

DCP 3.6 Accessibility

A ramped entry will be provided for the full width of the new doorway for access from Sydney Rd.
The Floor level is continuous internally and the door circulation has been designed to comply with AS 1428.

Toilets are not within the scope of this. Exemption is requested.

The existing toilet is not an accessible WC under AS 1428 and this is proposed as the only WC on the basis:

- the facility exists for the use of the staff only
- the tenant is applying for this DA and it would be onerous for the lessee to have to provide an upgraded facility requiring modification to the owner's building beyond the scope of the fitout
- Public accessible toilets are located at the Library in Market Lane within 100m of the premises.

Access for People with Disabilities

Access and facilities to and within the building are to be provided for Persons with a Disability and are to comply with the Building Code of Australia and AS 1428.1. Details are to be provided to the Certifying Authority prior to the issue of the Construction Certificate and be implemented prior to occupation of the building.

Reason: To ensure adequate provision is made for access to and within the building for Persons with a disability.

Berkelo - Homebread Pty Ltd is the DA applicant and there are other tenants in the building.
We understand that an accessible WC is not required to be provided on the basis that the tenant is the applicant. Submitted plans show the existing WC which is not accessible.

An access consultant has advised that as the tenant is the applicant (Berkelo - Homebread Pty Ltd), they are not obliged to convert the existing WC to an accessible one. The relevant clause is Cl 4.3 of Disability (Access to Premises — Buildings) Standards 2010.

4.3 Lessees

(1) If the lessee of a new part of a building submits an application for approval for the building work, the following people do not have to ensure that the affected part of the building complies with these Standards:

- (a) the building certifier;
- (b) the building developer;
- (c) the building manager.

(2) Subsection (1) does not apply if a building with a new part is leased to only 1 person.

Provision of Toilets

The existing toilet facilities in the rear section will be maintained.
Single unisex WC and basin - for use by the staff of the tenancy.

This application is by the lessee not the owner of the building. Provision of an accessible WC by the lessee is considered onerous considering the small scale of the fitout. Public toilets are located at the Library in Market Lane and also at Whistler St public carpark within 100m of the premises.

BCA provisions state that sanitary facilities need not be provided for patrons if not more than 20 people are accommodated.

BJA Architects