

ACCESS REPORT

SECTION 75W APPLICATION
BUILDING 1B



RACECOURSE PL, EVANS AVE & BARBER AVE
EASTLAKES TOWN CENTRE

MIXED RESIDENTIAL / RETAIL DEVELOPMENT

Prepared By Mark Relf
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Accessibility Solutions (NSW) PTY LTD

ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035

Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: markrelf@bigpond.com

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Introduction

This report has been prepared to provide an accessibility and adaptable housing review for **Building IB** as part of a proposed mixed multi-unit residential and retail development on a site at Racecourse Place, Evans Avenue and Barber Avenue, Eastlakes.

With respect to Building IB the development proposes:

- 27 apartments from the first to seventh floors including six (6) adaptable apartments.
- Retail stores and supermarket complex on the ground floor.
- Basement parking of 126 spaces to be allocated to Building IB including six (6) accessible spaces; three (3) for the retail on the B1 level and three (3) for the adaptable apartments on the B2 level.
- Communal resident gym and common room on the first floor and roof terrace on the eight floor.
- Public domain landscaped areas associated with the development.

The purpose of this report is to provide an accessibility review of the subject development to ascertain whether the development is consistent with Part D3 of the BCA 2016 / DDA Premises Standards for the retail aspects of the development and SEPP 65 and the Council's DCP pertaining to accessibility of common domain areas and adaptability of at least 20% of apartments within the multi-unit residential development.

Assessment Criteria

This assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- (1) Parts D3, E3.6, F2.4, D2.14, D2.17 of the Building Code of Australia (BCA) (2016)
- (2) DDA Premises Standards (2010).
- (3) SEP 65 Apartment Design Guide – *Section 4Q Universal Access*
- (4) The City Of Botany Bay DCP (2013) – *Sections 3C & 3A*
- (5) Australian Standard AS1428.1 (2009) – Design for Access and Mobility and referenced standards.
- (6) Australian Standard AS1428.4.1 (2009) – Tactile Ground Surface Indicators.
- (7) Australian Standard AS2890.6 (2009) – Parking for People with Disabilities.
- (8) Australian Standard AS4299 (1995) – Adaptable Housing.
- (9) Australian Standard AS1735.12 (1999) – Lifts.

Assessment Methodology

Part A of the review considers the accessibility requirements of the Building Code of Australia as expressed by Parts D3, E3.6 and F2.4 and Schedule 1 of the DDA Premises Standards the various referenced standards AS1428.1–Design for Access and Mobility and AS1735.12–Lifts. With regard to commercial/retail areas of the development the requirements of Council's DCP 2013 are incorporated within the review comments.

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, signage and the like, which will be confirmed at construction certificate stage.

Report Format

The report provides the following Parts to reflect the various elements:

- **Part A – Retail:** provides a general assessment of the retail areas on ground floor against the relevant Australian Standards AS1428 (Parts 1 and 4.1) in accordance with Parts D3, E3.6 and F2.4 of the BCA, DDA Premises Standards and Council's DCP 2013 regarding common domain area accessibility.
- **Part B – Residential:** provides a regulatory review of the residential component of the development against the accessibility and adaptability requirements of Council's DCP 35 and the Adaptable Housing standard AS4299.

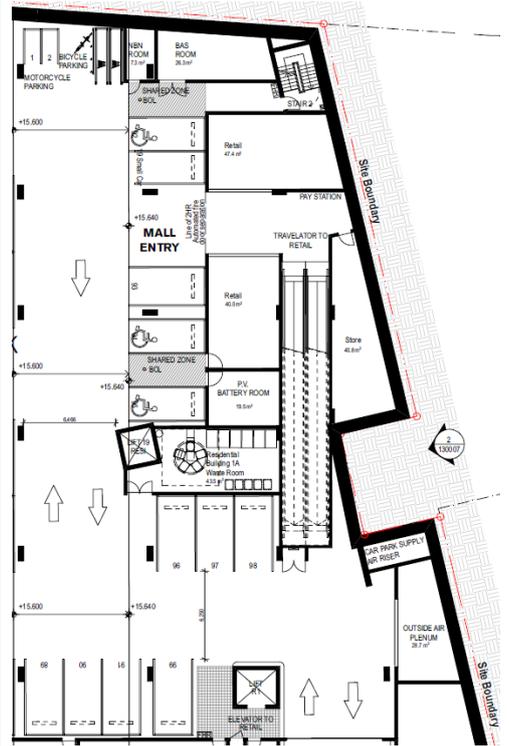
Section 96 Application Plans

The plans relied upon for this accessibility assessment include the following:

Drawing No.	Issue	Description
S75W - 130000	03	Cover Sheet
S75W – 130001	02	Site Plan
S75W – 130002	03	Ground Floor Plan
S75W – 130003	04	Podium & Level 2-8 Plans
S75W – 130005	04	Basement Level 2 Plan
S75W – 130006	03	Basement Level 1 Plan
S75W – 130007	02	Elevations Sheet 1
S75W – 130008	02	Elevations Sheet 2
S75W – 130009	03	Sections
S75W – 130010	03	Adaptable Unit Plans
S75W – 130011	02	Area Schedule
S75W – 130012	02	Shadow Analysis
S75W – 130013	02	Photomontage 1
S75W – 130014	03	Photomontage 2

BCA / DDA Compliance	Complies
<p>with ASI428.1 to comply and satisfy D3.2 of the BCA.</p> <p>3. Residential Entry Lobbies – The abovementioned accessways also facilitate appropriate access from the property boundary to enter the residential lobby and lifts consistent with ASI428.1 to satisfy D3.2 and Table D3.1 of the BCA.</p>	<p>YES</p>

Parking (Part D3.5 of the BCA)

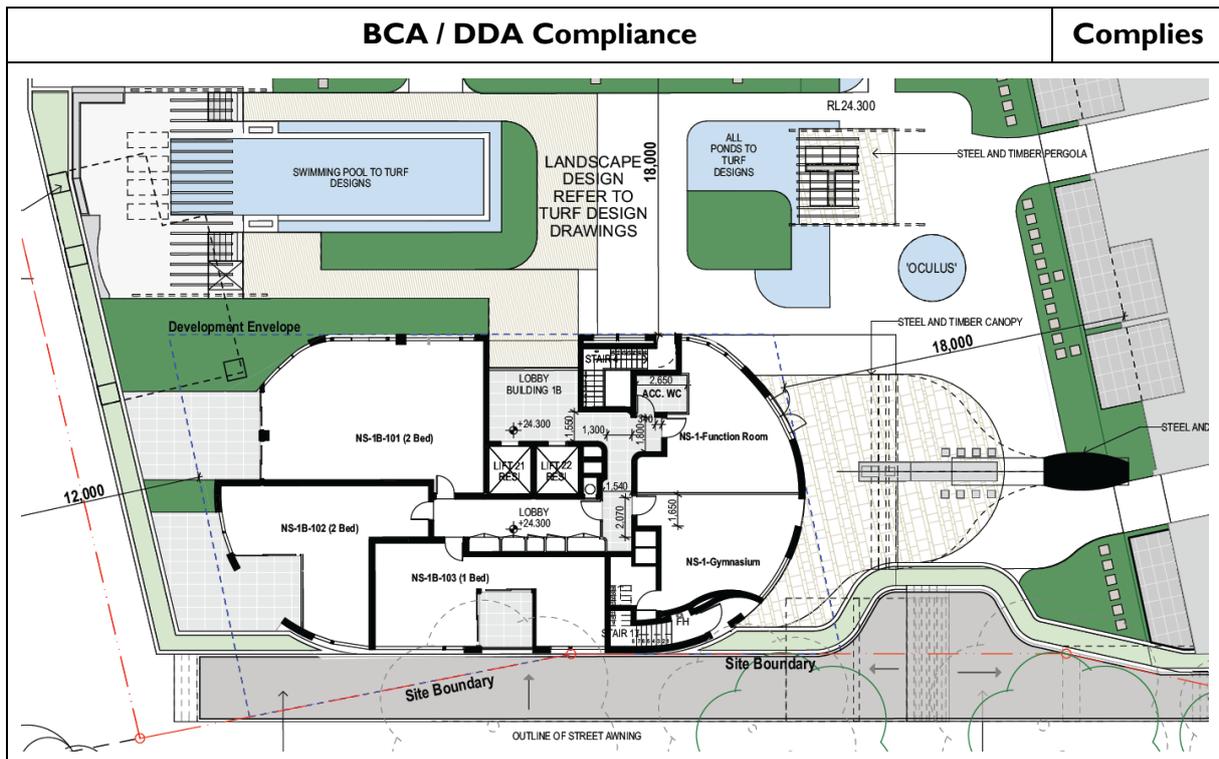
BCA / DDA Compliance	Complies
<p>4. The development proposes two basement levels of car parking with lift access to all levels. There will be at least 3 accessible retail spaces designed to comply with AS2890.6.</p> <p>5. With respect to accessible parking, the plans proposes 2400mm width spaces adjoining a 2400mm shared area to enable transfers in and out of vehicles by people with mobility aids in accordance with AS2890.6 to satisfy D3.5 of the BCA.</p> <p>6. The car park shall provide 2200mm minimum height entry and aisle height and 2500mm height over the accessible spaces in accordance with AS2890.6 to satisfy D3.5 of the BCA.</p> <p>7. See Section B of this report regarding accessible resident parking.</p>	 <p>YES</p> <p>YES</p> <p>YES</p>

Internal Accessways (Part D3.3 of the BCA)

BCA / DDA Compliance	Complies
<p>8. Ground Floor Retail - The ground floor retail areas shall provide an open plan layout across a single level @RL18.700 for the North Mall areas enabling access to all areas in accordance with ASI428.1 and Part D3.3 of the BCA.</p> <p>9. Future DA's shall be prepared relating to the internal fitouts of these areas.</p> <p>10. The ground floor retail areas propose communal sanitary facilities that adjoin 2500mm width corridors to comply with ASI428.1 and satisfy Part D3.3 of the BCA.</p>	<p>YES</p> <p>YES at CC stage</p> <p>YES</p>
<p>11. Doors and Door Hardware - The construction documentation shall confirm 920mm minimum doors (butt hinge) providing 850mm clear opening width with lever handles, 20 N maximum force to open doors with door closers, which have appropriate luminance contrast to adjoining walls and level thresholds in accordance with ASI428.1 to satisfy Part D3.3 of the BCA.</p>	<p>YES at CC stage</p>

Accessibility of Common Domain Areas (Table D3.1, Parts D3.2 & D3.3 of the BCA)

BCA / DDA Compliance	Complies
<p>12. In accordance with Table D3.1 of the BCA a development is required for Class 2 Areas of a development (residential flat buildings);</p> <ul style="list-style-type: none"> • To provide a pedestrian entrance to be accessible to at least one (1) floor containing sole occupancy units and to the entrance doorway of each sole occupancy unit located on that level, and • To and within not less than one (1) of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. • Where a ramp complying with AS 1428.1 or a passenger lift is installed — <ul style="list-style-type: none"> a) to the entrance doorway of each sole-occupancy unit; and b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. 	
<p>13. Overview of Apartment Access for Buildings 1B - As detailed below the development will provide equitable access to enter the residential foyer and lifts at the ground floor to travel to all levels within the residential development and ultimately from the lifts to approach the entry doorways of 27 apartments to satisfy Table D3.1 of the BCA.</p>	YES
<p>14. Northern Residential Buildings - The ground level proposes direct access from Evans Avenue to Lift Lobby of Building 1B shall be readily accessed from the intra-site Mall areas on the ground floor to the lift to travel to the upper levels to ensure equitable access in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council's DCP 2013.</p>	YES
<p>15. The construction documentation shall ensure that entry doorways shall incorporate level landings and threshold ramps (max 1:8 X 35mm X 280mm) while details of door schedule and door hardware shall confirm 850mm clear opening widths with lever and D-pull handles and other features to comply with AS1428.1 and satisfy Parts D3.2 and D3.3 of the BCA and Council's DCP 2013.</p>	YES
<p>16. With regard to doorway circulation space the plans indicate appropriate circulation space to comply with AS1428.1 and satisfy Parts D3.2 and D3.3 of the BCA and Council's DCP 2013.</p>	YES
<p>17. Lifts -The plans indicate the Residential lift cars will be at least 2000mm X 1400mm to satisfy the E3.6 of the BCA and will be detailed to comply with AS1735.12 – <i>Lifts For People With Disabilities</i>.</p>	YES
<p>18. Common Corridor Access to Apartment Entrance Doorways – On the upper levels 1 to 7 the plans show 2000mm width lift landings which provide direct access to all apartment entrance doorways and facilitate Turning and Passing Areas to comply with AS1428.1 and Part D3.3 of the BCA.</p>	YES
<p>19. The combination of the lift landings and common corridors provide the configurations and spatial areas to facilitate Passing Areas in accordance with AS1428.1 and Part D3.3 of the BCA.</p>	YES



Complies

20. Podium Level Access – The plans illustrate a lift lobby with ample circulation space to exit to the outdoor terrace at the same level approach and enter a function room, gymnasium, unisex wheelchair accessible toilet and residents lobby in accordance with ASI428.1, including doorway circulation spaces, Turning and Passing Areas to satisfy D3.3 of the BCA.

YES

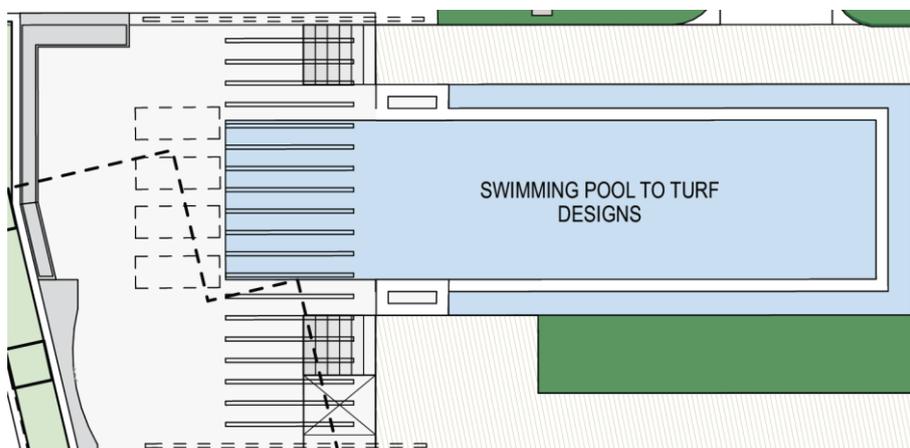
21. Internal Areas of the Gym & Function Room comply with ASI428.1 to satisfy D3.3 of the BCA.

YES

22. Swimming Pool – The plans show a small 24 metre perimeter pool that provides level access from the lift lobby to the enclosure with stairway and platform lift to the raised level to ensure equitable access to satisfy Table D3.1 of the BCA. Details of the pool, stairway and platform lift shall be confirmed at a detailed design stage having regard to D3.3, D3.8, E3.6 of the BCA and related ASI428.1, ASI428.4.1 and ASI735.14.

YES

23. Given the pool has a perimeter less than 40 metres then no pool hoist is required.



BCA / DDA Compliance	Complies
24. Roof Terrace – – The plans illustrate a lift lobby with ample circulation space to exit to the outdoor terrace at the same level approach in accordance with AS1428.1, including doorway circulation spaces, Turning and Passing Areas to satisfy D3.3 of the BCA.	YES
25. Stairways (Non Fire Isolated) – There are no non-fire isolated stairways associated with Building 1B, except for the Swimming Pool enclosure.	Can Comply
26. Stairways (Fire Isolated) - The fire-isolated stairs will be detailed at construction certificate stage with step nosings and a single continuous inner handrail to the requirements of clause 12 of AS1428.1 to satisfy Parts D2.17 and D3.3(a)(ii) of the BCA.	YES at CC stage
27. Slip Resistance - In accordance with part D2.14 of the BCA the fire-isolated stairs, other stairs, walkways and ramps will be detailed at construction certificate stage with slip resistant surfaces.	YES at CC stage
28. Garbage – The plans illustrate a garbage chute on each floor that is adjacent to a 2000mm width common corridor, which provides appropriate access to comply with AS1428.1 and satisfy Table D3.1 and Part D3.3 of the BCA.	YES

Lifts (Part E3.6 of the BCA)

BCA / DDA Compliance	Complies
29. While the development provides lifts to comply with Table D3.1 / Part D3.3 BCA in enabling vertical access to various details of lift car controls, handrails and the like will be provided at construction documentation stage to confirm compliance with AS1735.12 to satisfy Part E3.6 of the BCA and DDA Premises Standards.	YES at CC stage

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

BCA / DDA Compliance	Complies
30. Retail - The ground floor retail areas propose common domain sanitary facilities that incorporate unisex wheelchair accessible toilets, which will be further detailed at construction documentation stage to ensure 2350 X 2350mm minimum size and layout and a 1800mm width corridor approach to comply with AS1428.1 and satisfy Part F2.4 of the BCA.	YES at CC stage
31. A future design stage shall also confirm the provision of ambulant accessible male and female cubicles as required by Part F2.4 of the BCA and DDA Access Code.	
32. Residential – The Level 1 common resident sanitary facility indicated on the plan will also be detailed at a future design stage to incorporate accessible facilities as required by Part F2.4 of the BCA and DDA Access Code.	YES at CC stage

Identification – Braille and tactile signage (Part D3.6 of the BCA)

BCA / DDA Compliance	Complies
33. Details concerning the provision of raised tactile and Braille signage for ALL of the toilets associated with the retail public common resident toilet facilities staff access areas and FIRE EXIT doors, as required by Part D3.6 and Specification D3.6 of the BCA, will be provided at construction certificate stage.	YES

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

BCA / DDA Compliance	Complies
34. The ramps and stairways within the development shall of documented at construction certificate stage with tactile ground surface indicators (TGSI's) in accordance with ASI428.4.1 to satisfy Parts D3.3 and D3.8 of the BCA on the following areas; <ul style="list-style-type: none"> (a) Pedestrian ramps steeper than 1:20 (excluding 1:10 step ramps); (b) Travelator Landings; (c) Non fire-isolated stairways at the lower and upper ground floor levels; 	YES at CC stage

Glazing markings (Part D3.12 of the BCA)

BCA / DDA Access Code Review	Complies
35. Details concerning the provision of glazing markings on glazed doors and walls as required by Part D3.12 of the BCA will be provided at construction certificate stage in accordance with ASI428.1.	YES at CC stage

Part B - Adaptability Assessment

The following provides an assessment of the designated “adaptable” apartments in accordance with Category B of the Adaptable Housing Standard – AS4299 as required by Section 3C of Council’s DCP 2013.

In accordance with Council’s DCP 2013 at least 20% of the twenty-seven (27) residential apartments (BCA Class 2), that being a minimum of six (6) apartments shall be adaptable and shall comply with AS4299 to Category B.

The plans indicate 6 adaptable apartments as shown below which will be on levels 2 to 7;



Clause	Adaptability Assessment	Compliance
AS4299 Clauses 3.3 and 3.5	<p>Common Resident Entry Lobbies – Section A describes the site accessways to all residential apartments which confirms equitable access to the adaptable units in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council’s DCP.</p> <p>Overall I am satisfied that the principal building entrances and access to the lifts will provide appropriate access for people with disabilities in accordance with AS1428.1 / AS4299.</p>	YES
AS4299 Cls 3.3.3, 3.7 & AS2890.6	<p>Car Parking</p> <p>The plans shown three (3) accessible car spaces within the Basement 2 parking level to be allocated to the adaptable apartments.</p> <p>With respect to accessible parking, the plans proposes 2400mm width spaces adjoining a 2400mm shared area to enable transfers in and out of vehicles by people with mobility aids in accordance with AS2890.6 and the intent of AS4299.</p> <p>The car park shall provide 2200mm minimum height entry and aisle height and 2500mm height over the accessible spaces in accordance with AS2890.6 and the intent of AS4299.</p>	YES YES YES
AS4299 Clause 3.8	<p>Letterboxes</p> <p>The development will provide the letter boxes within the residential lift</p>	YES

Clause	Adaptability Assessment	Compliance
	lobbies and will provide at least 1550mm X 1550mm level landing areas in front of all letter boxes for circulation and access to comply with AS4299.	
Part E3.6 of the BCA	<p>Lift Access</p> <p>The plans indicate the lift cars will be at least 1400mm X 2000mm to satisfy Part E3.6 of the BCA and Council's Access DCP and will be detailed to comply with AS1735.12 – <i>Lifts For People With Disabilities</i>.</p>	YES
AS4299 Clauses 4.3.1, 4.3.2 and 4.3.3	<p>Accessible entry – The front entrances to these units provide a level threshold and a doorway with 850mm clear opening width.</p> <p>With respect to doorway circulation spaces the plans show at least 1600mm X 2100mm externally in the common corridors with 530mm minimum latch side clearance with a 920mm min entry door, as specified by AS4299.</p>	YES YES
AS4299 Cls 4.3.7	<p>Interior: general – The pre adaptation plans provide open plan living areas with direct access to the main bedroom doorway in accordance with AS1428.1/4299, except for;</p> <ul style="list-style-type: none"> • Building 1B Adaptable apartments include a post adaptation option to remove joinery cupboards adjacent to the front door for enhanced wheelchair circulation space consistent with AS4299. • Building 1B Adaptable apartments include a post adaptation option to modify the stud wall of bedroom 2 for enhanced wheelchair circulation space to the main bedroom and laundry consistent with AS4299. 	YES YES YES
	<p>Doors and Door Hardware</p> <p>While the plans do not indicate 920mm external door widths, 870mm internal door widths and lever handles these details should be provided at construction drawing stage to confirm compliance.</p>	
AS4299 Clause 4.7	<p>Living and Dining rooms – The plans show combined living and dining area on a single level with sufficient area to provide a 2250mm diameter turning area to comply with this clause.</p>	YES
AS4299 Clause 4.5	<p>Kitchen – The kitchen post adaptation plans provide the required 1550mm minimum circulation space adjacent to the benches and appliances to comply with AS4299 requirements.</p> <p>With regard to the “adaptability” of the kitchen the pre-adaptation plan provides an appropriate layout of sink, fridge, wall oven, cooktop while the post adaptation plan proposes a height adjustable workbench that is readily adaptable and satisfies the “ease of adaptation” guidelines outlined in section 2 – Performance Objectives of AS4299.</p> <p>Therefore, subject to confirmation of the installation of kitchen cupboards, appliances and the like at the construction documentation stage it is apparent that the kitchen will comply with AS4299.</p>	YES YES

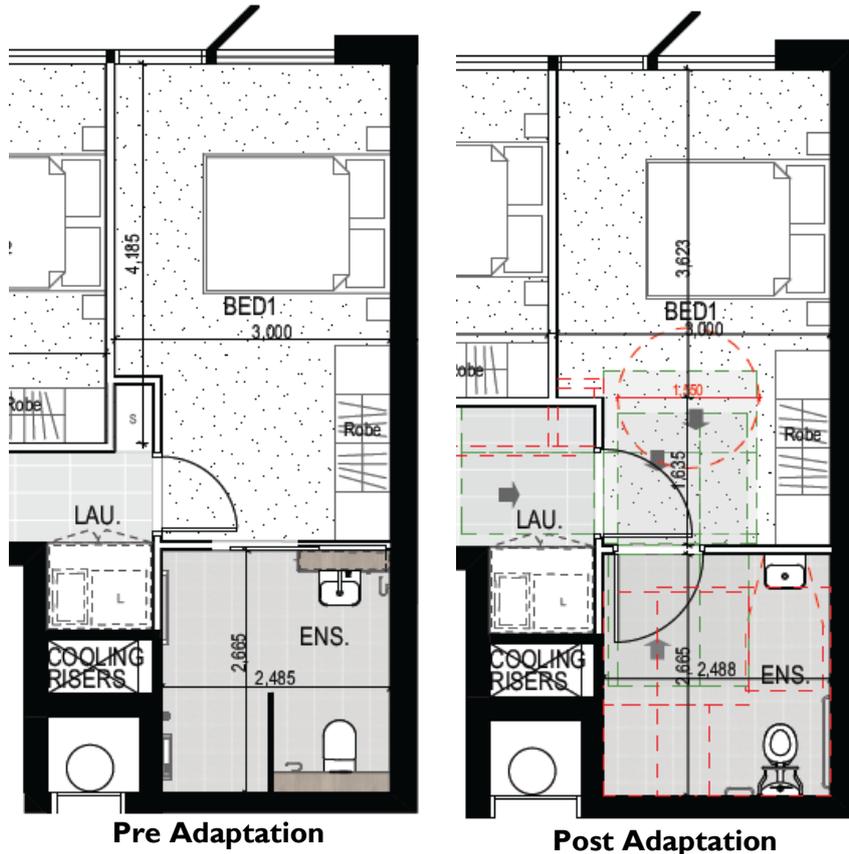
Clause	Adaptability Assessment	Compliance
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AS4299
Clause 4.6

Main bedroom – The plans show the main bedroom for;

- Building 1B - 6 X 2 bedroom layout will be at least 3000mm x 5250mm providing 1540mm X 2070mm circulation space at the side of the bed and a 1000mm-1200mm on the other sides of the queen sized bed with appropriate doorway circulation spaces to enter/exit the room and access the robe area to satisfy AS4299/1428.

YES



AS4299
Clause 4.7

Bathroom – The post adaptation plans show the bathrooms for the adaptable unit type will be at least 2480mm X 2660mm which provides ample area to comply with ASI428.1/4299.

YES

The construction certificate plans shall confirm an appropriate layout of sanitary facilities with dual plumbing services for the toilet relocations and shower/basin modifications to comply with ASI428/4299 to satisfy the performance requirements of AS4299.

AS4299
Cls 4.4.3

Toilet – With respect to the provision of visitable toilets the plans indicate that the abovementioned adaptable bathrooms will provide a design with a size and layout that enables the toilet to comply with AS4299 by providing 1250mm X 900mm in front of the WC pan.

YES

AS4299
Clause 4.8

Laundry – The laundry facilities provide adequate space for a washing machine/drier while the adjacent area facilitates after adaptation achieves at least 1550mm X 1550mm clear circulation space in front of the appliances to comply with AS4299.

YES

Clause	Adaptability Assessment	Compliance
AS4299 Clause 4.11	Garbage – The plans illustrate a garbage chute on each floor that is adjacent to a 2000mm width common corridor, which provides appropriate access to comply with AS1428.1 and satisfy Table D3.1 and Part D3.3 of the BCA.	YES at CC stage
AS4299 Cls 3.5(b)	<p>Outdoor Private Open Space – The plans show outdoor balcony terrace areas of 11sqm adjacent living areas for each of these units with sliding doors for convenient access and an approximate, which provide at least 1500 X 2800, which is adequate to perform a 180 degree wheelchair manoeuvre.</p> <p>While the plans do not indicate thresholds the construction drawings will confirm the capability for installing in-fill decks and 35mm height threshold ramps over sliding door tracks to comply with AS1428/4299.</p>	YES

In summary, I conclude that these apartments and associated common domain facilities will comply with fundamental spatial design criteria of AS4299 and Council's DCP 2013 for Adaptable Housing.

Other aspects of Category B adaptable housing shall be confirmed at construction certificate stage to satisfy Council's DCP 2013 Section 3C for Adaptable Housing.

Conclusion

In summary this assessment confirms the following outcomes;

- The access to the ground level retail areas and residential lift lobbies will provide appropriate access for people with disabilities in accordance with Part D3 of the BCA, DDA Premises Standards and Council's DCP 2013 accessibility requirements; and
- The lifts provide access from the ground floor to all upper levels of the IB apartment building including the Level 1 podium areas enabling access to all apartment entrance doorways to comply with Table D3.1, Parts D3.2, D3.3 of the BCA and DDA Premises Standards.
- Details of accessible sanitary facilities associated with retail component will comply with AS1428.1 to satisfy Council's DCP 2013, DDA Premises Standards and Part F2.4 of the BCA; and
- Parking designs and allocations will provide appropriate access for people with disabilities in accordance with AS2890.6 for the retail areas to satisfy Part D3.5 of the BCA, DDA Premises Standards and Council's DCP 2013. The parking for adaptable units will be consistent with AS4299 design requirements to satisfy Council's DCP 2013; and
- The plans show six (6) adaptable units which satisfies Council's DCP requirement that at least 20% of the twenty-seven (27) residential apartments in Building BI will be adaptable in accordance with AS4299, which exceeds the requirements of the SEPP 65 Apartment Design Guide. Construction documentation shall confirm compliance with Category B or AS4299 as specified by Council's DCP.

The access and adaptability review of the development demonstrates compliance with the relevant objectives and design code requirements of SEPP 65, which is consistent with the City of Botany Bay DCP 2013 for adaptable housing within multi-unit residential developments.

Therefore, given the degree of access to the retail areas, common domain residential amenities, visitability and adaptability of residential apartments I conclude that the development satisfies the accessibility provisions of the BCA, DDA Premises Standards and relevant Council DCP 2013 and SEPP 65 requirements pertaining to accessible pathways, visitable, adaptable housing and universal access for people with disabilities.



Mark Relf
Access Consultant (ACAA)

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, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Apartment Design Guide 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 principal 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.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.

