

Matthew,

You asked me to provide a brief comment on the impact of the SOPA Access Guidelines on the project as referenced by the approval condition B17.

The BCA requires complying accessways to the entry doors of all units and to all common facilities within the development with lift access. This is required for construction certification and under the Premises

Standards. There is no requirements for accessibility within any of the units themselves.

The SOPA Access Guidelines requirements add two additional accessibility components (Part 5.3);

- 1) **Visitable units** – it requires 100% of units to be visitable to AS4299-1995  
Visitable units are defined as having an entrance with an 850mm clear door opening and door circulations complying with AS1428.1, an accessible path to the living area and a toilet (including toilet door) and a toilet having at least 1250mm clear in front of the pan.
- 2) **Adaptable units** – It requires 10% to be adaptable to AS4299-1995 Class B .  
Adaptable units are required to be Visitable (as above) and also able to be adapted if required to meet certain access requirements.

#### **Implications of SOPA Guidelines for current proposal**

- 1) Door sizes – the increase of clear opening size to 850mm clear for entry and a bathroom could probably be accommodated in most units with current plans.
- 2) Door circulation – whilst some units have the space to allow the required door circulation (approximately 500mm latch side circulation and general circulation) at the front entry doors on the inside, most bathrooms would not be able to fit a complying door circulation inside the bathroom. For many units achieving the side circulation to the front door will reduce the kitchen cupboards by about 500mm.
- 3) General circulation to living rooms – this are generally able to be achieved in most cases
- 4) General circulation to bathroom – most units have only 1m wide corridors to the bathrooms that do not allow for 1500x1500mm turning at changes of direction nor for complying door circulation for door entry into the bathrooms.
- 5) Bathrooms – the typical bathrooms proposed allow only 500-700 mm in front of the toilets. To comply with 1250 mm in front of toilets would require a substantial increase in bathroom sizes and/or designs.

#### **Comment**

The imposition of Visitable requirements to the units will require substantial changes to the current approved DA unit designs and cannot generally be accommodated in the current designs.

#### **Andrew Blamey**

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