

Specialist Disability Accommodation Assessment Checklist

'Improved Liveability'

The purpose of this checklist is to identify the Minimum Design Requirements for Specialist Disability Accommodation (SDA) under the 'Improved Liveability' Design Category.

All requirements are based on the *NDIS Specialist Disability Accommodation Design Standard (2019)*.

Please note this is not an official SDA Assessment. These checklists are to be used as a guide only to inform the design process.

In order to enrol your dwelling as SDA you will require an official assessment by an Accredited SDA Assessor. For all assessment requests or enquiries please contact us on 03 9001 5805 or via email at office@sdaconsulting.com.

'Improved Liveability' Minimum Design Requirement	Achieved ✓
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General Requirements

1.1	<p>Dwelling has one bedroom exclusively for use of a participant.</p> <p>Dwelling must have the following noted features on an entry level or a level serviced by a lift:</p> <ul style="list-style-type: none"> • One WC pan • One shower on entry level or level serviced by a lift • One hand wash basin • One living area • One kitchen • One laundry 	
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Pedestrian Entry from Site Boundary

2.2	<p>A safe, continuous step-free accessway shall be provided from the front boundary of the site to an entry doorway of the dwelling.</p> <p>OR</p> <p>If a safe, continuous step-free accessway from the front boundary of the site to an entry doorway of the dwelling cannot be provided, then step free accessway must be provided from a car parking space as detailed under Clause 3 to an entry doorway of the dwelling.</p>	
2.3	<p>The accessway must have:</p> <ul style="list-style-type: none"> • No steps • A level transition of surface materials • A maximum vertical tolerance of 3mm or 5mm between abutting surfaces • An even and firm surface • A crossfall of not more than 1:40. 	
2.4	<p>Where a 1:20 grade is provided as part of the accessway it must incorporate the following:</p> <ul style="list-style-type: none"> • 1200mm length mid-landings every 15m • Additional landing sizes for a change of direction • Kerb protection in accordance with AS1428.1 • Slip resistance 	
2.5	<p>Where a step ramp is provided as part of the accessway it must incorporate the following:</p> <ul style="list-style-type: none"> • A maximum height of 190mm • A maximum length of 1900mm • All features of a step ramp in accordance with AS 1428.1 	

	<ul style="list-style-type: none"> Slip resistance 	
2.6	<p>Where a ramp with a maximum grade of 1:14 has been provided as part of the accessway (level difference over 190mm) it must incorporate the following:</p> <ul style="list-style-type: none"> 1200mm landings at the base and top of the ramp at max. 9m intervals. Additional landing spaces All features of 1:14 ramps in accordance with AS1428.1 Slip resistance 	
2.7	The minimum clear width of all accessways (including ramps) is 1000mm.	
2.10	Where a ramp or walkway is part of the accessway, level landings of min 1200mm x 1200mm are provided.	
2.12	The minimum vertical clearance along all paths of travel is 2000mm.	

Car Parking

3.1/ 3.2	A safe, continuous step-free accessway is provided to an entry door of the dwelling from the front boundary of the site and/or from any car parking space associate with the dwelling.	
3.3	<p>Where a car parking space is provided for use of the participant, it must feature the following:</p> <ul style="list-style-type: none"> Minimum dimensions of 3200mm wide x 5400mm long. Even, firm, slip resistant surface Level surface with a max gradient of 1:40. 	
3.5	Based on the building classification, the NCC or the local government authority may require the provision of an accessible parking space in accordance with AS2890.6, in which case the full compliance with AS2890.6 shall be required.	

Entrance, Doorways & Door Hardware

4.1.1	A step-free level landing area of min 1200mm x 1200mm and max 1:40 gradient and crossfall is provided to the arrival side of the door.	
4.1.4	A covered roof is provided over the entire required landing area outside main external entry doorway.	

4.1.5	Where the threshold at an external entry doorway exceeds 5mm and is less than 35mm, a doorway threshold ramp must be provided in accordance with AS1428.1.	
4.2.1	All internal and external doorways provide a minimum clear opening of 820mm.	
4.2.4	All internal doorways shall have a level transition and threshold (maximum tolerance of 3mm vertical or 5mm rounded between abutting surfaces).	
4.2.5	All door handles installed at between 900mm to 1100mm above the FFL.	
4.2.6	All door handles are 'D' lever type and meet profile requirements in accordance with AS 1428.1.	

Corridors

5.1	All internal corridors and passageways shall provide a minimum clear width of 1000mm.	
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Windows

6.4	Lockable windows provided.	
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Sanitary Facilities

7.1.1	The entry level, or a level serviced by a lift, must be provided with sanitary facilities that include the following: <ul style="list-style-type: none"> • One WC pan • One shower • One hand wash basin. 	
7.1.3.	At least one WC pan on the entry level, or a level serviced by a lift, shall provide a minimum space of 900mm (wide) x 1200mm (length forward of pan) clear of the swing of the door and any other fixtures such as shower screens or washbasin.	
7.1.6	At least one shower on the entry level, or a level serviced by a lift, must be provided the corner of the room with a hobless recess of min 900mm x900mm clear of any shower screens or screen fixtures.	
7.1.9	Fixed bathtubs (where provided) is clear of the circulation space requirements of WC pan, shower and hand wash basin.	

7.1.10	Slip resistance of all floors to sanitary facilities shall be minimum of P3 or R10.	
7.2.1	<p>Except for walls constructed of masonry or concrete, wall reinforcement must be provided to the internal side of full sanitary room with required WC pan, shower, handbasin, fixed bathtub (where provided).</p> <p>Wall reinforcements must meet the following:</p> <ul style="list-style-type: none"> • Minimum 12mm thick sheeting • Extend from FFL to a min height of 2100mm 	
7.2.2	The WC pan must have additional reinforcement on adjacent side wall (at least one side of WC pan) of a min 600mm length of wall reinforcement on adjacent side wall (on at least one side of WC pan).	

Kitchen

8.1	<p>The kitchen shall be provided with the following minimum fixtures:</p> <ul style="list-style-type: none"> • Fixed cooktop with rangehood • In-built oven • A sink with tap • A dishwasher 	
8.2	<p>Min 1000mm clearance is provided in front of fixed benches and appliances provided.</p> <p><i>Note: Where the appliances are not installed the recessed area provision for an appliance shall be a minimum of 700mm in depth.</i></p>	
8.4	Task lighting provided above workspaces. Min level of 300lux achieved when tested at 1500mm directly over surface of benchtops.	
8.8	D pull cupboard handles or overhanging lip provided. Push to release mechanism provided for both overhead and below bench cupboards.	
8.13	Standard or drawer style dishwasher provided.	
8.17	Slip resistance of all kitchen flooring shall be minimum of P3 or R10.	

Laundry

9.1	Laundry is provided with a sink or tub (with taps).	
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9.2	Min 1000mm provided in front of fixed benches and appliances. <i>Note: Where the appliances are not installed the recessed area provision for an appliance shall be a minimum of 700mm in depth.</i>	
9.5	Slip resistance of all laundry flooring shall be a minimum of P3 or R10.	

Bedroom

10.1	Bedroom must be min 3100mm x 3100mm when measured from wall to wall.	
10.1	A robe with a minimum width of 1400mm must be provided within bedroom clear of bedroom size.	

Switches & Powerpoints

12.1	Light switches located between 900mm – 1100mm above FFL and horizontally aligned with door handle at entrance to room.	
12.3	Light and GPO switches shall be rocker action, toggle or push pad in design with a minimum width of 35mm.	
12.4	Dimmable lighting switches shall be provided in living areas and bedrooms.	

Flooring & Slip Resistance

13.1	All internal flooring is firm, even and features a level transition between abutting surfaces.	
13.2	All internal floor finishes shall have a minimum slip resistance of P3 or R10.	

Internal Stairways

14.1	Stairways within dwellings shall feature a continuous handrail on both sides of the stairway.	
14.2	Minimum clear width of 1000mm between handrails must be provided with handrail profile in accordance with AS 1428.1.	
14.3	Stairway shall have no winders on landings.	
14.4	Stairway shall have closed risers.	
14.5	The stairway shall provide slip resistance of P3 or R10.	

<i>Use of Lifts</i>		
15.1	Passenger lift if provided within a dwelling or for access to a dwelling shall be as permitted under the NCC Clause E3.6, excluding the use of stairway platform lifts.	
15.2	Lift door to provide a minimum clear opening of 900mm.	
15.3	The lift car size shall be minimum 1100mm (width) x 1400mm (in direction of travel).	
<i>Common Use External Areas, Private Open Space and Landscaping</i>		
16.1	All common use external stairways shall comply with AS1428.1.	
16.3	All ramps and accessways provided to external common areas and private use areas must meet the requirements of AS 1428.1.	
<i>Storage</i>		
17.1	A storage cupboard must be provided with minimum 600mm width and adjustable shelf heights.	
<i>Luminance Contrast Requirements</i>		
19.1	<p>All doorways must have a minimum luminance contrast of 30% between the following elements:</p> <ul style="list-style-type: none"> • Door leaf and door jamb; OR • Door leaf and adjacent wall; OR • Architrave and wall; OR • Door leaf and architrave' OR • Door jamb and adjacent wall. <p>The minimum width of the area of luminance contrast is 50mm.</p>	
19.2	Solid (and non-translucent) contrasting glazing strips are provided for the full width of glazed areas which could be mistaken for an opening. Glazing strip must be 75mm wide and located between 900mm and 1000mm above FFL.	
19.3	Toilet seat has a minimum luminance contrast of 30% to the background surface.	
19.4	Colour contrast is provided between all floor and wall surfaces.	
<i>Fire Safe Design</i>		

24.1	Smoke alarms that are in keeping with a home environment shall be provided in bedrooms and living spaces.	
24.2	Emergency evacuation plan shall be provided to the occupier or their supports, which may include a path of travel to a safe place. <i>Note: This is only required at final/ as-built stage of SDA certification.</i>	

Specialist Disability Accommodation Assessment Checklist

'Fully Accessible'

The purpose of this checklist is to identify the Minimum Design Requirements for Specialist Disability Accommodation (SDA) under the 'Fully Accessible' Design Category.

All requirements are based on the *NDIS Specialist Disability Accommodation Design Standard (2019)*.

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'Fully Accessible' Minimum Design Requirement	Achieved ✓
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General Requirements

1.2	<p>Dwelling must have the following noted features on an entry level or a level serviced by a lift:</p> <ul style="list-style-type: none"> • One bedroom exclusively for use of a participant • One WC pan • One shower • One hand wash basin • One living area • One kitchen • One laundry 	
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Pedestrian Entry from Site Boundary

2.1	A safe, continuous step-free accessway shall be provided from the front boundary of the site to an entry doorway of the dwelling.	
2.3	<p>An accessway must have:</p> <ul style="list-style-type: none"> • No steps • A level transition of surface materials • A maximum vertical tolerance of 3mm or 5mm between abutting surfaces • An even and firm surface • A crossfall of not more than 1:40. 	
2.4	<p>Where a 1:20 grade is provided as part of the accessway it must incorporate the following:</p> <ul style="list-style-type: none"> • 1200mm length mid-landings every 15m • Additional landing sizes for a change of direction • Kerb protection in accordance with AS1428.1 • Slip resistance 	
2.5	<p>Where a step ramp is provided as part of the accessway it must incorporate the following:</p> <ul style="list-style-type: none"> • A maximum height of 190mm • A maximum length of 1900mm • All features of a step ramp in accordance with AS 1428.1 • Slip resistance 	
2.6	Where a ramp with a maximum grade of 1:14 has been provided as part of the accessway (level difference over 190mm) it must incorporate the following:	

	<ul style="list-style-type: none"> • 1200mm landings at the base and top of the ramp at max. 9m intervals. • Additional landing spaces • All features of 1:14 ramps in accordance with AS1428.1 • Slip resistance 	
2.8	The minimum clear width of all accessways (including ramps) is 1200mm.	
2.9	Where provided, a curved accessway must have a minimum width of 1500mm with a curvature as specified under AS1428.1.	
2.11	Where a ramp or walkway is part of the accessway, level landings of min 1200mm x 1200mm are provided, exclusive of the swing of the door or gate that opens onto them. Landing size shall be increased based on required gate/ door circulation spaces or change of direction requirements in accordance with AS1428.1.	
2.12	The minimum vertical clearance along all paths of travel is 2000mm.	

Car Parking

3.1	A safe, continuous step-free accessway is provided to an entry door of the dwelling from the front boundary of the site and/or from any car parking space associate with the dwelling.	
3.4	Where a car parking space is provided for use of the participant, it must feature the following: <ul style="list-style-type: none"> • Minimum dimensions of 3800mm wide x 5400mm long. • Even, firm, slip resistant surface • Level surface with a max gradient of 1:40 • Roof over space with clear vertical clearance in accordance with AS2890.6. 	
3.5	Based on the building classification, the NCC or the local government authority may require the provision of an accessible parking space in accordance with AS2890.6, in which case the full compliance with AS2890.6 shall be required.	

Entrance, Doorways & Door Hardware

4.1.2	A step-free level landing area of min 1500mm x 1500mm and max 1:40 gradient and crossfall is provided to the arrival side of the door. Door landings must be increased to accommodate door circulation spaces as per AS1428.	
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4.1.3	All door circulation spaces (excluding internal door circulation spaces for bedrooms) shall be provided in accordance with AS1428.1 to both sides of the door.	
4.1.4	A covered roof shall be provided over the entire required landing area outside main external entry doorway.	
4.1.5	Where the threshold at an external entry doorway exceeds 5mm and is less than 35mm, a doorway threshold ramp must be provided in accordance with AS1428.1.	
4.1.6	Where the threshold of external doorways leading to common or private open spaces exceed 5mm and are less than 35mm, a doorway threshold ramp must be provided in accordance with AS1428.1.	
4.2.2	All internal and external doorways provide a minimum clear opening of 900mm.	
4.2.4	All internal doorways shall have a level transition and threshold (maximum tolerance of 3mm vertical or 5mm rounded between abutting surfaces).	
4.2.5	All door handles installed at between 900mm to 1100mm above the FFL.	
4.2.6	All door handles are 'D' lever type and meet profile requirements in accordance with AS 1428.1.	
4.2.7	<p>Doorway circulation spaces in accordance with AS1428.1 shall be provided to all doorways (excluding exclusive staff use areas, non-accessible toilets and storage rooms).</p> <p>Door automation can be provided in lieu door circulation spaces that are required as per AS1428.1 to the latch side of the door.</p>	

Corridors

5.2	All internal corridors and passageways shall provide a minimum clear width of 1200mm.	
5.3	Width of corridors must comply with the requirements of door circulation spaces as per AS1428.1 based on direction of approach.	

Windows		
6.1	All window sills in living areas and at least one window sill in each participant's bedroom must be positioned no higher than 1000mm above FFL.	
6.2	Window controls located between 600mm to 1100mm above FFL.	
6.4	Lockable windows provided.	
Sanitary Facilities		
7.1.1	<p>The entry level, or a level serviced by a lift, must be provided with sanitary facilities that include the following:</p> <ul style="list-style-type: none"> • One WC pan • One shower • One hand wash basin. 	
7.1.2	The required WC pan, shower and hand wash basin referred to in Clause 7.1.1 must be provided within the same bathroom.	
7.1.4	<p>At least one WC pan on the entry level, or a level serviced by a lift, shall be:</p> <ul style="list-style-type: none"> • Compliant with AS1428.1 for unisex accessible toilet • Located with: <ul style="list-style-type: none"> - c/l of WC pan between 450mm - 460mm to side wall, - 800+/-10mm front edge of WC pan from back wall, - min 600mm clear of cistern from front edge of WC pan, - min circulation space of 1900mm x 2300mm as AS1428.1, - toilet flushing controls shall be proud of the surface, - achieves permissible basin encroachment zone. 	
7.1.7	<p>At least one shower on the entry level, or a level serviced by a lift, must be provided with the following:</p> <ul style="list-style-type: none"> • Located in a corner of the room • Minimum shower size of 1160mm x 1100mm • Provided with one of two circulation spaces as per AS 1428.1 • Shower curtain rail provided around the 1160mm x 1100mm shower space. • Vertical support grabrail provided • Height adjustable shower head and hose provided as per AS 1428.1 • Lever style shower taps provided • Taps located between 900mm – 1100mm above FFL 	

	<ul style="list-style-type: none"> • Taps located between 300mm – 800mm from internal corner • Floor gradient as per AS1428.1. 	
7.1.8	<p>At least one hand wash basin on the entry level, or a level serviced by a lift must be ASA1428.1 compliant and meet the following provisions:</p> <ul style="list-style-type: none"> • Minimum basin depth of 430mm • Minimum circulation space as required by AS1428.1 • Knee and toe clearances in accordance with AS1428.1 • Sensor type or lever style tapware in accordance with AS1428.1. • Operable part of lever tap handle and water source and within 300mm from edge of wash basin. 	
7.1.9	Fixed bathtubs (where provided) is clear of the circulation space requirements of WC pan, shower and hand wash basin.	
7.1.10	Slip resistance of all floors to sanitary facilities shall be minimum of P3 or R10.	
7.2.1	<p>Except for walls constructed of masonry or concrete, wall reinforcement must be provided to the internal side of full sanitary room with required WC pan, shower, handbasin, fixed bathtub (where provided).</p> <p>Wall reinforcements must meet the following:</p> <ul style="list-style-type: none"> • Minimum 12mm thick sheeting • Extend from FFL to a min height of 2100mm 	
7.2.2	The WC pan must have additional reinforcement on adjacent side wall (at least one side of WC pan) of a min 600mm length of wall reinforcement on adjacent side wall (on at least one side of WC pan).	

Kitchen

8.1	<p>The kitchen shall be provided with the following minimum fixtures:</p> <ul style="list-style-type: none"> • Fixed cooktop with rangehood • In-built oven • A sink with tap • A dishwasher 	
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8.3	<p>Min 1550mm clearance is provided in front of fixed benches and appliances (being the leading edge of the outermost bench and not from the face of cupboards or the kickplate and excluding handles).</p> <p><i>Note: Where the appliances are not installed the recessed area provision for an appliance shall be a minimum of 700mm in depth.</i></p>	
8.4	Task lighting provided above workspaces. Min level of 300lux achieved when tested at 1500mm directly over surface of benchtops.	
8.5	<p>A wall oven must be provided with features as follows:</p> <ul style="list-style-type: none"> • Side hinged door with latch side of door next to accessible benchtop. • Part of the operable oven door handle located between 600mm and 1100mm above the FFL. • At least one shelf on telescopic rails within oven. 	
8.6	<p>An accessible benchtop shall be provided with features as follows:</p> <ul style="list-style-type: none"> • Benchtop surface of minimum 600mm depth shall be provided right next to the cooktop and wall oven (on the latch side of the oven door). • Minimum space of 900mm (width) x 440mm (depth) clear of any fixtures under the benchtop. 	
8.7	<p>One height-adjustable benchtop surface, of 600mm depth, shall be provided with features as follows:</p> <ul style="list-style-type: none"> • Minimum space of 900mm (width) x 440mm (depth) clear of any fixtures under the benchtop. • Height adjustment capability from 720mm clear space underneath to 1020mm clear space underneath from FFL). 	
8.8	D pull cupboard handles or overhanging lip provided. Push to release mechanism provided for both overhead and below bench cupboards.	
8.9	<p>Cooktop achieves the following:</p> <ul style="list-style-type: none"> • Either electric or induction • Located min 300mm from any internal corner or wall, excluding the splash back. 	
8.10	The cooktop controls shall be on the side of the accessible benchtop or near the front edge of the benchtop.	

8.11	Lever or sensor type tapwear provided to comply with AS1428.1 and located so operable parts of the lever tap and water source is located no more than 300mm from the edge of benchtop.	
8.12	At least one double GPO must be provided within 300mm from front edge of the benchtop and max 1100mm from FFL. GPO must be located adjacent to a bench of min 600mm depth.	
8.14	Drawer style dishwasher must be provided.	
8.15	A pantry shall be provided which is wheelchair accessible.	
8.17	Slip resistance of all kitchen flooring shall be minimum of P3 or R10.	

Laundry

9.1	Laundry is provided with a sink or tub (with taps).	
9.3	Min 1550mm provided in front of fixed benches and appliances. <i>Note: Where the appliances are not installed the recessed area provision for an appliance shall be a minimum of 700mm in depth.</i>	
9.4	Basins, sinks and tubs must be provided with sensor type or lever style tapwear. The tap must be located so the operable parts of the lever tap and water source is not more than 300mm from the edge of the benchtop/ laundry trough/ bench.	
9.5	Slip resistance of all laundry flooring shall be a minimum of P3 or R10.	

Bedroom

10.2	Bedroom must allow for a minimum queen bed size of 1530mm x 2100mm.	
	Circulation spaces around three sides of the bed (not including bed head side) must include: <ul style="list-style-type: none"> • Space with min width of 1540mm on any one side of the bed, • Space with min width of 1000mm to the other two sides of the bed. 	
10.3	Door circulation spaces for bedroom must be provided as follows:	

	<ul style="list-style-type: none"> • Internal door circulation, clear of queen size bed, shall be a minimum of 1540mm (width) and 1450mm (depth), • External door circulation as per AS1428.1 based on the direction of approach or a minimum of 1200mm when measured from skirting to skirting (whichever is more). 	
10.4	A robe of 1400mm width must be provided within the bedroom clear of the required bedroom size and with a min space of 1540mm in front of the robe.	
10.5	<p>The following GPO's must be provided:</p> <ul style="list-style-type: none"> • Three double GPO on the wall where the head of the bed is likely to be, and • At least one double GPO on the wall opposite the wall where the head of the bed is likely to be. 	

Living Area

11.1	The family/living room shall accommodate a free space, minimum 2250mm in diameter, clear of furniture.	
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Switches & Powerpoints

12.1	Light switches located between 900mm – 1100mm above FFL and horizontally aligned with door handle at entrance to room.	
12.2	GPOs shall be installed between 600mm and 1100mm above the FFL.	
12.3	Light and GPO switches shall be rocker action, toggle or push pad in design with a minimum width of 35mm.	
12.4	Dimmable lighting switches shall be provided in living areas and bedrooms.	

Flooring & Slip Resistance

13.1	All internal flooring is firm, even and features a level transition between abutting surfaces.	
13.2	All internal floor finishes shall have a minimum slip resistance of P3 or R10.	

13.3	Carpets if provided must have pile height or thickness not more than 11mm and carpet backing not more than 4mm. Total height maximum of 15mm.	
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Internal Stairways

14.1	Stairways within dwellings shall feature a continuous handrail on both sides of the stairway.	
14.2	Minimum clear width of 1000mm between handrails must be provided with handrail profile in accordance with AS 1428.1.	
14.3	Stairway shall have no winders on landings.	
14.4	Stairway shall have closed risers.	
14.5	The stairway shall provide slip resistance of P3 or R10.	

Use of Lifts

15.1	Passenger lift if provided within a dwelling or for access to a dwelling shall be as permitted under the NCC Clause E3.6, excluding the use of stairway platform lifts.	
15.2	Lift door to provide a minimum clear opening of 900mm.	
15.3	The lift car size shall be minimum 1100mm (width) x 1400mm (in direction of travel).	

Common Use External Areas, Private Open Space and Landscaping

16.1	All common use external stairways shall comply with AS1428.1.	
16.2	<p>Individual letter boxes (where provided) must meet the following requirements:</p> <ul style="list-style-type: none"> • Situated on a hard-standing area of min 1540mm x 2070mm and have a gradient and crossfall directly in front which is less than 1:40 in any direction • Have wheelchair access by a continuous accessible path of travel from the dwelling to the letterbox, • Lockable • Height of letterbox between 600mm and 1100mm above FFL. 	

16.3	All ramps and accessways provided to external common areas and private use areas must meet the requirements of AS 1428.1.	
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Storage

17.1	A storage cupboard must be provided with minimum 600mm width and adjustable shelf heights.	
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Heating & Cooling

21.1	Reverse cycle air-conditioning must be provided to living areas and bedrooms with control panels located between 900mm and 1100mm from FFL and not closer than 500mm to any internal corner.	
21.2	Where ducted air-conditioning is used, zoning of habitable rooms shall be provided.	

Assistive Technology

23.1	Internet connection shall be provided with the ability for high internet speeds to be maintained and stable in nature with wi-fi coverage throughout all areas of the dwelling.	
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Fire Safe Design

24.1	Smoke alarms that are in keeping with a home environment shall be provided in bedrooms and living spaces.	
24.2	Emergency evacuation plan shall be provided to the occupier or their supports, which may include a path of travel to a safe place. <i>Note: This is only required at final/ as-built stage of SDA certification.</i>	

Specialist Disability Accommodation Assessment Checklist

'High Physical Support'

The purpose of this checklist is to identify the Minimum Design Requirements for Specialist Disability Accommodation (SDA) under the 'High Physical Support' Design Category.

All requirements are based on the *NDIS Specialist Disability Accommodation Design Standard (2019)*.

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'High Physical Support' Minimum Design Requirement	Achieved ✓
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General Requirements

1.2	<p>Dwelling must have the following noted features on an entry level or a level serviced by a lift:</p> <ul style="list-style-type: none"> • One bedroom exclusively for use of a participant • One WC pan • One shower • One hand wash basin • One living area • One kitchen • One laundry 	
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Pedestrian Entry from Site Boundary

2.1	A safe, continuous step-free accessway shall be provided from the front boundary of the site to an entry doorway of the dwelling.	
2.3	<p>An accessway must have:</p> <ul style="list-style-type: none"> • No steps • A level transition of surface materials • A maximum vertical tolerance of 3mm or 5mm between abutting surfaces • An even and firm surface • A crossfall of not more than 1:40. 	
2.4	<p>Where a 1:20 grade is provided as part of the accessway it must incorporate the following:</p> <ul style="list-style-type: none"> • 1200mm length mid-landings every 15m • Additional landing sizes for a change of direction • Kerb protection in accordance with AS1428.1 • Slip resistance 	
2.5	<p>Where a step ramp is provided as part of the accessway it must incorporate the following:</p> <ul style="list-style-type: none"> • A maximum height of 190mm • A maximum length of 1900mm • All features of a step ramp in accordance with AS 1428.1 • Slip resistance 	
2.6	Where a ramp with a maximum grade of 1:14 has been provided as part of the accessway (level difference over 190mm) it must incorporate the following:	

	<ul style="list-style-type: none"> • 1200mm landings at the base and top of the ramp at max. 9m intervals. • Additional landing spaces • All features of 1:14 ramps in accordance with AS1428.1 • Slip resistance 	
2.8	The minimum clear width of all accessways (including ramps) is 1200mm.	
2.9	Where provided, a curved accessway must have a minimum width of 1500mm with a curvature as specified under AS1428.1.	
2.11	Where a ramp or walkway is part of the accessway, level landings of min 1200mm x 1200mm are provided, exclusive of the swing of the door or gate that opens onto them. Landing size shall be increased based on required gate/ door circulation spaces or change of direction requirements in accordance with AS1428.1.	
2.12	The minimum vertical clearance along all paths of travel is 2000mm.	

Car Parking

3.1	A safe, continuous step-free accessway is provided to an entry door of the dwelling from the front boundary of the site and/or from any car parking space associate with the dwelling.	
3.4	Where a car parking space is provided for use of the participant, it must feature the following: <ul style="list-style-type: none"> • Minimum dimensions of 3800mm wide x 5400mm long. • Even, firm, slip resistant surface • Level surface with a max gradient of 1:40 • Roof over space with clear vertical clearance in accordance with AS2890.6. 	
3.5	Based on the building classification, the NCC or the local government authority may require the provision of an accessible parking space in accordance with AS2890.6, in which case the full compliance with AS2890.6 shall be required.	

Entrance, Doorways & Door Hardware

4.1.2	A step-free level landing area of min 1500mm x 1500mm and max 1:40 gradient and crossfall is provided to the arrival side of the door. Door landings must be increased to accommodate door circulation spaces as per AS1428.	
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4.1.3	All door circulation spaces (excluding internal door circulation spaces for bedrooms) shall be provided in accordance with AS1428.1 to both sides of the door.	
4.1.4	A covered roof shall be provided over the entire required landing area outside main external entry doorway.	
4.1.5	Where the threshold at an external entry doorway exceeds 5mm and is less than 35mm, a doorway threshold ramp must be provided in accordance with AS1428.1.	
4.1.6	Where the threshold of external doorways leading to common or private open spaces exceed 5mm and are less than 35mm, a doorway threshold ramp must be provided in accordance with AS1428.1.	
4.2.3	All internal and external doorways provide a minimum clear opening of 950mm.	
4.2.4	All internal doorways shall have a level transition and threshold (maximum tolerance of 3mm vertical or 5mm rounded between abutting surfaces).	
4.2.5	All door handles installed at between 900mm to 1100mm above the FFL.	
4.2.6	All door handles are 'D' lever type and meet profile requirements in accordance with AS 1428.1.	
4.2.7	<p>Doorway circulation spaces in accordance with AS1428.1 shall be provided to all doorways (excluding exclusive staff use areas, non-accessible toilets and storage rooms).</p> <p>Door automation can be provided in lieu door circulation spaces that are required as per AS1428.1 to the latch side of the door.</p>	
4.2.8	<p>A capped GPO at door head is provided for future door automation to the following areas:</p> <ul style="list-style-type: none"> • All participant bedrooms, • One external entry doorway • One external doorway to open area (where provided). 	

Corridors

5.2	All internal corridors and passageways shall provide a minimum clear width of 1200mm.	
5.3	Width of corridors must comply with the requirements of door circulation spaces as per AS1428.1 based on direction of approach.	

Windows

6.1	All window sills in living areas and at least one window sill in each participant's bedroom must be positioned no higher than 1000mm above FFL.	
6.2	Window controls located between 600mm to 1100mm above FFL.	
6.3	A capped GPO at the window head is provided for future automation to the following areas: <ul style="list-style-type: none"> • Windows of participant bedrooms • All windows in living areas. 	
6.4	Lockable windows provided.	

Sanitary Facilities

7.1.1	The entry level, or a level serviced by a lift, must be provided with sanitary facilities that include the following: <ul style="list-style-type: none"> • One WC pan • One shower • One hand wash basin. 	
7.1.2	The required WC pan, shower and hand wash basin referred to in Clause 7.1.1 must be provided within the same bathroom.	
7.1.5	At least one WC pan on the entry level, or a level serviced by a lift, shall be: <ul style="list-style-type: none"> • Compliant with AS1428.1 for unisex accessible toilet • Located with: <ul style="list-style-type: none"> - c/l of WC pan between 450mm - 460mm to side wall, - 800+/-10mm front edge of WC pan from back wall, - min 600mm clear of cistern from front edge of WC pan, - min circulation space of 1900mm x 2300mm as AS1428.1, - toilet flushing controls shall be proud of the surface, - achieves permissible basin encroachment zone. <p>OR</p>	

	<ul style="list-style-type: none"> • A minimum circulation space of 900mm to both sides of the WC pan for 2300mm from the back wall of the WC pan is provided as required for Accessible Adult change facilities as noted in the NCC. 	
7.1.7	<p>At least one shower on the entry level, or a level serviced by a lift, must be provided with the following:</p> <ul style="list-style-type: none"> • Located in a corner of the room • Minimum shower size of 1160mm x 1100mm • Provided with one of two circulation spaces as per AS 1428.1 • Shower curtain rail provided around the 1160mm x 1100mm shower space. • Vertical support grabrail provided • Height adjustable shower head and hose provided as per AS 1428.1 • Lever style shower taps provided • Taps located between 900mm – 1100mm above FFL • Taps located between 300mm – 800mm from internal corner • Floor gradient as per AS1428.1. 	
7.1.8	<p>At least one hand wash basin on the entry level, or a level serviced by a lift must be ASA1428.1 compliant and meet the following provisions:</p> <ul style="list-style-type: none"> • Minimum basin depth of 430mm • Minimum circulation space as required by AS1428.1 • Knee and toe clearances in accordance with AS1428.1 • Sensor type or lever style tapware in accordance with AS1428.1. • Operable part of lever tap handle and water source and within 300mm from edge of wash basin. 	
7.1.9	Fixed bathtubs (where provided) is clear of the circulation space requirements of WC pan, shower and hand wash basin.	
7.1.10	Slip resistance of all floors to sanitary facilities shall be minimum of P3 or R10.	
7.2.1	<p>Except for walls constructed of masonry or concrete, wall reinforcement must be provided to the internal side of full sanitary room with required WC pan, shower, handbasin, fixed bathtub (where provided).</p> <p>Wall reinforcements must meet the following:</p>	

	<ul style="list-style-type: none"> • Minimum 12mm thick sheeting • Extend from FFL to a min height of 2100mm 	
7.2.2	The WC pan must have additional reinforcement on adjacent side wall (at least one side of WC pan) of a min 600mm length of wall reinforcement on adjacent side wall (on at least one side of WC pan).	

Kitchen

8.1	<p>The kitchen shall be provided with the following minimum fixtures:</p> <ul style="list-style-type: none"> • Fixed cooktop with rangehood • In-built oven • A sink with tap • A dishwasher 	
8.3	<p>Min 1550mm clearance is provided in front of fixed benches and appliances (being the leading edge of the outermost bench and not from the face of cupboards or the kickplate and excluding handles).</p> <p><i>Note: Where the appliances are not installed the recessed area provision for an appliance shall be a minimum of 700mm in depth.</i></p>	
8.4	Task lighting provided above workspaces. Min level of 300lux achieved when tested at 1500mm directly over surface of benchtops.	
8.5	<p>A wall oven must be provided with features as follows:</p> <ul style="list-style-type: none"> • Side hinged door with latch side of door next to accessible benchtop. • Part of the operable oven door handle located between 600mm and 1100mm above the FFL. • At least one shelf on telescopic rails within oven. 	
8.6	<p>An accessible benchtop shall be provided with features as follows:</p> <ul style="list-style-type: none"> • Benchtop surface of minimum 600mm depth shall be provided right next to the cooktop and wall oven (on the latch side of the oven door). • Minimum space of 900mm (width) x 440mm (depth) clear of any fixtures under the benchtop. 	
8.7	<p>One height-adjustable benchtop surface, of 600mm depth, shall be provided with features as follows:</p> <ul style="list-style-type: none"> • Minimum space of 900mm (width) x 440mm (depth) clear of any fixtures under the benchtop. 	

	<ul style="list-style-type: none"> Height adjustment capability from 720mm clear space underneath to 1020mm clear space underneath from FFL). 	
8.8	D pull cupboard handles or overhanging lip provided. Push to release mechanism provided for both overhead and below bench cupboards.	
8.9	<p>Cooktop achieves the following:</p> <ul style="list-style-type: none"> Either electric or induction Located min 300mm from any internal corner or wall, excluding the splash back. 	
8.10	The cooktop controls shall be on the side of the accessible benchtop or near the front edge of the benchtop.	
8.11	Lever or sensor type tapwear provided to comply with AS1428.1 and located so operable parts of the lever tap and water source is located no more than 300mm from the edge of benchtop.	
8.12	At least one double GPO must be provided within 300mm from front edge of the benchtop and max 1100mm from FFL. GPO must be located adjacent to a bench of min 600mm depth.	
8.14	Drawer style dishwasher must be provided.	
8.15	A pantry shall be provided which is wheelchair accessible.	
8.17	Slip resistance of all kitchen flooring shall be minimum of P3 or R10.	

Laundry

9.1	Laundry is provided with a sink or tub (with taps).	
9.3	<p>Min 1550mm provided in front of fixed benches and appliances.</p> <p><i>Note: Where the appliances are not installed the recessed area provision for an appliance shall be a minimum of 700mm in depth.</i></p>	
9.4	Basins, sinks and tubs must be provided with sensor type or lever style tapwear. The tap must be located so the operable parts of the lever tap and water source is not more than 300mm from the edge of the benchtop/ laundry trough/ bench.	
9.5	Slip resistance of all laundry flooring shall be a minimum of P3 or R10.	

Bedroom		
10.2	Bedroom must allow for a minimum queen bed size of 1530mm x 2100mm.	
	Circulation spaces around three sides of the bed (not including bed head side) must include: <ul style="list-style-type: none"> • Space with min width of 1540mm on any one side of the bed, • Space with min width of 1000mm to the other two sides of the bed. 	
10.3	Door circulation spaces for bedroom must be provided as follows: <ul style="list-style-type: none"> • Internal door circulation, clear of queen size bed, shall be a minimum of 1540mm (width) and 1450mm (depth), • External door circulation as per AS1428.1 based on the direction of approach or a minimum of 1200mm when measured from skirting to skirting (whichever is more). 	
10.4	A robe of 1400mm width must be provided within the bedroom clear of the required bedroom size and with a min space of 1540mm in front of the robe.	
10.5	The following GPO's must be provided: <ul style="list-style-type: none"> • Three double GPO on the wall where the head of the bed is likely to be, and • At least one double GPO on the wall opposite the wall where the head of the bed is likely to be. 	
Living Area		
11.1	The family/living room shall accommodate a free space, minimum 2250mm in diameter, clear of furniture.	
Switches & Powerpoints		
12.1	Light switches located between 900mm – 1100mm above FFL and horizontally aligned with door handle at entrance to room.	
12.2	GPOs shall be installed between 600mm and 1100mm above the FFL.	

12.3	Light and GPO switches shall be rocker action, toggle or push pad in design with a minimum width of 35mm.	
12.4	Dimmable lighting switches shall be provided in living areas and bedrooms.	

Flooring & Slip Resistance

13.1	All internal flooring is firm, even and features a level transition between abutting surfaces.	
13.2	All internal floor finishes shall have a minimum slip resistance of P3 or R10.	
13.3	Carpets if provided must have pile height or thickness not more than 11mm and carpet backing not more than 4mm. Total height maximum of 15mm.	

Internal Stairways

14.1	Stairways within dwellings shall feature a continuous handrail on both sides of the stairway.	
14.2	Minimum clear width of 1000mm between handrails must be provided with handrail profile in accordance with AS 1428.1.	
14.3	Stairway shall have no winders on landings.	
14.4	Stairway shall have closed risers.	
14.5	The stairway shall provide slip resistance of P3 or R10.	

Use of Lifts

15.1	Passenger lift if provided within a dwelling or for access to a dwelling shall be as permitted under the NCC Clause E3.6, excluding the use of stairway platform lifts.	
15.2	Lift door to provide a minimum clear opening of 900mm.	
15.3	The lift car size shall be minimum 1100mm (width) x 1400mm (in direction of travel).	

Common Use External Areas, Private Open Space and Landscaping

16.1	All common use external stairways shall comply with AS1428.1.	
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16.2	<p>Individual letter boxes (where provided) must meet the following requirements:</p> <ul style="list-style-type: none"> • Situated on a hard-standing area of min 1540mm x 2070mm and have a gradient and crossfall directly in front which is less than 1:40 in any direction • Have wheelchair access by a continuous accessible path of travel from the dwelling to the letterbox, • Lockable • Height of letterbox between 600mm and 1100mm above FFL. 	
16.3	All ramps and accessways provided to external common areas and private use areas must meet the requirements of AS 1428.1.	

Storage

17.1	A storage cupboard must be provided with minimum 600mm width and adjustable shelf heights.	
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Ceiling Hoists

20.1	Bedrooms must have a provision for power and inbuilt structure, capable of installation of a constant charge ceiling hoist. The hoist shall be capable of going across the bed and down the bed. Min load capacity of the hoist shall be 250kg. Hoist is to be capable of being either ceiling mounted or wall mounted.	
20.2	<p>Evidence/ Certification document must be provided for the building structure to be able to provide for a ceiling hoist in the future:</p> <ul style="list-style-type: none"> • For design stage assessments, the notation of the requirements on the assessed drawings or specifications is adequate. • For final-as-built stage of SDA certification, the structure shall be inspected and certified by a qualified structural engineer as being suitable for ceiling hoists with a minimum load capacity of 250kg. 	

Heating & Cooling

21.1	Reverse cycle air-conditioning must be provided to living areas and bedrooms with control panels located between 900mm and 1100mm from FFL and not closer than 500mm to any internal corner.	
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21.2	Where ducted air-conditioning is used, zoning of habitable rooms shall be provided.	
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Emergency Power Solutions

22.1	Emergency power solutions must be provided to cater for a minimum 2-hour outage in no less than 2 double GPOs in participant bedrooms and any provided automated doors that are used for entry or egress.	
	Emergency alarm system must be installed to alert OOA in the event of a power outage (for use particularly at night when residents are sleeping).	

Assistive Technology

23.1	Internet connection shall be provided with the ability for high internet speeds to be maintained and stable in nature with wi-fi coverage throughout all areas of the dwelling.	
23.2	A video, intercom or other communication system must be provided to enable communication between the participant and their supports when not within line of sight.	

Fire Safe Design

24.1	Smoke alarms that are in keeping with a home environment shall be provided in bedrooms and living spaces.	
24.2	Emergency evacuation plan shall be provided to the occupier or their supports, which may include a path of travel to a safe place. <i>Note: This is only required at final/ as-built stage of SDA certification.</i>	