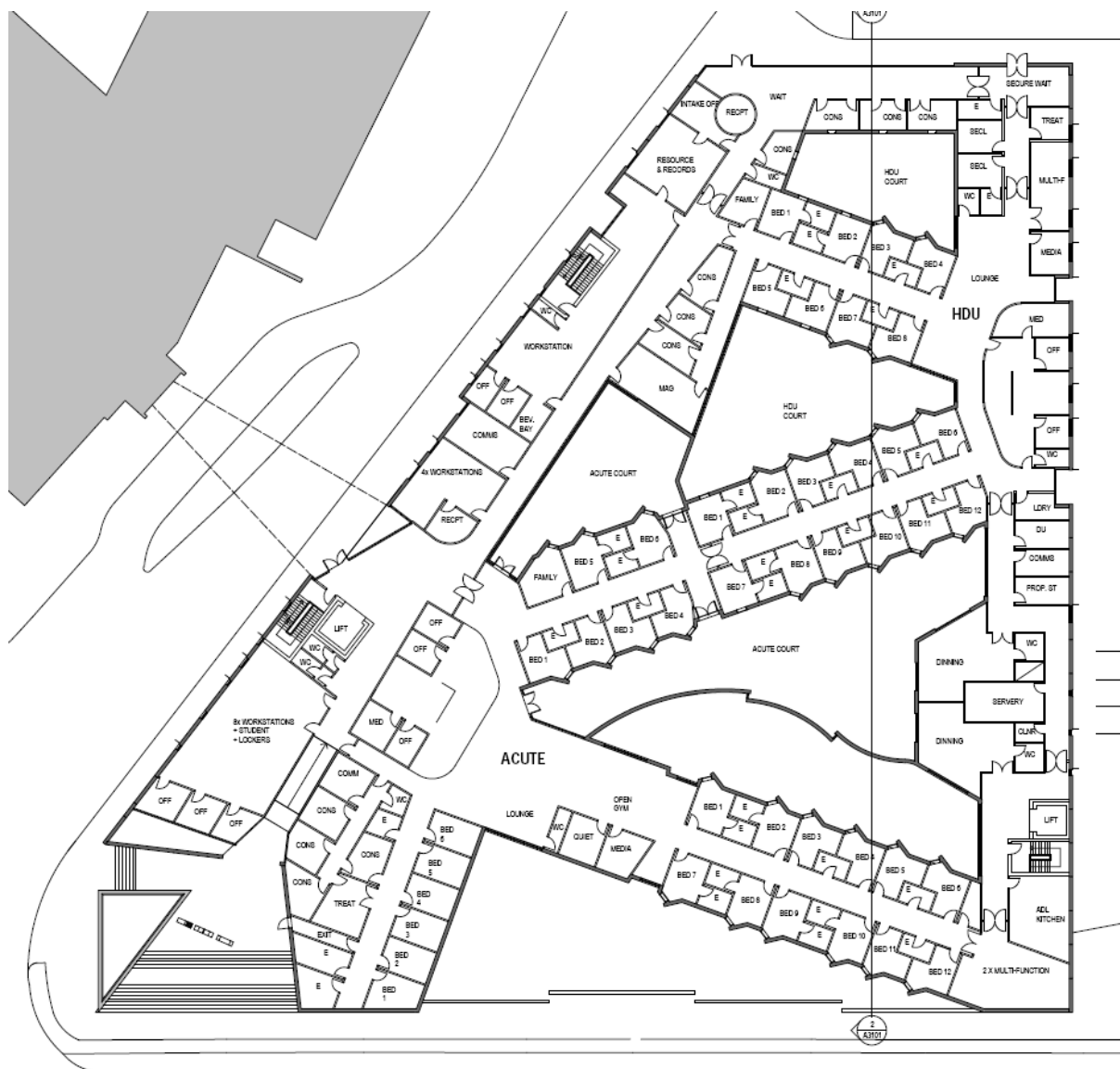
The comments do not cover detail issues pertaining to construction documentation such as internal design of accessible toilet facilities, evaluation of slip resistant floor materials, lift specification, door schedule, tactile ground surface indicators, lighting levels, decore, signage, furniture/counter fitout and the like, which will reviewed and confirmed during construction documentation stages.

The plans and documents relied upon for this assessment include documents with Project No. 2-20-2077.

Dwg No.	Revision	Title
Dwg A1000	-	Site Location Plan
Dwg A1001	-	Existing Site Survey
Dwg A2201	-	Level 1 Floor Plan
Dwg A2202	-	Level 2 Floor Plan
Dwg A2203	-	Level 3 Floor Plan
Dwg A2204	-	Roof Plan
Dwg A3001	-	Elevations
Dwg A3002	-	Elevations
Dwg A3101	-	Sections
	-	Landscape Plan

Accessibility Assessment

External Pathway Links & Building Entrances



BCA / DDA Compliance	Complies
<p>1. Principal Entry Access - The Mental Health Services building (MHS) addition shall incorporate on-grade accessible access at the principal entry on level 2 with graded accessway link to the existing hospital building to facilitate easy access throughout to comply with ASI428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP and the DDA.</p>	YES
<p>2. The building proposes two accessible parking spaces adjacent to the principal entrance on the western facade and an ambulance drop-off point at a northern entry also at level 2 to facilitate an accessible entry that will comply with ASI428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP and the DDA.</p>	YES

BCA / DDA Compliance	Complies
<p>3. The development also proposes a southern entry which adjoins the Derby Street campus entrance. The southern entry shall provides stairway access only due to the topography of the site. Details of the stairway shall be confirmed at construction certificate stage regarding handrails, tactile indicators, step nosings in accordance with ASI428 parts 1 and 4 to satisfy the BCA and DDA.</p> <p>4. While the southern stairway entry access does not provide access for people who use a wheelchair the close proximity to the accessible principal; entrance combined with the accessible parking/drop-off point it is my opinion that the design provides appropriate equity and dignity to satisfy the DDA.</p>	YES

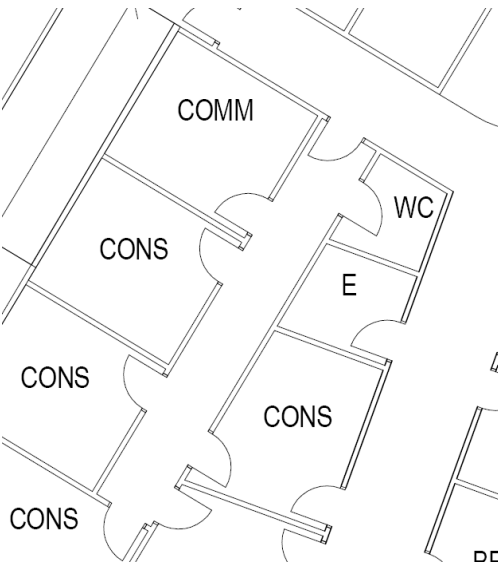

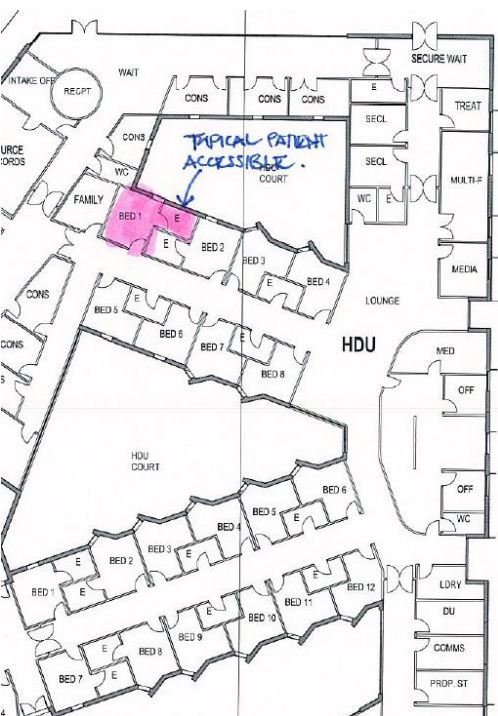
Parking


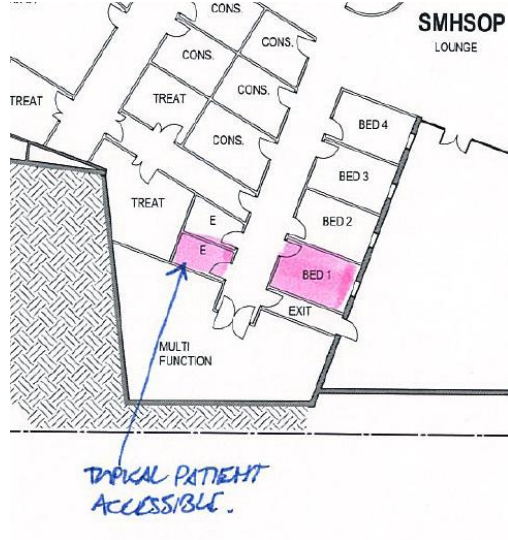
BCA / DDA Compliance	Complies
<p>5. While the hospital campus provides several carparks distributed around the site which include parking for people with mobility restrictions this development proposes two (2) parallel spaces adjacent to the principal entrance on the western façade to ensure equitable access for people with mobility impairments.</p> <p>6. Detailing of the accessible spaces shall be confirmed at a future design stage to comply with AS2890.6 to satisfy Part D3.5 of the BCA.</p>	YES


Internal Accessways

Having regard to the requirements of Part D3.3 of the BCA, DCP Accessibility requirements and the DDA the assessments considers the on-site accessibility between levels and internal circulation to the staff and patient areas, excluding plant rooms, dirty utilities, commercial style laundries, kitchens and the like.

BCA / DDA Compliance	Complies
<p>LEVEL 2 - Entry level, Acute & HDU Care</p> <p>7. The development proposes an on-grade level threshold entry to a reception / waiting area which incorporates an indicative accessible toilet for staff/visitors, a lift, stairway and access to the main circulation corridors and doorway entries to the Acute Care and HDU sections.</p> <p>8. The corridor and doorway access to the offices and consultation rooms provides ample circulation spaces in accordance with ASI428 parts 1 and 2 and Part D3.3 of the BCA, DCP and the DDA.</p> <p>9. Details of interior office layouts shall be subject of a future design stage and shall be developed in accordance with ASI428 parts 1 and 2 and Part D3.3 of the BCA, DCP and the DDA.</p>	<p>YES</p> <p>YES</p>

BCA / DDA Compliance		Complies
<p>10. Acute Care Section - The double doorway entries into the Acute care section corridors and doorway access to the bedrooms, communal facilities, treatment rooms and outdoor courtyards provide ample circulation spaces in accordance with ASI428 parts 1 and 2 and Part D3.3 of the BCA, DCP and the DDA, except for a 1500mm width corridor, which will need to be increased to 1600mm to comply with ASI428.1 (2009).</p> <p>11. The staff access area also includes lift and stairway access to Level 1 below.</p>		<p>YES</p>
<p>12. Acute Care Section - The adjoining plan provides an indicative location for the provision of an accessible bedroom/ensuite which will be detailed at construction certificate stage in accordance with ASI428 parts 1 and 2 and Part D3.3 of the BCA, DCP and the DDA.</p>		<p>YES</p>
<p>13. HDU Care Section - The double doorway entries into the HDU care section corridors and doorway access to the bedrooms, communal facilities, treatment rooms and outdoor courtyards provide ample circulation spaces in accordance with ASI428 parts 1 and 2 and Part D3.3 of the BCA, DCP and the DDA.</p> <p>14. The adjoining plan provides an indicative location for the provision of an accessible bedroom/ensuite which will be detailed at construction certificate stage in accordance with ASI428 parts 1 and 2 and Part D3.3 of the BCA, DCP and the DDA.</p>		<p>YES</p>

BCA / DDA Compliance	Complies
<p>LEVEL 1 – SMHSOP Care</p>  <p>15. Access to the this Level will be readily available from the two (2) Lifts and stairs, which travel from the upper level 2 of the building to comply with AS1428 parts 1 and 2 and satisfy Part D3.3 of the BCA, DCP 31 and the DDA.</p> <p>16. SMHSOP Care - The 2000mm-2500mm corridors which facilitate access from the lifts and stairs shall provide ample doorway circulation and passing spaces to approach and enter the offices, patient bedrooms, communal facilities and outdoor courtyards in accordance with AS1428 parts 1 and 2 and Part D3.3 of the BCA, DCP and the DDA.</p> <p>17. Details of interior office layouts shall be subject of a future design stage and shall be developed in accordance with AS1428 parts 1 and 2 and Part D3.3 of the BCA, DCP and the DDA.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
<p>18. The adjoining plan provides an indicative location for the provision of an accessible bedroom/ensuite which will be detailed at construction certificate stage in accordance with AS1428 parts 1 and 2 and Part D3.3 of the BCA, DCP and the DDA.</p> 	<p>YES</p>

BCA / DDA Compliance	Complies
<p>LEVEL 3 – Office areas</p>  <p>19. Access to this Level will be readily available from the Lift adjacent to the principal entry, which travels to the lower levels of the building to comply with AS1428 parts 1 and 2 and satisfy Part D3.3 of the BCA, DCP and the DDA.</p> <p>20. The corridor accessways are generally 1800mm minimum width providing appropriate doorway circulation and passing spaces to facilitate easy access throughout to comply with AS1428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP and the DDA.</p> <p>21. Details of interior office / room layouts shall be subject of a future design stage and shall be developed in accordance with AS1428 parts 1 and 2 and Part D3.3 of the BCA, DCP and the DDA.</p>	<p>YES</p> <p>YES</p> <p>YES</p>

Lifts

BCA / DDA Compliance	Complies
<p>22. The development will provide two (2) lifts to facilitate vertical access between building levels to readily satisfy Part D3.3 BCA.</p> <p>23. With regard to the two (2) lifts the of internal floor car areas shall readily provide at least 1600mm X 1400mm to comply with AS1735.12, Part E3.6 of the BCA, DCP and DDA.</p>	<p>YES</p> <p>YES</p>

BCA / DDA Compliance	Complies
24. Details of internal lift car controls, handrails, audio announcements, lighting and the like will be provided at construction documentation stage to confirm compliance with AS1735.12, Part E3.6 of the BCA, DCP and DDA.	YES

Accessible Sanitary Facilities

BCA / DDA Compliance	Complies
25. Wheelchair Accessible Toilets - The plans show indicative locations for three (3) unisex accessible toilets with one on each level for staff and visitors, which achieves equitable access in terms of distribution.	YES
26. These unisex accessible toilets provide 3000mm X 2000mm or 2400mm X 2400mm, in accordance with AS1428.2, Part F2.4 of the BCA, DCP and the DDA.	
27. Wheelchair Accessible Bedroom Ensuite Facilities – The three different Care areas shall provide an accessible ensuite bathroom on each level to satisfy Part F2.4 of the BCA, DCP and the DDA.	YES
28. These unisex accessible bathrooms shall provide 3000mm X 2000mm or 2300mm X 3000mm or similar pending the layout, in accordance with AS1428.1, AS1428.2, Part F2.4 of the BCA, DCP and the DDA.	YES
29. Ambulant Accessible Toilets – Future design stages shall incorporate an ambulant accessible male and female cubicle in each group of toilets in accordance with AS1428.1, AS1428.2, DCP and DDA.	YES

Tactile ground surface indicators

BCA / DDA Compliance	Complies
30. Details concerning the provision of tactile ground surface indicators (TGSIs) as required by Part D3.8 of the BCA will be provided at construction certificate stage that will include the public stairway landings internally and externally.	YES at CC stage

Appendix A – Statement of Expertise

CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access & Services Advisory Panel



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