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report

Statement of Compliance
Access for People with a Disability

Proposed Aged Care
Development
58 Laitoki Rd Terrey Hills

Accessible Building Solutions
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Bonnet Bay NSW 2226

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Report

Report Type: Statement of Compliance - BCA Access Provisions
Development: 58 Laitoki Rd Terrey Hills

Introduction:
This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Calder Flower Architects:

A 100	Site Plan
A 101	Basement Plan
A 102	Level 1 Plan
A 103	Level 2 Plan
A 104	Level 3 Plan
A 105	Level 4 Plan
A 106	Level 5 Plan
A 107	Level 6 Plan
A 108	Level 7 Plan
A 109	Level 8 Plan
A 110	Level 9 Plan

Limitations and Copyright information:
This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

All dimensions mentioned in the report are CLEAR dimensions and are not be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

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This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of Australian Standards other than those directly referenced in this report.

ABS gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We are not to be held responsible if LHA comes to a different conclusion about compliance with the Livable Housing Guidelines. At this point of time only LHA is able to confirm whether a project has met all the requirements needed to be awarded a particular Quality Mark.

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full responsibility that these requirements are met as a part of construction being as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586

A report issued for DA (development application) is not suitable for use for CC (construction certificate application).

Assessment:

Assessment Criteria DA

This assessment has been undertaken to the extent necessary to issue development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve compliance where there is insufficient information to fully assess if compliance has been achieved. The project documentation should incorporate the requirements as listed in this report to ensure compliance.

Compliance is required with the following:

- The Access provisions of the BCA
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- AS4299 Adaptable Housing
- SEPP Housing for Seniors or People with a Disability
- Council's DCP relating to Access for People with a Disability

Assessment

The building comprises of a 90 bed aged care facility with 48 ILUs and car parking

Under the BCA the building is classified as follows,

- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)
- Class 7a (car park)
- Class 9c (aged care building)

The following tables assess compliance with the relevant parts of the BCA and Standards
BCA Assessment

BCA Part D3 Access for People with a Disability BCA D3.1 Requirements for Access for people with a disability SOU refers to Sole Occupancy Unit	
Requirement	Class 2 - From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of doors of each SOU on that level. - To and within 1 of each type of room or space in common use. - Where floor is accessed by an AS1428.1 ramp or lift, all SOUs on that level till the entry door and to and within all common use areas on that level.
Compliance	Complies.
Comments	Access has been provided from the main pedestrian entry to the entry doors of all SOUs on all levels by means of a lift. Details to be verified at CC stage of works.
Requirement	Class 7a To and within any level containing accessible carparking spaces.
Compliance	Complies.
Comments	Access has been provided to the levels containing the accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
Requirement	Class 9c From pedestrian entrance to 1 level with SOUs, till the entry of doors of those SOUs. To and within 1 of each type of room or space in common use. Where floor is accessed by an AS1428.1 compliant ramp or lift, all SOUs on that level till their entry doors and to and within all common use areas on that level. SOU requirements Not more than 2 SOUs adjacent to each other. SOUs to represent a range of available rooms. 1 to 10 SOUs - 1 accessible SOU 11 to 40 SOUs - 2 accessible SOUs 41 to 60 SOUs - 3 accessible SOUs 61 to 80 SOUs - 4 accessible SOUs 81 to 100 SOUs - 5 accessible SOUs 101 to 200 SOUs - 5 accessible SOUs + 1 per 25 (in excess of 100) 201 to 500 SOUs - 9 accessible SOUs + 1 per 30 (in excess of 200) - More than 500 SOUs- 19 accessible SOUs + 1 per 50 (in excess of 500)
Compliance	Complies.
Comments	Total number of SOUs in the development = 90 Total number of required Accessible SOUs= 5 Total number of provided Accessible SOUs= 5 Details to be verified at CC stage of works.

Requirement	In areas required to be accessible, the following is to be provided: • Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1 • Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1 • The separation of doors in airlocks shall comply with AS 1428.1 • Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 • In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.
Compliance	Capable of compliance.
Comments	All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.
Requirement	BCA Part D3.2 Access to buildings Accessway is required from; • Main pedestrian entry at the site boundary for new buildings • Main pedestrian entry door for existing buildings • Any other accessible building connected by a pedestrian link • Accessible car parking spaces
Compliance	Complies.
Comments	Level access has been provided from the main pedestrian entry at the site boundary. Access has been provided from accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
Requirement	Accessway is required through: • Main entry and • Not less than 50% of all pedestrian entrances and in building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
Compliance	Capable of compliance.
Comments	The development has only 1 main entry, for each building, which has been designed to be accessible. Details to be verified at CC stage of works.
Requirement	Where Accessible pedestrian entry has multiple doorways • At least 1 to be accessible if 3 provided • At least 50% to be accessible, if more than 3 provided Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).
Compliance	Capable of compliance.
Comments	Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. This is achievable and the door selections are to be verified at CC stage of works.

	BCA Part D3.3 Parts of buildings required to be accessible
Requirement	Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D2.14
Compliance	Complies
Comments	Verify at CC
Requirement	Every Walkway to be compliant with AS1428.1
Compliance	Capable of compliance.
Comments	Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works. Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.
Requirement	Step / Kerb ramp if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D2.14
Compliance	N/A
Comments	No step / kerb ramps have been identified in the development.
Requirement	Every Stairway (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
Compliance	Capable of compliance.
Comments	Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1 at the CC stage of works.
Requirement	Every Fire-isolated Stairway is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
Compliance	Capable of compliance.
Comments	Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.
Requirement	Passing spaces requirement It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
Compliance	N/A
Comments	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
Requirement	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
Compliance	Complies.
Comments	Adequate turning spaces have been provided. Details to be verified at CC stage of works.

Requirement	Carpet specifications Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
Compliance	Capable of compliance
Comments	Only applies to carpets provided in the resident use areas. Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
Requirement	BCA Part D3.4 Exemption Access is not required to be provided in the following areas : • where access would be inappropriate because of the use of the area • where area would pose a health and safety risk • any path which exclusively provides access to an exempted area
Compliance	For information only.
Comments	Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns. Where exclusive staff only use areas have been nominated in an aged care facility, then the staff only use amenities can be excluded from providing access based on the provisions in this clause.
Requirement	BCA Part D3.5 Accessible Carparking Parking Service Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.
Compliance	N/A
Comments	
Requirement	Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.
Compliance	Complies.
Comments	Note: the pavement marking shall have the appropriate slip resistance for the location.
Requirement	In situations where not more than 5 carparking spaces have been provided The car parking space need not be designated, so as to restrict the use of the carparking space only for people with a disability.
Compliance	N/A
Comments	
Requirement	Class 2 There are no carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, carparking spaces will be required under the requirements of AS4299- Adaptable housing
Compliance	N/A
Comments	The parking for the independent living units is assessed later in this report.

Requirement	Class 5, 7, 8 or 9c - 1 space per 100 carparking spaces
Compliance	Complies.
Comments	Total number of spaces provided = 26 Total number of Accessible car parking spaces required= 1 Total number of Accessible car parking spaces provided= 2 Car parking spaces are to comply with the requirements of AS2890.6. This is to be verified at the CC stage of works.
Requirement	BCA Part D3.6 Signage Braille and Tactile signage is required to identify Accessible & Ambulant Sanitary facilities, Fire Exits, areas with Hearing Augmentation and the location of Accessible entrances and toilets
Compliance	Capable of compliance.
Comments	
Requirement	BCA Part D3.7 Hearing Augmentation Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or an reception area where a screen is used.
Compliance	Capable of compliance.
Comments	If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.
Requirement	BCA Part D3.8 Tactile indicators (TGSIs) TGSIs are required when approaching; - Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building - Escalators / passenger conveyor / moving walk - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps) - Under an overhead obstruction of <2M if no barrier is provided - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location) Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
Compliance	Capable of compliance.
Comments	In the proposal, TGSIs may be provided under a performance solution Details to be verified at CC stage of works.
Requirement	Concession from providing TGSIs in certain buildings In a Class 3 (accommodation for aged), Class 9a (health care), Class 9c (aged care), TGSIs are not required at stairway and ramps, if handrails are provided with a dome button on the top of the handrail, 150+/-10mm from the end of the handrail and of size 4-5mm in height, 10-12mm in diameter.
Compliance	For information only.
Comments	Under the provisions of this Clause, TGSIs are not required to be provided in this development. Details to be verified at CC stage of works.

Requirement	BCA Part D3.11 Limitations on Ramps • A series of connecting ramps cannot have a vertical height of 3.6M • A landing for a step ramp cannot overlap a landing for another ramp
Compliance	Complies
Comments	Verify at CC
Requirement	BCA Part D3.12 Glazing on Accessways Glazing requirements- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1
Compliance	Capable of compliance
Comments	Applies to full length glazing used in common use areas such as lift lobbies and common passageways and in all commercial use areas. Glazing strip selections are to be verified at CC stage of works.

	BCA Part F Accessible Sanitary Facilities
	BCA F2.4 Accessible sanitary facilities
Requirement	Accessible unisex toilet is to be provided in accessible part of building such that; • It can be entered without crossing an area reserved for 1 sex only • Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations • Even distribution of LH and RH facilities If no lift is required to be provided to a level, then accessible facility is not required on that level.
Compliance	Complies.
Comments	Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.
Requirement	Accessible unisex toilet are to be designed in accordance with AS1428.1
Compliance	Capable of compliance
Comments	The width and length requirements depend on selected fixtures. Layout has not been provided Minimum size of an accessible toilet is required to be 1.9M x 2.7M after tiling works. To be verified at CC stage of works.
Requirement	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.
Compliance	N/A.
Comments	No sanitary facilities in addition to the accessible toilet have been provided in the development.

SEPP Housing for Seniors and People with Disability 2004
Compliance assessment for the ILUs with Schedule 3 of SEPP Housing for Seniors or People with a Disability is contained in the following table.

Application	Requirement	Development is Seniors housing that consists of hostels or self-contained dwellings
	Compliance Comment	Complies. The development consists of self- contained dwellings.
Siting	Requirement	Wheelchair Access To a site with gradient of < 1:10: - ALL dwellings linked by an AS1428.1 compliant accessible path to an adjoining public road. Wheelchair Access To a site with gradient of > 1:10: - The % of dwellings that must have wheelchair access (accessible) must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and - Accessible dwellings are to be linked by an AS1428.1 compliant accessible path to an adjoining public road or an internal road or a driveway that is accessible to all residents. Common areas Access must be provided as per AS1428.1 to and within all common areas / facilities within the development.
	Compliance Comment	Complies. Access has been provided to all dwellings by pathway from adjoining street. Access has been provided to the common areas. Details to be verified at CC stage of works.
	Requirement	Pathway lighting to be : - Glare free for pedestrians and dwellings and - Must provide at least 20 lux at ground level.
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.
Letterboxes	Requirement	Letterboxes must be: - Situated on a hard standing area and have wheelchair circulation and linked via an accessible path as per AS1428.1, - Lockable and - Located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.
	Compliance Comment	Capable of compliance If the letterboxes are operable / lockable from the front (facing the street), then the hard standing area is to be provided in front of the letterbox. Details to be verified at CC stage of works.
Private car accommodation	Requirement	Car parking spaces (not being car parking for employees) must be: - AS2890.1 compliant i.e. 3.2M x 5.4M (3.8M width if in an enclosed garage) and - Provided with 2.5M internal height clearance and 2.3M height clearance at garage door. 5% of car parking spaces or min 1 (if < than 20 spaces) must be able to be increased to 3.8M width. Provide power-operated door to garage, or power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.

Accessible entry	Requirement	Every entry to the dwelling must comply with Clause 4.3.1 and 4.3.2 of AS4299 i.e. : - Slope at entry to be <1:40, - 1550mm diameter landing with low threshold and smooth transition for wheelchair, - 850mm clear door opening with circulation spaces and - Door hardware as per AS1428.1.
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.
Interior: general	Requirement	Internal doorways must have: - 850mm a minimum clear opening space, - Internal corridors must have a minimum 1M width and - Door circulation spaces to AS 1428.1.
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.
Main Bedroom		At least 1 Bedroom within each dwelling must have, Wardrobe and bed sized as follows: - In the case of a dwelling in a hostel—a single-size bed, and - In the case of a self-contained dwelling—a queen-size bed. Bedroom must contain a clear area for the bed of at least: - 1,200mm wide at the foot of the bed, and - 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction. Bedroom must have 2 double general power outlets on the wall where the head of the bed is likely to be Bedroom must have at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be. Bedroom must have a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet. Bedroom must have wiring to allow a potential illumination level of at least 300 lux.
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.
Bathroom	Requirement	At least one bathroom must be on ground / main floor and circulation space for sanitary facilities must be provided in accordance with AS 1428.1 Bathroom must have shower as per AS1428.1 including shower circulation spaces. Shower to be: - Without a hob - Waterproofed to AS 3740 - Floor falls to waste - Walls reinforced to accommodate grabrails / folding seat in the future - Taps to be lever or capstan with single outlet - Taps to be easily reached from shower entry The following can be accommodated either immediately or in the future, - A grab rail - Portable shower head - Folding seat Bathroom must have wall cabinet that is sufficiently illuminated Bathroom must have a double general power outlet beside the mirror
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.

<i>Toilet</i>	<i>Requirement</i>	A visitable toilet must be provided as per of AS 4299 on ground floor including: - Space of 900mm x 1250mm required in front of the WC pan - Slip resistant floor and - Capability of accommodating grabrails as per AS1428.1
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
<i>Surface finishes</i>	<i>Requirement</i>	Balconies and external paved areas must have slip-resistant surfaces.
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
<i>Door hardware</i>	<i>Requirement</i>	Door handles and hardware for all doors must be provided in accordance with AS 4299 - Single hand operation, lever style, - Operation located between 900-100mm above FFL and All external doors to be keyed alike
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
<i>Ancillary items</i>	<i>Requirement</i>	Switches and power points must be provided in accordance with AS 4299 - Switches located between 900-1000mm and in line with door handles, - Rocker action / toggle / push pad switches with 35mm width are preferred and - GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners.
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.

Addition requirements for any seniors housing consisting of self-contained dwellings are listed below

<i>Living room and Dining room</i>	<i>Requirement</i>	Living room must have - Circulation space in accordance with clause 4.7.1 of AS 4299 i.e. 2250mm diameter - Telephone adjacent to a general power outlet. Living and dining room must have wiring to allow a potential illumination level of at least 300 lux.
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
<i>Kitchen</i>	<i>Requirement</i>	1550mm must be provided between benches as per Clause 4.5.2 of AS4299 Circulation spaces must be provided at the door (if provided) as per AS1428.1 Following fittings must be provided as per Clause 4.5 of AS 4299: - 800mm wide work surface which is adjustable or a replaceable as a unit at variable heights within range of 750mm to 850mm above FFL, - Tap set with capstan or lever handles with the taps or operating handles to be located 300mm from front of the sink

		- Cooktops with front or side controls with raised crossbars, isolating switch and a work surface of 800mm length at the same height and - Wall oven located next to adjustable height work bench minimum 800mm width and where oven is hinged, the clear work surface is to be on the opposite side of the hinge. “D” pull cupboard handles must be provided such that they are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards GPO outlets must be provided as follows: - At least one double general power outlet within 300 millimeters of the front of a work surface, and - At least one GPO provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
Access	<i>Requirement</i>	Access to kitchen, main bedroom, bathroom / toilet In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level
	<i>Compliance Comment</i>	N/A
Lifts in multi-storey buildings	<i>Requirement</i>	In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the BCA
	<i>Compliance Comment</i>	N/A
Laundry	<i>Requirement</i>	Laundry must have: - Circulation space at door as per AS1428.1, - Provision for the installation of an automatic washing machine and a clothes dryer, - A clear space in front of appliances of at least 1,300mm, - A slip-resistant floor surface and An accessible path to clothes line (if provided).
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
Storage	<i>Requirement</i>	A linen storage must be provided in accordance as per Clause 4.11.5 of AS4299 i.e. 600mm minimum width and adjustable shelving
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
Garbage	<i>Requirement</i>	A garbage storage area must be provided in an accessible location.
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.

Statement of Compliance

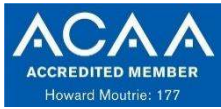
On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA and the Access to Premises Standard & SEPP Seniors Living



Howard Moutrie
ACAA Accredited Access Consultant No 177

Statement of experience

Howard Moutrie



Qualifications:
B. Arch (Hons) Registered Architect ARB Reg. No 4550 ACAA Accredited
Access Consultant Reg. No. 177 OHS Induction Training, OHS – Monitoring a
Safe Workplace
Registered Assessor of Livable Housing Australia (License no 10054)
Registered Changing Places assessor (No 007)



Howard has been or is a member of the following:
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



Howard Moutrie is an architect with over 30 years of experience. 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 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, RAIA Network Seminars, Building Designers Association Seminars.



Michael Moutrie is an access consultant. Combined with his training as a travel agent he has reviewed the accessibility of popular tourist areas around the world.

Michael has:

- a Certificate IV in Access Consulting,
- completed the Livable Housing Assessor course
- completed the OHS Construction Induction Training Certificate.
- is an associate member of ACAA (No 581).