

9 December 2021

Zoe May Pty Ltd
c/- Affordable Homes Real Estate
PO Box 3275
THORNTON NSW 2322
Attention: Nigel Archer

Dear Nigel,

**New Generation Boarding House
21 & 22 Burnham Close, Thornton
ACCESSIBLE ROOMS**

Please find following letter of opinion regarding the accessible rooms within the above-mentioned development.

Accessible rooms are required within this development as per The National Construction Code Building Code of Australia Volume 1 2019, Amendment 1 (BCA), that requires access be provided “to and within” accessible rooms. Therefore, doorways and bathrooms must comply with AS1428.1 (2009) and we note that the proposed design achieves compliance with this requirement.

There are no statutory requirements relating the furniture arrangement or joinery provided within the accessible rooms. It is our professional opinion that the accessible rooms within the proposed New Generation Boarding House are capable of being used as either single or double rooms given the overall floor area. This provides flexibility in the provision of accommodation for people occupying the boarding house.

The BCA does not stipulate the types of rooms required, only that they be representative of the range of accommodation available. The flexibility described above will achieve compliance with this requirement, as does the provision of accessible rooms at each level of accommodation. It will also minimise a complaint made under the Disability Discrimination Act 1992 (DDA) as a choice is afforded to the occupants.

As per our access report dated 22 November 2021, the proposed development is in keeping with current accessibility requirements



Lindsay Perry is a qualified Access Advisor, being an accredited within Australia (ACAA No. 136) and at the international level (GAATES No. BE-02-106-18). Lindsay Perry Access Pty Ltd carries public liability insurance, professional indemnity insurance and workers compensation insurance.

Please contact the undersigned if you wish to discuss this matter in further detail.

A handwritten signature in black ink, appearing to read 'L Perry'.

LINDSAY PERRY

B.Arch, M.Dis.Stud.

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