

**Universal Access Statement**  
**The Dunes – Reserve Street, Scarborough**

**For:** Edge Living  
**Submitted:** 24 February 2021  
**Prepared By:** Milestone Certifiers  
**Revision:** 0



## Universal Access Statement

Prepared by:

**Richard Attiwell**

Director

Western Australia Building Surveyor accredited Level 1 (No. 124)

BSc (Hons) Building Surveying

Diploma Building Studies

MBSCQ

MAIBS

Work: 08 9330 7476

Email: [richarda@milestonebc.com.au](mailto:richarda@milestonebc.com.au) Mobile: 0400 247 328

ADDRESS | C3, 1 THE ESPLANADE  
MOUNT PLEASANT WA 6153

PH | 08 9330 7476

ACN | 127 451 889

[WWW.MILESTONEBC.COM.AU](http://WWW.MILESTONEBC.COM.AU)





## Index

---

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>2</b>
1.1	Project Description: .....	2
1.2	Statement of Expertise:.....	2
1.3	Scope and Limitations:.....	2
<b>2.0</b>	<b>UNIVERSAL ACCESS STATEMENT .....</b>	<b>3</b>
2.1	Assessment Benchmark.....	3
2.2	Assessment Areas.....	3
2.3	Statement .....	3



### 1.0 INTRODUCTION

This Universal Access Statement has been prepared pursuant to instructions received from Edge Living by email on 22<sup>nd</sup> February 2021. The provision of a Universal Access Statement for the project is a statutory Town Planning requirement.

#### 1.1 Project Description:

The subject development is to be located at Lot 500 Reserve Street, Scarborough and will comprise of two residential apartment towers, three levels of basement parking, shared amenity facilities, commercial tenancies and external alfresco area and 'pocket park'. There will be public access available to specific areas of the site such as the 'pocket park', commercial tenancies and 'public facilities' (changerooms and the like).

#### 1.2 Statement of Expertise:

This report has been prepared by Richard Attiwell, Director of Milestone Certifiers – a registered building service provider (building surveying contractor) in Western Australia.

Professional Experience and Qualifications:

- Bachelor of Science (Honours) in Building Surveying – Heriot-Watt University, Edinburgh, United Kingdom.
- Member of the Australian Institute of Building Surveyors (AIBS).
- Current sitting member of the AIBS Western Australian Chapter Committee.
- A total of 26 years of Building Surveying experience in Western Australia, including 12 years in Local Government and 14 years in private practice as a Director of Milestone Certifiers.
- Level 1 building surveying practitioner (unrestricted) – Western Australia (No. 124).
- Have provided certification services on a significant number of medium and high-rise residential developments in Perth and surrounding area since the introduction of the Building Act and private certification in Western Australia.

#### 1.3 Scope and Limitations:

This Universal Access Statement has been prepared with specific regard to the statutory provisions prescribed with the Premises Standard and the National Construction Code (Building Code of Australia Volume 1). This assessment is based upon a review of the schematic design prepared for the subject development and our commentary is limited to the general accessibility provisions – a more detailed review relevant to the detail of accessways (ramp gradients, stair design etc) will be conducted during the design development stage of the project



## 2.0 UNIVERSAL ACCESS STATEMENT

### 2.1 Assessment Benchmark

Our assessment is based on architectural drawings prepared by Hillam Architects issued on 19 February 2021. The assessment has been conducted with respect to the provisions of the Premises Standard and Part D3 of the National Construction Code (BCA Volume 1) 2019 and the relevant sections of Australian Standard AS1428.1.

### 2.2 Assessment Areas

The following areas have been assessed with respect to this Universal Access Statement:

- Basement carparking levels. Passenger lift access is available to other parts of the building from these levels. Accessways from designated accessible bays to the passenger lifts will comply with AS1428.1.
- Lower Ground levels. Access to public facilities and private residential lobbies is available from principle entry points at the allotment boundary and from within the building from carparking areas on these levels. Access to these levels from other levels is available via passenger lifts.
- Ground Floor level. Direct access to the eastern residential tower is available from the allotment boundary along Reserve Street. The Resource Centre/residential lobby has direct access from Reserve Street.
- Level 01. Passenger lift access is available for the public to the commercial tenancy (wine bar) in addition to an internal stairway. Access to the residential apartments is via internal passenger lifts and common corridors.
- Level 02. The western side of the site comprises of shared common facilities on this level, accessed via internal passenger lifts. Access through to the various amenity areas is along common accessways which will comply with the provisions of AS1428.1. The external pavilion is required to be accessible as a common space and can be accessed via external walkways directly from the common facility spaces.
- Typical residential apartment levels. Access to the residential apartments is via internal passenger lifts and common corridors.

### 2.3 Statement

Accessways to and within the site that will be utilised by persons with a disability are capable of meeting the relevant accessibility standards of the Premises Standard and the National



## Universal Access Statement

---

Construction Code and will be subject to further, detailed scrutiny during the design development phase to ensure that compliance with this Statement is achieved.

If there is anything further you require, please do not hesitate to contact the undersigned by telephone on 08 9330 7476, mobile 0400 247 328 or contact via email at [richarda@milestonebc.com.au](mailto:richarda@milestonebc.com.au).

Yours sincerely

**Richard Attiwell**

Director - MILESTONE CERTIFIERS  
Building Surveyor - WA accredited practitioner Level 1 (No. 124)