

ACCESS REPORT

SYDNEY ADVENTIST HOSPITAL

185 FOX VALLEY ROAD, WAHROONGA

ENVIRONMENTAL ASSESSMENT

PART 3A – PROJECT APPLICATION

Prepared By Mark Relf

13th July 2010



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Executive Summary

The purpose of this report is to provide an accessibility review of the proposed additions and alterations to the Sydney Adventist Hospital. In particular;

- Clinical Services Building (CSB) and Car Park extension
- Temporary Car Park
- Multi-deck Car Park
- New Podium Arrival and Concourse interface with the existing Clifford Wing, SAN Clinic and CSB.
- Education Centre
- Refurbish Existing Hospital (Clifford Wing and remaining areas)
- New Shannon Wing
- Associated Access Roads

This accessibility assessment has had regard to the accessibility provisions of the Building Code of Australia and other regulatory controls including Council's DCP 31 – Access and Mobility, DDA Access Code (2010 draft) and the Disability Discrimination Act (DDA).

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

- **Clinical Services Building (CSB)** – The CSB addition shall provide accessible linkages at levels 2, 3, 4, 5 of the existing hospital including the existing principal entrance at the level 4 to enable equitable access. The temporary ramp and stair to the northern carpark shall provide satisfactory access.
- The CSB addition shall incorporate 6 lifts, with 2 serving all levels 1 to 10 (excluding plant areas on level 11) and 4 lifts serving levels 2 to 10 to ensure appropriate access to satisfy the BCA and DDA with corridors providing ample opportunity for passing of two people in a wheelchair and mobile beds which will be further detailed in accordance with AS1428 parts 1 and 2.
- Within the Operating Theatres and procedures areas on Levels 2, 3, 4, 5 and associated facilities the plans illustrate purpose designed facilities to meet the needs of people with disabilities to satisfy AS1428.2, Part D3 of the BCA and the DDA.
- The general ward areas on Levels 7 to 10 propose accessible rooms and ensuite on each level within an accessible common bathroom on each level 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, DCP 31 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.
- **Temporary Parking** – While the temporary car parks shall provide appropriate capacity prior to the construction of the multi-deck car park additional accessible car spaces shall be required adjacent to the CSB/SAN Clinic buildings or the basement car park of the SAN Clinic to ensure equitable access during all stages.

- **Multi-Deck Car Park** – The design of the car park and provision for 22 accessible parking spaces will comply with the 2% minimum requirement of the BCA while the line-marking shall be confirmed at the construction certificate stage in accordance with AS2890.6 as appropriate.
- **New Podium Arrival and Concourse** – The new podium entrance and on-grade interface to the on-grade and multi-deck carpark shall provide greatly enhanced accessible point of arrival that will facilitate ease of access for people with disabilities to the hospital.
- The additional lifts and on-grade access linkages from the concourse to new and existing sections of the hospital.
- **Existing Hospital Refurbishments** – In conjunction with the CSB and Podium/Concourse works the refurbishment works to the existing hospital shall facilitate same high quality accessibility outcomes consistent with the DDA and related standards.
- **Shannon Wing** – The Shannon Wing shall provide additional capacity for the hospital in terms of operation procedures, ward facilities, carparking, materials management and generally provide enhanced functionality.
- **Education Centre** – The proposed Education Centre illustrates the provision of accessible environments for teaching staff and students consistent with the DDA and related standards.
- **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 31 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 31 and the Disability Discrimination Act.



Mark Relf,
Access Consultant

Assessment Criteria

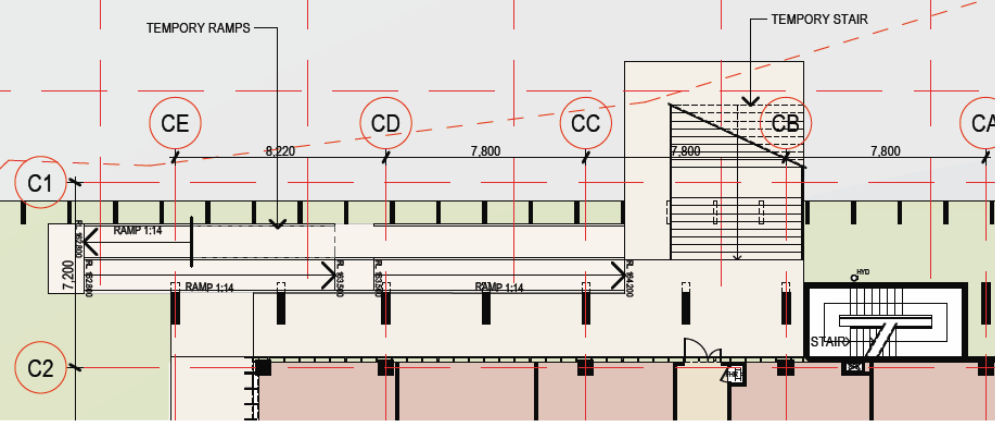
The assessment considers the Project Brief and the following legislation, planning instruments and standards pertaining to access for people with disabilities.

- (1) Building Code of Australia (BCA) – Parts D3, E3.6 and F2.4.
- (2) Ku-ring-gai Council's DCP 31 – Access, Mobility and Adaptability.
- (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.

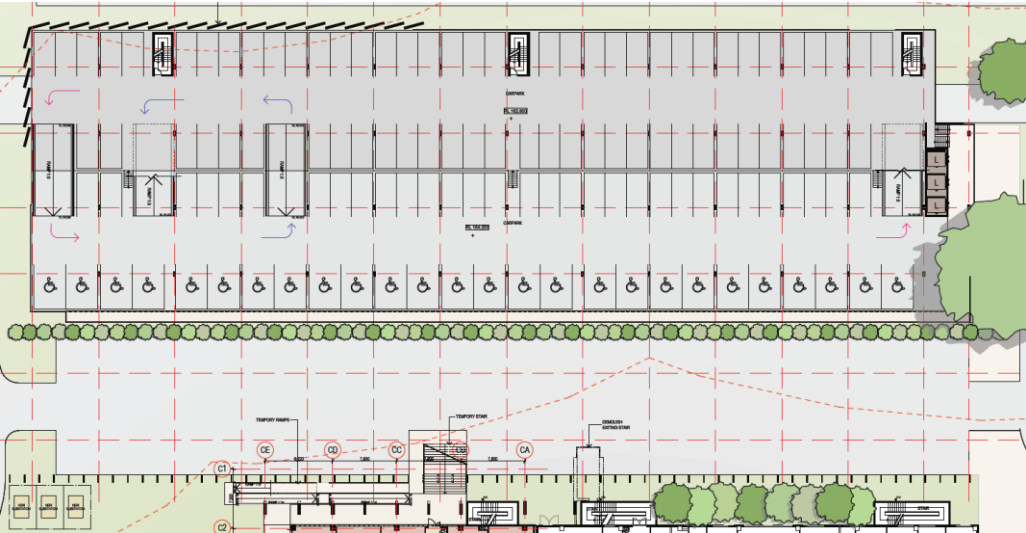
The comments do not cover detail issues pertaining to construction documentation such as internal design of accessible toilet facilities, evaluation of slip resistant floor materials, lift specification, door schedule, tactile ground surface indicators, lighting levels, decore, signage, furniture/counter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


The plans and documents relied upon for this assessment include: *Issue A plans (Drawing List attached)*.

BCA / DDA Compliance	Complies
<p>2. The new corridor accessways are generally 2000mm minimum width and provide double doorways to facilitate easy access throughout to comply with AS1428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.</p> <p>3. The Stage 1A works shall incorporate a temporary ramp and stair at level 2 to facilitate an accessible entry from the northern car park which will comply with AS1428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.</p>	<p>YES</p> <p>YES</p>
	

Parking (Part D3.5 of the BCA)

BCA / DDA Compliance	Complies
<p>Parking Overview</p> <p>4. To facilitate the staged construction of various components of the overall development the on-site car parking shall undergo several phases including;</p> <ol style="list-style-type: none"> Stage 1A - 86 additional parking spaces on the western side of the site. Stage 1A - 56 at-grade parking spaces at Level 1 on the northern side of the site adjoining the Clinical Services Building. Stage 1A – Reconfiguration of the northern most at-grade car park providing 126 spaces. Stage 1A - 740 parking spaces within a six (6) level Multi-Deck Car Park on the northern side of the site adjoining the new Concourse Entry. Stage 1A - 258 additional temporary parking spaces on the eastern side of the site. Stage 2 – 164 parking spaces situated adjacent to the new Concourse (134) and various roadways within the hospital site (30). Stage 3 - 230 parking spaces within a four (4) level car parking adjoining the proposed Shannon Wing within stage 3. 	
<p>Temporary Parking & Staging</p> <p>5. The temporary eastern car park and new western car parks shall provide an additional 344 spaces which enables the demolition of the on-grade northern car parks which have 361 spaces.</p>	

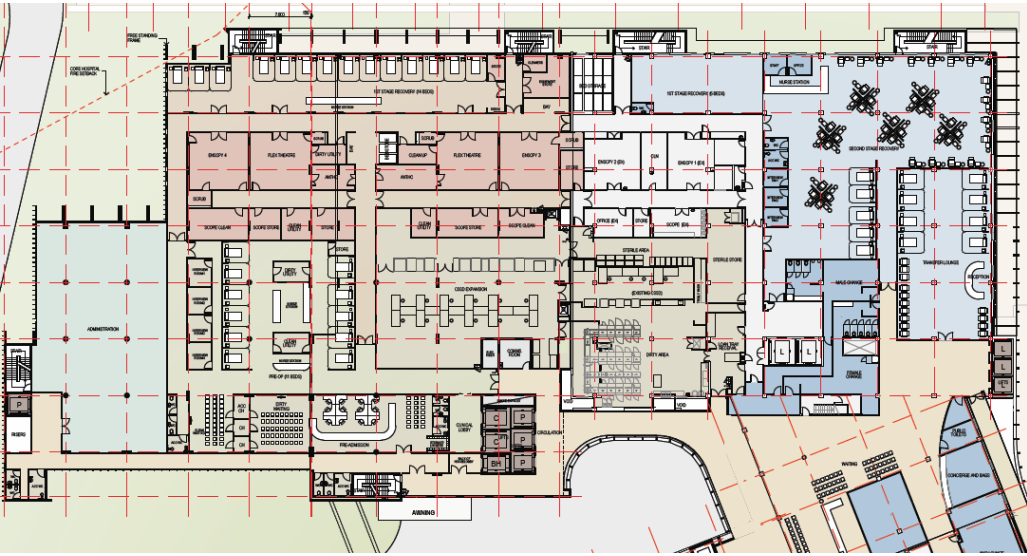
BCA / DDA Compliance	Complies
<p>6. While the temporary eastern and western car parks are remotely located and do not provide accessible paths of travel to the building entrances there will need to be at least eight (8) additional accessible car spaces provided with accessible paths of travel into the hospital building. Possible locations could include; basement parking within the SAN Clinic building on levels adjoining the lifts; or the on-grade parking directly adjacent to the CSB and San Clinic buildings to ensure equitable access for people with mobility impairments.</p>	YES
<p>Western Car Parks</p> <p>7. Within the construction of the 86 new car spaces the line-marking shall confirm 2 widebay accessible spaces to comply with AS2890.1/AS2890.6 to satisfy Part D3.5 of the BCA.</p>	YES
<p>Multi-Deck Car Park & Northern Car Parks</p> <p>8. The development proposes a six (6) level Multi-Deck Car Park on the northern side of the hospital complex providing a total of 740 parking spaces (including 22 Accessible Parking spaces at Level 2 which adjoins the new Concourse Entry.</p> <p>9. The Level 1 parking adjoining the CSB building and northernmost at-grade car park shall provide 182 spaces. The combined northern car parks shall provide 922 spaces.</p> <p>10. The 22 accessible spaces represent at least 2% of the 922 spaces, which complies with the 2% minimum required by BCA Table D3.5.</p>  <p>11. The plans indicate that the designated accessible spaces are at least 3600mm width which can be line-marked at 2400mm width with a 2400mm width shared area between two spaces consistent with AS2890.6 or AS2890.1 to comply with Part D3.5.2 of the BCA.</p> <p>12. The accessible spaces shall provide 2500mm minimum height clearance over the</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>

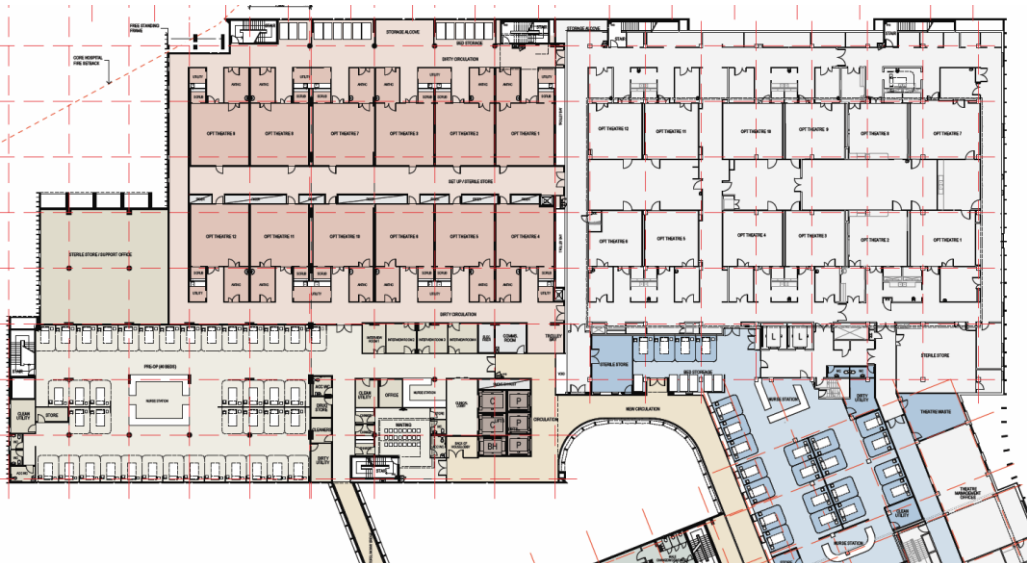
BCA / DDA Compliance	Complies
<p>spaces and 2300mm minimum height clearance at the entries and along aisles to comply with AS2890.1 and Part D3.5 of the BCA.</p> <p>13. The accessible parking will be situated on generally level pavement no steeper than 1:40 to comply with AS2890.1, AS2890.6 and Part D3.5 of the BCA.</p> <p>14. The location of the accessible parking provides direct and level access to the new concourse entry and car park lifts in a convenient and accessible manner consistent with AS2890.1/AS23890.6 to satisfy Part D3.5 of the BCA.</p> <p>15. The three (3) lifts will travel from Level 0 to Level 4 with stairs to the rooftop Level 5. Overall, the car park will provide a high degree of accessibility.</p> <p>16. Details of line marking and lighting will be confirmed at construction certificate stage.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
<p>Concourse Car Park (Stage 2)</p> <p>17. There will be 134 new car parking spaces associated with the Concourse construction. With respect to accessible parking the 22 spaces constructed in Stage 1A will provide an adequate quantity to cover the concourse as well.</p>	<p>YES</p>
<p>Shannon Car Park (Stage 3)</p> <p>18. The four (4) level Shannon Car Park shall provide 230 spaces and will be required to provide at least five (5) accessible parking spaces to satisfy Table D3.5 of the BCA, which can be confirmed at the construction certificate stage.</p>  <p>19. With respect the provision of accessible path of travel from the car park the construction certificate plans shall confirm a lift within the car park and a level corridor link into the adjoining Shannon Wing building at Level 3.</p>	<p>YES at CC stage</p> <p>YES at CC stage</p>

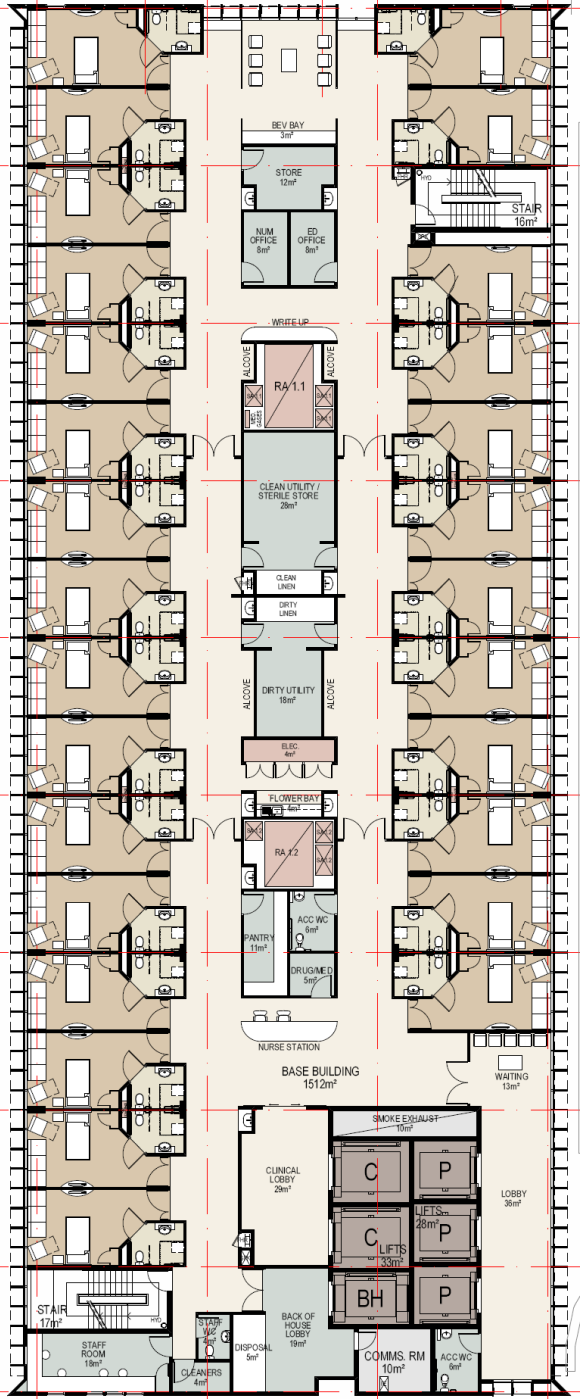
Internal Accessways – Clinical Services Building

Having regard to the requirements of Part D3.3 of the BCA, DCP 31 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 1 – IT Services, plant, etc</p> <p>20. Access to the IT services area will be readily available via a passenger and back-of-house Lift which travel to all levels in accordance with AS1428 parts 1 and 2 and Part D3.3 of the BCA, DCP 31 and the DDA.</p> <p>21. 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 31 and the DDA.</p>	<p>YES</p> <p>YES</p>
<p>LEVEL 2 – Doctors suites, Infusion services & PAC</p> <p>22. Access to the this Level will be readily available from the six (6) Lifts (three passenger, two Clinical and 1 back-of-house), which travel to the upper levels 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>23. Level 2 CSB shall also provide a level direct corridor link to the adjoining Faculty of Nursing and in stage 2 the Pathology services area.</p> <p>24. The new corridor accessways are generally 2000mm minimum width and provide double doorways to facilitate easy access throughout to comply with AS1428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.</p> <p>25. 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 31 and the DDA.</p> <p>26. There will be an outdoor doorway access to the adjoining carpark.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
<p>LEVEL 3 – Intensive Care Unit</p> <p>27. Access to the this Level will be readily available from the six (6) Lifts, which travel to the upper levels 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>28. Level 3 CSB shall also provide a level direct corridor link to the adjoining areas of the existing hospital within the CSB sand Clifford Wing.</p> <p>29. The new corridor accessways are generally 2400mm minimum width and provide double doorways to facilitate easy access throughout to comply with AS1428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.</p> <p>30. 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 31 and the DDA.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>

BCA / DDA Compliance	Complies
<p>LEVEL 4 – Pre-Admission, Pre-Op beds, Administration & associated areas</p> <p>31. Access to the this Level will be readily available from the six (6) Lifts, which travel to the upper levels of the building to comply with ASI428 parts 1 and 2 and satisfy Part D3.3 of the BCA, DCP 31 and the DDA. Stage 1B adjoining the Administration office shall also provide a lift that will travel from level 2 to level 4.</p> <p>32. Level 4 CSB shall also provide a level direct corridor link to the adjoining areas of the existing hospital within the Clifford Wing and a new corridor link to the principal entrance to the hospital.</p>  <p>33. The new corridor accessways are generally 2400mm minimum width and provide double doorways to facilitate easy access throughout to comply with ASI428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.</p> <p>34. Details of interior office / room 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 31 and the DDA.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
<p>LEVEL 5 – Operating Theatres, Pre-Op beds & associated areas</p> <p>35. Access to the this Level will be readily available from the six (6) Lifts, which travel to the upper levels of the building to comply with ASI428 parts 1 and 2 and satisfy Part D3.3 of the BCA, DCP 31 and the DDA.</p> <p>36. Level 5 CSB shall also provide a level direct corridor link to the adjoining Operating Theatres within the existing hospital and a new corridor link to the central area of the hospital.</p> <p>37. The new corridor accessways are generally 2400mm minimum width and provide double doorways to facilitate easy access throughout to comply with ASI428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.</p>	<p>YES</p> <p>YES</p> <p>YES</p>

BCA / DDA Compliance	Complies
<p>38. The plans also propose a bridge link to the future Shannon wing building to facilitate direct access.</p>  <p>39. 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 31 and the DDA.</p>	<p>YES</p> <p>YES</p>
<p>LEVEL 6 – Plant room areas</p> <p>40. Plant room areas will be located on this floor and while there will be Lift access this floor is not required to be accessible to people with disabilities.</p>	<p>N/a</p>
<p>LEVELS 6 to 10 – Ward Rooms</p> <p>41. Access to the these Levels will be readily available from the six (6) Lifts, which travel from level 2 to level 10 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>42. Each level shall provide a lift lobby that opens to a nurses station and adjoining waiting / lounge room with corridor accessways providing 2400mm minimum width and double doorways to facilitate easy access throughout to comply with AS1428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.</p> <p>43. Details of interior staff room layouts shall be subject to confirmation at a future design stage and shall be developed in accordance with AS1428 parts 1 and 2 and Part D3.3 of the BCA, DCP 31 and the DDA.</p>	<p>YES</p> <p>YES</p> <p>YES</p>

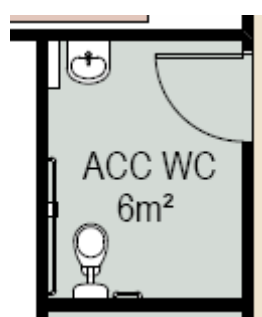
BCA / DDA Compliance		Complies
<p>Ward Rooms Stage 1A</p> <p>44. The plans show 28 ward rooms on each level with an ensuite.</p> <p>45. All ward rooms shall provide doorway and internal circulation spaces that will comply with ASI428.2 to satisfy Part D3.3 of the BCA and DCP 31.</p> <p>46. The ensuites shall provide satisfactory layout and internal circulation space consistent with the intent of ASI428.1 and combined with nursing assistance will enable appropriate access for the majority of people with physical disabilities.</p> <p>47. Ward Facilities – The wards shall provide an accessible bathroom on each level from 7 to 10 in accordance with ASI428.2 to readily satisfy Part F2.4 of the BCA and DCP 31.</p> <p>48. With regard to the interview rooms/offices and communal lounge/waiting areas the plans indicate appropriate internal circulation paths consistent with ASI428.2, Part D3.3 of the BCA and DCP 31, which shall be confirmed at construction certificate stage.</p>	 <p>The floor plan shows a long corridor with 28 ward rooms on each side. Each ward room includes an ensuite. Support areas include a nurse station, clean utility, dirty utility, and various storage rooms. The plan also shows a base building with a waiting area, lifts, and other communal spaces.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
<p>LEVEL 10 – Plant room areas</p> <p>49. Plant room areas will be located on this floor and are not required to be accessible to people with disabilities.</p>		<p>N/a</p>

Lifts (Part E3.6 of the BCA)

BCA / DDA Compliance	Complies
50. The development will provide six (6) lifts to facilitate vertical access between building levels to readily satisfy Part D3.3 BCA including:	YES
51. With regard to the six (6) lifts the of internal floor car areas shall readily provide at least 2800mm X 1600mm for the Clinical lifts and 2200mm X 1600mm for the remainder to comply with AS1735.12, Part E3.6 of the BCA, DCP 31.	YES
52. 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 31.	YES

Accessible Sanitary Facilities (Part F2.4 of the BCA)

BCA / DDA Compliance	Complies
53. Wheelchair Accessible Toilets - The plans show eight (8) unisex accessible toilets with one (1) on each level from 2 to 5 and 7 to 10, which achieves equitable access in terms of distribution.	YES
54. Ward Facilities – The wards shall provide an accessible bathroom on each level from 7 to 10 in accordance with AS1428.2 to readily satisfy Part F2.4 of the BCA and DCP 31.	YES
55. These unisex accessible toilets provide 3000mm X 2000mm, in accordance with AS1428.2, Part F2.4 of the BCA and DCP 31 and the DDA.	YES
56. 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 (Figs 38 & 39) and AS1428.2 and DCP 31.	YES

**Tactile ground surface indicators (Part D3.8 of the BCA)**

BCA / DDA Compliance	Complies
57. Details concerning the provision of tactile ground surface indicators (TGSI's) 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

Accessibility Assessment – Stage 2

The Stage 2 works shall consist of:

- New Podium Arrival and Concourse interface with the existing Clifford Wing, SAN Clinic and CSB. The Podium and Concourse ramp shall incorporate level transitions to the existing building with lifts to all levels.
- At-grade parking.
- Refurbish Existing Hospital (Clifford Wing and remaining areas)
- Education Centre



Podium / Concourse - External Pathway Links & Building Entrances

BCA / DDA Compliance	Complies
58. Principal Entry Access - The Stage 2 additions shall provide a new principal entry to the hospital providing on-grade level access from the vehicular drop-off point and car park at Level 2.	YES
59. Level 2 entry will provide level transitions to adjoining buildings and the ramped concourse to the existing Clifford Wing to facilitate easy access throughout to comply with AS1428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.	YES



Level 2 Podium Entry and Parking

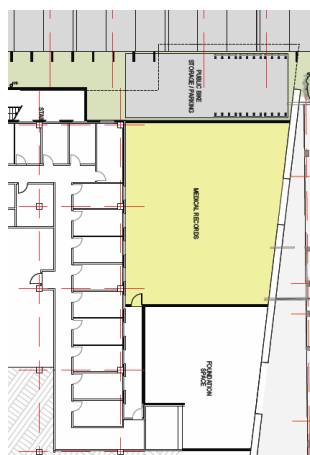
Parking (Part D3.5 of the BCA)

BCA / DDA Compliance	Complies
<p>Parking Overview</p> <p>60. Stage 2 parking shall provide 164 parking spaces situated adjacent to the new Concourse (134) and various roadways within the hospital site (30).</p> <p>61. There will be 22 accessible spaces at level 2 which will be designed in accordance with AS2890.1/AS2890.6 to comply with Part D3.5 of the BCA and the DDA.</p> <p>62. Other parking on roadways shall not be accessible due to the steepness of roads and other design restrictions. Regardless the 22 accessible spaces will satisfy accessible parking requirements.</p>	YES

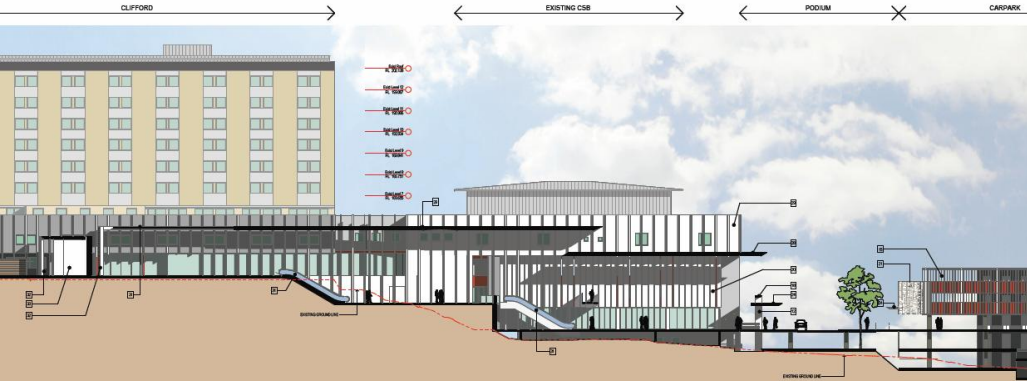
Internal Accessways

Having regard to the requirements of Part D3.3 of the BCA, DCP 31 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.

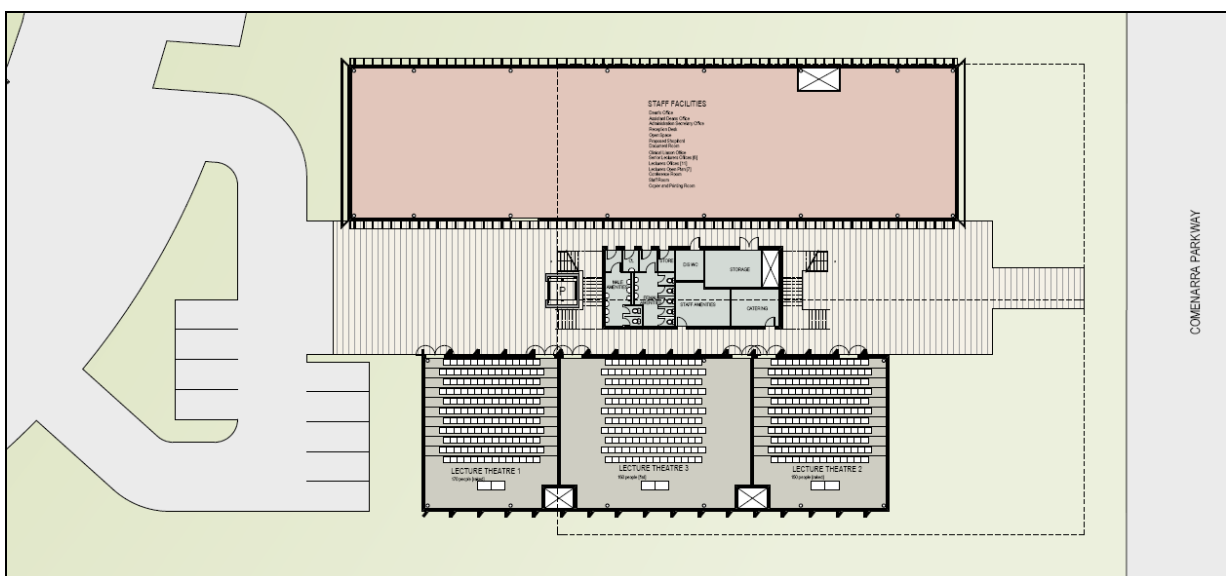
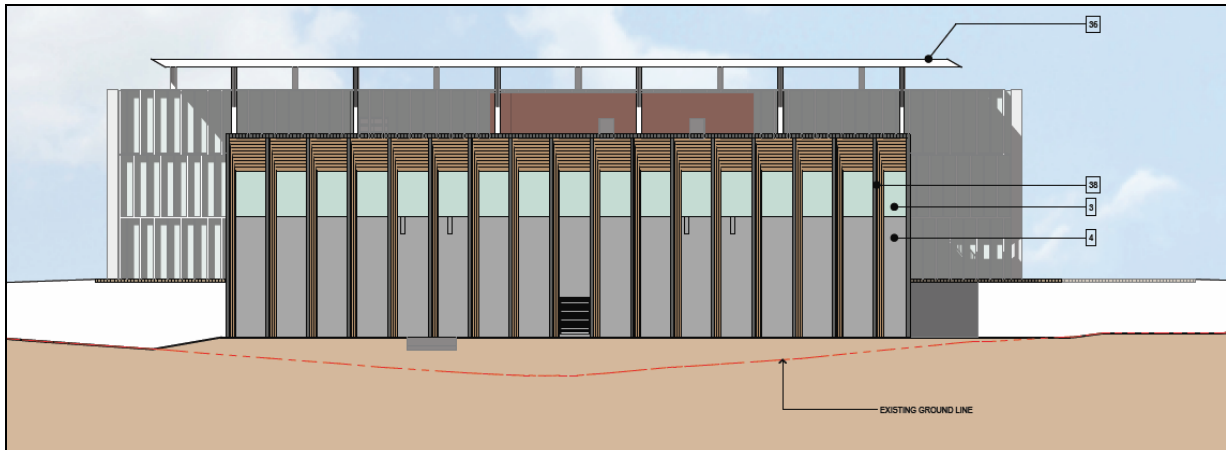
BCA / DDA Compliance	Complies
<p>LEVEL 1 – Medical Records</p> <p>63. Level 1 shall provide a medical records storage area which will be accessible from the adjoining CSB building in accordance with AS1428 parts 1 and 2 and Part D3.3 of the BCA, DCP 31 and the DDA.</p> <p>64. Details of interior layout 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 31 and the DDA.</p>	<p>YES</p> <p>YES</p>



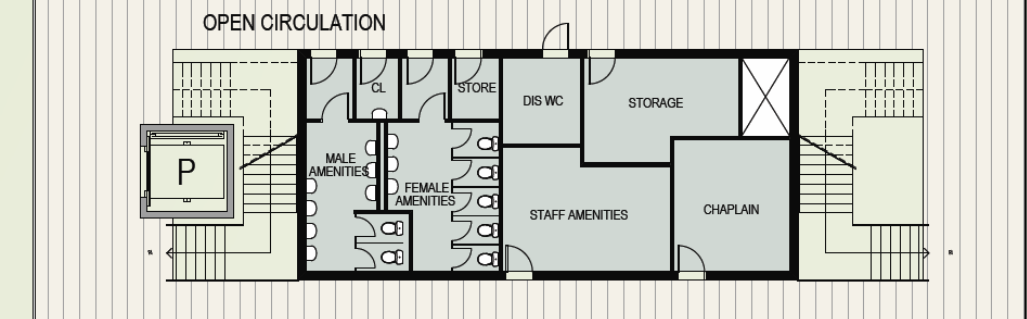
BCA / DDA Compliance	Complies
<p>LEVEL 2 – Podium Entry Foyer</p> <p>65. Within the foyer area there will be level on-grade access to the existing CSB and SAN Clinic buildings, new retail shops and three (3) Lifts and escalators, which travel to the Level 3 Concourse and Level 4 of the CSB and Clifford buildings to comply with ASI428 parts 1 and 2 and satisfy Part D3.3 of the BCA, DCP 31 and the DDA.</p> <p>66. Details of interior retail and pharmacy fitouts 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 31 and the DDA.</p>	<p>YES</p> <p>YES</p>
<p>Level 3 Concourse</p> <p>67. Level 3 proposes access to the outdoor central lawn area and accessways adjoining the SAN Clinic and Clifford buildings and a link to a second set of escalators.</p> <p>68. The podium / concourse works shall include the installation of three (3) lifts to facilitate access from Levels 2 to 4.</p> <p>69. Overall, the proposed works shall provide appropriate accessible interfaces to the adjoining buildings to comply with ASI428 parts 1 and 2 and satisfy Part D3.3 of the BCA, DCP 31 and the DDA.</p> <p>70. Details of stair handrails, step geometry, step nosings and tactile indicators shall be confirmed at the construction certificate stage in accordance with ASI428 parts 1 and 4.</p>	<p>YES</p> <p>YES</p>

BCA / DDA Compliance	Complies
	
<p>Level 4 Concourse</p> <p>71. Level 4 proposes access to the outdoor terrace and lawn area adjoining the Clifford building. There are escalators and stairway.</p> <p>72. The podium / concourse works shall include the installation of three (3) lifts to facilitate access from Levels 2 to 4.</p> <p>73. Overall, the proposed works shall provide appropriate accessible interfaces to the adjoining buildings to comply with AS1428 parts 1 and 2 and satisfy Part D3.3 of the BCA, DCP 31 and the DDA.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
<p>74. Details of stair handrails, step geometry, step nosings and tactile indicators shall be confirmed at the construction certificate stage in accordance with AS1428 parts 1 and 4.</p>	<p>YES at CC stage</p>

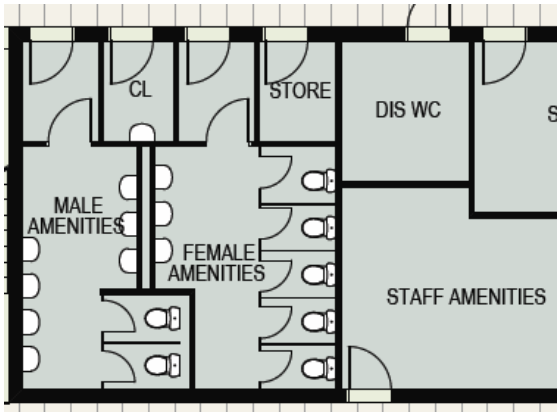
Education Centre



BCA / DDA Compliance	Complies
<p>Education Centre Entrance & Overview</p> <p>75. The proposed Education Centre would consist of a three level building adjoining the south-western boundary on The Commenarra Parkway with at-grade parking for nine (9) vehicles, which can include one (1) accessible parking space in accordance with AS2890.1/AS2890.6 to satisfy Part D3.5 of the BCA and DDA.</p> <p>76. The plans provide on-grade level entry to a central breezeway that incorporates a lift and stairway to access all levels and sanitary facilities within the core area.</p> <p>77. Level 0 principal entry will provide appropriate access to comply with AS1428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.</p> <p>78. Lift - The Lift proposes a lift car at least 1400mm X 2000mm to comply with AS1735.12, Part E3.6 of the BCA, DCP 31.</p> <p>79. 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 31.</p>	<p>YES at CC stage</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES at CC stage</p>

BCA / DDA Compliance	Complies
<p>80. Stairways - Details of stair handrails, step geometry, step nosings and tactile indicators shall be confirmed at the construction certificate stage in accordance with ASI428 parts 1 and 4.</p> 	<p>YES at CC stage</p>
<p>Education Centre - Internal Circulation</p> <p>LEVEL 1</p> <p>81. Level 1 proposes two tiered lecture theatres, a flat floor lecture theatre, various teaching staff offices and facilities. Detailed design of the offices will be further developed at a future design stage and will provide appropriate access to comply with ASI428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.</p> <p>82. The tired lecture theatres propose on-grade access to the rear rows of seating which could accommodate ample wheelchair accessible seating spaces. The front rows and teaching dais areas are potentially wheelchair accessible via external pathways to the doorway entries at the lower levels, which would reasonably satisfy the DDA, BCA and DCP 31.</p> <p>83. Hearing Augmentation - The lecture theatres and other teaching spaces can provide hearing augmentation systems in accordance with ASI428.5 and Part D3.7 of the BCA which would be confirmed at construction certificate stage.</p>	<p>YES at CC stage</p> <p>YES</p> <p>YES at CC stage</p>
<p>LEVEL 2</p> <p>84. Level 2 proposes a library, various teaching facilities and tutorial rooms. Detailed design of the offices will be further developed at a future design stage and will provide appropriate access to comply with ASI428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.</p>	<p>YES at CC stage</p>
<p>LEVEL 3</p> <p>85. Level 3 proposes various training rooms. Detailed design of the offices will be further developed at a future design stage and will provide appropriate access to comply with ASI428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.</p>	<p>YES at CC stage</p>

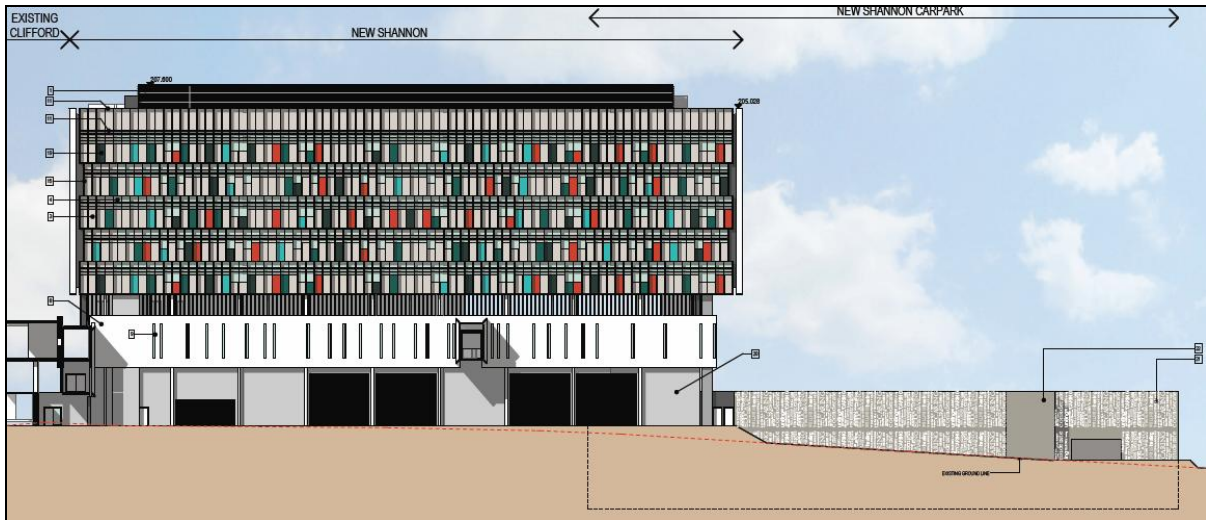
Accessible Sanitary Facilities (Part F2.4 of the BCA)

BCA / DDA Compliance		Complies
86. Wheelchair Accessible Toilets - The plans show three (3) unisex accessible toilets with one (1) on each level, which achieves equitable access in terms of distribution.		YES
87. These unisex accessible toilets can provide at least 3000mm X 2000mm, or 2400mm X 2400mm in accordance with AS1428.2, Part F2.4 of the BCA and DCP 31 and the DDA.	 <p>The diagram is a floor plan of a sanitary facility. It shows a central corridor with several rooms branching off. On the left side, there are 'MALE AMENITIES' and 'FEMALE AMENITIES'. On the right side, there is a 'DIS WC' (disabled toilet) and 'STAFF AMENITIES'. At the top, there is a 'STORE' and a 'CL' (closet). The plan includes symbols for toilets and sinks, and shows the layout of the rooms and their relative positions.</p>	YES at CC stage
88. 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 (Figs 38 & 39) and AS1428.2 and DCP 31.		YES at CC stage

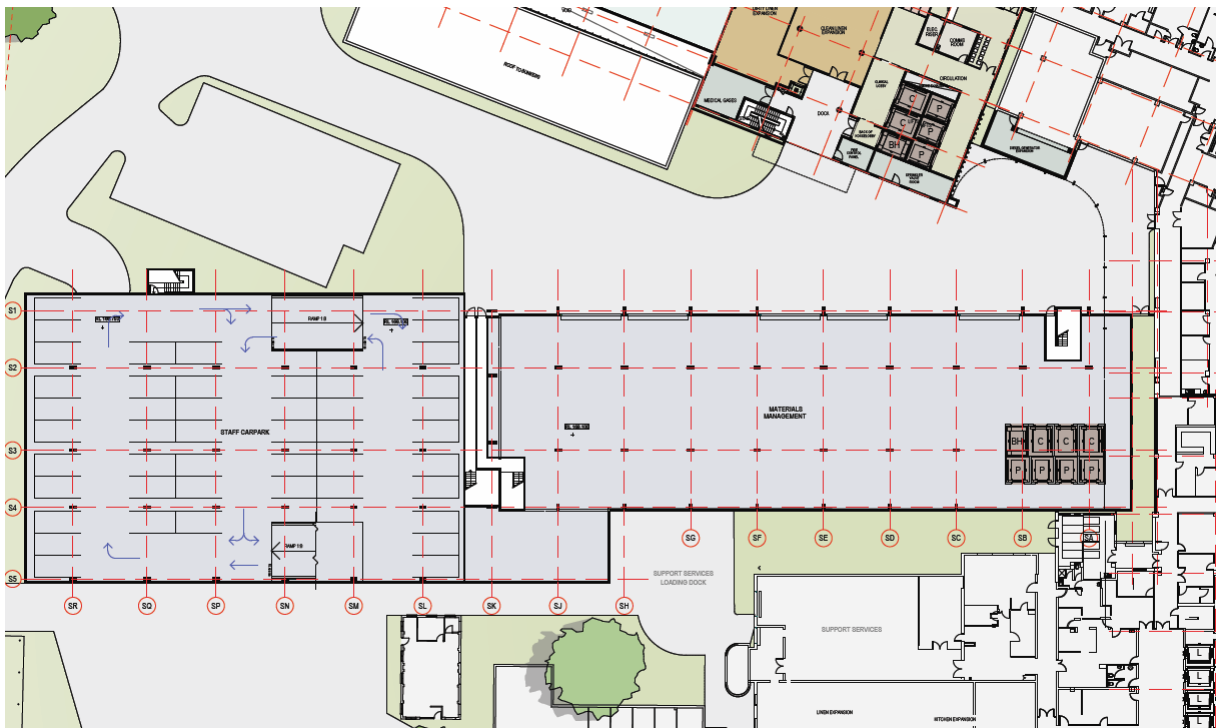
Accessibility Assessment – Stage 3

The Stage 3 works shall consist of the:

- Shannon Wing including the interface with the existing Clifford Wing and CSB buildings with lifts to all levels.
- Multi-level Shannon staff car park.




External Pathway Links & Building Entrances



BCA / DDA Compliance	Complies
89. Principal Entry Access - The Stage 3 Shannon Wing addition shall incorporate level transitions and corridors to the existing hospital building which enables	YES

BCA / DDA Compliance	Complies
access to the principal entrance within the Clifford Wing at level 4.	
90. Level 3 shall also facilitate on-grade access to the adjoining outdoor dock areas and Shannon car park.	YES
91. Integral to the accessibility of the Shannon Wing is the provision of eight (8) lifts and balcony links to the CSB building at levels 4 and 5, which will facilitate appropriate access to all areas to comply with ASI428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.	YES

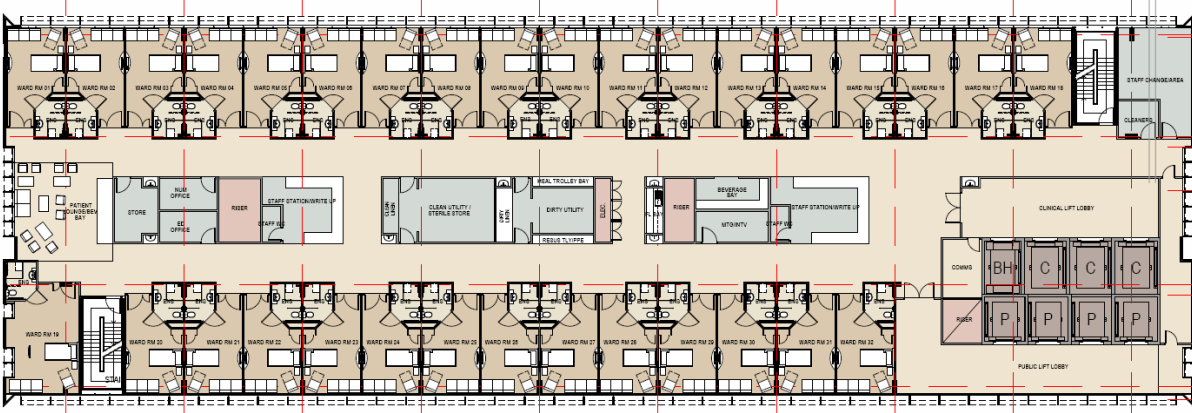
Parking (Part D3.5 of the BCA)

BCA / DDA Compliance	Complies
<p>Shannon Car Park (Stage 3)</p> <p>92. The four (4) level Shannon Car Park shall provide 230 spaces and will be required to provide at least five (5) accessible parking spaces to satisfy Table D3.5 of the BCA, which can be confirmed at the construction certificate stage.</p> 	<p>YES at CC stage</p>
<p>93. With respect the provision of accessible path of travel from the car park the construction certificate plans shall confirm a lift within the car park and a level corridor link into the adjoining Shannon Wing building at Level 3.</p>	<p>YES at CC stage</p>

Internal Accessways

Having regard to the requirements of Part D3.3 of the BCA, DCP 31 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 3 – Materials Management</p> <p>94. Access to the Materials Management services area will be readily available via on-grade external access, passenger and back-of-house lifts which travel to all levels of the building in accordance with ASI428 parts 1 and 2 and Part D3.3 of the BCA, DCP 31 and the DDA.</p>	<p>YES</p>

BCA / DDA Compliance	Complies
LEVELS 7-11 - Ward Rooms	
 <p>The floor plan shows a long corridor with ward rooms on both sides. At the end of the corridor are staff stations, a clinical lift lobby, and a public lift lobby. There are also various utility rooms and storage areas.</p>	
<p>101. Access to the these Levels will be readily available from the eight (8) Lifts, which travel from level 2 to level 11 of the building to comply with ASI428 parts 1 and 2 and satisfy Part D3.3 of the BCA, DCP 31 and the DDA.</p> <p>102. Each level shall provide a lift lobby that opens to a nurses station and adjoining waiting / lounge room with corridor accessways providing 2400mm minimum width and double doorways to facilitate easy access throughout to comply with ASI428 parts 1 and 2, Parts D3.2, D3.3 of the BCA, DCP 31 and the DDA.</p> <p>103. Details of interior staff room layouts shall be subject to confirmation at a future design stage and shall be developed in accordance with ASI428 parts 1 and 2 and Part D3.3 of the BCA, DCP 31 and the DDA.</p> <p>104. The plans show 32 ward rooms on each level with an ensuite.</p> <p>105. All ward rooms shall provide doorway and internal circulation spaces that will comply with ASI428.2 to satisfy Part D3.3 of the BCA and DCP 31.</p> <p>106. The ensuites shall provide satisfactory layout and internal circulation space consistent with the intent of ASI428.1 and combined with nursing assistance will enable appropriate access for the majority of people with physical disabilities.</p> <p>107. Ward Facilities – The wards shall provide an accessible bathroom on each level from 7 to 11 in accordance with ASI428.2 to readily satisfy Part F2.4 of the BCA and DCP 31.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
<p>LEVEL 12 – Plant room areas</p> <p>108. Plant room areas will be located on this floor and are not required to be accessible to people with disabilities.</p>	<p>N/a</p>

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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