



NDIS Specialist Disability Accommodation

Checklist for Robust Design Category

Clause	Requirement	Compliance			
		Yes	No	N/A	
1. General requirements					
1.2	Dwelling shall have the following noted features on an entry level or a level serviced by a lift:	• One bedroom exclusively for use of a participant; and			
		• One WC pan,			
		• One shower,			
		• One hand wash basin,			
		• One living area,			
		• One kitchen, and			
		• One laundry.			
2. Pedestrian entry from the site boundary					
2.2	A safe, continuous step-free accessway shall be provided from the front boundary of the site to an entry doorway of the dwelling. Note: The accessway may include a walkway, step ramp or ramp and shall include any additional enhanced requirements of the particular design category as noted in this SDA Design Standard document.				
	OR				
	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 shall be provided from a carparking space as detailed under Clause 3 to an entry doorway of the dwelling.				
2.3	An accessway shall have:	• No steps			
		• A level transition of surface materials,			
		• A maximum vertical tolerance of 3mm or 5mm between abutting surfaces is permitted, as long as the lip is rounded or bevelled,			
		• An even and firm surface,			
		• A crossfall of not more than 1:40.			

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2.4	1:20 grade is permitted as a part of the accessway and where provided shall incorporate the following:	<ul style="list-style-type: none"> 1200mm length mid-landings, in the direction of travel (of the same width as walkway width) provided every 15M. Additional landing size shall be provided as per AS1428.1 where a change in direction is required. 			
		<ul style="list-style-type: none"> The floor surface abutting the sides of a 1:20 grade walkway is provided with a firm and level surface which can be a different material at the same level and grade of the walkway, and extend horizontally for an additional minimum of 600mm, from an accessway unless one of the following is provided: kerb, kerb-rail and handrail or wall (min 450mm height) to comply with the requirements of AS1428.1. 			
		<ul style="list-style-type: none"> Slip resistance shall be a minimum of P4 or R11. 			
2.5	1:10 grade step ramp is permitted as a part of the accessway and where provided shall incorporate the following:	<ul style="list-style-type: none"> The maximum level change or transition which can be dealt with by a step ramp is 190mm and maximum length of ramp is 1900mm 			
		<ul style="list-style-type: none"> All features of 1:10 step ramp including landings sizes, handrails / kerbrails (if required) shall comply with the requirements of AS1428.1. 			
		<ul style="list-style-type: none"> Slip resistance shall be a minimum of P5 or R12 			
2.6	Where the level difference is over 190mm, a maximum grade of 1:14 ramp is permitted as a part of the accessway and where provided shall incorporate the following:	<ul style="list-style-type: none"> 1200mm length landings, in the direction of travel (of the same width as ramp width) provided at base and top of the ramp and at maximum intervals of 9M. Additional landing spaces shall be provided at turns and changes in direction as required under AS1428.1. 			
		<ul style="list-style-type: none"> All features of 1:14 ramps including handrail profile, handrail extensions and kerb rails shall comply with the requirements of AS1428.1 			
		<ul style="list-style-type: none"> Slip resistance shall be a minimum of P4 or R11. 			
2.7	The minimum clear width of an accessway shall be 1000mm measured from a narrowest part of the accessway (for example skirting to skirting). This includes all ramps within the accessways.				

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2.10	Where a ramp or walkway is part of the accessway, level landings no less than 1200mm x 1200mm, exclusive of the swing of the door or gate that opens onto them, shall be provided.				
2.12	Minimum vertical clearance along all paths of travel to be 2000mm.				
3. Car Parking					
3.1	A safe, continuous step-free accessway shall be provided from both;	<ul style="list-style-type: none"> The front boundary of the site and From any car parking space associated with the dwelling (excluding staff only parking), to an entry doorway of the dwelling. 			
	Note: Concessions apply for Improved Liveability and Robust design categories, as noted in Clause 3.2.				
OR					
3.2	Where access cannot be provided as per Clause 3.1, then a safe, continuous step-free accessway shall be provided from a car parking space (as detailed under Clauses 3.3) to an entry doorway of the dwelling.				
3.3	If providing a car parking space, for use of the participant, it shall be provided with:	<ul style="list-style-type: none"> Minimum dimensions of 3200mm (width) x 5400mm (length), 			
		<ul style="list-style-type: none"> An even, firm and slip-resistant surface of P4 or R11, and 			
		<ul style="list-style-type: none"> A level surface with a maximum 1:40 gradient (in any direction). 			
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.				
4. Entrance, doorways and door hardware					
4.1 Requirements for dwelling entrance and other external doorways					
4.1.1	A level landing area of at least 1200mm x 1200mm with a maximum 1:40 gradient and crossfall shall be provided at the level (step-free) external entry doorway, on the arrival side of the door (i.e. the external side of the door).				
	Doorway threshold ramp (if required) is permitted to be within the landing area.				
	Entire doorway width shall be in front of the landing area.				
4.1.4	A covered roof shall be provided over the entire required landing area outside main external entry doorway.				

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4.1.5	A step-free doorway threshold shall be provided to an external entry doorway. Where the threshold at an external entry doorway exceeds 5mm and is less than 35mm, a doorway threshold ramp in accordance with AS1428.1 shall be provided with a maximum 1:8 grade as shown in Figure 4.			
4.2 Requirements for doorways and door handles				
4.2.1	The dwelling shall provide all doors to and within all areas normally used by the participants, including all external doorways with a minimum clear opening width of 820mm, when measured in accordance with Figure 5.			
4.2.4	All internal doorways shall have a level (step-free) transition and threshold (maximum vertical tolerance of 3mm vertical or 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).			
4.2.5	Doorways shall have door handles installed at between 900mm to 1100mm above the FFL.			
4.2.9	Timber doors where provided shall be solid core doors.			
4.2.10	Laminated glass or polycarbonate resin thermoplastic material to all glazed areas, glazed doors and side lights.			
5. Corridors				
5.1	All internal corridors and passageways shall provide a minimum clear width of 1000mm when measured from skirting to skirting.			
6. Windows				
6.4	Provide lockable windows.			
7. Sanitary facilities				
7.1 Internal layout requirements				
7.1.1	The entry level, or a level serviced by a lift, shall be provided with sanitary facilities that include a WC pan, a shower and a hand wash basin.			
7.1.3	At least one WC pan on the entry level, or a level serviced by a lift, shall provide for a minimum clear space of 900mm (width) x1200mm (length immediately forward of the toilet pan) clear of the swing of the door and any other fixtures such as the shower screens or shower screen fixtures or hand wash basin.			
7.1.6	At least one shower on the entry level, or level serviced by a lift, shall be provided in a corner of the room with a hobless shower recess of minimum 900mm x 900mm clear of any shower screens or shower screen fixtures.			
7.1.9	If providing a fixed bathtub, it shall be 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.			

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7.2 Wall reinforcements to sanitary compartments.				
7.2.1	Except for walls constructed of masonry or concrete, the internal side of the full sanitary room with the required WC pan, shower, hand wash basin and fixed bathtub (if provided) shall have wall reinforcement of minimum 12mm thick sheeting, from FFL and extending to a height of minimum 2100mm from FFL.			
7.2.2	The WC pan shall have an adjacent side wall (on at least one side of the WC pan) with a 600mm minimum length of wall reinforcement, forward of the WC pan. In designs where the nearside wall adjacent to the WC pan includes a doorway (and the wall is not available on the other side of the WC pan) then a 600mm minimum length reinforced wall shall be clear of the door frame.			
8. Kitchen				
8.1	A kitchen shall be provided with the following minimum fixtures: a fixed cooktop (with a rangehood), an in-built oven, a sink (with tap) and a dishwasher.			
8.2	At least 1000mm clearance shall be 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). Where the appliances are not installed, the recessed area provision for an appliance shall be a minimum of 700mm in depth.			
8.4	Task lighting shall be provided above workspaces. A minimum level of 300lux shall be achieved when tested at maximum intervals of 1500mm, directly over the surface of the benchtops.			
8.8	Types of appropriate mechanisms for operation of kitchen cabinetry shall be one or more of the options as noted below:	• D pull cupboard handles located towards the top of below-bench cupboards;		
		• D pull cupboard handles located towards the bottom of overhead cupboards;		
		• Overhanging lip of minimum 20mm for overhead cupboards;		
		• Push to release mechanisms for both overhead and below-bench cupboards.		
8.13	Standard or drawer style dishwasher shall be provided.			
8.16	Kitchen benchtop and cabinetry shall be made of robust materials.			
8.17	Slip resistance of all kitchen flooring shall be minimum of P3 or R10.			

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9. Laundry				
9.1	A laundry shall be provided with the following minimum fixtures: a sink or tub (with taps). Laundry could be a shared laundry and not necessarily located within the dwelling.			
9.2	At least 1000mm clearance shall be 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). Where the appliances are not installed then the recessed area provision for an appliance shall be a minimum of 700mm in depth.			
9.5	Slip resistance of all laundry flooring shall be a minimum of P3 or R10.			
10. Bedroom				
10.1	• Bedroom size shall be 3100mm x 3100mm when measured from wall surface to wall surface.			
	• A robe of minimum 1400mm width shall be provided within the bedroom, clear of the required bedroom size.			
12. Switches and powerpoints				
12.1	Light switches shall be positioned in a consistent location:	• Between 900mm – 1100mm above the FFL, and		
		• Horizontally aligned with the door handle at the entrance to a 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.			
13. Flooring and slip resistance				
13.1	All internal flooring (including wet areas) shall be firm, even and feature a level transition between abutting surfaces of a maximum vertical tolerance of 3mm or 5mm (provided the lip is rounded or bevelled).			
13.2	All internal floor finishes shall have a minimum slip resistance of P3 or R10.			
14. Internal Stairways				
14.1	Stairways within dwellings shall feature a continuous handrail on both sides of the stairway.			
14.2	A minimum clear width of 1000mm shall be provided; between the handrails and handrail profile and handrail extensions shall be as per AS1428.1.			
14.3	Stairway shall have no winders on landings.			
14.4	Stairway shall have closed risers.			

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14.5	The stairway shall provide slip resistance of P3 or R10.			
15. 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).			
16. Common use external areas, private open space and landscaping				
16.1	All common use external stairways shall comply with AS1428.1.			
16.3	All ramps and accessways provided to all external common use and external private use areas shall comply with the requirements of ramps and accessways as noted in Clauses 2.4 to 2.12 as applicable to the various design categories.			
17. Storage				
17.1	A dwelling shall be provided with a storage cupboard with a minimum 600mm width and adjustable shelf heights.			
18. Breakout room				
18.1	If a breakout room is provided, it shall be a separate room designed to respond to the individual disability-related needs of the participant. It is not a study or living/dining area but is intended to be dedicated and used to enhance learning, exploration or positively impact mood. This room would, therefore, be expected to make use of activities, equipment, sound and lighting in ways that are appropriate to the current residents. Note: a breakout room is not a seclusion room.			
19. Luminance contrast requirements				
19.2	Solid (and non-translucent) contrasting glazing strip of 75mm width and between 900mm to 1000mm above FFL shall be provided for the full width of a glazed area which could be mistaken for an opening.			
24. 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. This is only required at final/as-built stage of SDA certification.			

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25. Robust design				
25.1	Resilient but inconspicuous materials shall be provided, that can withstand heavy use and minimises the risk of injury, including high impact wall lining.			
25.2	High impact/vandal proof fittings and fixtures shall be provided (for example, commercial vandal-proof door handles). Such fixtures and fittings shall be resilient yet inconspicuous so they uphold and do not undermine the character of the home.			
25.3	Participant's bedroom shall be sound insulated.			
25.4	Recessed lighting fixtures shall be provided.			
25.5	Design drawings shall be provided to show layout with areas of egress and retreat for staff and other residents to avoid harm. This is only required at final/as-built stage of SDA certification.			
Does this checklist apply to a refurbished dwelling?				

I, _____, Accredited SDA Assessor registration number _____, confirm that the dwelling at: _____
 Suburb: _____ State: _____ Postcode: _____
 has been assessed for _____ stage and complies with the requirements listed in NDIS SDA Design Standard Edition 1.1 for Robust Design Category.

 Signature of Accredited SDA Assessor

Assessment Date: ____/____/____



Number: _____