



## Memorandum

**From:** Farah Madon  
**Project:** 53C, Warriewood Road, Warriewood.  
**Re:** Number of Adaptable units

**Date:** 14-01-2015  
**Job No:** 214267  
**No of Pages:** 2

To	Fax No/ Email
Stephen Bowers	stephen.bowers@stephenbowersarchitects.com

Dear Stephen,

I have reviewed the drawings for the project at 53C, Warriewood Road, Warriewood.

The development comprises of the following,

BCA Class 1a component: 7 Dwellings

BCA Class 2 component: 6 Residential apartments

Total Sole occupancy units (SOUs) in the entire development = 13

The Class 1a component is to be sold as individual Houses (since there are no common use areas). As in the case of any residential development, houses are not subject to Access related requirements and therefore have specifically been excluded from Access related requirements under the BCA. Therefore we find it reasonable that the calculations for Adaptability should be limited to the total number of the units provided in the Class 2 component.

The total number of residential units in the Class 2 component = 6  
Adaptable unit requirements = 25% of 6 = 1.5 units.

Even if Council mandates the inclusion of the Dwellings for numerical requirements (which we do not believe to be appropriate in this case),

Total number of all SOUs in the development = 13  
Adaptable unit requirements would in that case be = 25% of 13 = 3.25 units.

The total number of Adaptable units provided in the development = 3 (Unit numbers 1,3 & 5).

Due to the reasoning stated above, it is our opinion that the provision of 3 Adaptable units in this development should satisfy the intent of the Council's DCP in relation to Adaptable units.

Yours sincerely,

Farah Madon  
ACAA Accredited Access Consultant & Architect  
ARN 6940, ACAA 281, 0412051876

On behalf of  
**accessible building solution**

## Statement of experience

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Name: **Howard Moutrie**

Qualifications: B. Arch (Hons)  
Registered Architect ARB Reg. No 4550 Registered 1988  
OHS Induction Training  
OHS – Monitoring a Safe Workplace  
QA Assessor/Auditor  
Registered Assessor of Livable Housing Australia (License no 10054)

Memberships: ACAA Accredited Access Consultant Reg. No. 177  
Past & Current Standards Australia ME/64 Committee (Access Standards)  
Sutherland Council Design Review Panel  
Sutherland Council Access Committee  
City of Sydney Access Panel 2010  
Building Professionals Board Access Advisory Panel  
ACAA NSW Network of Access Consultants Management Committee

Experience: Howard Moutrie is an architect with over 30 years of experience and an accredited Access Consultant with the Association of Consultants in Access Australia (ACAA). Howard has worked both in Australia and internationally.

Howard is an experienced practicing access consultant and has previously spent 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard. Howard has provided comment to numerous Councils on their Access Policy and acted as an expert witness in the Land & Environment Court.



Howard specializes in access consultancy services within the built environment. Services include design advice, access auditing of buildings, reports for building and development approval, alternative solutions, expert witness and luminance contrast testing.



Howard maintains a high level of continuing education programs and has presented at numerous seminars and training sessions including:

- ACAA National Conference
- ACAA State Network Seminars
- RAlA Network Seminars
- Building Designers Association Seminars
- Sutherland Council Assessment Staff



**Farah Madon**, is an experienced practicing access consultant and a Sub-Consultant of Accessible Building Solutions. She is a:

- Registered Architect (ARB Reg. No 6940) with 16 years of experience
- ACAA Accredited Access Consultant (Reg. No. 281)
- Registered Assessor of Livable Housing Australia (License no 10032)

Farah has attained Certificate IV in Property (Access Consulting) in Units PRDAC401A/403A/503A and OHS Construction Induction Training Certificate



Farah also participates on the following committees:

- Penrith City Council's Access Committee Member
- National Management Committee member of ACAA
- Management Committee member of ACAA NSW Network of Access Consultants
- Member of the RAlA's National Access Work Group