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Health Care Surgical Pty Ltd

Maitland Private Hospital –
Oncology and Car Parking
Extension

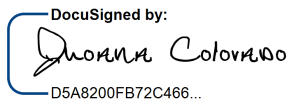
**DA Access
Review – Final**

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1. Executive Summary

The Access Review Report is a key element in the design development of Alterations and additions to the Maitland Private Hospital located at 173 – 175 Chisholm Road, Ashtonfield NSW 2323 and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The review will ensure that ingress and egress, paths of travel, circulation areas, and sanitary facilities comply with relevant statutory guidelines, and in addition, compliance with a higher level of accessibility and inclusiveness benchmarks set by the project.

2. Introduction

2.1 Background

Health Care Surgical Pty Ltd has engaged Morris-Goding Accessibility Consulting, to provide a design review of alteration and addition to an existing building, located in the Maitland Private Hospital at 173 – 175 Chisholm Road, Ashtonfield NSW 2323.. The development consists of,

- Relocation of existing services (North-east) on the existing level 1 to fit out proposed new oncology consulting rooms and 3 additional beds.



Figure 1. Site Location

The proposed development falls under a number of BCA classifications:

- Class 9a (hospital)

The general building access requirements for the above classifications are:

- Class 9a – to and within all areas normally used by the occupants.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development;
- Provide a report that will analyse the provisions of disability design of the development, and



- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), relevant Australian Standards, and enhanced benchmark requirements set by the project.

2.2 Objectives

The Report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include patients, staff, and members of the public. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment

The Report seeks to provide compliance the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3 Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

2.4 Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The Project Architect and an appropriately qualified accessibility consultant will examine key physical elements during design development stage, to identify physical barriers and incorporate solutions as a suitable response to disability statutory regulations and other project objectives.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

The design will comply with the requirements of the DDA Access to Premises Standards and include requirements for accessible buildings, linkages and the seamless integration of access provisions compliant with AS1428.1. The developed design will consider all user groups, who include members of the public, visitors, patients and staff members.



2.5 Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia (BCA) Part D3, F2, E3;
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 2890.6:2009 - (Parking for People with Disabilities);
- AS 1735.12:1999 - (Lift Facilities for Persons with Disabilities);
- Maitland City Local Council DCP

Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (HEREOC)
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- AS1428.2:1992 Enhanced and Additional requirements;
- AS1428.4.1 Draft Way-finding Standard;
- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance)



3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilizing AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

A UD approach has numerous benefits for the client as an education provider, for businesses within the building, for individual users and for society in general. An inclusive environment that can be accessed, understood and used by as many people as possible, is good business sense, is more sustainable and is socially progressive, in line with the aims of the DAP.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use
- Principle 3: Simple and Intuitive Use



- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use



4. Affected Part of the Premises Standards 2010

When new building works are being undertaken in an existing building that requires a building approval (CC or CDC), the requirements for upgrading access are limited to the area of new works and the affected part.

The affected part is defined as the principal pedestrian entrance and the continuous accessible path of travel from the principal pedestrian entrance to the new building works, which needs to be compliant with AS1428.1-2009.

Depending on the location of the new building works in the existing building, the affected part could include the main entry, entry foyer, lift lobbies, passenger lifts, corridors and doorways. The affected part should be reviewed on a case-by-case basis. It does not include other items such as sanitary facilities and car parking.

4.1 Affected Part

Part 2.1 Clause 5 Affected Part

Clause 5 of Part 2.1 of the premises Standards 2010 defines the Affected Parts as:

- (a) The principal pedestrian entrance of an existing building that contains a new part; and
- (b) any part of an existing building that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance subject to resolution of some minor issues in regard to upgrading the accessible path of travel from the main pedestrian entry to the new works.

- Accessible car parking bays (x4),
- Principal pedestrian entry (PPE),
- Passenger lift lobby handrail, door clearances and
- Door controls in the continuous accessible path of travel are to be addressed for compliance.

The proposed design is capable of achieving compliance, subject to details noted in the above clauses being addressed. It is understood this will be refined during the design development stage and prior to Construction Certification (CC).



4.2 Affected Part Concession Outline

Under Part 4.3 of the Premises Standards, lessees or any other persons (building certifier, building developer and building manager) are not required to upgrade the affected part of the building, if an application for approval of building work is made by one of the lessees for work on the area of the building that they lease. This concession does not apply if the building is leased to only one person.

4.3 Lift Concession

Under Part 4.4 of the Premises Standards, existing passenger lifts, when triggered under a building approval, will require a lift floor that is 1100 x 1400mm. Lift access features are not under this concession and will be required to be upgraded.

4.4 Toilet Concession

Under Part 4.5 of the Premises Standards, the existing accessible toilets when triggered under a building approval, should at a minimum, comply with the AS1428.1-2001 version of the Standard in lieu of the 2009 version. New building work over 500msq under a CDC application triggers the requirement of accessible toilet as well as male and female ambulant toilet facility on that floor. The concession allows the accessible toilet facility to have a minimum of 1600 x 2000mm clear circulation space for the toilet pan.



5. Ingress & Egress

5.1 External Linkages

The BCA and DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required. Currently, the requirements above noted have not been achieved as there is no clear the location of the continuous accessible path of travel (CAPT) from accessible parking to new works.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

Ensure all dedicated car parking spaces (new accessible car parking bays) and share areas are 1:40 max. gradient or, 1:33 max. gradient (bitumen). Refer to Item 4.1 for additional requirements.

5.2 Entrances

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

- Access is required through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings (ie. when they have a separate function and/or use eg. external retail tenancy). Note it is preferred that all entrances are accessible.
- All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible. Revolving doors are not accessible, if maintained an alternate accessible door is required adjacent.
- An accessible path of travel eg. ramp or lift needs to be provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route directly adjacent so that people can start and finish in the same location/travel similar route promotes inclusion and UD principles.

Assessment

On the basis of the current level of detail all access requirements appear capable of achieving compliance. On the basis of the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.



5.3 Emergency Egress

BCA 2016 Part D2.17 has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections). Such an off-set tread configuration has been shown at the majority of stairs and would appear to be possible elsewhere, subject to further detail design.

Where fire-isolated egress stairs will also be used for communication stair purposes between levels, they should be designed to meet AS1428.1:2009. Confirmation is required on the likely use of certain stairs for this purpose.

There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with emergency evacuation plan will be needed as a minimum starting point.

Consideration of waiting spaces within fire-stairs should be strongly considered for people with mobility impairment. The current configuration of stairs suggests the spatial requirements would not be incorporated without layout amendments, but if provided with future design development these would generally require:

- 850mm min. clear width egress door and 510mm min. external door circulation area, compliant with AS1428.1:2009;
- Wheelchair space (800mm W x 1300mm L min. dimensions) within fire-isolated stair, outside of the required egress path, that can be accessed on a continuous path of travel.
- Alternative evacuation means eg. emergency passenger lift/s could be provided instead of/or only in addition to 'waiting spaces' in line with ABCB Handbook and/or consideration of stair evacuation devices (with appropriate storage and staff training) within fire stairs.

Assessment

On the basis of the current level of detail all access requirements appear capable of achieving compliance. On the basis of the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.



6. Paths of Travel

6.1 Circulation Areas

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Wheelchair passing bays (1800mm width x 2000 length) are also required when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways.
- Turning spaces (at least 1540mm W x 2070mm L) are required within 2m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180 degree turn, compliant with AS1428.1:2009.
- All common-use doors (ie. not excluded under Part D3.4) to have 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009.
- Where a double door is provided at least one leaf is to provide 850mm min. clear width (active leaf).
- All common-use corridors and accessible paths of travel to be at least 1000mm min. width when travelling in linear direction (or 1200mm min. under AS1428.2 in line with Ryde Access DCP). Note: Increased clear width paths of travel required for doorway circulation, turning areas etc.
- Turning spaces (at least 1500mm W x 1500mm L with splays) are required to achieve a 90-degree turn. This is needed for wheelchairs to make a 180-degree turn, compliant with AS1428.1:2009.
- Ensure curved walkways have 1500mm min. clear width with appropriate min. inside curve radius compliant with AS1428.1.
- Where there are two successive doors (vestibules and airlocks) a distance of 1450mm minimum, exclusive of the doors swing is to be provided in accordance with AS1428.1 Fig. 34 (a).

Assessment

On the basis of the current level of detail all access requirements appear capable of achieving compliance. On the basis of the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.



6.2 Passenger Lifts

The project does not have new passenger lifts

Refer to Item 4.1.

6.3 Stairs

The BCA and DDA Premises Standards contain requirements for stairs and ramps for the use of persons with disabilities. These requirements can be summarised as follows:

The BCA and DDA Premises Standards contain requirements for stairs and ramps for the use of persons with disabilities. These requirements can be summarised as follows:

- Ramps are to have handrails on both sides with minimum 1 metre clearance in accordance with AS1428.1.
- Stairs are to have handrails on both sides in accordance with AS1428.1.
- Stairs and ramps are to set back to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stairs or ramps.

Assessment

On the basis of the current level of detail all access requirements appear capable of achieving compliance. On the basis of the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.



7. Facilities & Amenities

7.1 Sanitary Facilities

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- For Class 7a,9b: Provide at least 1 unisex accessible toilet, adjacent to every bank of toilets (where provided) on each storey, compliant with AS1428.1 under BCA/DDA Access Code part F2.4. If more than 1 toilet bank provided on each level, accessible toilet is required at 50% min. of toilet banks at each level.
- For Class 9b: If common-use change facilities provided (ie. both toilets and showers) a separate combined accessible WC/shower adjacent to male and female change rooms is required, compliant with AS1428.1 under BCA/DDA Access Code Part F2.4.
- Accessible WC requires 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.
- An ambulant cubicle is required within every standard toilet bank adjacent to an accessible toilet under DDA Access Code Part F2.4 compliant with AS1428.1:2009.

Assessment

On the basis of the current level of detail all access requirements appear capable of achieving compliance. On the basis of the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.2 Common Areas

The BCA and DDA Premises Standards contain requirements for common use areas suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- Accessibility is required to common use areas within the new works use by the building occupants.

Assessment

On the basis of the current level of detail all access requirements appear capable of achieving compliance. On the basis of the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.



7.3 Hearing Augmentation

The BCA and the Premises Standards have access requirements for the provision of Hearing Augmentation Systems. The key requirements of this provision are:

- A hearing augmentation system must be provided where an inbuilt amplification system is provided (other than the emergency warning).
- In a room in a Class 9b building; or
- In an auditorium, conference room, meeting room or room for judicatory proposes; or
- At ticket office, teller's booth, reception area where the public is screened from the service provider.
- An induction loop to cover minimum 80% of the floor area.
- Receiver systems to cover minimum 95% of the floor area.

Assessment:

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

If inbuilt amplification is provided, ensure hearing augmentation system is provided per BCA requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.4 Accessible Car Parking

N/A

7.5 Signage

The BCA and the Premises Standards have signage requirements. The key requirements are:

- Signage be provided to all male, female, accessible and ambulant toilets. It is to include:
 - Braille and tactile.
 - International symbol of access.
 - 'LH' or 'RH' to indicate a left-hand or right-hand transfer onto toilet pan.
 - Appropriate font size.
- At required fire exits.
- Where hearing augmentation systems are provided.
- Ensure all signage is detectable with raised symbols and 30% luminance contrast to its background, and in turn, contrasts with the background wall surface.



- Directional signage is required at:
 - Banks of toilets without an accessible toilet, to direct person to the nearest accessible toilet.
 - Non-accessible entrances to direct persons to an accessible entrance.
- - Signage to be located on the wall, adjacent to latch side of the door, between 1200 - 1600mm AFFL (or for single line of tactile text: located between 1250 - 1350mm AFFL).

Assessment:

On the basis of the current level of detail all access requirements appear capable of achieving compliance. On the basis of the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.



8. Conclusion

MGAC has assessed the proposed scheme for Alterations and additions to the Maitland Private Hospital located at 173 – 175 Chisholm Road, Ashtonfield NSW 2323. The proposed drawings indicate that accessibility requirements, pertaining to Affected Part , paths of travel, and sanitary facilities can be readily achieved.

It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.