



Our ref: T13003

20 March 2013

Meriton Apartments Pty Ltd  
Level 11, 528 Kent Street  
**SYDNEY NSW 2000**

Att: Walter Gordon

**Subject: Building Code of Australia Capability  
61 Mobbs Lane, Epping - Stage 3 – Basement carpark**

Reference is made to the BCA capability report prepared by this office with regard to the above development and your request for confirmation of the compliance of the building with the accessibility requirements of the BCA. In that regard, we convey the following:

The design has been reviewed against the accessibility requirements of the Building Code of Australia and AS 1428.1:2009 as appropriate. Resulting from that compliance review we confirm that the design of the building satisfies the requirements for accessibility as appropriate.

We have also assessed the design having regard to the request for confirmation that *"The open space areas and connections between them are to be accessible having regard to AS1428; and connecting paths from the public accessible open space on site to the local pathway system and child play area in the adjacent child play are in the adjacent reserve."*

Subsequent to that assessment we confirm that

1. The open space areas are capable of being connected to the degree required by the Building Code of Australia; and
2. The levels of the building allow for connection to the local pathway system via pathways complying with AS 1428.1:2009
3. The gradient of the land between the subject development and the childcare centre situated on the adjacent land is of such gradient that access complying with AS 1428.1:2009.

Notwithstanding that, there are no requirements in the Building Code of Australia, nor the Disability (Access to Premises – Buildings) Standards that require access for people with disabilities between properties.

Further, the distance between the subject development and the adjacent childcare centre is such that travel between the buildings is generally unsuitable for people with disabilities.



It is the opinion of this office that compliance can be achieved with regard to all requirements for accessibility without changes to the design that would necessitate the modification of the Development Consent.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mark Brentnall', is written over a horizontal line.

Mark Brentnall

**Brentnall Technical Solutions Pty Ltd**