

15th November 2010

Benjy Levi
Meriton Apartments
Level 11, 528 Kent Street
Sydney NSW 2000

Dear Benjy,

RE: 61 MOBBS LANE EPPING BUILDING 3

Historically, the application of AS4299 is not applied to townhouses due to the small size of floor plates. AS4299 requires that main bedroom, bathroom, kitchen, laundry and living room are located on ground floor. AS4299 also requires that the circulation areas of all these elements are larger than standard. Combining all required elements and their subsequent circulation areas requires a much larger floor plate than a townhouse can cater for.

It is my opinion that the application of AS4299 should not be applied to townhouses, but rather class 1 residential houses and class 2 residential apartments.

Yours faithfully,



David Goding
Morris-Goding Accessibility Consulting