

ACCESS REPORT

ROYAL REHABILITATION CENTRE
59 CHARLES STREET, RYDE

PART 3A – PROJECT APPLICATION

Prepared for Royal Rehabilitation Centre
By Mark Relf

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Executive Summary

The purpose of this report is to provide an accessibility review of the subject development to ascertain whether the proposed Rehabilitation Centre development is consistent with accessibility provisions of the Building Code of Australia and other regulatory controls including Council's DCP 37 – Access and Mobility and the Disability Discrimination Act (DDA).

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

Outdoor Areas & Accessways

- The overall development provides public pedestrian access from Morrison Road which includes 1:20 gradient pathway access to the principal lobby entrance on the first floor which subsequently enables access to several lifts to facilitate wheelchair accessible pathways to all levels and areas of the development in accordance with AS1428.2, Parts D3.2 and D3.3 of the BCA, DCP 37 and the DDA.
- Within the site the development proposes various accessways to and within buildings from outdoor parking areas and the Recreation Circle that will facilitate a variety of opportunities to arrive at the site by bus, taxi, ambulance, car, park (if needed) and proceed to all buildings and facilities in an accessible, equitable and dignified manner consistent with Australian Standards, DCP 37 and the DDA.

Rehabilitation Centre Unit

- The Centre shall provide two accessible principal entrances at the first floor level from Morrison Road and Road 3 at the lower ground floor level to enable equitable access to satisfy AS1428 parts 1 and 2, the BCA and DDA. The ground floor level also provides an accessible principal entrance to the Recreation Circle to the north.
- The Centre shall incorporate 6 lifts 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 mobile beds which will be further detailed in accordance with AS1428 parts 1 and 2.
- Within the Spinal and Neurological Wards and associated allied rehabilitation 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.
- In addition to the general ward areas the development proposes a cafeteria, lounge areas, outdoor terraces areas and easy access to the Recreation Circle for to enable appropriate diversity of activities for patients, visitors and staff.
- 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.
- The development proposes a total of 10 unisex accessible toilets/shower facilities within various areas of the development to enable equitable access that will comply with AS1428.2. The sanitary facilities shall also incorporate ambulant accessible male and female cubicles, which will be detailed at construction certificate stage.
- Details of the décor and lighting shall be provided at a future design stage to incorporate appropriate luminance contrast and intuitive wayfinding for people with vision impairment.

Weemala Accommodation Unit

- The Weemala Unit shall be accessible from the Road 3 carpark / taxi rank or via Lift 6 and associated accessways within the main Rehabilitation Centre building including the Morrison Road entrance at the first floor level to enable equitable access to satisfy AS1428 parts 1 and 2, the BCA and DDA.
- The Unit shall provide two buildings (1- high care) and (2 – low care) which each have a lift to access the first floor to ensure appropriate access to satisfy the BCA and DDA.
- The living units within each building provide appropriate wheelchair access to meet the needs of people with disabilities to satisfy AS1428.2, Part D3 of the BCA and the DDA.
- The detailing of furniture and fixtures shall be confirmed at construction certificate stage having regard to the needs of residents and AS1428.2 and the DDA.

Recreation Circle, Child Care & Community Centre

- The Recreation Circle proposes a central amenity area that will consist of a village green, multi-use court, sensory garden, community garden and barbecue area with lift access to a lower level that incorporates a child care centre and community centre room.
- The Recreation Circle proposes a ring road with adjoining pathway and 90 degree angle parking. Due to the topography of the area and other roadway interfaces the western half shall provide a very gradual 1:32 to 1:177 gradients while the eastern half shall be 1:9 to 1:15.
- The Recreation Circle shall be bisected with two north-south pathway linkages with the western bisecting pathway providing a very moderate 1:100 sloping pathway from the cafeteria terrace @RL30.400 to the village green, sensory garden and multi-use court enabling equitable and easy access. Pathways shall be 2000mm minimum width with landscaped edges at grade with the pathways for at least 1000mm consistent with AS1428.
- The eastern bisecting pathway proposes 1:20 gradient access from the cafeteria terrace @RL30.400 into the Circle and to the central area @RL29.290 which includes lift to access the child care and community centre below or direct on-grade connection to the north and 1:14 gradient ramp access to the multi-use court/village green/sensory garden thereby enabling continuous accessible paths of travel to all areas consistent with AS1428, Parts D3.2 and D3.3 of the BCA and DCP 37.

It is evident from a review of the plans that the general concepts shall provide an accessible environment within a very topographically challenging site by the inclusion of lifts at critical locations to facilitate access through the site to various buildings and amenities.

Notwithstanding the accessibility philosophy 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, AS2890.1, AS1735.12 and related standards to satisfy Parts D3, F2.4, E3.6 of the BCA and Council's DCP 37.

Overall it is my opinion that the redevelopment plans shall provide a greatly enhanced environment that will be readily accessible to patients, residents, staff and visitors in a manner that promotes appropriate health and living outcomes consistent with contemporary standards, BCA, Council's Access DCP 37 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) Ryde Council's DCP 37 – Access, Mobility and Adaptability.
- (3) Australian Standard AS1428 – Design for Access and Mobility Parts 1, 2, 4.
- (4) Australian Standard AS2890.1 – Off-Street Parking
- (5) Australian Standard AS1735 – Lifts: Part 12.
- (6) Disability Discrimination Act.

The plans and documents relied upon for this assessment include:

Dwg No	Issue	Title / Description
AR PA 1 03	01	Site Demolition Plan
AR PA 1 05	01	Site Plan
AR PA 2 01	01	Lower Ground Level Plan
AR PA 2 02	01	Ground Floor Plan
AR PA 2 03	01	First Floor Plan
AR PA 2 04	01	Second Floor Plan
AR PA 2 05	01	Roof Plan
AR PA 2 06	01	Weemala – Ground, First Floor & Roof Plans
AR PA 2 07	01	Recreation Circle Ground Floor
AR PA 2 08	01	Recreation Circle First Floor
AR PA 2 09	01	General Store – Ground, First Floor & Roof Plans
AR PA 5 04	01	Recreation Circle Elevations & Sections
AR PA 6 03	01	Site Sections
AR PA 6 04	01	Weemala – Sections
RRC	A	Landscape – Recreation Circle Plan
RRC	A	Landscape – Recreation Circle section AA & Perspectives

Accessibility Assessment

The review considers the accessibility requirements of the Building Code of Australia as expressed by Parts D3, E3.6 and F2.4 and the various referenced standards AS1428.1 – Design for Access and Mobility, AS1735.12 – Lifts, AS2890.1 Off-Street Parking and Council’s Access DCP 37.

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 acceptable during construction documentation stage.

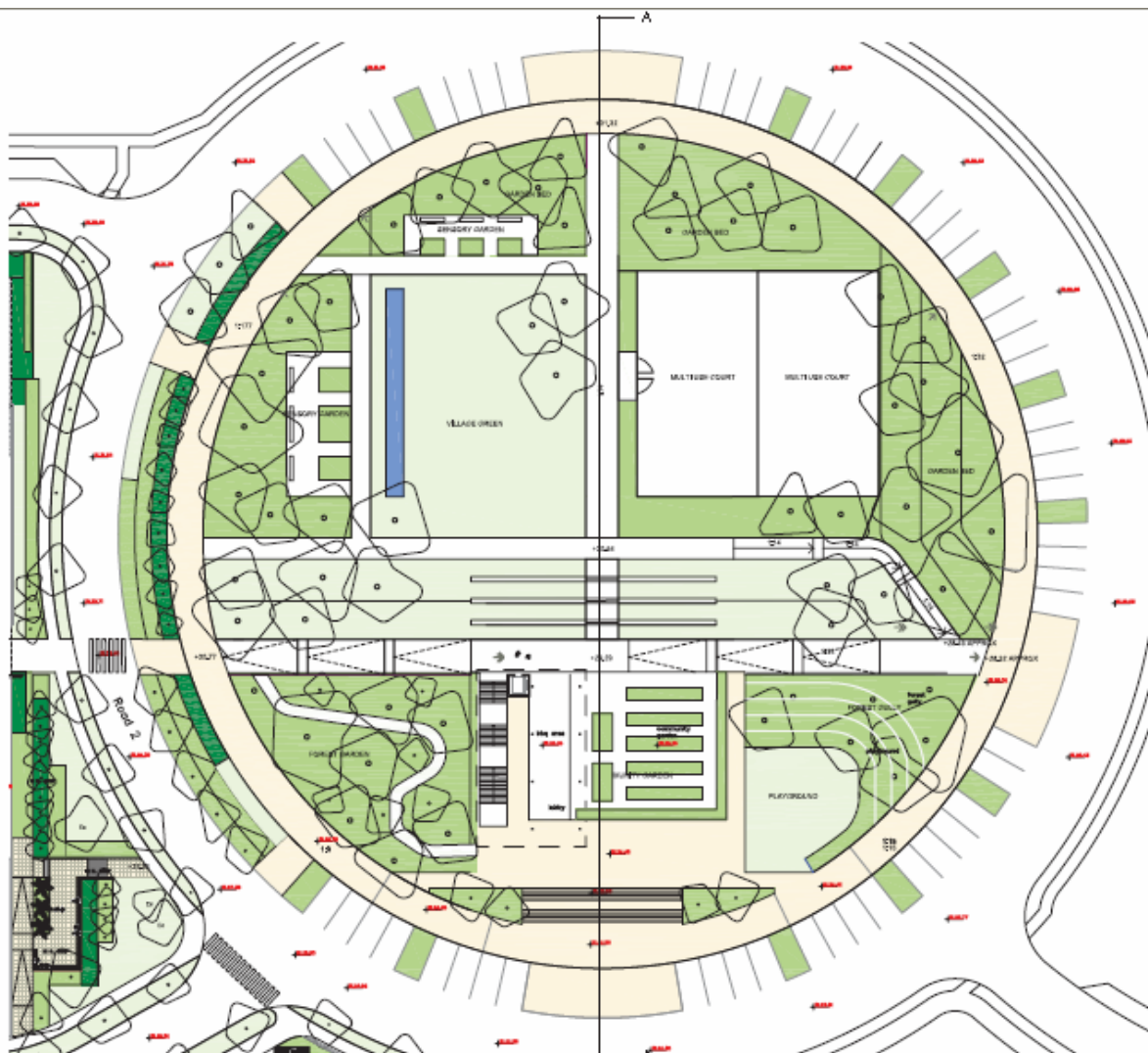
The redevelopment shall consist of the following main elements:

- New Rehabilitation Unit incorporating a spinal ward and neurological ward, rehabilitation clinic areas, hydrotherapy pool, research, professional suites, administration, conference room, cafeteria, associated service areas and sanitary facilities, courtyard areas and basement parking.
- New Weemala Accommodation Unit.
- General Store & Pharmacy.
- Recreation Circle with a community centre, child care facility, Village Green, Multi-Use Courts, Community Garden, Barbecue area and various outdoor passive recreation areas.
- New internal roads 1 (Charles Street access), 2 (Recreation Circle), 3 (Morrison Road principal access) and 6 (western access road) and associated on-street parking.

External Pathway Links & Building Entrances (Parts D3.2 & D3.3 of the BCA)

BCA Compliance	Complies
1. Principal Site Access - The redevelopment site occupies a site at 59 Charles Street Ryde with the principal entrance located on Morrison Road to the south of the development.	
2. The development proposes the principal site entrance on Morrison Road with on-grade vehicular and pedestrian access and vehicular access to Charles Street.	YES
3. The Morrison Road frontage provides an accessible entrance @RL35.20, which is level with the adjoining roof-top carpark (first floor level) and the footpath approaches east and west along Morrison Road. The carpark includes 4 widebay wheelchair accessible spaces which are adjacent to a second on-site lobby entrance also @RL35.200.	YES
4. Due to the abrupt topographical changes of Morrison Road verge areas the development also proposes a stairway link to the public footpath @RL37.150. In effect the public footpath shall be grade-separated from the parallel on-site pathway until the two paths merge at the intersection of Road 3 site entrance.	YES
5. The onsite pathway shall provide a 1:20 gradient walkway from the Road 3 intersection @RL34.200 to comply with AS1428 parts 1 and 2 and Parts D3.2, D3.3 of the BCA.	
6. Details of the Morrison Road stairway handrails, step nosings and tactile indicators will be confirmed at detailed design stage in accordance with DCP 37.	YES

BCA Compliance	Complies
<p>with a stairway between the two. The western bisecting pathway provides very moderate 1:100 sloping pathway from the Rehabilitation Centre to the village green, sensory garden and multi-use court enabling equitable and easy access. Pathways shall be 2000mm minimum width with landscaped edges at grade with the pathways for at least 1000mm consistent with ASI428.</p> <p>18. The eastern bisecting pathway proposes 1:20 gradient access from the cafeteria terrace @RL30.400 into the Circle and to the central area @RL29.290 which includes lift to access the child care and community centre below or direct on-grade connection to the north and 1:14 gradient ramp access to the multi-use court/village green/sensory garden thereby enabling continuous accessible paths of travel to all areas consistent with ASI428, Parts D3.2 and D3.3 of the BCA and DCP 37.</p> <p>19. Details of the stairways shall be provided at a future design stage with handrails, step nosings and tactile indicators to comply with Part D3.8 of the BCA, ASI428.2, ASI428.4 and DCP 37.</p> <p>20. Further detailing of this precinct shall incorporate 3800mm width Accessible parking spaces adjacent to the child care centre and sensory garden at the east – west axis of the Circle.</p>	<p>YES</p>



Internal Accessways (Part D3.3 of the BCA)

Having regard to the requirements of Part D3.3 of the BCA, DCP 37 and the DDA the assessments considers the on-site accessibility between levels and internal circulation to the;

- Accessways within the Rehabilitation Centre building and adjacent facilities;
 - Professional Suites (2nd Floor).
 - University Polyclinic, Administration, Spinal and Neurological Wards (1st Floor).
 - John Walsh Institute, Main Reception, Allied Health Services, Hydrotherapy Pool, Cafeteria, Conference Room (ground floor).
 - Carpark, back-of-house facilities, commercial kitchen, loading dock, TAD and Wheelchair Sports offices (lower ground floor).
- Within Weemala building.
- Within the Recreation Circle building
- Within the General Store building

BCA Compliance	Complies
<p>2nd Floor Professional Suites</p> <p>21. Access to the professional suites will be readily available via Lifts 1 and 2 which travel to all levels within the Rehab Centre building in accordance with ASI428 parts 1 and 2 and Part D3.3 of the BCA and DCP 37.</p> <p>22. 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 37.</p>	<p>YES</p> <p>YES</p>
<p>1st Floor University Polyclinic and Administration Areas</p> <p>23. Access to the University Polyclinic will be readily available via on-grade access from Morrison Road and the western carpark or via Lifts 1, 2, 3, 4 and 5 from the lower levels within the Rehab Centre building to comply with ASI428 parts 1 and 2 and satisfy Part D3.3 of the BCA and DCP 37.</p> <p>24. 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 37.</p> <p>25. The outdoor courtyards adjoining these office areas shall also be wheelchair accessible, which shall be confirmed at construction certificate stage.</p>	<p>YES</p> <p>YES</p>
<p>1st Floor Spinal and Neurological Wards</p> <p>26. Access to the Spinal and Neurological Wards will be readily available via on-grade access from Morrison Road and the western carpark or via Lifts 1, 2, 3, 4, 5 and 6 from the lower levels within the Rehab Centre building to comply with ASI428 parts 1 and 2 and satisfy Part D3.3 of the BCA and DCP 37.</p>	<p>YES</p>

BCA Compliance	Complies
27. Access to the ward rooms shall be available from 2300mm width corridors and within the various ward rooms the plans show single and twin bed configurations with an ensuites that comply with ASI428.2. The doorway and internal circulation spaces also comply with ASI428.2 to satisfy Parts D3.3 and F2.4 (for the ensuites) of the BCA and DCP 37.	YES
28. The layout of the Wards also includes an “independent living unit” with 2 single and twin bed rooms for each Spinal and Neurological wing with the internal circulation paths readily complying with ASI428.1, Part D3.3 of the BCA and DCP 37.	YES
29. With regard to the various offices, quiet rooms, interview rooms, patient lounge and activity areas the plans indicate appropriate internal circulation paths consistent with ASI428.2, Part D3.3 of the BCA and DCP 37.	YES
30. The outdoor courtyards and balcony terraces adjoining the ward areas shall also be wheelchair accessible, which shall be confirmed at construction certificate stage.	YES
Ground Floor Reception, John Walsh Institute, Conference Room, Cafeteria & Allied Health Services	YES
31. Access to the Reception and John Walsh Institute will be readily available via on-grade access from internal Road 3 or via Lifts 1, 2, 3, 4, 5 and 6 from the upper and lower levels within the Rehab Centre building to comply with ASI428 parts 1 and 2 and satisfy Part D3.3 of the BCA and DCP 37.	YES
32. 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, and DCP 37.	YES
33. The development proposes a 150 seat conference centre which is indicated as a single floor (no tiers or raked floor) that will be readily accessible from main reception and conference ante area in a manner that will readily comply with ASI428.2 to satisfy Part D3.3 of the BCA and DCP 37.	YES
34. The conference area incorporates male and female toilets with a unisex accessible facility directly adjacent for equitable access and provides 2280 X 2450mm in area to comply with ASI428.2 to satisfy Part F2.4 of the BCA and DCP 37.	YES
35. The plans indicate a cafeteria on the ground floor level which is generally open plan with direct access from the main central accessway and outdoor terrace which adjoins the Recreational Circle and Road 2 to facilitate accessible interfaces with adjacent areas in a manner consistent with ASI428.2 to satisfy Part D3.3 of the BCA and DCP 37.	YES
36. Access to the Allied Health Services and Hydrotherapy Pool will be readily available via on-grade access from internal Roads 2 and 3 or via Lifts 1, 2, 3, 4, 6 and 6 from the upper and lower levels within the Rehab Centre building to	YES

BCA Compliance	Complies
<p>comply with ASI428 parts 1 and 2 and satisfy Part D3.3 of the BCA and DCP 37.</p> <p>37. Details of interior office layouts, gymnasium and various therapy rooms indicate compliance with ASI428 parts 1 and 2 and Part D3.3 of the BCA and DCP 37 in terms of doorway circulation spaces adjoining 2300mm width corridors.</p> <p>38. The Hydrotherapy Pool shall be accessible from two doubler door entrances and will incorporate male, female and accessible bathrooms to ensure appropriate access in accordance with ASI428 parts 1 and 2 and Parts D3.3 and F2.4 of the BCA and DCP 37.</p> <p>39. Details of the actual pool shall be further developed at construction certificate stage and will include ramp and stairway access in accordance with AS3979 (Hydrotherapy Pools).</p> <p>40. The outdoor atrium courtyard and balcony terraces adjoining these areas shall also be wheelchair accessible, which shall be confirmed at construction certificate stage.</p> <p>Lower Ground Floor Wheelchair Sports, TAD, Back-of-House Services</p> <p>41. Access to these areas will be readily available via on-grade 1:20 gradient access from internal Road 3 or via Lifts 4, 5 and 6 from the upper levels within the Rehab Centre building to comply with ASI428 parts 1 and 2 and satisfy Part D3.3 of the BCA and DCP 37.</p> <p>42. 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, and DCP 37.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
<p>Weemala Accommodation Unit</p> <p>43. Access to the Weemala Accommodation Unit will be readily available via on-grade 1:14 gradient ramp access from Road 3 to the two buildings 1 and 2 comply with ASI428 parts 1 and 2 and satisfy Parts D3.2, D3.3 of the BCA and DCP 37.</p> <p>44. Building 2 (north – low care) proposes 12 X 1 and 2 bedroom living units with individual bathrooms within a two storey building which incorporates a lift and 1800mm width corridors to all unit doorways which complies with ASI428.2. The doorway and internal circulation spaces also generally comply with ASI428.2 to satisfy Parts D3.3 of the BCA and DCP 37, except for six (6) doorways within six (6) units. The floor plans shall be further developed at a future design stage in accordance with ASI428.2. The bathrooms shall readily comply with ASI428.2 to satisfy Part F2.4 of the BCA and DCP 37.</p> <p>45. Building 1 (south – high care) proposes 4 X 4 single bedroom living units (16 bedrooms) with shared bathrooms and living areas within a two storey building which incorporates a lift and 1800mm width corridors to all unit doorways which complies with ASI428.2. The doorway and internal circulation spaces also</p>	<p>YES</p> <p>YES</p> <p>YES</p>

BCA Compliance	Complies
<p>generally comply with ASI428.2 to satisfy Parts D3.3 of the BCA and DCP 37. The bathrooms shall readily comply with ASI428.2 to satisfy Part F2.4 of the BCA and DCP 37.</p> <p>46. With regard to the interview rooms/offices and communal lounge / activity areas the plans indicate appropriate internal circulation paths consistent with ASI428.2, Part D3.3 of the BCA and DCP 37, which shall be confirmed at construction certificate stage.</p> <p>47. The outdoor terraces adjoining the buildings shall also be wheelchair accessible, which shall be confirmed at construction certificate stage.</p>	<p>YES</p> <p>YES</p>
<p>Child Care Centre & Community Centre</p> <p>48. These facilities are proposed within the Recreation Circle at ground floor level @RL24.450 which is accessible by lift from a roof top community garden and barbecue area @RL29.290. The barbecue area shall require shade cover for appropriate weather protection for people with spinal cord injury.</p> <p>49. The roof top garden is linked to the main rehabilitation centre building by way of a gradual 1:20 gradient accessway to the roadway crossing at RL30.770.</p> <p>50. At ground floor level the plans indicate a common lift lobby that provides at least 2000mm width to access the adjacent sanitary facilities, community centre or continue through a forecourt terrace to the child care centre on a single grade for easy access in accordance with ASI428.2 and Part D3.3 of the BCA and DCP 37.</p> <p>51. Within the Community Centre and Child Care Centre the plans show an open plan base building that provides no inherent access barriers and subject to an appropriate fitout the building will comply with ASI428.2, Part D3.3 of the BCA and satisfy DCP 37.</p> <p>52. The child care centre also proposes an outdoor playground which would be subject of a future DA.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
<p>General Store & Pharmacy</p> <p>53. The plans indicate a two storey building adjacent to Morrison Road and Road 3 which proposes on-grade access to the split level ground floor from two entry points with a 1:20 gradient external accessway parallel to Road 3 connecting the two entrances thereby enabling appropriate access consistent with ASI428.2 and Part D3.3 of the BCA and DCP 37.</p> <p>54. However, there is NO lift to access the first floor “general store” area.</p> <p>55. It is expected that a lift, accessible sanitary facilities and other features will be detailed at a future design stage in accordance with ASI428.2 and Part D3.3 of the BCA and DCP 37.</p>	<p>YES</p> <p>NO</p> <p>YES</p>

Parking (Part D3.5 of the BCA)

BCA Compliance	Complies
1. The development proposes a total of 306 parking spaces (124 lower ground floor, 35 ground floor, 43 first floor west carpark, 50 outdoor spaces adjoining Road 3 and 54 on-street parking spaces adjoining ring Road 2) including 16 Accessible Parking spaces evenly distributed within the Rehabilitation Centre building and adjoining Road 3, which satisfies Part D3.5 of the BCA and DCP 37.	YES
2. The designated accessible spaces provide 3800mm width, 5500mm length and 2500mm minimum height clearance over the spaces and 2300mm minimum height clearance at the entries and along aisles to comply with AS2890.1 and Part D3.5 of the BCA.	YES
3. The 19 accessible spaces comply with the 2% minimum required by BCA Table D3.5 and the 3% required by DCP 37.	YES
4. The accessible parking will be situated on generally level pavement no steeper than 1:40 to comply with AS2890.1 and Part D3.5 of the BCA.	YES
5. The location of the accessible parking provides direct and level access to the lifts OR accessible pathways to other buildings along Road 3 in a convenient and accessible manner consistent with AS2890.1/Part D3.5 of the BCA.	YES
6. Details of line marking and lighting will be confirmed at construction certificate stage.	YES
7. In addition to the above mentioned accessible parking further detailing of the Recreation Circle precinct shall incorporate a total of 4 X 3800mm width Accessible parking spaces adjacent to the child care centre and sensory garden at the east – west axis of the Circle.	YES At CC stage

Lifts (Part E3.6 of the BCA)

BCA Compliance	Complies
56. The development will provide ten (10) lifts to facilitate a comprehensive array of vertical access between building levels to readily satisfy Part D3.3 BCA including: <ul style="list-style-type: none"> • 6 lifts within the Rehabilitation Centre building • 2 lifts within the Weemala accommodation building • 1 lift to access the child care and community centres • 1 future lift required for the general store building 	YES
57. With regard to the ten (10) lifts the of internal floor car areas shall readily provide at least 1400mm X 1700mm to comply with AS1735.12, Part E3.6 of the BCA, DCP 37.	YES
58. Details of internal lift car controls, handrails, audio announcements, lighting and	YES

BCA Compliance	Complies
<p>the like will be provided at construction documentation stage to confirm compliance with ASI735.12, Part E3.6 of the BCA, DCP 37.</p> <p>59. Details of internal lift car controls, handrails and the like will be provided at construction documentation stage to confirm compliance with ASI735.12, Part E3.6 of the BCA, DCP 37.</p>	<p>YES</p>

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

BCA Compliance	Complies
<p>60. Wheelchair Accessible Toilets - The plans show nine (9) unisex accessible toilets within the Rehabilitation Centre building and one (1) adjoining the Community & Child Care Centre building, which achieves equitable access in terms of distribution.</p> <ul style="list-style-type: none"> • 1 – Reception/conference area for staff and visitors • 1 – Cafeteria for staff and visitors • 2 – Allied Health services for staff, patients and visitors • 2 – Hydrotherapy pool for patients (including showers) • 2 – First floor central lobby for staff and visitors • 1 – Neurological ward visitor toilet • 1 - Community & Child Care Centre building for staff and visitors 	<p>YES</p>
<p>61. These unisex accessible toilets providing 2400mm X 2400mm or 3000mm X 2000mm, in accordance with ASI428.2, Part F2.4 of the BCA and DCP 37.</p>	<p>YES</p>
<p>62. Shower Facilities – The sanitary facilities within the Hydrotherapy facility shall provide accessible showers in accordance with ASI428.2, which will be detailed at construction certificate stage.</p>	<p>YES</p>
<p>63. Ward Facilities – The spinal and neurological wards shall provide accessible bathrooms in accordance with ASI428.2 to readily satisfy Part F2.4 of the BCA and DCP 37.</p>	<p>YES</p>
<p>64. Ambulant Accessible Toilets – Future design stages shall incorporate an ambulant accessible male and female cubicle in each group of toilets in accordance with ASI428.1 (Figs 38 & 39) and ASI428.2 and DCP 37.</p>	<p>YES</p>
<p>65. Weemala Unit – Building 1 proposes shared 8 bathrooms within the 4 X 4 bedroom configuration which will all be accessible to ASI428.2.</p>	<p>YES</p>
<p>66. Building 2 proposes 12 ensuite/bathrooms; one for each independent low care living unit which will all be accessible to ASI428.2.</p>	
<p>67. General Store / Pharmacy – Future detailing of the internal fitout of this building shall be required to provide unisex accessible toilets as discussed above</p>	

BCA Compliance	Complies
to meet the requirements of ASI428.2, Part F2.4 of the BCA, DCP 37 and the DDA.	

Hearing Augmentation (Part D3.8 of the BCA)

BCA Compliance	Complies
<p>68. The conference room on the ground floor of the Rehabilitation Centre building shall incorporate an assistive listening system for people with hearing impairments.</p> <p>69. Details of the system (audio induction loop or infrared) will be provided at construction documentation stage to confirm compliance with ASI428.2, Part D3.7 of the BCA, DCP 37.</p>	YES

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

BCA Compliance	Complies
70. 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

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 and Committee of Management member.
- Accredited Member of the Access Institute of NSW.
- Member, Standards Australia ME/64 Committee responsible for the ASI428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access & Services Advisory Panel

