

Port Macquarie Base Hospital Expansion - Part 3A (Accessibility Statement)



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Prepared for
NSW Health Infrastructure

Prepared by
Davis Langdon Australia Pty Ltd
Level 45, 80 Collins Street, Melbourne VIC 3000, Australia
T +61 3 9933 8800 F +61 3 9933 8801 www.davislangdon.com
ABN 40 008 657 289

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Quality Information

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1.0 Introduction

Davis Langdon have been engaged to provide Access Consultancy Services for the proposed Port Macquarie Base Hospital Expansion, regarding access for people with disabilities to ensure that the development meets the spirit and intent of the *Disability Discrimination Act 1992 (Cth)*.

Our process for this project includes a site inspection of the existing facility, reviews of the schematic designs, working sessions with the Consultant Team, on-going design assistance during the Design Development and Contract Documentation Stages and assistance during the Construction to ensure the brief and the requirements for access are implemented into the new facilities.

Davis Langdon is a leader in the establishment of access consulting services, which include access audits and design appraisals, staff training and policy development, along with specific presentations specifically based around change management and the spirit and intent of the *Disability Discrimination Act 1992 (Cth)*(DDA).

With the changing legislative requirements in regard to the provision of facilities for people with disabilities, along with the Australian Bureau of Statistics (ABS) finding in 2003 that 20% of the community have a disability, it has become essential that facilities provide access for all.

Davis Langdon has been requested to provide an Access Statement report to satisfy NSW Health Infrastructure requirements regarding compliance with the relevant legislative framework in relation to access for people with a disability for the proposed development.

The project includes:

- Ambulance Parking
- Short Stay and Emergency Department Carparking
- Cardiology
- Cardiac Area
- Central Sterilising Services Department
- Intensive Care Unit
- Endoscopy Suite
- Pre-operation Hold Area
- Operating Rooms
- Paediatrics
- Sanitary Facilities
- Reception Areas
- External Areas

2.0 Access and Universal Design Statement

2.1 Universal Design Principal

The Port Macquarie Base Hospital Expansion will utilise the following universal design principles to accommodate the requirements of the brief:

- Equitable use
- Flexibility in use
- Simple and intuitive use
- Perceptible information
- Tolerance for error
- Low physical effort
- Size and space for approach and use

2.2 Accessibility Compliance Standards

The Disability Discrimination Act (1992) (Cth) (DDA) requires that all people with disabilities be given equal opportunity to participate in the full range of economic, social, cultural and political activities that occur across society. An inclusive environment is one that is free of discrimination, both in its facilities and practices. An inclusive environment is flexible enough to accommodate the different needs and potential of all people, and accommodates the reality that many of us will be, or may be, affected by disability at some stage in our lives.

Equal Access to Premises and Access to Goods and Services are crucial to justice and social inclusion for people with a disability because it has a pervasive impact on the interaction of people with a disability within the Australian community.

Sections 23 and 24 of the DDA makes it unlawful to discriminate against people with a disability, or associate, in relation to access to, and use of premises that the public enter or use; and access to goods and services whether for payment or not. As a facility and service provider, Port Macquarie Base Hospital has an obligation to provide accessible facilities and services for people with disabilities.

The Building Code of Australia (BCA) is produced and maintained by the Australian Building Codes Board (ABCB) on behalf of the Australian Government and each State and Territory Government.

The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia whilst allowing for variations in climate and geological conditions (BCA 2011 Vol: 1)

The BCA was upgraded in May 2011 as part of the introduction of the Disability (Access to Premises – Buildings) Standards which aims to harmonise the requirements of the DDA and the BCA. Therefore this project is being assessed against the requirements of these Disability Standards.

Davis Langdon has worked with the design team to ensure the requirements for access for people with disabilities have been implemented within the design in line with new access provision under the Disability (Access to Premises – Buildings) Standards as was envisaged at the beginning of the project.

Therefore the proposed Port Macquarie Base Hospital Expansion has been assessed in accordance with the relevant regulatory documents to meet the spirit and intent of the DDA, Australian and International Standards.

The following documents will be utilised during the review process:

- NSW Health Disability Action Plan 2009 - 2014
- Australian Standards
- State and Federal Equal Opportunity Legislation.
- Occupational Health & Safety Act.
- Building Code of Australia 2011
- Disability (Access to Premises – Buildings) Standards 2010
- Guideline on the application of The Premises Standards 2011 (AHRC)

The following standards have been used as access review benchmarks however it is not limited to:

AS 1428		Design for Access and Mobility.
AS 1428.1	2001	General Requirements for Access – New building Work.
AS 1428.1	1993	Supplement 1 (Supplement to AS 1428.1-1993).
AS 1428.1	2009	General Requirements for Access – New Building Work
AS 1428.2	1992	Enhanced and Additional Requirements – Building and Facilities.
AS 1428.2	200X	DRAFT Interior Fit Out of Buildings
AS 1428.3	1992	Requirements for Children and Adolescents with Physical Disabilities.
AS 1428.4	2002	Tactile Indicators.
AS 1428.4.1	2009	Tactile Indicators
AS 1735		Lifts, Escalators and Moving Walks

AS 1735.7	1998	Stairway Lifts
AS 1735.12	1994	Facilities for People with Disabilities
AS 2890		Parking Facilities
AS 2890.1	1993	Off-Street Car Parking
AS 2890.6	2009	Parking Facilities, AS 2890 Part 6: Off-Street Parking for People with disabilities
AS 2890.5	1993	On-Street Parking
AS 3745		Emergency Control Organisation Procedures for Buildings
HB 197	1999	An Introductory Guide to the Slip Resistance of

2.3 Aims and Aspirations

The Port Macquarie Base Hospital Expansion project will:

- Provide equal and dignified access for people with disabilities.
- Ensure that the design complies with the relevant legislation (refer above). Davis Langdon Access Consulting will support this aspiration by providing advice throughout all the design phases.
- Use the principles of universal design to guide design solutions that enhance access, comfort and ease of use for all clients.
- Consult with users as a part of the universal design process. This will ensure that the design meets the needs of the users.
- Aspire to use Australian and international best practice to ensure that the design positively impacts on the health of all users.

2.4 Completed Reviews

Davis Langdon has currently completed a site inspection of the existing facility and provided design recommendations as part of the early works package which includes the proposed carparking expansion. As the new carparking is to be located to the East of the site and given the topography a carparking strategy has been developed regarding allocation and location of spaces for use by people with disabilities.

A total of 26 accessible spaces have been recommended for the site. These spaces will be strategically located to services each of the departments and entrances to the buildings located on the site. The accessible parking spaces will be located within the existing carpark areas as these locations provide better linkages to the existing building entrances and proposed expansion. Line marking to all existing accessible spaces will be altered to adhere to the current BCA 2011 standards in line with the current requirements.

Davis Langdon have completed an appraisal of the documentation to ensure appropriate access for people with disabilities has been provided. The following areas were reviewed as part of the audit and meeting process to ensure functionality and to enable usage by people of all abilities:

- Parking design and allocation \
- External paths of travel (Accessways, ramps and stairs)
- Public open spaces (Street furniture design and placement)
- Lift design and placement
- Entrances and doors
- Internal paths of travel
- Patient Accommodation
- Common Facilities
- Staff Areas

- Amenities
- Wayfinding (Signage and environmental cues)

Whilst the above building items have been reviewed as part of the process, further design development will continue to ensure appropriate allocation of facilities and elements that can further enhance the building as a whole.

2.5 Conclusion

The aim of Davis Langdon – Access Consulting will be to work closely with the design team to ensure that the design provides access for people with disabilities in accordance with the relevant standards, universal design principles and the spirit and intent of the Disability Discrimination Act 1992.

Generally the building's design principles are developed in line with the spirit and intent of the Disability Discrimination Act 1992 (Cth), Building Code of Australia 2011 and Australian Standards as they relate to access for people with disabilities. Access for people with disabilities will be provided to the public and relevant staff areas of the proposed development on an independent, functional and equal basis.

This opinion is subject to further design documentation being developed in accordance with the general recommendations provided to ensure appropriate access provision for people with disabilities is included within the proposed expansion. At this stage, detailed design elements, such as stair details, dimensions, door schedules, joinery details, are limited and require further review to ensure compliance with the BCA and the spirit and intent of the DDA.

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Davis Langdon Australia Pty Ltd
Level 45
80 Collins Street
Melbourne VIC 3000
+61 3 9933 8800
+61 3 9933 8801
www.davislangdon.com
ABN 40 008 657 289