

ACCESS REPORT

**7-9 GIBBONS STREET
REDFERN**

**MIXED MULTI-UNIT RESIDENTIAL,
RETAIL/COMMERCIAL DEVELOPMENT**

Prepared for Lawson Square Pty Ltd
By Mark Relf

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Introduction

This report has been prepared on behalf of Lawson Square Pty Ltd to provide an Access Report to City of Sydney Council for a proposed mixed multi-unit residential, retail/commercial development on a site at 7-9 Gibbons Street on the corner of Marian Street Redfern.

The purpose of this report is to provide an accessibility review of the subject development to ascertain whether the development is consistent with part D3 of the BCA for retail/commercial aspects of the development and SEPP 65 and the City of Sydney Access DCP 2004 pertaining to accessibility of common domain areas and adaptability of at least 15% of apartments within the multi-unit residential development.

Assessment Criteria

Consistent with Council's condition of consent regarding access for people with disabilities my assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- (1) Part D3 of the Building Code of Australia (BCA).
- (2) SEPP 65 – Design Quality of Residential Flat Development.
- (3) SEPP 65 – Residential Flat Building Design Code (SEPP 65 Design Code).
- (4) The City of Sydney Access DCP 2004 (Access DCP)
- (5) Australian Standard AS1428 – Design for Access and Mobility and referenced standards.
- (6) Australian Standard AS4299 – Adaptable Housing.
- (7) Australian Standard AS2890 part 1 – Off-Street Parking.

Development Application Plans

The plans relied upon for this accessibility assessment include the following:

Drawing No.	Issue	Description
5414 – SK1100	A	Site Plan
5414 – SK1101	A	Basement Plans (B Levels 2 to 8)
5414 – SK1102	A	Basement 1 & Ground Floor Plan
5414 – SK1103	A	Level 1 Supermarket & Level 2 Commercial plan
5414 – SK1104	A	Residential Floor Plans – Levels 3 to 8
5414 – SK1105	A	Residential Floor Plans – Levels 9 to 17
5414 – SK1106	A	Roof Plan
5414 – SK1201	A	Section A-A
5414 – SK1301	A	West Elevation – Gibbons Street
5414 – SK1302	A	South Elevation – Marian Street
5414 – SK1303	A	East Elevation – William Lane
5414 – SK1304	A	North Elevation
5414 – SK1502	A	GFA Calculations

Development Summary

The development proposes a mixed retail/commercial and multi-unit residential development consisting of;

- Retail tenancies on ground floor.
- Supermarket on level 1.
- Commercial tenancies on level 2.
- 149 apartments on levels 3 to 17 comprising 44 studio, 74 X 1 bed, 31 X 2 bedroom mixes including 23 adaptable apartments (15%).
- Ground floor loading dock, 8.5 levels of basement/ground floor level parking for 257 cars including 26 X 3800mm width accessible spaces (23 for the adaptable apartments and 8 for the retail/commercial areas including the TNT Towers allocation of 80 spaces).

With regard to accessibility and adaptability the development proposes:

- **Site Access Retail** – The ground floor tenancies shall provide on-grade access to all tenancy entrances.
- **Site Access Supermarket** – The ground floor entry provides on-grade access to the supermarket lift which travels to level 1 and basement parking.
- **Site Access Commercial/Residential** – The ground floor lift lobby @RL27.80 shall incorporate a 1:20 gradient lobby walkway from the Gibbons Street footpath @RL28.40.
- **Residential Access** - With respect to visitability the development proposes lifts to all residential and basement parking levels from the ground floor lobby which enables wheelchair access to all 149 apartments, which are single level in design.
- **Adaptable Housing** - The development proposes 23 apartments to Category C of AS4299, which represents 15% and satisfies Council's Access DCP 2004 and SEPP 65.
- **Parking** - The basement carpark provides 257 spaces, including 26 X 3800mm width spaces (2400+1400mm) for the 23 adaptable apartments, visitor parking and retail/commercial areas/TNT Towers.

Part A – Retail / Commercial

Accessibility Assessment

Assessment Methodology

Part A of the review considers the accessibility requirements of the Building Code of Australia as expressed by Parts D3, E3.6 and F2.4 and the various referenced standards AS1428.1–Design for Access and Mobility, AS2890.1-Off-Street Parking and AS1735.2–Lifts. With regard to commercial/retail areas of the development the requirements of Council's Access DCP are incorporated within the review comments.

Areas of the development subject of this review include;

- Ground floor retail tenancies and lift lobby access to the supermarket level 1, commercial level 2 and basement parking.
- Parking relating to retail / commercial areas.

The comments do not cover detail issues pertaining to construction documentation such as internal design of accessible toilet facilities, evaluation of slip resistant floor materials, lift specification, door schedule, tactile ground surface indicators, lighting levels, signage and the like, which can be covered by an appropriate condition of consent subject to consent being granted.

External Pathway Links and Building Entrances (Parts D3.2 & D3.3 of the BCA)

BCA Compliance	Complies
1. Street Frontage Retail Tenancies – The plans show several retail/commercial tenancies at street level adjoining Gibbons and Marian Streets, supermarket on level 1 and commercial on level 2. Access to these areas are provided by the following:	YES
• Site Access Retail – The ground floor tenancies shall provide on-grade access to all tenancy entrances including Tenancy 1 RL27.80.	YES
• Site Access Supermarket – The ground floor entry provides on-grade 1:20 gradient access from the footpath @RL28.40 to the lift landing @RL27.80 which facilitates lift access to the level 1 supermarket and basement parking. The Ground floor lobby also provides travelator access to the level 1 supermarket.	YES
• Site Access Commercial/Residential – The ground floor lift lobby @RL27.80 shall incorporate a 1:20 gradient lobby walkway from the Gibbons Street footpath @RL28.40.	YES
2. Details of ramping and tactile ground surface indicators on travelator landings shall be confirmed at construction certificate stage in accordance with AS1428 to satisfy Parts D3.2, D3.3, D3.8 of the BCA.	YES
3. With regard to doorway circulation space the plans indicate doors which facilitate appropriate circulation space to comply with AS1428.1 and Parts D3.2 and D3.3 of the BCA.	YES

BCA Compliance	Complies
4. Subject to details of door schedule and door hardware to provide 800mm clear opening widths with lever and D-pull handles the development will comply with AS1428.1 and Parts D3.2 and D3.3 of the BCA.	YES

Parking (Part D3.5 of the BCA)

BCA Compliance	Complies
5. The development proposes 257 spaces providing 63 for the supermarket, 5 for the commercial, 80 for the TNT Towers and the remaining 149 for residential part of the development.	YES
6. With respect to accessible parking the development proposes 26 X 2400mm width spaces adjoining 2400mm width “transfer areas” to achieve at least 3800mm width with 2500mm height clearance consisting of; a) 2 for the retail, 1 for commercial (and TNT) components, which satisfies the minimum of 1-2% required by BCA Table 3.5 and the spatial design area required by AS2890.1/Part D3.5 of the BCA. b) 23 for the 23 adaptable apartments	
7. The 3800mm width spaces include up to 1400mm width of adjacent walkways to comply with Council’s Access DCP.	
8. The accessible parking will be situated on generally level pavement no steeper than 1:40 to comply with AS2890.1.	YES
9. The locations of the accessible parking adjacent to the lift landings are convenient and enable direct access to the lift landing.	YES

Internal Accessways (Part D3.3 of the BCA)

Having regard to the requirements of Part D3.3 of the BCA the assessments considers the on-site accessibility between the entry level, parking levels, retail tenancies and internal circulation space.

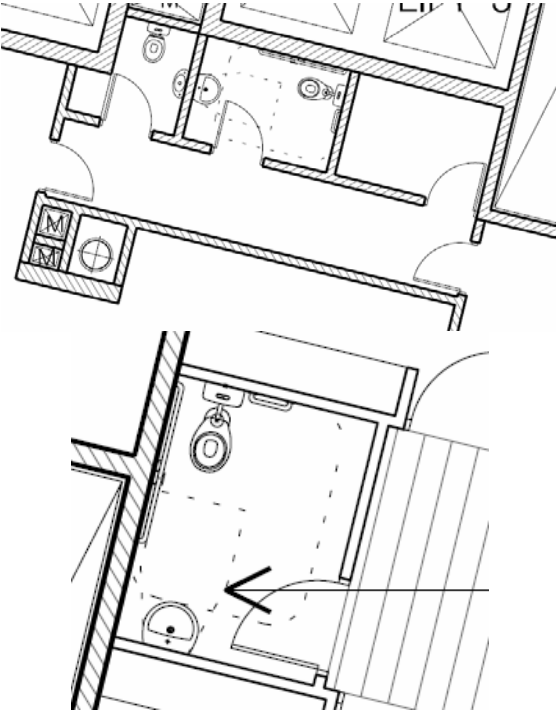
BCA Compliance	Complies
10. Internal Retail Tenancy Access – The base building plan for the ground floor retail tenancies provide open plan layouts with no access barriers to comply with AS1428.1 and Part D3.3 of the BCA.	YES
11. Internal Supermarket Access – The base building plan for the supermarket provides an indicative plan which illustrates access can be provided in a manner that can comply with AS1428.1 and Part D3.3 of the BCA.	YES
12. Internal Commercial Tenancy Access – The base building plan for the level 2 commercial tenancies provide open plan layouts with no access barriers to comply with AS1428.1 and Part D3.3 of the BCA.	YES
13. Accessways to Level 2 Toilets - With regard to accessways to common	YES

BCA Compliance	Complies
accessible toilets the plans show one (1) accessible facility on level 2 within a common area with appropriate doorway circulation space to comply with part D3.3 of the BCA and Council's Access DCP.	
14. Doorway Entrances and Circulation Space – Details of internal fitout regarding entrances to retail, supermarket and commercial tenancies and associated common areas will be subject of future DA's. Nonetheless the base building does not cause any inherent barrier to provide the required circulation spaces, doors and door hardware will comply with AS1428.1 and Part D3.3 of the BCA or Council's Access DCP.	YES

Lifts (Part E3.6 of the BCA)

BCA Compliance	Complies
15. While the development provides lifts that comply with Part D3.3 BCA in enabling vertical access to various details of internal floor car areas, controls, handrails and the like will be provided at construction documentation stage to confirm compliance with Part E3.6 of the BCA.	YES
16. In accordance with Council's Access DCP the lift cars shall provide a 1400 X 1700 minimum area.	YES at CC stage

Accessible Sanitary Facilities (Part F2.4 of the BCA)

BCA Compliance	Complies
17. The plans show toilets for the supermarket on Level 1 that will be 1750mm X 2500mm and commercial areas with a common unisex accessible toilet on level 2 that will be at least 1900mm X 2500mm which will comply with AS1428.1, Part F2.4 of the BCA. 18. To comply with Council's Access DCP the sizes will require an increase to 1900mm X 2900mm. 19. Details of fittings and fixtures will be confirmed at construction certificate stage in accordance with AS1428 parts 1 and 2 to satisfy Part F2.4 of the BCA and Council's Access DCP.	 YES At CC stage YES at CC stage

Identification – Braille and tactile signage (Part D3.6 of the BCA)

BCA Compliance	Complies
20. Details concerning the provision of raised tactile and Braille signage for common public toilets as required by Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.	YES

Tactile ground surface indicators (Part D3.8 of the BCA)

BCA Compliance	Complies
21. Details concerning the provision of tactile ground surface indicators (TGSI's) as required by Part D3.8 of the BCA will be provided at construction certificate stage for the travelator landings.	YES

Part B – Residential

Adaptability Assessment

To determine whether the proposed development will be consistent with the objectives of SEPP 65 and Council's DCP section 5 Adaptable Housing, which reference Australian Standards AS1428 / AS4299, the review provides the following functional definitions of "visitability", "adaptability" that enable the following outcomes;

Visitable – To provide wheelchair accessible entry to a single level apartment or a level of a multi-level unit that provides access to a "living area" and a "visitable or accessible toilet".

Adaptable – To provide wheelchair accessible entry to a single level apartment or a level of a multi-level residential unit that provides a "living/dining area", "kitchen", "main bedroom" and a "bathroom" that can be accessible from the outset or modified at minimal expense to satisfy the performance objectives of AS4299 – Adaptable Housing to Category C.

SEPP 65 Design Code

The following is provided to demonstrate compliance or otherwise with the relevant visitability and adaptability requirements of the SEPP 65 Design Code.

SEPP 65 Design Code – Accessibility, Visitability and Adaptability design requirements	ASSESSMENT FINDINGS
Site Configuration Landscape Design (p 47) <i>Improve the amenity of open space with landscape design which: by</i> <i>Providing accessible routes through the open spaces and between buildings.</i> Site Access Pedestrian Access (p 64) <i>To ensure that residents, including users of strollers and wheelchairs and people with bicycles, are able to reach and enter their apartment and use communal areas via minimum grade ramps, paths, accessways or lifts.</i> <i>Provide high quality accessible routes to public and semi-public areas of the building and the site, including major entries, lobbies, communal open space, site facilities, parking areas, public streets and internal roads.</i> Maximize number of accessible,	With regard to the access to residential apartments the development proposes; - The ground floor residential lift lobby @RL27.80 shall incorporate a gradual 1:20 gradient lobby walkway from the Gibbons Street footpath @RL28.40 while the two lifts will travel to all residential and basement parking levels from the ground floor lobby. - The entry lobby, lifts and walkways at each residential level enables wheelchair access to all 149 apartments, which are single level in design and thereby satisfy SEPP 65, Council's DCP and AS4299. Visitable Housing The development provides visitable access to all 149 single level apartments which represents 100% of the total 149 apartments, which readily satisfies the SEPP 65 "Rule of Thumb" regarding 20% minimum visitability. It is also noted that 6 penthouse apartments have stairway access to a roof terrace. Adaptable Housing With respect to the provision of "Adaptable" apartments please refer to the following Adaptability assessment criteria of; 0 X Studio Units 23 X 1 Bedroom Units 0 X 2 Bedroom Units Consistent with Council's Access DCP and SEPP 65 the development proposes 23 of the 149 apartments or 15% will be

SEPP 65 Design Code – Accessibility, Visitability and Adaptability design requirements	ASSESSMENT FINDINGS
<i>visitable, adaptable apartments in the building. (References AS1428, AS4299, BCA and Access to Premises).</i>	“adaptable housing”.
Building Configuration Apartment Mix (p 70 and p 75) <i>Locate a mix of one, two and three bedroom apartments on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.</i> Optimise the number of accessible and adaptable apartments to cater for a wider range of occupants (Australian Standards are only a minimum). <i>Adequate pedestrian mobility and access is provided.</i>	The overall apartment mix comprises (149 units); 44 X Studio apartments 74 X 1 bedroom apartments, 31 X 2 bedroom apartments. There is a total of 149 single level apartments that enjoy wheelchair accessible entry and access to living areas and a bathroom to meet the ‘visitability’ criteria of AS4299. With regard to “adaptability” the development provides two floor plan layouts of 1 bedroom units thereby facilitating a satisfactory level of adaptability and flexibility in terms of access for people with disabilities, which is generally consistent with the objectives of SEPP 65. The following section provides a detailed review of the unit floor plans and associated resident parking for the designated adaptable apartments.
Building Configuration Ground Floor Units (p 77-78) <i>Promote housing choice by: Maximizing the number of accessible and visitable apartments on the ground floor.</i>	There are no ground floor units.

Adaptability Assessment

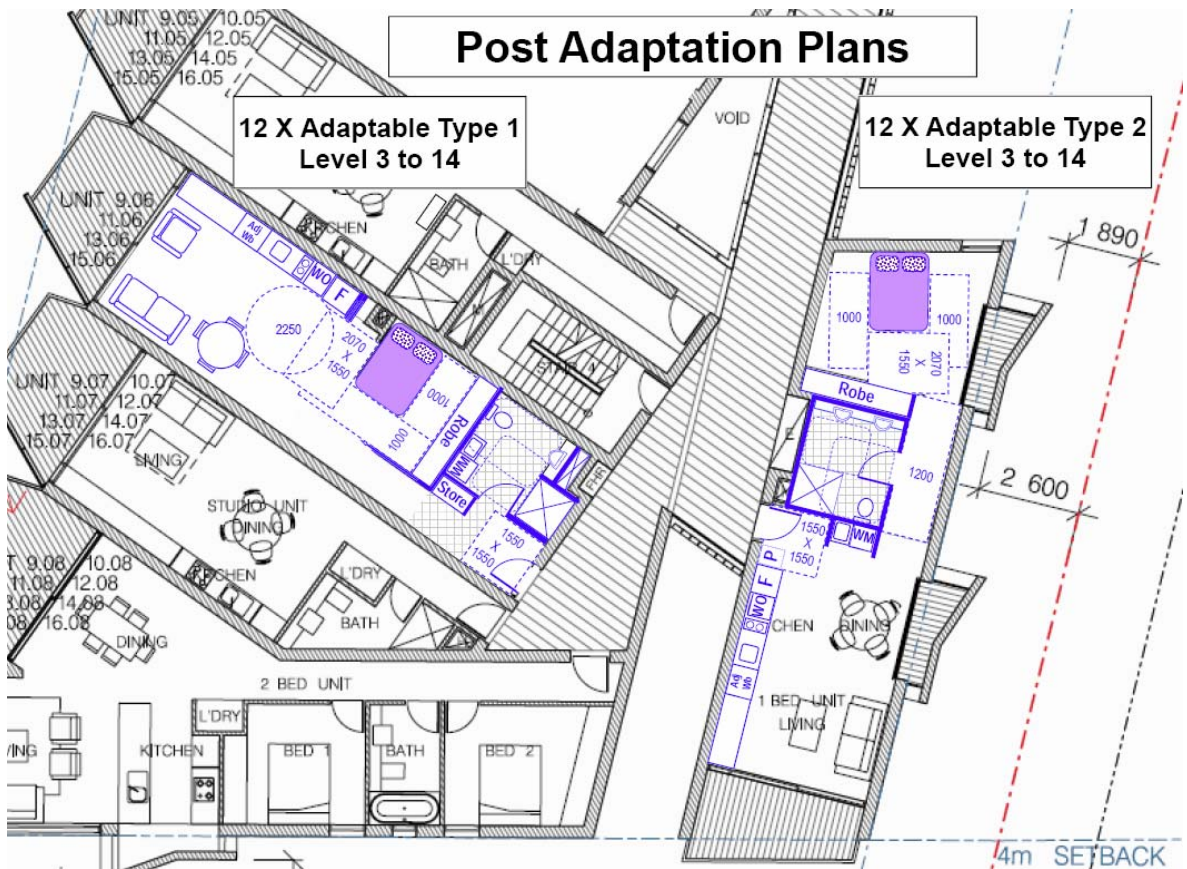
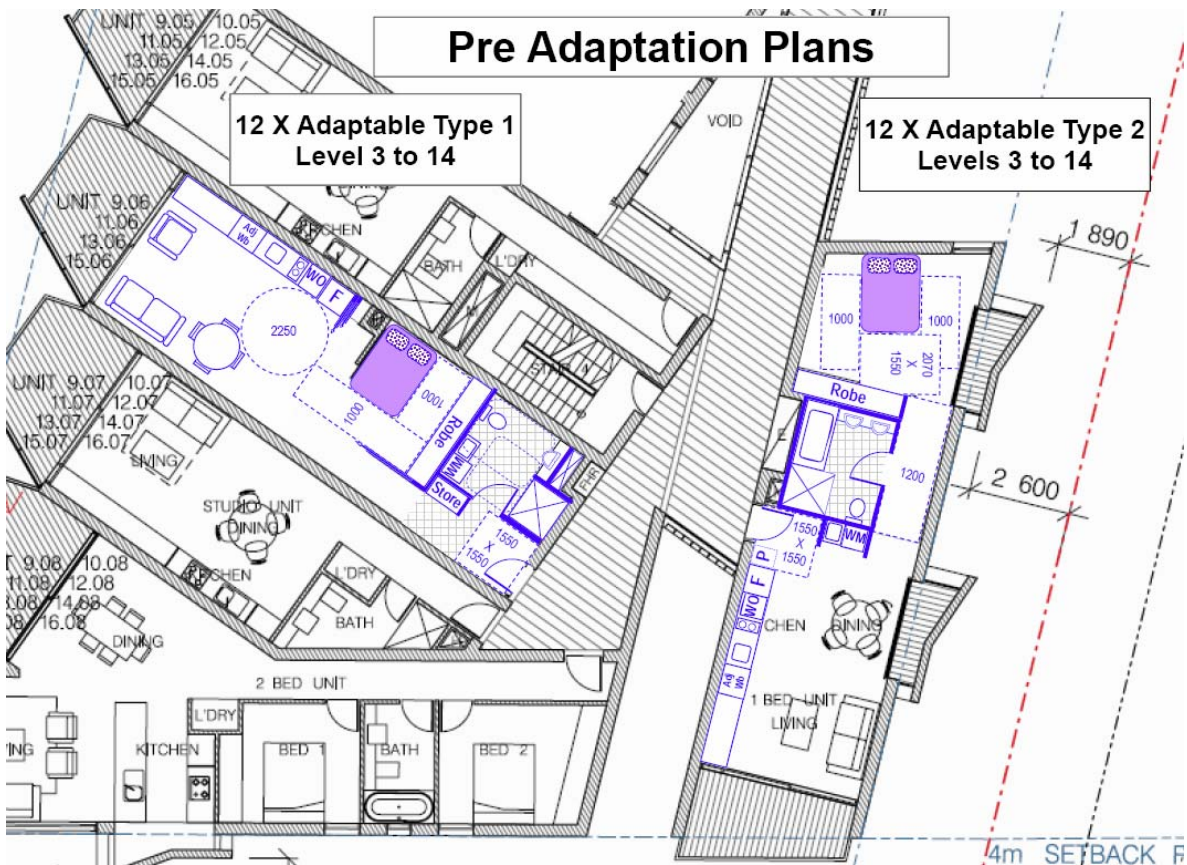
The following provides an assessment of the designated “adaptable” apartments in accordance with Category C of the Adaptable Housing Standard – AS4299. The apartment types include the following:

23 X 1 Bedroom Units in two layouts

The following provides an overview of the common domain building elements.

Clause	Adaptability Assessment –Common Domain areas	Compliance
AS4299 Clauses 3.3 and 3.5	Building Entrances The plans show an at-grade ramped lobby entrance from Gibbons Street that enable access into the common lift lobby and lifts, which facilitate easy access to the basement carpark levels and upper floor levels to access the designated adaptable apartments. With regard to lift landings and unit entrances the 1550mm width common corridors achieve the 1500mm X 1550mm minimum area required for doorway circulation space to comply with AS1428.1. Subject to the confirmation of doorway locations and 920mm minimum width entry doors and level thresholds in accordance with AS1428.2 it is apparent that there will be appropriate access and thereby comply with Council’s Access DCP, AS4299 and SEPP 65.	YES
AS4299 Clause 3.8	Letterboxes The development will provide the letter boxes adjacent the residential lift lobby adjoining Gibbons Street and will provide at least 1550mm X 1550mm level landing area for circulation and access to comply with AS4299.	YES
AS4299 Cls 3.3.3 & AS2890.5	Car Parking The development provides 257 parking spaces including 149 resident spaces. With regard to the requirements for accessible and adaptable parking spaces the development proposes 23 parking spaces for the 23 adaptable apartments to satisfy the 15% requirement of Council’s Access DCP and 1 accessible visitor parking space. The 23 car spaces provide the adaptability to provide 3800mm width (2400mm plus 1400-2400mm transfer area) to satisfy AS4299 and Council’s Access DCP. The designated accessible spaces are in close proximity to the lifts with level grade access to facilitate easy access to the lift and adaptable units. The 2500mm minimum ceiling over the accessible basement parking spaces complies with the minimum height clearance in accordance with AS4299, AS2890.1 and Council’s Access DCP.	YES YES YES YES
AS1735.2	Lift Access The plans indicate the lift cars will be approximately 1400mm X 1700mm which will comply with the minimum 1400mm X 1100mm specified by AS1735.2 and AS1735.12 – <i>Lifts For People With Disabilities</i> and AS1428.2.	YES

Clause	Adaptability Assessment – Apartments	Compliance
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Clause	Adaptability Assessment – Apartments	Compliance
AS4299 Clauses 4.3.1, 4.3.2 and 4.3.3	Accessible entry – The front entrances to these units provide at least 1550mm X 1550mm externally in the common walkways and internally with 520mm minimum latch side clearance, which complies with the spatial requirements of AS4299. Internally the 1550mm wide entry foyer area provides the required 1550mm X 1550mm minimum circulation area.	YES YES
AS4299 Cls 4.3.7	Interior: general – The layouts of the unit types propose 1000-1200mm width corridors with a bathroom, bedroom, laundry doors adjoining the corridors in a manner that satisfies AS4299. Doors and Door Hardware While the plans do not indicate 920mm external door widths, 870mm internal door widths and lever handles these details should be provided at construction drawing stage to confirm compliance.	YES YES
AS4299 Clause 4.7	Living and Dining rooms – The plans show combined living and dining area on a single level with sufficient area to provide a 2250mm diameter turning area to comply with this clause.	YES
AS4299 Clause 4.5	Kitchen – The single galley style kitchens inherently provide the required 1550mm X 1550mm minimum circulation space adjacent the benches to comply with AS4299 requirements. With regard to the “adaptability” of the kitchen the pre-adaptation plan provides an appropriate layout of sink, fridge, wall oven, cooktop and height adjustable workbench that is readily adaptable and satisfies the “ease of adaptation” guidelines outlined in section 2 – Performance Objectives of AS4299. Therefore, subject to confirmation of the installation of kitchen cupboards, appliances and the like at the construction documentation stage it is apparent that the kitchen will comply with AS4299.	YES YES
AS4299 Clause 4.6	Main bedroom – The post adaptation plan shows three designs; - Type 1 unit provides a 4100 X 3000mm room plus a robe with large sliding doors to enhance internal circulation space. - Type 2 unit provides an irregular shaped 4100 X 3000-4000mm room plus a robe with. In all cases the main bedroom can provide 1540mm X 2070mm circulation space beside the bed and wardrobe and 1000mm clearance at the foot and opposite side of a queen sized bed to satisfy AS4299/1428.	YES
AS4299 Clause 4.7	Bathroom – The plans show the bathrooms of various designs that will be at least 2400mm X 2750mm for the type 1 unit and 2300mm X 2750mm for the type 2 unit with layouts of sanitary facilities that are readily adaptable to comply with AS1428/4299. I am also satisfied that the location of the WC pan, washbasin and shower/bath in pre and post adaptation satisfy the performance	YES

Clause	Adaptability Assessment – Apartments	Compliance
	requirements of AS4299.	
AS4299 Cls 4.4.3	Toilet – The size and layout of the bathrooms enable the toilet to comply with AS4299 by providing 1250mm X 900mm in front of the WC pan.	YES
AS4299 Clause 4.8	Laundry – The units provide laundry closets/room that provide adequate space for a washing machine, drier and basin, while the adjacent area facilitates the required minimum 1550mm X 1550mm clear circulation space in front of the appliances to comply with AS4299.	YES
AS4299 Cls 3.5(b)	Outdoor Private Open Space – The plans show outdoor balcony terrace areas adjacent living areas for each of these units with sliding doors for convenient access and ample areas to perform a 180 degree wheelchair manoeuvre. While the plans do not indicate thresholds the construction drawings will confirm a 50mm maximum with the capability for threshold ramps to comply with AS1428/4299.	YES

In summary, I conclude that these apartments and associated common domain facilities will comply with fundamental spatial design criteria of AS4299 and consequently the SEPP 65 Design Code and Council's Access DCP for Adaptable Housing.

Conclusion

In summary this assessment confirms the following outcomes;

- The accessways to retail tenancies on the ground floor, supermarket on level 1 and commercial tenancies on level 2 of the development will provide appropriate access for people with disabilities in accordance with Part D3 of the BCA and Council's Access DCP; and
- The various lifts provide access to the basement carparking and upper levels in a manner that will satisfy Part D3.3 of the BCA and Council's Access DCP; and
- Details of accessible sanitary facilities will be confirmed at construction certificate stage to verify compliance with Council's Access DCP and Council's Access DCP; and
- The 3800mm width accessible parking spaces or 2400mm plus 1400-2400mm of an adjoining walkway will facilitate easy access for dual transfers or vehicles with side-loading ramps and hoists which complies with Council's Access DCP; and
- The common domain pathways and areas of the development will provide appropriate access for people with disabilities consistent with SEPP 65, SEPP 65 Design Code and Council's Access DCP; and
- There will be 100% visitability to 149 single level apartments, which is consistent with SEPP 65 and SEPP 65 Design Code, and
- That 15% of apartments – twenty-three (23) will be adaptable to comply with AS4299, which is consistent with SEPP 65, SEPP 65 Design Code and Council's Access DCP.

The access and adaptability review of the development demonstrates compliance with the relevant objectives and design code requirements of SEPP 65, which is consistent with the City of Sydney Access DCP 2004 for adaptable housing within multi-unit residential developments.

Therefore, given the degree of access to the retail/commercial areas, common domain residential amenities, visitability and adaptability of apartments I conclude that the development satisfies the accessibility provisions of the BCA and relevant Council Access DCP and SEPP 65 requirements pertaining to accessible pathways, visitable, adaptable housing for people with disabilities.



Mark Relf
Access Consultant (ACAA)

Appendix A – Statement of Expertise



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

