



DEVELOPMENT APPLICATION ACCESSIBILITY REPORT

Project Name	8 Storey Office Building
Project Address	38 Cabbage Tree Road, Williamtown NSW
Reference	10469DA
Revision	4
Date	03/02/2023
Attention	Cox

REVISION HISTORY

Revision	Date	Version	Prepared By	Reviewed By
1	09/09/2022	Initial Issue - draft	Nikki Jackson	Riana Ingram
2	17/09/2022	DA Submission	Nikki Jackson	Riana Ingram
3	20/09/2022	DA Submission	Nikki Jackson	Riana Ingram
4	03/02/2023	Updated DA following Council Comments	Nikki Jackson	Riana Ingram

Document Disclaimer

This document has been prepared solely for the use of our client in accordance with our agreement for providing access consulting services. Although all due care has been taken in the preparation of this document, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document. The advice given is based on a professional judgement and an assessment of the information that could be derived at the time of the writing the report. Opinions, judgments and recommendations detailed in this document, are based on our understanding and interpretation of current statutory and regulatory obligations and standards and should not be construed as legal opinions. It is important to note that following the recommendations within this report will not in itself provide exemption from action under the DDA. The process of accessibility under the DDA is much broader than just the built environment; it covers management issues, staff approach and training and ongoing maintenance issues. It is important to note that as with all aspects of the built environment, there is often more than one way of resolving any issue identified. It is for the client to ultimately assess the recommendations put forward and fully assess their suitability for the proposal and the likely use(s) that they will be used and how the completed project will operate in practice.

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1.0 INTRODUCTION

Purely Access Pty Ltd has been engaged by Cox to provide access consultancy services for the proposed 8 storey building at 38 Cabbage Tree Road, Williamstown NSW.

1.1 Purpose of the Report

This report forms part of the Development Application submission documents. The aim of this report is to provide feedback and confirmation that the proposals meet the principles of good accessible design and in turn demonstrate that it meets the key legislative and policy guidelines including

- Disability (Access to Premises-Buildings) Standards 2010
- National Construction Code Building Code of Australia Volume One 2019 Amendment 1 (BCA)
- AS 1428.1 2009 General requirements for access
- AS 1428.4.1 2009 Tactile Ground Surface Indicators
- AS1428.2 - 1992 – Design for access and mobility. Part 2: Enhanced and additional requirements – Buildings and facilities
- AS 2890.6 2009 Parking Facilities for people with disabilities
- AS 1735.12 1999 Lifts, escalators and moving walks. Part 12: Facilities for persons with disabilities

This document does not constitute a report for the purposes of obtaining a Building Approval. The compliance comments in this report are for the purpose of the Development Approval lodgement. The level of detail provided for Development Approval is consistent with the design intent for this stage. Further assessment will be required at the Building Approval stage.

1.2 Project Details

The proposed development includes a new 8 storey commercial building with the following accommodation:

- Ground Level – Commercial and retail tenancies, amenities and loading dock
- Level 1 – Car parking, storage areas, End of Trip and amenities
- Levels 2 – 6 – Commercial office space and amenities
- Roof level - Plant

In addition to this development, new car parking will be provided to meet the overall car parking provision required under Port Stephens Development Control Plan (DCP). The additional car parking structure does not form part of this report.

The building is considered to be Class 5 (office), Class 6 (retail), Class 7a (car parking) and Class 7b (storage) under the National Construction Code Building Code of Australia.

2.0 LEGISLATIVE REQUIREMENTS

2.1 Disability Discrimination Act 1992

The Disability Discrimination Act (DDA) is federal legislation which seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional and equitable access for people with disabilities. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). Section 23 of the DDA relates to access to premises and facilities which the public may enter or use, and states it is unlawful to:

- Refuse access to, or the use of, any premises, or the facilities within them.
- Impose terms or conditions specific to persons with disability and their associates on the access and use of any premises or facilities;
- Exclude access based on the provision of an appropriate means of access;
- Request persons with disability or their associates to leave premises or cease use of facilities

The DDA has enacted statutory instruments known as Disability Standards to provide a degree of clarity with respect to access to premises and facilities.

2.2 Disability (Access to Premises – Buildings) Standards 2010 & Building Code of Australia

The purpose of these Standards is to provide for equitable and dignified access to new buildings and those areas of existing buildings that undergo renovation or upgrade that require a building approval.

If a building complies with the Disability (Access to Premises-Buildings) Standards (Premises Standards) those responsible for the building cannot be subject to a successful complaint of unlawful discrimination under the Disability Discrimination Act (DDA) in relation to matters covered by the Premises Standards.

Building Certifiers, Building Developers and Building Managers all have obligations under the Standards and must ensure a building complies with the Standards, with each party being responsible for the area they have control over. It is unlawful to fail to comply with the requirements of the Premises Standards.

The Building Code of Australia aligns with the requirements of the Premises Standards and therefore new building work that complies with the BCA will also comply with the Premises Standards. However, the Premises Standard places additional requirements on existing buildings where building work is being undertaken.

3.0 BCA TECHNICAL ASSESSMENT

The following review is an assessment against National Construction Code Building Code of Australia Volume One 2019 Amendment 1 (BCA) and referenced Australian Standards. It is noted that BCA 2022 will be coming into force in May 2023, however it is not anticipated that the access requirements will be significantly affected for this type of building. Assessments against the appropriate BCA will be made at Construction Certificate stage.

3.1 General Building Access Requirements

In accordance with Clause D3.1 of the BCA buildings and parts of buildings must be accessible in accordance with Table 3.1.

A continuous accessible path of travel is to be provided as follows:

Part of Building	Accessibility Requirements	Comments / Actions
Class 5 Commercial	<ul style="list-style-type: none"> To and within all areas normally used by the occupants 	Compliance indicated subject to the comments throughout the remainder of the report.
Class 6 Retail	<ul style="list-style-type: none"> To and within all areas normally used by the occupants 	Compliance indicated subject to the comments throughout the remainder of the report.
Class 7a Car parking	<ul style="list-style-type: none"> To and within any level containing accessible car parking spaces 	Compliance indicated.
Class 7b Storage	<ul style="list-style-type: none"> To and within all areas normally used by the occupants 	Compliance indicated subject to the comments throughout the remainder of the report.

3.2 Exemptions & Departures

Clause D3.4 of the BCA allows exemptions from the requirements of providing access for people with disabilities where an area is inappropriate because of the purpose for which it is used or where there the area may pose a health and safety risk. For this development the following areas have been considered as being exempt from access for people with disabilities.

- Plant rooms
- Main Switch Room
- NBN/Comms Room
- Cleaners rooms
- Loading Dock
- Fire Pump Room
- Waste area

In some cases it may be necessary to provide a Performance Solution to meet the Performance Requirements of the BCA as opposed to following the Deemed to Satisfy Solutions set out in the National Construction Code Building Code of Australia. For this development no performance solutions have currently been identified.

3.3 Accessible Car Parking

BCA Requirement	Comments	Action Required
Accessible Car Parking BCA Clause D3.5		
In accordance with Table D3.5 of the BCA, accessible carparking is required to be provided as follows. Class 5, 7, 8, 9c <ul style="list-style-type: none"> 1 space for every 100 car parking spaces or part thereof 	A total of 17 car parking spaces are being provided within the building and will be for use by commercial users. This includes 1 accessible space thus meeting the BCA requirements. In addition, to car parking provided within the building it is understood that additional parking will be provided off site to meet Port Stephens DCP requirements. The offsite car parking is approximately 86m away and there will be 1070 common use spaces available which will include accessible spaces for use by occupants of Lot 106.	Compliance Indicated
Class 6 1 space for every 50 car parking spaces or part thereof (Up to 1000 car parking spaces) 1 space for each additional 100 car parking spaces (>1000)		

3.4 External Access to Entrances

BCA Requirement	Comments	Action Required
Access to buildings BCA Clause D3.2		
An accessway must be provided- <ul style="list-style-type: none"> From the main points of a pedestrian entry at the allotment boundary From another accessible building connected by a pedestrian link From any required accessible car parking space 	An accessible path of travel is indicated to each of the entrances of the building and from the accessible car parking area.	Capable of compliance Subject to review of landscape drawings at Construction Certificate stage.
Walkways, ramps and landings AS1428.1 2009 Clause 10		
Walkways <ul style="list-style-type: none"> Walkways to be a minimum of 1000mm wide and be provided with passing bays (1800mm 	Walkways are indicated around the building. Detailed landscape drawings will be required to be assessed at the	Capable of compliance Subject to review of landscape drawings at

BCA Requirement	Comments	Action Required
<p>wide x 2000mm in direction of travel) every 20m where a direct line of sight is not available.</p> <ul style="list-style-type: none"> • Walkway gradient to be 1:20 (max) with landings every 15m. • Landings in direction of travel to 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm length. • If gradient of walkway is less than 1:33 no landings are required. • TGSI's required to warn of hazard along pedestrian and vehicular routes on grade. <p>Kerb Ramps - gradient no steeper than 1:8, length no greater than 1520mm and maximum rise of 190mm.</p> <p>Threshold ramps – max rise 35mm; max gradient 1:8; maximum length 280mm positioned within 20mm of door leaf</p> <p>Step ramps – max rise 190mm; 1:10 max gradient; max length 1900mm, suitable edge detail.</p> <ul style="list-style-type: none"> • Ramps • Maximum gradient of a ramp exceeding 1900mm is 1:14. • Gradient to be consistent throughout ramp. • Ramp required to have unobstructed width of 1000mm • Ramps to be provided with landings at bottom and top of ramp. • Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20. • Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length. • Ramps to be provided with handrails and kerb rails. • TGSI's in accordance with AS1428.4.1 2009 to be provided. • Ramps to be set back 900mm at property boundaries or 400mm at internal corridors. • Vertical rise not to exceed 3.6m 	<p>Construction Certificate stage.</p> <p>A kerb ramp is required to the drop off area.</p>	<p>Construction Certificate stage.</p>

3.5 Entry and Doorways

BCA Requirement	Comments	Action Required
Entry and Doorways BCA Clauses D3.2 and D3.3		
Access must be provided via the main principal entrance and: <ul style="list-style-type: none"> • Not less than 50% of all pedestrian entrances including the principal entrance, and • In buildings with a floor area >500m², a non-accessible entrance must not be located more than 50m from an accessible entrance. 	An accessible path of travel is provided to each entrance.	Compliance Indicated
Door Design AS 1428.1 2009 Clause 13		
<ul style="list-style-type: none"> • All doors to have min 850mm clearance width where double doors are provided min 850mm to active leaf. • Door circulations in accordance with Clause 13.3. • Doors to achieve appropriate luminance contrast. • Doors to have compliant hardware and opening forces. • All glazed doors must be marked with contrast marking no less than 75mm wide for full width of doors at 910-1000mm height. 	A door, hardware and finishes schedule will be required at the Construction Certificate stage. Door circulation will be required to be achieved to the EOT bike rack area. This may be provided by automatic means.	Capable of compliance Door, hardware and finishes schedule to be reviewed at Construction Certificate stage. Door circulation will be required to be achieved to the EOT bike rack area.

3.6 Circulation

3.6.1 Internal Circulation

BCA Requirement	Comments	Action Required
Internal Accessways BCA Clause D3.3 AS 1428.1 2009 Clause 6		
A continuous accessible path of travel minimum 1000mm wide is required. Passing places for 2 wheelchairs minimum 1800mm wide and 2000mm long must be provided at maximum 20m intervals. Turning spaces are also required within 2m of the end of accessways where it is not possible to continue on. These are as follows: <ul style="list-style-type: none"> • 60°- 90° turn 1500mm wide by 1500mm long • 90°- 180° turn 1540mm wide by 2070mm in direction of travel 	The corridor leading to the end of trip facilities at ground floor level will be required to be widened to provide adequate door circulation to the EOT bike rack area.	Capable of compliance Design amendment required.
Surface finishes AS 1428.1 2009 Clause 7.4		
Finishes must be slip resistant. The pile height of any carpet shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm. Recessed matting must not be more than 3mm vertically or 5mm if rounded or bevelled above or below the surrounding surface.	A finishes schedule will be required at the Construction Certificate stage.	Capable of compliance
Glazing on access ways BCA Clause D3.12 AS 1428.1 2009 Clause 6.6		
Any glazing on an accessway that that is capable of being mistaken for a doorway must be clearly marked with a solid non-transparent contrasting line min 75mm positioned between 900- 1000mm above finished floor level. The line shall provide a minimum of 30% luminance contrast against the floor surface.	Decals in accordance with Clause 6.6 of AS1428.1 2009 will be required to be documented to any glazed areas which may be mistaken as a doorway at the Construction Certificate stage.	Capable of compliance

3.6.2 Lifts

BCA Requirement	Comments	Action Required
Lifts BCA Clause E3.6 & AS1735.12		
<ul style="list-style-type: none"> Lift travelling <12m to have a minimum compartment size of 1100mm wide x 1400mm depth. Lift travelling > 12m to have a minimum compartment size of 1400mm wide x 1600mm depth. Door width to be min 900mm clear opening Handrail in accordance with clause 5.3 Have a passenger protection system. E.g. be fitted with a series of door opening sensory devices which will detect a 75mm diameter rod across the door opening between 50mm and 1550mm above floor level. Have car control buttons complying with clause 7 including: Lift control buttons on each landing sited between 900-1200mm from floor level and a minimum of 500mm away from any internal corner of obstruction Control buttons within lift car between 700-1250mm above floor level and located where it is able to be tangentially touched by a horizontal disc with a radius of 300mm, where it is located adjacent to a door entrance and 400mm for all other locations. Have appropriate tactile and Braille symbols Have appropriate lighting levels Have automatic audible information within the lift car to identify the level each time the car stops Have audible and visual indication at each landing to indicate the arrival of the lift car. Note: Low rise, low speed constant pressure lifts cannot be used in high traffic public use areas. 	<p>Two lifts are shown which serve each level of the building. The lift shafts are suitably sized to provide appropriately sized lifts. As the lifts travel more than 12m 1400mm by 1600mm is required.</p> <p>Note: there may be additional requirements for a stretcher lift which would require a length of 2000mm.</p>	Compliance Indicated

3.6.3 Stairs

BCA Requirement	Comments	Action Required
Stairs BCA Clause D3.3 AS1428.1 2009 Clause 11		
General Access Stairs <ul style="list-style-type: none"> Stairs at intersections with property boundaries shall be set back by a minimum of 900mm. Stairs at intersections with internal corridors shall be set back (see fig 26(B)). Stair to have opaque risers Stair nosing's shall not project beyond the face of the riser Stair nosing's shall have sharp intersections, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm. Nosing's require minimum 30% luminance contrast between 50-75mm wide across the full width of the path of travel. It may be set back a max of 15mm Where the luminance contrasting strip is not set back then any area of luminance contrast shall not extend more than 10mm down the riser. Handrails shall be: <ul style="list-style-type: none"> Circular or elliptical, not less than 30mm or greater than 50mm in height or width for not less than 270° around the upper most surface. Be positioned between 865-1000mm Have the ends turned through 180° or to the ground, or fully to a wall Have a minimum 50mm clearance between any walls or adjacent surfaces Fire Isolated Stairs Fire-isolated stairs are required a single handrail in accordance with Clause 12 of AS1428.1 2009 and have luminance contrast to nosing's.	There are 2 stairs which serve each level of the building. These would be required to be fire isolated but will be designed in accordance with Clause 11 of AS1428.1 2009 as they will also be used as access stairways. An additional stair provided access between ground floor level and level 1 at the end of trip facilities.	Capable of compliance Stair details to be reviewed at Construction Certificate stage.

3.6.4 Ramps

BCA Requirement	Comments	Action Required
Ramps (excluding fire-isolated ramps) BCA Clause D3.3 AS1428.1 2009 Clause 10		
<ul style="list-style-type: none"> Maximum gradient of a ramp exceeding 1900mm not to exceed 1:14. Gradient to be consistent throughout ramp. Ramp required to have unobstructed width of 1000mm Ramps to be provided with landings at bottom and top of ramp. Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20. Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length. Landing or circulation space shall be provided at every doorway, gate or similar opening Ramps to be provided with handrails and kerb rails. TGSI's in accordance with AS1428.4.1 2009 to be provided. Ramps to be set back 900mm at property boundaries or 400mm at internal corridors. Vertical rise not to exceed 3.6m 	A kerb ramp is required to the drop off area.	Capable of compliance Detailed design to be reviewed at Construction Certificate stage.

3.7 Sanitary Facilities

BCA Requirement	Comments	Action Required
Unisex accessible sanitary facilities BCA Clause F2.4 AS1428.1 Clause 15		
Class 5, 6, 7, 9 – Where F2.3 requires closet pans - <ul style="list-style-type: none"> i. 1 on every storey containing sanitary compartments; and ii. Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks Unisex sanitary facilities are to be in accordance with Clause 15 of AS1428.1 2009.	A unisex sanitary facility is indicated on each storey of the building except level 01. A unisex accessible sanitary facility will be required to be provided within the EOT facilities on level 01. A choice of left and right hand transfers is required throughout the building.	Capable of Compliance A unisex accessible sanitary facility will be required to be provided within the EOT facilities on level 01. Detailed room layouts to be reviewed at Construction certificate stage.
Ambulant sanitary facilities AS1428.1 Clause 16		
To be in accordance with Clause 16 of AS1428.1 to male and female cubicles (in common areas)	Ambulant sanitary facilities are required to be provided within each male and female facility at each level. The current arrangement indicates compliance can be achieved.	Capable of compliance Detailed room layouts to be reviewed at Construction certificate stage.
Accessible shower facilities AS 1428.1 2009 Clause 15.5		
Class 5, 6, 7, 9 – Where F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof. Design to be in accordance with Clause 15.5 of AS1428.1 2009.	No showers are currently indicated however it is anticipated that showers will be provided within the end of trip amenities. Unisex accessible showers will be required at the rate of 1 per 10 showers provided.	Capable of compliance Detailed room layouts to be reviewed at Construction certificate stage.

3.8 Accessible Adult Change Facilities

BCA Requirement	Comments	Action Required
Accessible adult change facilities BCA Clause F2.9 (b)		
Where an accessible adult change facility is required (refer to BCA Clause F2.9 (b)), they must be constructed in accordance with Specification F2.9. Accessible adult change facilities cannot be combined with another sanitary compartment.		Not applicable

3.9 Signage

BCA Requirement	Comments	Action Required
Signage BCA Clause & Specification D3.6		
Signage in accordance with specification D3.6 of the BCA is required in the following locations: <ul style="list-style-type: none"> To identify unisex and ambulant sanitary Facilities (excludes sanitary facility associated with a bedroom in a Class 1b building or sole occupancy unit in a Class 3 or Class 9c building). Identify each door required by BCA Clause E4.5 to be provided with an exit sign, stating 'EXIT' and 'Level' number To identify location of accessible entrances at non accessible entrances Areas containing hearing augmentation Buildings subject to F2.9, directional signage to be provided at each bank of sanitary facilities and at accessible unisex sanitary facility to direct a person to the nearest accessible adult change facility 	A signage schedule will be required at the Construction Certificate stage. Signage will be required to identify accessible and ambulant sanitary facilities and each door required by BCA Clause E4.5 to be provided with an exit sign.	Capable of compliance

3.10 Hearing Augmentation

BCA Requirement	Comments	Action Required
Hearing Augmentation BCA Clause D3.7		
Hearing Augmentation systems must be provided where an inbuilt amplification system is provided (other than for emergency warning) as follows: <ul style="list-style-type: none"> Rooms in Class 9b building Auditorium, conference room, meeting room or room for judicatory purposes Ticket office, teller's booth, reception area or the like where the public is screened. If hearing augmentation is required, it must be either: <ul style="list-style-type: none"> An induction loop covering a minimum of 80% of the floor area of the room or space; or Cover 95% of the floor area if a system which requires receivers, or the like is provided. Any screen or scoreboard associated with Class 9b and capable of displaying announcements must be capable of supplementing any public-address system (other than for emergency warning).	At this stage of the design no areas have been identified as requiring hearing augmentation.	Not applicable

3.11 Tactile Ground Surface Indicators

BCA Requirement	Comments	Action Required
Location BCA Clause D3.8 AS 1428.4.1 Section 1 & 2		
<ul style="list-style-type: none"> • Stairways (other than fire isolated stairways) • Ramps (other than a fire isolated, step or kerb or swimming pool ramp), • An escalator • A passenger conveyor or moving walkway • Where an overhead obstruction is less than 2m (except doorways) if no suitable barrier is provided • Where an accessway adjacent to a pedestrian entrance meets a vehicular way if there is no kerb or kerb ramp at that point. • TGSI's are to be in accordance with AS1428.4.1. • TGSI's need not be provided within aged care facilities if handrails incorporating raised dome buttons are provided. 	<p>TGSI's will be required to non-fire isolated stairs.</p> <p>Detailed stair design will be required to be assessed at the Construction Certificate stage.</p>	<p>Capable of compliance TGSI's to be detailed at Construction Certificate stage.</p>

4.0 DRAWINGS REVIEWED

The following drawings/ documents have been considered in the formulation of this report:

Drawing No.	Revision	Title	Date of Issue
221182-A-DA-1000	01	Masterplan	09/09/22
221182-A-DA-1001	01	Site Analysis Plan	09/09/22
221182-A-DA-1002	01	Site Plan	09/09/22
221182-A-DA-2001	-	Floor Plan – Ground Floor	02/09/22
221182-A-DA-2002	-	Floor Plan – Level 1	02/09/22
221182-A-DA-2003	-	Floor Plans – Typical Level	09/06/22
221182-A-DA-2004	-	Roof Terrace	02/09/22
221182-A-DA-2005	-	Roof Plan	08/12/22
221182-A-DA-2006	-	Roof Plan	07/21/22
221182-A-DA-3001	-	North Elevation	12/08/22
221182-A-DA-3002		South Elevation	07/21/22
221182-A-DA-3003	-	East Elevation	07/21/22
221182-A-DA-3004	-	West Elevation	07/21/22
221182-A-DA-4001	-	Section 01	07/21/22
221182-A-DA-4002	-	Section 02	12/08/22
221182-A-DA-8000	-	Shadow Diagrams	12/08/22
221182-A-DA-8002	-	Building Signage South Elevation	07/21/22
221182-A-DA-8003	-	Building Signage East Elevation	07/21/22
221182-A-DA-8004	-	Building Signage West Elevation	07/21/22
221182-A-DA-8100	-	3D Views	12/08/22

5.0 CONCLUSION

In the professional opinion of Purely Access Pty Ltd the proposals are capable of meeting the requirements the Performance Requirements set out in the National Construction Code Building Code of Australia Volume One 2019 Amendment 1 (BCA) and referenced Australian Standards with respect to access for people with a disability. Further design information focusing on the detailed elements will be developed as the scheme progresses through to the construction phase to ensure compliance is achieved.

If you have any further queries in relation to the report please contact the undersigned.

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