

D'ALBORA MARINAS

**D'ALBORA MARINA REFURBISHMENT
THE SPIT, MOSMAN**

ACCESSIBILITY REVIEW

Morris-Goding Accessibility Consulting

FINAL

16th November 2007

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the proposed refurbishment of d’Albora Marina at the Spit, Mosman and an appropriate response to the AS1428 series, Building Code of Australia (BCA), and ultimately the Commonwealth Disability Discrimination Act (DDA).

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

The development has been reviewed to ensure that ingress and egress, paths of travel; circulation areas and toilets comply with relevant statutory guidelines.

In general, the building design has continuous accessible paths of travel. In line with the reports recommendations, the proposed development has demonstrated a reasonable degree of accessibility at DA Stage. The DA drawings show that compliance with statutory requirements, pertaining to site access, common access areas and accessible sanitary facilities, can readily be achieved.

The recommendations in this report are associated with the building fit out design. These recommendations should be addressed prior to construction certificate.

The main issue within the report is the provision of at least 1 accessible toilet on ground floor.

2. INTRODUCTION

2.1. General

D’Albora Marinas have engaged Morris-Goding Accessibility Consulting, to provide a design review of the d’Albora Marina at the Spit, Mosman.

The requirements of the investigation are to:

- Undertake a review of DA drawings of lift, lift lobbies, accessible toilets, paths of travel and ingress and egress relating to areas of the development.
- Provide a report that will analyse the provisions of disability design of the development,
- Recommend solutions that will ensure the design complies with the consent conditions.

2.2. Objectives

The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

1. People with sensory impairment
2. People with intellectual disabilities
3. People with mobility impairments
4. People with dexterity impairments

2.3. Statutory Requirements

The following standards are to be used to implement the Report:

- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - (90% of people with disabilities), where relevant
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia

3. INGRESS & EGRESS

3.1. Site Entrance

There appears to be appropriate wheelchair access from the site boundary (footpath at Spit Road) to the two 'public access' paths of travel which lead to main entry points into the Marina. However, the positioning of the proposed fire hydrant (near bridge) appears to obstruct the path of travel at the footpath on Spit Road.

Recommendation:

- (i) Reposition the proposed fire hydrant located at the driveway entrance so there is minimum clear width of not less than 1200mm at the adjacent footpath on Spit Road which forms the main accessible path of travel from the site boundary.

3.2. Main Entrance

The main entrance is via the southern side of the building, where an automatic sliding door leads into a foyer and passenger lift. The internal/external circulation area around the sliding entry door is appropriate, according to AS1428.2.

There are separate entrances to commercial units throughout the ground floor from the public domain. There is suitable wheelchair access leading to all units.

3.3. Public Access Passageway Entry

There is a 'public access' entry passage from RL 1.76 to Tenancies 2-4 and the public seating deck area near tenancy 2. The entry passage appears to have appropriate wheelchair access and circulation area in accordance with AS1428.1.

Recommendation:

- (i) Provide kerb ramp at the vehicle drop zone at the public access point

3.4. Tenancy Entrances

There are 4 tenancies and a kiosk within the marina building. All entrances to the tenancies and kiosk appear to have appropriate wheelchair access with door clearances and circulation areas that satisfy AS4128.1

Recommendation:

- (i) Provide a minimum clear width of 850mm (use 920mm door leaves) at the tenancy and kiosk entry doors to comply with requirements of AS1428.2.

3.5. Emergency Egress

Accessible emergency egress from the ground floor is via the entry points. The only accessible path of travel from the upper floor (restaurant, tenancies 5 & 6) to the ground floor is via the lift.

There is a fire egress stair located adjacent to the lift (upper floor) which exits onto the outside footpath near the main entrance.

Recommendations:

- (i) The fire stair door should have minimum 850mm clear width in accordance with AS1428.2
- (ii) Consideration to be given for emergency warning systems to have provision of audible and visual capabilities in accordance with AS2220.

4. PATHS OF TRAVEL

4.1. General

There appear to be appropriate level & continuous paths of travel to all floors throughout the commercial building and boat stores.

The paths of travel generally have suitable circulation areas that will assist people in wheelchairs to perform 180 degree turns and allow 2 wheelchair users to pass each other in accordance with draft DDA Premises Standards.

The maximum gradient a ramp is allowed to be able to access A arm, B arm, C arm, & N arm is 1:14. It is noted that the gradient of the ramp is dependant on the tide.

Recommendations:

- (i) In terms of DDA obligations, more research is needed to provide operational plans/lifting solutions to get people in wheelchairs to A arm, B arm, C arm, & N arm.
- (ii) The path of travel between internal and external areas such as ground floor building to deck area and 1st floor restaurant to terrace will need to be wheelchair accessible within the meaning of AS1428.1.

4.2. Lift

The Marina Building has a continuous accessible path of travel from the ground floor entry to the upper floor via a passenger lift.

The lift has internal dimensions 1400mm x 1000mm which is too small and does not comply with AS1735.12.

There is appropriate circulation area in the lift lobbies on both floors. The circulation area for the call buttons on the ground floor may require modification.

Recommendations:

- (i) Ensure the lift is upgraded such that the lift car has internal dimensions of at least 1400mm x 1100mm in accordance with AS1428.1. Best practice dictates that internal dimensions of 1700mm by 1400mm in accordance with AS1428.2.
- (ii) Ensure there is a minimum 500mm circulation area from the lift call buttons on the ground floor to the nearest internal corner (or stair in this case).
- (iii) Ensure the control panels, components and internal fitout of the lift car comply with AS1735.12

4.3. Stair

There is a small stair located adjacent to the lift on the ground floor that provides access from the main entry foyer to the male and female toilets, showroom and tenancies 1 & 3 on ground floor.

Recommendations

- (i) The stair requires tactile ground indicators (TGSi) at the top and bottom in accordance with AS1428.4.
- (ii) The stair will require handrails on both sides in accordance with AS1428.1

4.4. Doors

Recommendations:

- (i) The entry door to tenancy 6 on the upper floor requires an external latch side clearance of 460mm to comply with AS1428.1.
- (ii) Ensure all internal doorways have minimum clear width of 850mm (920mm door leafs) in accordance with AS1428.2

5. AMENITIES & FACILITIES

5.1. Accessible Toilet Facilities

There are male and female toilets on the ground and upper floors. However, no details have been provided and there does not appear to be any provision of accessible facilities within the marina building. .

Recommendations:

- (i) Provide an accessible toilet adjacent to the male and female toilets on both the ground floor.
- (ii) Under BCA, the accessible toilets will have minimum internal dimensions compliant with AS1428.1 (i.e. unobstructed area around the pan of 2000mm x 1600mm). Consideration should be given to provide a larger AS1428.2 compliant toilet to satisfy DDA requirements.
- (iii) The entry door to the accessible bathrooms must have internal clear width of not less than 850mm in accordance with AS1428.2.

5.2. Car Parking

There is 1 accessible car bay located in the northern car parking area which satisfies AS2890.1.

The accessible car bay has been positioned on a relatively accessible gradient, with a suitable gradient leading to the main entry.

Recommendations:

- (i) The accessible car bay shall have minimum dimensions of 5500mm x 3200mm (width) which is appropriate according to AS2890.1.
- (ii) The accessible car bay should be relocated as close as possible to the main entrance.
- (iii) Ensure that the pathway leading to the main entry is safe and accessible

6. MISCELLANEOUS

6.1. Signage

Recommendations:

- (i) Signage to be designed with a contrasting background that stands out rather than blending in with the surrounding area.
- (ii) Signage to comply with BCA part D3.6.

6.2. Lighting

Recommendation:

- (i) Ensure lighting complies with AS 1428.2. In general, lighting on the path of travel should be approximately 150 lux.