



NDIS Specialist Disability Accommodation

Checklist for High Physical Support 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					
2.1	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 walk way, step ramp or ramp and shall include any additional enhanced requirements of the particular design category as noted in this SDA Design Standard document.				
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 landing 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. 		
2.8	The minimum clear width of an accessway shall be 1200mm measured from a narrowest part of the accessway (for example skirting to skirting). This includes all ramps within the accessways.			

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2.9	Where provided, the minimum clear width of a curved accessway shall be a minimum of 1500mm with a minimum radius of the curvature as specified under AS1428.1. The crossfall shall be towards the centre of curvature.			
2.11	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. The landing size shall increase based on the required gate / door circulation spaces or change of direction requirements as per AS1428.1.			
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.			
3.4	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 3800mm (width) x 5400mm (length),		
		<ul style="list-style-type: none">• An even, firm and slip-resistant surface of P4 or R11,		
		<ul style="list-style-type: none">• A level surface with a maximum 1:40 gradient in any direction, and		
		<ul style="list-style-type: none">• 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.			
4. Entrance, doorways and door hardware				
4.1 Requirements for dwelling entrance and other external doorways				
4.1.2	A level landing area of at least 1500mm x 1500mm 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).			
	The level landing area shall be increased to accommodate door circulation spaces as per AS1428.1			
	Doorway threshold ramp (if required) is permitted to be within the landing area.			
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.			

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4.1.4	A covered roof shall be provided over the entire required landing area outside main external entry doorway.			
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.			
4.1.6	A step-free doorway threshold shall be provided to external doorways leading to common or private open spaces. Where the threshold at the external 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				
4.2.3	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 950mm, 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.			
4.2.6	Door handles selection and location shall comply with AS1428.1 as shown in Figures 6 and 19.			
4.2.7	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).			
	Door automation can be provided in lieu door circulation spaces that are required as per AS1428.1 to the latch side of the door.			
4.2.8	Power and control cabling to head of entry doors of participant bedrooms, one external entry doorway and one external doorway to an open area (where provided) shall be provided for future automation. A capped GPO at the door head may be provided to comply with this requirement.			
5. Corridors				
5.2	All internal corridors and passageways shall provide a minimum clear width of 1200mm when measured from skirting to skirting.			
5.3	Width of the corridors shall comply with the requirements of door circulation spaces as per AS1428.1 based on direction of approach.			

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6. Windows						
6.1	All window sills in living areas and at least one window sill in each participant's bedroom shall be positioned no higher than 1000mm above the FFL. Note: Concession is reasonable in kitchen, bathroom and utility spaces.					
6.2	Window controls shall be located within easy reach from either a seated or standing position (between 600mm to 1100mm above FFL). Note: Concession is reasonable in kitchen, bathroom and utility spaces.					
6.3	Power and control cabling to windows of bedrooms and living areas shall be provided for future window blind automation. A capped GPO at the window head may be provided to comply with this requirement.					
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.					
7.1.2	The required WC pan, shower and hand wash basin referred to in Clause 7.1.1 shall 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 AS1428.1 compliant (as per requirements for unisex accessible toilet and not as per ambulant toilet) and shall be provided with either:	• c/l of WC pan at 450mm - 460mm to side wall,				
		• 800+/-10mm front edge of WC pan from back wall,				
		• Minimum 600mm clear of cistern from front edge of WC pan				
		• Minimum circulation space of 1900mm x 2300mm as required by AS1428.1				
		• Toilet flushing controls shall be proud of the surface				
		• Refer to Figure 8(a) for permissible basin encroachment zone.				
		OR				
		• A minimum circulation space of 900mm to both sides of the WC pan for 2300mm from the back wall of the WC pan shall be provided as required for Accessible Adult change facilities as noted in the NCC. Refer to Figure 8(b)				

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7.1.7	At least one shower on the entry level, or a level serviced by a lift, shall be provided in a corner of the room with the following provisions:	<ul style="list-style-type: none"> The shower size shall be a minimum of 1160mm x 1100mm and provided with one of the two circulation spaces for shower as required by AS1428.1. Refer to Figures 8(c) and 8(d). 			
		<ul style="list-style-type: none"> Shower curtain rail shall be provided around the 1160x1100mm shower space. 			
		<ul style="list-style-type: none"> Only vertical support grabrail shall be provided to the shower, with provision of height adjustable shower head and hose as per AS1428.1 			
		<ul style="list-style-type: none"> Lever style shower tap shall be provided and located in a zone between 900mm to 1100mm above FFL and between 300mm and 800mm from the internal corner. 			
		<ul style="list-style-type: none"> Shower floor gradient shall be as required by AS1428.1. 			
7.1.8	At least one hand wash basin on the entry level, or a level serviced by a lift, shall be AS1428.1 compliant and shall be provided with:	<ul style="list-style-type: none"> A minimum basin depth of 430mm 			
		<ul style="list-style-type: none"> Minimum circulation space as required by AS1428.1 			
		<ul style="list-style-type: none"> Encroachment free knee and toe clearance space as per AS1428.1 under the basin for a minimum width of 850mm, centred on the basin. 			
		<ul style="list-style-type: none"> Sensor type or lever style tapware shall be provided to comply with AS1428.1 and located such that the operable part of lever tap handle and water source are within 300mm from edge of hand wash basin. 			
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.				
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.				

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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.			
8.3	At least 1550mm 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.			
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.			
8.5	A wall oven shall be provided with features as noted below:	• Side hinged door with latch side of door next to accessible benchtop.		
		• At least a part of the operable part of oven door handle shall be located between 600mm and 1100mm above the FFL.		
		• At least one shelf on telescopic rails within the oven.		
8.6	An accessible benchtop shall be provided with features as noted below:	• A 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).		
		• This accessible benchtop shall provide a minimum space of 900mm (width) x 440mm (depth) clear of any fixtures other than what is permitted under knee / toe requirements of AS1428.1 under the benchtop.		

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8.7	One height-adjustable benchtop surface, of 600mm depth, shall be provided with features as noted below:	<ul style="list-style-type: none">• A minimum space of 900mm (width) x 440mm (depth) clear of any fixtures other than what is permitted under knee / toe requirements of AS1428.1 under the benchtop.			
		<ul style="list-style-type: none">• Height adjustment capability from 720mm clear space underneath height adjustable benchtop till 1020mm clear space underneath height adjustable benchtop (from FFL).			
8.8	Types of appropriate mechanisms for operation of kitchen cabinetry shall be one or more of the options as noted below:	<ul style="list-style-type: none">• D pull cupboard handles located towards the top of below-bench cupboards;			
		<ul style="list-style-type: none">• D pull cupboard handles located towards the bottom of overhead cupboards;			
		<ul style="list-style-type: none">• Overhanging lip of minimum 20mm for overhead cupboards;			
		<ul style="list-style-type: none">• Push to release mechanisms for both overhead and below-bench cupboards.			
8.9	A cooktop shall be provided with features as noted below:	<ul style="list-style-type: none">• Either electric or induction			
		<ul style="list-style-type: none">• Shall be located at least 300mm from any internal corner or wall, excluding the splashback.			
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 tapware shall be provided to sink to comply with AS1428.1 and shall be located such that the operable parts of the lever tap and water source is not more than 300mm from the edge of benchtop.				
8.12	At least one double GPO shall be provided within 300mm from the front edge of the benchtop (from the edge within the kitchen area) and max height of 1100mm from FFL. GPO shall be located adjacent to a bench of minimum 600mm depth.				
8.14	Drawer style dishwasher shall 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.				
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.				

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		Yes	No	N/A
9.3	At least 1550mm 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.			
9.4	Basins, sinks and tubs shall be provided with sensor type or lever style tap. The tap shall be located such that the operable parts of the lever tap and water source is not more than 300mm from the edge of benchtop/ laundry tub trough / bench.			
9.5	Slip resistance of all laundry flooring shall be a minimum of P3 or R10.			
10. Bedroom				
10.2	<ul style="list-style-type: none"> Bedroom size shall allow for a minimum Queen bed of size 1530mm x 2100mm. 			
	<ul style="list-style-type: none"> Circulation spaces around the three sides of the bed (not including bed head side) shall include: 			
	<ul style="list-style-type: none"> - Space with minimum width of 1540mm on any one side on the bed; 			
	<ul style="list-style-type: none"> - Space with minimum width of 1000mm to the other two sides of the bed. 			
10.3	The following door circulation spaces for bedroom shall be provided:	<ul style="list-style-type: none"> Internal door circulation space of the door to bedroom shall be a minimum of 1540mm (width) and 1450mm (depth), as shown in Figure 16. This internal door circulation space shall be clear of the Queen bed of size 1530mm x 2100mm. 		
		<ul style="list-style-type: none"> External door circulation space shall be 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 shall be provided within the bedroom, clear of the required bedroom size and with a minimum space of 1540mm in front of the robe.			
10.5	Following GPOs shall 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 		
		<ul style="list-style-type: none"> At least one double GPO on the wall opposite the wall where the head of the bed is likely to be. 		

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11. Living area				
11.1	The family/living room shall accommodate a free space, minimum 2250mm in diameter, clear of furniture.			
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.		
12.2	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.			
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.			
13.3	Carpets if provided within the dwelling, shall be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.			
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.			
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).			

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16. Common use external areas, private open space and landscaping				
16.1	All common use external stairways shall comply with AS1428.1.			
16.2	Where individual letter boxes have been provided then, they shall be:	• Situated on a hard-standing area of 1540mm x 2070mm and have a gradient and crossfall directly in front which is less than 1:40 in any direction.		
		• Shall have wheelchair access by a continuous accessible path of travel from the dwelling to the letterbox,		
		• Shall be lockable,		
		• The height of the letterbox shall be between 600mm and 1100mm above FFL.		
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.			
20. Ceiling hoists				
20.1	Bedrooms shall 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	Evidence / Certification document shall be provided for the building structure to be able to provide for a ceiling hoist in the future:	• 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 minimum load capacity of 250kg.		
21. Heating and cooling				
21.1	Reverse cycle air-conditioning shall be provided to living areas and bedrooms with control panels in an accessible location 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.			

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22. Emergency power solutions				
22.1	Emergency power solutions shall 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.			
23. 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 shall be provided to enable communication between the participant and their supports when not within line of sight.			
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.			
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 High Physical Support Design Category.

 Signature of Accredited SDA Assessor

Assessment Date: ____/____/____

ndis SDA
Accredited Assessor

Number: _____