



SDA Design Category	Definition	Minimum Requirements
<b>Basic</b>	Housing without specialist design features but with a location or other features that cater for the needs of people with disability and assist with the delivery of support services	<ul style="list-style-type: none"><li>• The basic design category only applies for Existing Stock or Legacy Stock.</li><li>• Under the <i>National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2016</i> (see rules 4.10 and 4.11) a basic design dwelling cannot be included in a participant's plan except as an alternative interim option or if the participant already lives in basic design SDA dwelling.</li><li>• Existing Stock can be classified as basic design under paragraph 22(2)(f). There are no minimum design requirements for Existing Stock within the basic design category. That is, where the shared areas, the majority of bedrooms and similar sized private rooms of a dwelling need to comply, or substantially comply, with the relevant minimum requirements in these guidelines, this does not apply to basic design dwellings that are Existing Stock (SDA Conditions Rules 22(2)(f)).</li><li>• However, Existing Stock <b>cannot</b> be classified as basic design under paragraph 22(3)(c).</li></ul>
<b>Improved Liveability</b>	Housing that has been designed to improve 'liveability' by incorporating a reasonable level of physical access and enhanced provision for people with sensory, intellectual or cognitive impairment	<ul style="list-style-type: none"><li>• Livable Housing Australia 'Silver' level</li><li>• The designed environment responds to the needs of participants through improved physical access and enhanced provision for participants with sensory, intellectual or cognitive impairment. For example Improved Liveability dwellings should include one or more additional design features such as luminance contrasts, improved wayfinding and/or lines of sight depending on the needs of the participants</li></ul>
<b>Fully Accessible</b>	Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment	<ul style="list-style-type: none"><li>• Livable Housing Australia 'Platinum' level</li><li>• External doors and external outdoor private areas to be accessible by wheelchair</li><li>• Bathroom vanity/hand basin to be accessible in seated or standing position</li><li>• Power supply to doors and windows (blinds), for retrofit of automation as necessary</li></ul>

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		<ul style="list-style-type: none"> <li>• Consideration must be given to whether it is appropriate for the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven, laundry appliances) to be accessible in seated or standing position</li> </ul>
<b>Robust</b>	Housing that has been designed to incorporate a high level of physical access provision and be very resilient, reducing the likelihood of reactive maintenance and reducing the risk to the participant and the community	<ul style="list-style-type: none"> <li>• Livable Housing Australia 'Silver' level</li> <li>• Resilient but inconspicuous materials that can withstand heavy use and minimises the risk of injury and neighbourhood disturbance including: <ul style="list-style-type: none"> <li>○ high impact wall lining, fittings and fixtures (e.g. blinds, door handles)</li> <li>○ secure windows, doors and external areas</li> <li>○ appropriate sound proofing if residents are likely to cause significant noise disturbances (if required must retrofit in new builds if not previously installed at building stage)</li> <li>○ laminated glass</li> </ul> </li> <li>• Layout with areas of egress and retreat for staff and other residents to avoid harm if required</li> <li>• Consideration must be given to providing adequate space and safeguards throughout the property to accommodate the needs of residents with complex behaviours</li> </ul>

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<b>High Physical Support</b>	Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment and requiring very high levels of support	<ul style="list-style-type: none"> <li>• Livable Housing Australia 'Platinum' level</li> <li>• External doors and external outdoor private areas to be accessible by wheelchair</li> <li>• Bathroom vanity/hand basin to be accessible in seated or standing position</li> <li>• Power supply to doors and windows (blinds), for retrofit of automation as necessary</li> <li>• Consideration must be given to whether it is appropriate for the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven, laundry appliances) to be accessible in seated or standing position</li> <li>• Structural provision for ceiling hoists</li> <li>• Assistive technology ready</li> <li>• Heating/cooling and household communication technology (e.g. video or intercom systems) appropriate for the needs of residents</li> <li>• Emergency power solutions to cater for a minimum two hour outage where the welfare of participants is at risk</li> <li>• 950mm minimum clear opening width doors to all habitable rooms</li> </ul>