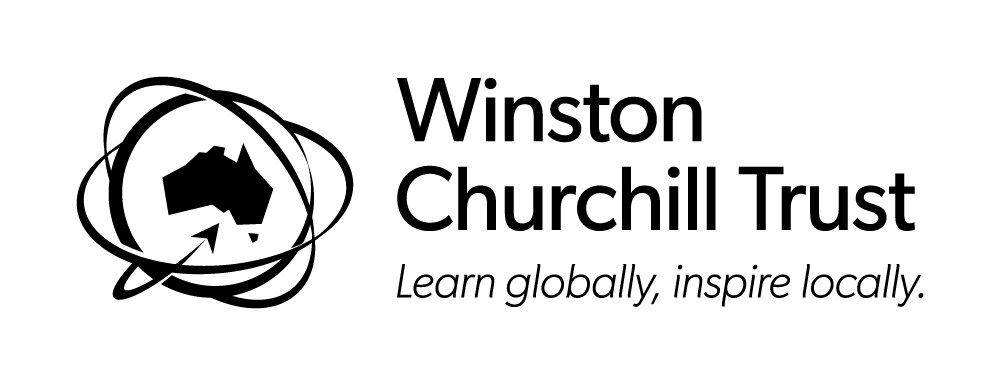
Draft Design Guidelines for Access and Inclusion in Residential Development

April 2024





Please note that this draft version of the Guidelines is for consultation and is **not** the final version. The Guidelines will undergo a professional design process post consultation, including the creation of a fully accessible version. The focus of this consultation process is ensuring that the content and design features will meet the needs of those using and benefitting from the Guidelines.

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Introduction

Background

**Australian Human Rights Commission Accessible Housing Project**

Between 2021-2022, the former Disability Discrimination Commissioner, Dr Ben Gauntlett, led a two-phase project to address the gap between the limited supply of accessible housing, and the demand that exists from people with disability. The project acknowledged that the provision and availability of accessible housing for people with disability can be enhanced in two ways:

* By ensuring that all housing is constructed to meet minimum accessibility requirements from the outset, or
* Through some form of modification or adaption.

The project focused on the latter option, delivering a report on *Adaptable housing for people with disability in Australia* (Adaptable Housing Scoping Study).*[[1]](#endnote-2)*

The report was complimented by additional work between the Australian Human Rights Commission (Commission) and Monash University in the delivery of research-led teaching units in relation to human rights in the context of housing, universal and accessible design. Research findings and student designs were included as part of the [RetroFit Kit Exhibition (external link)](https://humanrights.gov.au/our-work/disability-rights/publications/retrofit-kit-exhibition-2022) which demonstrated how common Australian housing types could be systemically modified to achieve seamless and dignified home environments for people with disability. This included a catalogue of works and case study example.[[2]](#endnote-3)

In 2019, Kim Samuel, was awarded a Churchill Fellowship to undertake research into best-practice approaches to delivery of inclusive and accessible housing. She completed the research in 2022 and published the [findings](https://www.churchilltrust.com.au/nsw/fellow/kim-samuel-nsw-2019/) in early 2023.  Her [report (external link)](https://www.churchilltrust.com.au/nsw/fellow/kim-samuel-nsw-2019/) recommended the development of an Australian Design Guideline for Access and Inclusion for residential development (draft Guideline) based on a similar guideline developed by a San Francisco-based accessible and affordable housing delivery organisation – the [Kelsey (external link)](https://thekelsey.org/learn-center/design-standards/).

In May 2023, Kim was awarded impact funding from the Churchill Trust to progress a pilot project for development of the draft Guidelines with the Commission. Financial and in-kind support has also been provided by the [Australian Human Rights Commission (external link)](https://humanrights.gov.au/) and the former Greater Cities Commission.

This partnership to develop draft Guidelines for Access and Inclusion in Residential Development forms phase three of the Commission’s accessible housing project. The draft Guidelines build on the Adaptable Housing Scoping Study to address both approaches required to enhance the provision and availability of accessible housing for people with disability in Australia. In particular, the draft Guidelines address the need to ensure all housing is constructed in way that not only meets minimum accessibility standards but can exceed these through thoughtful, innovative, flexible, and inclusive cross-disability approaches to universal design that benefits all people.

The draft Guidelines will build on the innovations in the design standards prepared by the Kelsey. The [Kelsey Housing Design Standards for Accessibility and Inclusion (external link)](https://thekelsey.org/design/) define a set of guidelines for the diverse community of people with disability, creating implementable tools to be used for multi-unit housing of all sizes and locations and increased creativity in inclusive building design, whilst aspiring to deliver an environment where access and inclusion is the norm.

The draft Australian Guidelines have been drafted to integrate with the Australian regulatory context and respond to our cultural diversity, geographic constraints, and the importance of supporting resilience and inclusivity across a range of urban, regional and remote locations. It has also been expanded to include guidance for a broad range of [housing types (internal link)](#_Housing_Types).

The Kelsey Guidelines have been used as a starting point for preparation of the draft Guidelines. However, the [National Construction Code (external link)](https://ncc.abcb.gov.au/) (NCC) - including the recent implementation for [Silver level Livable Housing Design (external link)](https://livablehousingaustralia.org.au/wp-content/uploads/2021/02/SLLHA_GuidelinesJuly2017FINAL4.pdf) (LHD) Guidelines for new builds in most States and Territories - is proposed to form the basis of minimum accessibility requirements in the draft Australian Guidelines.

Additional points or benefits are proposed to be included where Gold or Platinum level LHD Guideline compliance can be achieved or where elements of the [Specialist Disability Accommodation (external link)](https://www.ndis.gov.au/providers/housing-and-living-supports-and-services/specialist-disability-accommodation/sda-design-standard) (SDA) design categories are incorporated.  The aim is to balance cost and flexibility in the design process, with additional recognition provided for development that achieves a high level of accessibility and inclusivity.

The draft Guidelines are proposed to be **voluntary only** but will include all mandatory accessibility requirements in existing codes as Essential Requirements.

Why are these draft Guidelines needed?

A person’s home is where they should be safe, secure and connected. It is central to a person’s dignity, autonomy, independence and wellbeing. While adequate housing is a fundamental human right for everyone, Articles 19 and 28 of the [*United Nations Convention on the Rights of Persons with Disabilities* (external link)](https://www.un.org/development/desa/disabilities/convention-on-the-rights-of-Persons-with-disabilities.html) (CRPD) affirm the right of people with disability to live independently and be included in the community, to choose where they live and with whom and to control their lives. This includes access to safe and adequate housing.[[3]](#endnote-4)

The CRPD promotes the use of ‘universal design’ principles for the creation of an inclusive society. Universal design means ‘the design of products, environments, programs and services to be useable by all people, to the greatest extent possible, without the need for adaption or specialised design’.[[4]](#endnote-5)

Over 4.4 million people in Australia – 20% of the population - have some form of disability,[[5]](#endnote-6) and an estimated 5.75 million Australians will have a mobility limitation by 2060.[[6]](#endnote-7) However, only 5 to 10% of new home builds over the past decade have complied with current accessibility standards.[[7]](#endnote-8) It is more difficult for people with a disability to find and secure suitable residential accommodation, that is accessible and affordable. Lack of tenure security creates significant challenges for people with disability to form connections to their local communities.[[8]](#endnote-9) Improving the accessibility of housing is also beneficial to all people as they age. Age is strongly correlated with disability – nearly 85% of Australians aged 90 or older have one or more conditions causing disability.[[9]](#endnote-10) With an increasing ageing population, the number of Australians with disability, both in absolute terms, and as a proportion of the population, will increase.[[10]](#endnote-11)

Additionally, to date the adaptation of existing housing stock has lacked systematic and holistic design strategies and solutions, resulting in people with disability living in homes that are unable to accommodate the changing needs of their household’s overtime – an issue that is particularly acute for renters.[[11]](#endnote-12) The Commission’s Adaptable Housing Scoping Study highlighted the need to enhance current approaches to the modification of existing housing stock to support and improve accessibility and broader amenity for people with disability*,* which also provides benefits to people without disability. The Commission identified a significant need for practical guidance that applies existing universal design principles and accessibility standards in a way that can improve the accessibility of existing housing stock and new builds/developments.

Delivering homes and communities that are accessible and inclusive not only benefits people with disability but provide better places and homes for multiple groups including parents, children, cyclists, older people and culturally and linguistically diverse communities. Universally designed housing minimises the costs of retrofitting housing for accessibility as the Australian population ages and allows people to remain within their community as they age. Design that embraces diversity maximises widespread access and usability and is a powerful source of innovation and creativity delivering cost savings across multiple sectors including the health and justice systems.

The Right to Adequate Housing and Relationship to the CRPD

The right to adequate housing is a fundamental human right integral to upholding the inherent dignity and rights of all people in Australia and is a social determinant of health and life outcomes. It is recognised in a range of international human rights treaties and declarations, including the [*Universal Declaration of Human Right*s (external link)](https://www.un.org/en/about-us/universal-declaration-of-human-rights)[[12]](#endnote-13) (Article 25) and the [*International Covenant on Economic, Social and Cultural Rights (external link)*](https://www.ohchr.org/en/instruments-mechanisms/instruments/international-covenant-economic-social-and-cultural-rights) (ICESCR)[[13]](#endnote-14) (Article 11). Multiple other international human rights agreements and declarations have since recognised the right to adequate housing (or features of that right), including the [*Convention on the Rights of the Child* (external link)](https://www.ohchr.org/en/instruments-mechanisms/instruments/convention-rights-child),[[14]](#endnote-15) the [*United Nations Declaration on the Rights of Indigenous Peoples (external link)*](https://www.un.org/development/desa/indigenouspeoples/wp-content/uploads/sites/19/2018/11/UNDRIP_E_web.pdf)*[[15]](#endnote-16)* and the CRPD.

Australia has ratified many of these treaties and agreements, meaning it is obliged under international human rights law to take necessary steps without delay to achieve the full realisation of the right to adequate housing within the constraints of available resources.[[16]](#endnote-17) These obligations include the requirement to ‘guarantee the right to adequate housing in an equal and non-discriminatory manner’[[17]](#endnote-18) irrespective of income or access to economic resources,[[18]](#endnote-19) to adopt legislative measures, and to give priority considerations to those living in unfavourable conditions or at greater risk of housing disadvantage.[[19]](#endnote-20) Realising the right to adequate housing is integral to, and interdependent with, the enjoyment of other human rights and core human rights values.[[20]](#endnote-21)

The right to adequate housing sits within the broader right to an adequate standard of living and extends beyond mere physical shelter. The [United Nations Committee on Economic, Social and Cultural Rights Committee (external link)](https://www.ohchr.org/en/treaty-bodies/cescr/introduction-committee#:~:text=The%20Committee%20on%20Economic%2C%20Social,Rights%20by%20its%20States%20parties.) (ESCR Committee) defines adequate housing as the right to live somewhere in security, peace and dignity and clarifies that it must be understood in relation to the inherent dignity of a person.[[21]](#endnote-22) The ESCR Committee sets out freedoms, entitlements and elements associated with this right which ‘are just as fundamental as the basic supply and availability of housing’.[[22]](#endnote-23) The ESCR Committee emphasises that housing must meet, at a minimum, the following defined elements to be considered fully adequate:

* Security of tenure
* accessibility
* habitability
* affordability
* location - supporting access to participate in activities and services such as employment, healthcare, accessible transport and education.
* access to basic amenities such as running water.
* cultural adequacy.[[23]](#endnote-24)

**Accessibility** is one essential element of the right to adequate housing and is also a core principle of the CRPD.[[24]](#endnote-25) It requires the specific needs of disadvantaged and marginalised groups to be considered and ensured a degree of priority consideration in housing policies,[[25]](#endnote-26) inclusive of physical and economic accessibility for people with disability.[[26]](#endnote-27) Housing and neighbourhood planning have predominately been designed for people without disability, leading to a lack of design supporting physical accessibility. This remains a key issue and barrier to the enjoyment of the right to adequate housing for people with disability.

Importantly, accessibility (as described by the ESCR Committee) is about more than just physical access. It means ensuring the specific needs of people are met so they can access housing on an equal and non-discriminatory basis. People with disability are more likely to experience housing issues relating to ongoing discrimination, stigmatisation, institutionalisation, lack of access to employment, low income, and a lack of social housing or community support.[[27]](#endnote-28) **Non-discrimination** is an essential entitlement associated with the right to adequate housing. It requires governments to take effective measures that reduce and eliminate discrimination and unfair disadvantage experienced by some individuals and communities in their access to housing.

All individuals and communities are entitled to **active and informed participation** on issues relating to their housing, including in policy making and development. The UN notes that the ‘frequent exclusion and marginalisation of [people] with disabilities often mean that they are rarely consulted when new housing structures or neighbourhoods are developed …’.[[28]](#endnote-29) The Special Rapporteur on adequate housing (2017) emphasised that housing should not only be physically and economically accessible to people with disability but that they should also be able to effectively participate in the community where they live,[[29]](#endnote-30) highlighting the relationship between adequate housing and inclusive communities.

**The CRPD**

The purpose of the CRPD is to ‘promote, protect and ensure the full and equal enjoyment of all human rights and fundamental freedoms by all persons with disabilities, and to promote respect for their inherent dignity’.[[30]](#endnote-31) This includes the right to adequate housing. The CRPD articulates human rights in the context of the specific needs and experiences of people with disability. Article 28 of the CRPD requires States to safeguard and promote the realisation of the right to adequate housing without discrimination on the basis of disability.[[31]](#endnote-32) Applied in the broader context of CRPD rights and principles, the right to adequate housing for people with disability is intrinsically linked to the realisation of the following rights and obligations:

* **Article 9 – Accessibility**: requires States to identify and eliminate obstacles and barriers to accessibility to enable independence and full participation in all aspect of life, giving specific regard to housing.
* **Article 12 – Equal recognition before the law:** recognises that people with disability enjoy legal capacity on an equal basis of others, requiring States to take appropriate measures to enable people with disability to exercise legal capacity. This includes in the context of choosing, making decisions and entering transactions about where to live and with whom.
* **Article 19 – Living independently and being included in the community:** recognises the equal right of people with disability to live in the community with choices equal to others. States are required to take effective and appropriate measures to facilitate the full enjoyment of this right and the inclusion and participation of people with disability in the community. This includes ensuring that people with disability have choice and control over their place of residence and who they live with and have access to a range of support services to facilitate living and inclusion in the community to prevent isolation and segregation. The right to choose one’s residence is also a universal freedom associated with the right to adequate housing.[[32]](#endnote-33)

Realising the right to adequate housing for people with disability, inclusive of safe, affordable and accessible housing options, is integral to the process of deinstitutionalisation,[[33]](#endnote-34) and the transition away from group home settings.

Notably, the CRPD builds on the social model of disability[[34]](#endnote-35) by establishing a human rights model which embraces disability as a natural part of human diversity, defining limitations imposed by social and physical environments as infringements on people's rights.[[35]](#endnote-36) The social and human rights model of disability are complementary in nature and inform a rights-based and person-centred approach to policy, program and service development and implementation for people with disability, as well as the design and development of housing, neighbourhoods, and communities.

Current Accessibility Standards

The voluntary LHD Guidelines – released in 2010 - establishes three performance levels for housing accessibility: silver, gold and platinum. The silver level focuses on basic structural and spatial elements that ensure the future flexibility and adaptability of a home to avoid costly modifications later. However, silver level does not require the inclusion of a bedroom or shower at entry level - an important accessibility requirement featured in gold and platinum level.

In 2023, the NCC was updated to include minimum accessibility requirements for residential development based on silver level LHD Guideline requirements. In practice this means reducing steps where possible, more space in the bathroom, wider doorways and providing for future adaptions such as grab rails.

The [Australian Building Codes Board (external link)](https://www.abcb.gov.au/) (ABCB) published the [mandatory LHD Standard (external link)](chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https:/ncc.abcb.gov.au/sites/default/files/resources/2023/Livable-Housing-Design-Standard-2022-1.3.pdf) which has been adapted from silver LHD Guideline requirements. All jurisdictions except New South Wales (NSW) and Western Australia (WA) have adopted the mandatory LHD Standard. The ABCB has also published a [voluntary LHD Standard (external link)](chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https:/www.abcb.gov.au/sites/default/files/resources/2023/Livable-housing-design-Beyond-Minimum-Voluntary-Standard-1.1.pdf) (Beyond Minimum Standard) which has been adapted from gold level.

The [SDA Design Standard (external link)](https://www.ndis.gov.au/providers/housing-and-living-supports-and-services/specialist-disability-accommodation/sda-design-standard) sets out design requirements for SDA dwellings - a form of accommodation funded by the National Disability Insurance Scheme (NDIS) for participants who need specialist housing solutions in response to extreme functional impairment or very high needs.[[36]](#endnote-37) However, this only benefits a small proportion of people with disability.[[37]](#endnote-38)

The [*Disability* (Access to Premises – Buildings) Standards 2010 (Premises Standards) (external link)](https://www.legislation.gov.au/F2010L00668/latest/text), made under the [*Disability Discrimination Act 1992* (Cth) (external link)](https://www.legislation.gov.au/C2004A04426/2018-04-12/text) (DDA), create standards with the objective of ensuring ‘dignified, equitable, cost-effective and reasonably achievable access to buildings, facilities and services within buildings, is provided for people with disability’.[[38]](#endnote-39) However, these only apply to specific types of buildings including those with one or more bedrooms used for *rental accommodation.*

There are a range of other requirements to support the delivery of accessible housing across Australia. However, these are often voluntary, differ across jurisdictions, or only apply to certain housing types.

Furthermore, current standards generally emphasise physical access and do not necessarily take a ‘cross-disability’ approach to support the diverse needs of people with disability. Compliance is too often seen as the baseline requirement and a risk that the design team must mitigate against, rather than a design choice to benefit the people with disability who will eventually use or visit the spaces being created.

In Australia, there is currently no holistic set of guidelines and standards that define an implementable, progressive approach to design truly accessible and inclusive housing communities. Equipping designers, builders, and developers with a set of standards and a new framework for accessibility-forward design can drastically improve housing quality and housing options for all people.

The Disability Royal Commission

The [Royal Commission into Violence, Abuse, Neglect and Exploitation of People with Disability (external link)](https://disability.royalcommission.gov.au/) (the Royal Commission) found that people with disability face multiple barriers to securing housing that is accessible, secure, appropriate and safe. People with higher support needs currently have fewer options in relation to fully inclusive homes and living. They may be denied autonomy and choice over aspects of their daily life and have limited opportunities for meaningful participation in the community.

The research report on the Economic cost of violence, abuse, neglect, and exploitation of people with disability (commissioned by the Royal Commission) estimated that at the time of the report 554,000 people with disability were living in insufficiently accessible housing resulting in poorer quality of life, with an annual economic cost to society of approximately $4.3 billion.[[39]](#endnote-40)

The Royal Commission made a number of recommendations to address housing issues including *Recommendation 7.35 - to increase the availability and supply of accessible and adaptive housing for people with disability through the NCC*. It recommended that all State and Territory governments commit to increasing the availability and supply of accessible and adaptive housing for people with disability by:

* adopting the mandatory LHD Standard, and developing a plan for the full implementation of the Standard, including timeframes and outcomes measures
* adopting the voluntary LHD Standard for all new social housing dwellings
* auditing the demand for, and accessibility of, current crisis housing (including domestic violence refuges and natural disaster crisis accommodation) to determine the appropriate amount, location and cost of crisis housing required to meet the needs of people with disability and set appropriate targets for new crisis housing that meets the voluntary LHD Standard.

These draft Guidelines have been prepared in the context of the Royal Commission’s recommendation, as well as related recommendations for including reforming the group home model while increasing access to alternative, inclusive housing options for people with disability with higher support needs.

Aims of the draft Guidelines

The goal of these draft Guidelines is to define a set of standards for those involved in the design and development of residential housing to incorporate the accessibility needs of a diverse community of people with disability, while creating implementable tools for a range housing types and serving as a springboard for housing success and increased creativity in inclusive building design.

The draft Guidelines are purposefully aspirational; rooted in what is implementable today, whilst striving towards a future where all places are universally designed, and inclusion is the norm. Guidance to enhance inclusion and accessibility throughout the design and development process is provided, addressing everything from design team and site selection, through to physical spaces, mobility and reach, amenities, outdoor spaces, on-site staffing, and resident supports.

**Choice and self-determination** – *deliver housing and supports for people with disability that enables self-determination*

A clear recommendation of the Royal Commission is to reform the group home model while increasing access to alternative, inclusive housing options for people with disability with higher support needs. The draft Guidelines seeks to support this recommendation by, not only setting out standards for the design of accessible housing but identifying ongoing opportunities (including at the operational stage) to encourage greater independence, choice and self-determination for people with disability in how and where they want to live.

**Build on existing standards -** *Existing accessibility standards form the basis of the design guidelines*

These draft Guidelines have been prepared in the context of the Australian regulatory and policy system to ensure they integrate with and complement other key policies such as the NCC, LHD Guidelines, SDA Standards and other relevant policies. In this way they build on existing minimum requirements, with opportunities for additional benefits or greater flexibility and innovation built into the design process.

**Cross Disability -** *support access and inclusion for the broad and diverse needs of people with disability*

A cross-disability approach provides elements that are specific to individualised access needs and others that benefit a diverse range of disabilities. Historically, accessible design standards focused on physical and mobility access. More recent standards have started to include considerations for blind, deaf, and cognitive disabilities, as well as specific needs such as autism and psychosocial disabilities. However, a consolidated set of guidelines is needed that integrates all types of disabilities and considers the intersection of disability with other attributes of identity. This approach recognises that one size does not fit all and encourages project teams to deliberately, and creatively consider multiple users when designing residential developments.

**Multidimensional -** *address the many elements of housing development that impact access and inclusion*

Discussions on accessibility in housing development are largely limited to physical spaces, often considered too late in the design process, at specific stages, or among certain project team members only. These draft Guidelines encourage design and development teams to consider strategies at all phases of the project to support accessibility and inclusion that accommodates more people. They aim to anchor access and inclusion as fundamental, throughout housing design and operation, and by all members of a team or community, and support team members to recognise and address multiple dimensions of a housing and community needs, understanding conflicts and creating solutions that address residents’ access needs.

**Implementable -** *provide design guidance that can be immediately adopted into projects while evolving over time*

These draft Guidelines are intended to be simple, digestible, and recognise that design goals addressing access and inclusion are complex and evolving. There will be opportunities for feedback and refinement of the draft Guidelines over time as projects implement them and residents experience their effects. The Guidelines and accompanying self-certification tool are intended to be immediately usable by project development teams, including funders, designers, project managers, city officials, community members, engineers, and owners regardless of previous experience with accessibility standards.

**Value Creation -** *disability-forward design supports better, more efficient, equitable places for everyone*

The draft Guidelines have been developed to support value creation for community members. Too often accessibility is seen as a risk or cost to housing projects. The draft Guidelines seek to embed access and inclusion as a fundamental design strategy and an opportunity for value-creation in a resident-centred approach. They mitigate the risk of needing to adapt or modify homes in the future, creating more cost-effective outcomes, and incorporating community-based housing for people with and without disability. They encourage innovation, creativity, and create better homes and opportunities for everyone including opportunities to introduce inclusivity and accessible even where strict compliance with existing regulations may not be possible (e.g. in heritage-listed building).

**Rights-based approach –***the rights of people with disability are upheld and promoted.*

The draft Guidelines have been guided by a rights-based approach and have been designed with the rights and obligations contained within the CRPD in mind. At their core, they aim to reduce physical and social barriers to accessible and inclusive housing for people with disability in Australia. The focus on inclusion takes the element of accessibility a step further by embedding the broader conceptual underpinning of the CRPD into the guidelines to create genuinely inclusive communities, where people with disability have choice and control to determine the course of their lives and participate in their communities on an equal basis as others. The draft Guidelines illustrate how to apply and achieve universal design,[[40]](#endnote-41) whilst also addressing intersectional components of the right to adequate housing such as affordability, location, and habitability.

Despite the voluntary nature of the draft Guidelines, they demonstrate practical ways for all stakeholders across the housing landscape to consider innovative ways to achieve the goal of accessible housing in the design and development of housing solutions, recognising the role the housing sector can play in promoting the rights of people with disability.

**Intersectionality –** *design that recognises the importance of addressing intersectional needs to improve housing outcomes.*

The draft Guidelines incorporate intersectional benefits alongside affordability options, considerations equality, sustainability, and a better resident experience. Considering intersectionality in universal design is important to ensure housing is genuinely inclusive and to address discrimination and existing barriers to improve housing outcomes for a diverse range of people.

Are the draft Guidelines voluntary?

Yes, the draft Guidelines are voluntary only and are supported by a self-certification tool. Essential elements in the draft Guidelines are based on minimum standards in the NCC and other statutory policies. They are supported by a self-certification tool Further information is provided in Section 6 - Implementation.

Advisory Panel

An Advisory Panel with lived experience of disability and/or experience and skills in universal design and inclusivity has provided expert input into the draft Guidelines. Thank you for your input.

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What type of development do the draft Guidelines apply to?

Housing Types

Defining the types of housing to which this draft Guideline applies is tricky. On one hand, it is important that the draft Guideline be as broad as possible, to ensure it captures as many types of housing options as possible and supports greater housing choice for people with disability. On the other hand, to be effective and implementable, the draft Guideline cannot cover all types of accommodation, particularly buildings specifically designed for short-term accommodation such as hotels.

This is further complicated by the presence of multiple housing type definitions across different jurisdictions, as well as the need to align the draft Guidelines with minimum regulatory standards in the NCC and other statutory policies.

The Australian Bureau of Statistics (ABS) uses housing standards to collect consistent information about how we live in Australia. It defines a dwelling as ‘a suite of rooms contained within a building or structure in which people can live’. To meet this definition, a dwelling must have cooking and bathing facilities.’[[41]](#endnote-42) This has been used as the basis for defining the housing types to which the Draft Guidelines apply.

In other words, the draft Guidelines are intended to apply to residential development designed with facilities that allow a person to live in a home for a reasonable length of time. This includes the following housing types:

Table 1: Traditional Housing Types

| **Housing Type** | **Description** | **NCC Classification** |
| --- | --- | --- |
| **Separate Houses** | A building containing only one dwelling with no common walls (or floors) to any other dwellings i.e. a typical stand-alone dwelling house | Class 1A |
| **Attached Houses** | Two or more dwellings with common walls. Includes townhouses, terrace houses, semi-detached dwellings, row houses, and dual occupancies. | Class 1A |
| **Flats, units or apartments** | Two or more dwellings where one dwelling is located above another. This may include shop to housing where dwellings are located above ground floor non-residential uses. | Class 2 |

Table 2: Other Housing Types

| **Housing Type** | **Description** | **NCC Classification** |
| --- | --- | --- |
| **Secondary Dwellings** | A self-contained dwelling that is on the same lot of land as the primary dwelling including those located above garages and garage conversions. | Class 1A |
| **Shared Housing** | Housing that is specifically designed to accommodate shared living arrangements. Kitchen and/or bathroom facilities may be accommodated in individual rooms, and/or common shared facilities. Examples include boarding houses, student accommodation, hostels and group homes. | Class 1B of Class 3 |

**Hospitals, prisons and nursing homes**

Although prisons, hospitals and nursing homes can provide relatively permanent forms of accommodation, the Draft Guidelines are not intended to apply to these development types as they have unique characteristics and requirements, and do not lend themselves to supporting independent living on which the Draft Guidelines is focused.

However, the Draft Guidelines are intended to apply to:

* a residential part of a health-care building which accommodates members of staff; and
* a residential part of a detention centre.

Purpose or use of different housing types

Some of the housing types to which this Draft Guideline apply may ultimately be used for other purposes (e.g. visitor and tourist accommodation). However, the use of the housing should not preclude the application of these Draft Guidelines to the design of the dwelling(s). This supports greater housing choice for people with disability and integrates flexibility into the way we design and use housing for different purposes depending on the demand or need at the time.

Similarly, the Draft Guidelines apply to all housing types listed above even if used for a specific housing purpose or group of people. Examples include housing uses as group homes, emergency or crisis accommodation or student accommodation.

Under the National Disability Insurance Scheme (NDIS), group homes are identified as a form of accommodation that is ‘distinguished from other houses by having four or five long-term residents’ and where services and supports are provided to residents with disability[[42]](#endnote-43). In this regard, a group home can be accommodated in most housing types listed above including separate houses, attached houses and shared housing.

The Royal Commission found that current practices in group homes failed to realise the rights of people with disability under Articles 19 and 28 of the CRPD. It recommended reforms to the group home model and increased options for, and supply of, inclusive housing for people with disability.[[43]](#endnote-44) This Draft Guideline seeks to promote the delivery of more diverse and inclusive housing options, providing greater choice for people with disability in where and how they want to live.

Similarly, crisis and emergency accommodation is intended to house people for a short period following an emergency, whilst transitional accommodation is intended to provide a medium-term housing solution until a household can secure a more permanent home.[[44]](#endnote-45)

Increased climate emergencies and lack of affordable housing mean that there is an increased demand for this type of housing. The number of NDIS participants self-reporting they were living in short-term crisis accommodation has increased steadily each year. However, the lack of accessible housing options fails people with disability at a time when they are experiencing significant risk and need.[[45]](#endnote-46) Crisis, emergency and transitional housing can be accommodated in any of the housing types to which this Draft Guideline applies.

This Draft Guideline applies to accommodation for the aged, children or people with disability.

Student housing associated with universities *is* included within the dwelling types to which the Draft Guidelines apply. This provides an important form of independent residential accommodation for adults and should be accessible to all students with all types of abilities and needs.

Whilst the guidelines may be considered in relation to the residential part of a school, consideration of other requirements, and flexibility in applying the Draft Guidelines, may be appropriate for school-based residential accommodation. School-based residential accommodation is generally catered towards children who may not have as much independence as would be expected for adults, and where a greater degree of supervision may be appropriate.

Tenure

Whilst the housing tenure should not impact the application of these Draft Guidelines, dwelling type is linked to housing tenure and legal right a person may have to occupy a place.[[46]](#endnote-47) In addition, the Draft Guidelines are not only focused on the way that housing is designed, but also the ways we can support inclusivity during the operational stages of residential developments. This is particularly relevant to rental housing.

Any of the housing types to which the Draft Guidelines apply can be provided as across range of tenures including homes owned with or without a mortgage, rental housing (including build-to rent housing), social housing and affordable housing. The Draft Guidelines relates to all housing types above that provide a self-contained form of accommodation on a reasonably permanent basis regardless of the tenure type.

**Housing tenure** exists across a continuum which includes homelessness, crisis and transitional housing, social housing, affordable housing, private rental, and home ownership.[[47]](#endnote-48)

**Social housing** is government-subsidised short and long-term rental housing for people on low incomes. Social housing is made up of public housing, owned by State and Territory Governments, and community housing which is managed and often owned by not-for-profit organisations.[[48]](#endnote-49)

**Affordable housing** is housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education. As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income. Although affordable housing is sometimes available for purchase, it is most commonly available for rent. Affordable rental housing may be owned by private developers or investors, local governments, charitable organisations or community housing providers. It is usually managed by not-for-profit community housing providers, and sometimes by private organisations.[[49]](#endnote-50)

Security in the private residential tenancy sector is an important factor for creating inclusive housing and enabling residents to form long-term connections to their homes and communities.

All states and territories have enacted residential tenancies legislation. The legislation is based on a consumer protection philosophy, giving tenants a guaranteed minimum level of rights and imposing commensurate obligations on the owners or managers of the rental property. The legislation generally applies whether the tenant is in private rental housing, social housing or affordable rental housing. This offers tenants a greater protection against eviction and longer periods of notice to vacate premises. In most jurisdictions it also provided access to what are intended to be relatively prompt, informal and inexpensive tribunals, such as the NSW Civil and Administrative Tribunal (NCAT) to resolve disputes between landlord and tenant.

Of particular significance for people with disability, the legislation does not generally offer protection for people who board (defined as those who are provided with lodging and meals by the owner) or lodge (defined as those who occupy premises owned or leased by another who resides there and retains control).[[50]](#endnote-51)Legislation in this form therefore denies protection to a class of occupants whose rights are limited and precarious.[[51]](#endnote-52)

Residents of boarding houses for example have significantly fewer rights than tenants because they are expressly excluded from the residential tenancies legislation.[[52]](#endnote-53) In general, the rights of occupants of this form of accommodation fall significantly short of rights conferred on tenants by residential tenancies legislation. In NSW, for example, the rights and obligations of a proprietor and a resident are governed by ‘occupancy principles’.[[53]](#endnote-54) There is nothing in the NSW legislation protecting an occupant’s security of tenure other than the vague requirement of reasonable written notice. [[54]](#endnote-55)

Residents of group homes are unlikely to be entitled to the protections tenants have under the residential tenancies legislation of the states and territories. This is because they are likely to be classified as boarders rather than tenants.

Tenancy reform that enhances security of tenure in the mainstream private rental market is a national housing priority policy area in the National Housing and Homelessness Agreement (NHHA).The Productivity Commission review of the NHHA has acknowledged that security of tenure is especially important for people with long-term needs, or those who require modifications to their home, such as people with disability. [[55]](#endnote-56)

As these Draft Guidelines apply to the operation of residential development – not only the design phase – it is possible to influence greater security of tenure.

Redefining walkable neighbourhoods

*‘There is more to walking than walking.’* Jah Gehl*[[56]](#endnote-57)*

Walkable neighbourhoods are those that are pedestrian focused, affording people the choice and opportunity to move about safely and effortlessly to services, facilities, and transport in their neighbourhood without the use of a motor vehicle[[57]](#endnote-58).

Different cities around the world have adopted the ‘walkable neighbourhood’ model to support the delivery of more homes within walking distance of key facilities and services. For example, Principle 5 of Plan Melbourne is ‘[Living locally – 20-minute neighbourhoods’ (external link)](https://www.planning.vic.gov.au/guides-and-resources/strategies-and-initiatives/20-minute-neighbourhoods) and is defined as ‘*the ability to meet most of your everyday needs within a 20-minute journey from home by walking, cycling, riding or local public transport’*. A similar concept – the 15-minite city - is set out in the [NSW Future Transport Strategy 2061 (external link)](https://www.future.transport.nsw.gov.au/about-strategy).

Plan Melbourne has categorised the 20-minute city neighbourhood into the following features:

* Local shopping centred and local facilities and services
* Local schools and lifelong learning opportunities
* Local playgrounds and parks; green streets and spaces; community gardens; sports and recreation facilities
* Housing diversity: ability to age in place; affordable housing options; safe streets and spaces.
* Local public transport; safe cycling networks; walkability
* Well connected to public transport; jobs and services within the region; local employment opportunities.[[58]](#endnote-59)

A key benefit of implementing a walkable neighbourhood is the creation of inclusive, vibrant and healthy neighbourhoods that promote strong sense of place, social cohesion and community connections. However, the walkable neighbourhood concept has the potential to entrench spatial inequality, particularly in relation to people with disability.

The distance used in measuring a walkable neighbourhood is underpinned by an assumption of an adult able-bodied walker. This does not account for human diversity, such as children, parents pushing prams, people with disability, and older people. [[59]](#endnote-60)

While an average range of distances from home to transport facilities such may provide guidance for land use and transport planning decisions, the robustness and general application of these measurements – generally 400m and 800m catchments - has been questioned[[60]](#endnote-61). Calculation of time and distances to these thresholds are based on average adult walking speed (1.22m/second).[[61]](#endnote-62)

This raises questions about who is ignored by the traditional pedshed and the omission of influences other than distance - such as walking speed, topography, weather, and the presence of continuous footpaths,[[62]](#endnote-63) as well as tree canopy and street furniture. Older adults often walk at speeds much less than the average speeds used to calculate thresholds.[[63]](#endnote-64) Likewise, people with mobility impairments walk at an average speed of 0.63 to 0.81m/second.[[64]](#endnote-65)

Approaches that plan and design for diversity achieve environments that are beneficial and more usable for all members of the community.[[65]](#endnote-66) Therefore, consideration of the site location for delivering inclusive and accessible communities is as important as how the homes are designed. In particular, consideration should be given to how the site relates to the surrounding street and pedestrian network, the quality of the surrounding pedestrian environment and proximity to services and facilities.

These draft Guidelines include ‘Site Selection’ as a fundamental element in the Design Process stage. In addition, elements which consider the development site’s access to useable pedestrian footpaths with shallow grades and wide pavements (as well as other design elements) is included in the ‘Site’’ design category. This ensures that access to essential services and facilities for people living in an inclusive community is measured not only by the distance to these services and facilities, but also by the quality and accessibility of the pedestrian environment used to reach them.

Whilst the 400m and 800m catchments have been used to consider access to services such as public transport, open space and health facilities, this has been qualified by the need to provide appropriate slopes, width and rest stops for people with disability along key accessible footpaths to ensure they can reach essential facilities.

Who should use the draft Guidelines?

The draft Guidelines are intended to be used by anyone involved in designing, delivering or managing housing in Australia. This could include:

* Design professionals such as architects, interior designers, engineer, access consultants, heritage experts and urban planners amongst others
* Developers including from those delivering small-scale to large-scale developments
* Property managers including Community Housing Providers
* Policy professional including those developing new standards and guidelines for residential development
* Home owners including those renting out their properties or undertaking renovations
* Building certifiers

Approach

The Draft Guidelines breaks down design choices, development processes, and operation strategies into Elements. **Elements** are then categorised by **Design Categories, Impact Areas, and Additional** Benefits as follows.

Design Categories

Choices throughout the development, design, and operations process impact access and inclusion. Each part of phase of the process in the Draft Guideline is defined as a **Design Category**. Design Categories help outline when in the process an element can be implemented, and what member or part of the development that element sits within.

* **Design Process**

Elements that the project team will utilise to support comprehensive access and inclusion goals for residents; everything from building the team to community engagement to processes that provide access and define an inclusive building program.

* **Site**

The proximity of residential development to public transport, services, accessible indoor and outdoor amenities, accessible public open space and employment, as well as the physical characteristics of the site itself to support easy access from the front door to accessible pathways surrounding the site.

* **Building Components\***

Physical features that might occur both on the site and in the building, or in various types of interior and exterior on-site spaces. This includes interior features of the building, excluding the dwelling units. This includes spaces like the lobby, corridors, and common rooms and amenities, as well as accessible walkways through buildings or amenities, and opportunities for usable outdoor spaces like gardens, playgrounds, or gathering spots.

* **Interior Spaces\***

Interior features of the building, excluding the dwelling units. This includes spaces like the lobby, corridors, and special rooms like mailrooms, and gyms, as well as broader ideas about overall design approaches and program elements for the building.

* **Dwelling Units**

Specific room-by-room features that improve the interior of the dwelling units for residents. Features provide guidance to the project team for design of the overall dwelling unit.

* **Operations & Amenities\*\***

Operations guidelines, building staffing, on-site services, and resident experiences. Services that create connections between residents and the community that feel natural to the resident and are centred on the resident’s housing goals.

\*These Design Category is generally only applicable to housing types with common areas or shared facilities including apartment buildings and shared housing. It may also be applicable to some types of attached housing such as townhouses which have common areas of communal open space, shared parking areas and similar amenities.

\*\*This Design Category is generally only applicable to rental housing including social and affordable housing and shared housing.

Impact Areas

As the Draft Guidelines are designed to support cross-disability accessibility, each element supports one or more impact areas. These impact areas are intentionally not named after a diagnosis or type of disability, but instead link to access needs that different design or program choices can support.

* **Cognitive Access**

Individuals who process information differently, who have alternative language reception and/or communication preferences and needs, who need items or materials presented in different ways or speeds of information, and/or who use supports in understanding and content retention, information processing, and decision making or choice selection. Includes wayfinding support for memory or orientation.

* **Mobility & Height**

Individuals who have limited use of their limbs, limited range of motion or dexterity, who use mobility supports (e.g. wheelchairs; scooters; walkers; canes; grab bars), who are of short stature, and/or who use assistive tools (e.g. reachers, step ladders, stools, etc.) to access spaces.

* **Hearing & Acoustics**

Individuals who are hard of hearing, use hearing supports and devices to engage in surrounding environments (i.e., voice amplification devices, hearing aids, video relay services, cochlear implants, ASL, etc.), and/or who have auditory sensory sensitivities.

* **Vision**

Individuals who are blind, who have low vision, and/or who use visual supports and devices to engage in surrounding environments (e.g. braille, screen readers, magnifiers, lightboxes, etc.). This can also include people with high sensitivity to glare, or rapid changes in light levels.

* **Health & Wellness**

Individuals who have chronic health conditions, who have allergies and chemical sensitivities, are immunocompromised, and/or regularly utilise medical and/or therapeutic services. Aspects of the building that promote wellness for all, such as connection to nature and natural light, are also included.

* **Support Needs**

Individuals who use support services in their home and/or the community including but not limited to: direct support professionals, health aides, nursing support, behavioural supports, and individualized therapies. Can also include individuals using in-house family support for mobility or other assistance.

Additional Benefits

Choices made to support the accessibility and inclusion of individuals with disability result in greater benefits and better housing for all people. All elements in the Draft Guidelines advance multiple and various benefits for diverse groups of residents and neighbours, but some elements are specific to the following additional benefits.

* **Affordability**

People aged 15-64 with a disability are twice as likely to be unemployed as those without a disability and are more than twice as likely to be in financial stress as those without a disability. An individual reliant on the disability support allowance as their primary source of income would have to spend almost of their allowance on rent if renting in the private market. Elements that meet additional affordability goals support project feasibility and increased affordability goals.

* **Equality**

Focusing housing delivery on the marginalised groups is essential to expanding inclusion and access. Elements address specific ways to increase diversity strategies in design and operation, broad equality goals, accessibility and inclusion for Indigenous, Culturally and Linguistically Diverse (CALD), and LGBTIQA+ individuals, and strategies to support the inclusion of individuals with intersectional identities.

* **Environmental sustainability**

Choices made to improve materials selection, climate reducing strategies, daylighting, site selection, space planning, and overall design; often achieving sustainability and environmental impact goals. Beyond providing direct impacts with healthier environments and reduced energy costs for all residents, environmental sustainability approaches even provide positive externalities to the greater society, including community members with disability.

* **Safety**

Design strategies that support access and inclusion not only keep residents with disability safe, but support overall community safety for all people in and around the building. More navigable spaces, safe walking surfaces, good lighting, clear communication systems, robust staffing, and community-based programs all help keep people safe in their homes and communities.

* **Beauty & Better Design**

Inclusive and accessible design provides an opportunity for creativity, innovation, and rethinking spaces in a more identity-rich, resident-centred way. A focus on sensory related access creates spaces with increased harmony. Wayfinding strategies make for more graceful navigation. Cross-disability inclusion builds more interesting and meaningful communities. Elements support diverse definitions of artistic design, housing innovation, beauty in placemaking, and experiences that improve the lives of all residents.

Implementation

Scoring Approach

The draft Guidelines are **voluntary only** and are supported by a self-certification tool. Essential elements in the draft Guidelines are based on minimum standards in the NCC and other statutory policies, as well as key accessible requirements that will limit the need to retrofit housing for accessibility. The draft Guidelines are supported by a self-certification tool.

All housing types set out in **Section 2** can be certified using the draft Guidelines. Development teams can score their project comprehensively and use ‘Exemplary Badges’ in specific impact areas. There are also opportunities for focused certification, especially for projects already developed or addressing access and inclusion in a more limited scope of Design Categories (e.g. renovations or upgrades to existing buildings or buildings with constraints such as heritage which limit the scope for major changes). Scoring supports cross-disability accessibility across all Design Categories with Exemplary Badges for impact areas to support a project’s ability to showcase their efforts to increase access in innovative ways, for target communities, or within certain phases of design.

Full Certification

Projects can either become certified by meeting Essential Elements or achieve a higher certification level of Silver, Gold, or Platinum by implementing more elements in each Design Category, as shown below.

**Design Process**

* Essential - 6
* Silver – plus 10 additional points (above essential level)
* Gold - plus 8 additional points (above silver level)
* Platinum - plus 9 additional points (above gold level)
* Platinum Plus - plus 4 additional points (above platinum level)

**Site**

* Essential - 29
* Silver – plus 52 additional points (above essential level)
* Gold - plus 60 additional points (above silver level)
* Platinum - plus 27 additional points (above gold level)
* Platinum Plus - plus 8 additional points (above platinum level)

**Building Components**

* Essential - 15
* Silver – plus 44 additional points (above essential level)
* Gold - plus 36 additional points (above silver level)
* Platinum - plus 21 additional points (above gold level)

**Interior Spaces**

* Essential - 13
* Silver – plus 34 additional points (above essential level)
* Gold - plus 20 additional points (above silver level)
* Platinum - plus 9 additional points (above gold level)

**Dwelling Units**

* Essential - 36
* Silver – plus 45 additional points (above essential level)
* Gold - plus 70 additional points (above silver level)
* Platinum - plus 57 additional points (above gold level)
* Platinum Plus - plus 36 additional points (above platinum level)

**Operations & Amenities**

* Essential - 6
* Silver – plus 22 additional points (above essential level)
* Gold - plus 14 additional points (above silver level)
* Platinum - plus 9 additional points (above gold level)
* Platinum Plus - plus 8 additional points (above platinum level)

Exemplary Badges

Exemplary Badges can be achieved in design or operation in addition to full certification. They allow projects to showcase their choice to emphasise strategies for a specific impact area. While cross-disability access is captured in the overall certification, and important for designing inclusive communities, Exemplary Badges demonstrate when certain projects have deployed additional features to support a target population or local need.

The below summarizes the required points in an impact area to be considered exemplary. Points can be distributed across any design categories.

* **Cognitive Access – 49 points**
* **Mobility & Height – 72 points**
* **Support Needs – 36 points**
* **Hearing & Acoustics – 21 points**

**Vision – 54 points**

**Health & Wellness – 31 points**

Focused Certification

Very often existing projects undertake a partial remodel, such as rehabilitation of all the dwelling units or a refresh of outdoor spaces. Other projects are impacted by constraints such as heritage significant which limit the opportunity to make significant changes to building elements. This does not mean that improved accessibility and inclusivity cannot be achieved. For these types of limited-scope projects, there are targeted opportunities to achieve excellence in accessibility and inclusion through a focused certification. Due to the underlying philosophy that an inclusive project can’t happen without an inclusive process, scoring for all four types of focused certifications require a certified level of scoring in the design process category.

**Design Process**

* Certified Site – 6 points
* Certified Interiors – 6 points
* Certified Dwellings – 6 points
* Certified Operations – 6 points

**Site**

* Certified Site – 29 points

**Building Components**

* Certified Site – 15 points
* Certified Interiors – 15points
* Certified Dwellings – 15 points

**Interior Spaces**

* Certified Interiors – 13 points

**Dwelling Units**

* Certified Dwellings – 36 points

**Operations & Amenities**

* Certified Site – 6 points
* Certified Interiors – 6 points
* Certified Dwellings – 6 points
* Certified Operations – 6 points

Elements

The elements are organized by Design Category and Impact Area. Each element includes additional details, access needs, additional benefits, imagery and source information. Where Elements contain multiple levels, points are allocated according to the corresponding point value of the level reached.

1. Design Process
   1. **Site Selection** 
      1. Accessibility to pathways, services, facilities and transport

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **[ESSENTIAL ELEMENT]:** **Consider the following key criteria in selecting development sites for delivery of inclusive and accessible residential communities:**   * Site slope * Access to accessible footpaths that meet the criteria set out in Section 2.1 below. * Access to neighbourhood facilities at set out in Section 2.2 below. * Access to public transport as set out in Section 2.8 below. | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Affordability * Equality * Environmental sustainability * Safety * Beauty & Better Design |

* 1. **Outreach**
     1. Outreach: Focus Group

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **[ESSENTIAL ELEMENT]: Level 1 - Involve people with disability and potential future users or similar populations in focus groups/sharing feedback before design begins.**   * People with disability are part of the project visioning and development. * Document the comments and requests and incorporate into the projects list of Universal Design goals. * Possible methods: Confidential survey, design workshop, focus group, open meeting. | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | Not applicable |
| **2** | **Level 2 – Additional Focus Group**   * A second focus group meeting is held to get feedback on the design at the end of Schematic Design, or no later than 50% Design Development | Not applicable | Not applicable |

***Sources:*** *Housing Development Consortium, isUD, Mikiten Architecture, The Kelsey*

* 1. **Team** 
     1. Team: Universal Design Expertise

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **[ESSENTIAL ELEMENT]: Level 1 - At least one member of the design team has been trained in disability accessibility and/or Universal Design (UD).** | * Cognitive Access * Mobility & Height * Hearing & Acoustics | Not applicable |
| **2** | **Level 2 - A professional UD expert is part of the core project team.**   * Joins the team at the initiation of the project. * Customises UD goals based on any specific project population needs. * Orients the team to the intentions and benefits of UD (owner, developer, contractor, architect, and all subconsultants) * Tracks UD elements incorporated into the project. * Runs UD workshops. * Reviews drawings to identify UD opportunities. * Works with the building operator (f relevant) to identify Inclusion opportunities. | * Vision * Health & Wellness * Support Needs | Not applicable |
| **3** | **Level 3 - UD expert is the main point of contact to coordinate the documentation and certification process** | Not applicable | Not applicable |
| **4** | **Level 4 - UD expert is the project owner, developer, or architect.** | Not applicable | * Safety * Beauty & Better Design |

***Sources:*** *Enterprise Green Communities, isUD, Mikiten Architecture, The Kelsey*

* + 1. Outreach: Universal Design Workshops

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Design team conducts at least one accessible design strategy workshop at the beginning of Schematic Design.**   * Orients the design team to accessible, inclusive possibilities for the project and at least one team review workshop before 50% Schematic Design Phase drawings are complete. * People with disability are part of the project visioning and development. * Document the comments and requests and incorporate into the projects list of UD goals. * Possible methods: Confidential survey, design workshop, focus group, open meeting. * Facilitated by accessibility/inclusion expert or trained professional. | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Safety * Beauty & Better Design |

* + 1. Team: Design Education Process

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 - Project team, including general contractor and engineers, has UD support materials (e.g. UD introductory manual, UD web links for research, Case Studies of successful accessibility/ inclusion projects** | * Cognitive Access * Mobility & Height * Hearing & Acoustics | Not applicable |
| **2** | **Level 2 – Additional UD Workshops**   * In addition to the above, UD expert conducts at least one project review meeting per project phase (Design Development, Construction Documents, Pre-Construction) | * Vision * Health & Wellness * Support Needs | Not applicable |
| **3** | **Level 3 – Project General Contractor (GC) or Project Manager (PM) is involved in the UD Workshops listed above.**   * By more deeply understanding the design intent, GC can offer strategies to include more UD elements more efficiently, thereby reducing costs * Improves likelihood that GC’s or PM’s field decisions won’t inadvertently conflict with UD intent, especially when they are proposing substitutions for specified products that may no longer be available * If the GC or PM is not identified early in the design process, a separate workshop can be conducted with the GC/PM and stakeholders or other focus groups later in the design process for this credit |  | Not applicable |

***Sources****: Amy Pothier, isUD, Mikiten Architecture*

* + 1. Team: People with Disability Represented on the Project Team

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 - People with disability are part of advisory groups/focus groups shaping the project with documented ability to shape and define the project**   * Advisory or focus groups are people with lived experience assembled by the project team | * Cognitive Access * Mobility & Height * Hearing & Acoustics | Not applicable |
| **2** | * **Level 2 – People with disability are paid consultants on the project team.** | * Vision * Health & Wellness * Support Needs | Not applicable |
| **3** | * **Level 3 – People with disability are full-time members of the project team and/or developer/owner team.** | Not applicable | Not applicable |

***Sources****: The Kelsey*

* 1. **Project Program** 
     1. Project Program: Service Ready Housing

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Involve a person/organisation who will be part of designing and delivering services in the project design process.**  **Early exploration of local connections can:**   * Lead to a richer array of services * Create early connections with service providers and other community members who could benefit the project through their input * Ensure that full services are defined early and ready to be offered even during the lease-up process | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Affordability * Equality |

***Sources****: Mikiten Architecture, The Kelsey*

* + 1. Project Program: Community-driven Security Planning

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Building team and community advisors plans a holistic security program that supports resident and neighbours and includes community-led public safety efforts.**   * Security planning includes future potential residents and existing neighbourhood residents in the process * Plan defines explicitly: security and safety staffing, use of cameras and other monitoring, building access controls, and policies around conflict resolution, de-escalation, and 3rd party interventions by police and police alternatives * Consider how security and safety program is: cognitively and physically accessible, culturally responsive and trauma informed and addresses how racism and ableism impact how safety and security protocols are carried out | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Equality |

***Sources****: Mikiten Architecture, The Kelsey*

* 1. **Education**
     1. Education: Resident Education

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Project development team creates accessible, inclusive design educational strategies.**   * Education for residents on UD concepts and features, accessibility, and inclusivity * Support local public institutions, policymakers, and other organisations to understand and achieve access and inclusion * Outreach to nearby places and programs to share best practices and strategies | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | Not applicable |

***Sources****: The Kelsey*

* + 1. Education: Case Study

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Project development team creates a case study document.**   * For use in promoting other UD in other housing projects * For use in the draft Guidelines for sharing with future certification efforts | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | Not applicable |

***Sources****: Mikiten Architecture, The Kelsey*

* + 1. Education: Construction Signage

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Property sign during construction includes useful project information:**   * Active International Symbol of Accessibility logo * Hearing-impaired access information * Leasing contact phone numbers for the developer and/or operator * Phone number for the general contractor for reporting construction site problems * Includes information in braille where applicable.   *With the new dynamic symbol of accessibility, the pictogram is of a person leaning forward in a wheelchair to mimic movement instead of a person sitting upright in a wheelchair. Also, the arm in the pictogram is up and behind the character's body to simulate a person operating the wheels of the wheelchair* | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Safety |

***Sources****: The Corporation for Supportive Housing*

* + 1. Education: Local Accessibility Advocacy

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Development process includes one or more efforts to increase local accessibility**   * Advocacy for increased accessible amenities in the surrounding area * Inclusive housing advocacy * Other disability- forward development advocacy | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | Not applicable |

***Sources****: The Kelsey*

1. Site
2. 1. **General** 
      1. General: Wayfinding – Signage

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **All signage is to use the Active International Symbol of Accessibility. Includes but is not limited to the following:**   * Parking signs (post/wall mounted and painted on spaces) * Directional signs indicating accessible routes * Signs denoting accessible entries * Signs on restroom doors and stall doors * Signs elsewhere in the building, including the projects promotional materials such as brochures, websites, or similar | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | Not applicable |

***Sources****: Mikiten Architecture, The Kelsey*

* + 1. General: Street Signs

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Street signage and building numbers are legible and logical**   * - Supports wayfinding | * Cognitive Access * Hearing & Acoustics * Support Needs | Not applicable |

***Sources****: Mikiten Architecture, The Kelsey*

* + 1. General: Outdoor Seating and Furnishing

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Seating options are available in a variety of outdoor locations in the surrounding area, in a variety of heights, and with arms to assist stability and getting up/down.**   * Adjacent to pedestrian circulation paths for people with less stamina and to enable and encourage resident interactions * Some seats are provided in shaded/weather-protected areas * Recreation areas (playgrounds, pools, tennis courts, etc.) have seats at the perimeter for viewing activities and for interaction * Other activity areas (BBQ areas, sensory gardens, vegetable gardens, etc.) have seats inside the activity area for participation in activities by a wider range of people * Seating and other furnishings (trash cans, mailboxes, etc.) should be located along but on the side of pedestrian paths to avoid becoming a trip or fall hazard for people with low vision or those not aware of their environment * Include seats with and without arms. Arms offer support for unstable torsos, reduce fatigue, and are useful for getting up and down, but chairs without arms can be easier for horizontal transfers to and from a wheelchair | * Mobility & Height | * Safety |

***Sources****: Amy Pothier, isUD, Mikiten Architecture*

* + 1. General: Density

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Building includes maximum allowable density.**   * leverages density bonuses based on delivery of affordable housing under relevant policies (e.g., State Environmental Planning Policy (Housing) 2021) * increased density creates more housing opportunities and increases activity within a community | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Affordability * Beauty & Better Design |

***Sources****: AARP Liveable Cities, The Kelsey, YIMBY Action*

* + 1. General: Internet Connection

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**   * Ensure internet access is provided to the site. * Improve or modify connections where adequate internet access is not available | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | Not applicable |

***Source****: Residential Development Advisory Panel – Key needs from members of the CID Advocacy Group of people with intellectual disability*

* 1. **Accessible footpaths** 
     1. Accessible footpath requirements

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 - The site has direct access to footpath of the same side of the street that meets the requirements of a continuous accessible path of travel as defined in Australian Standard (AS) 1428.1.**  The key design requirements for an outdoor continuous accessible path of travel are as follows:   1. Not include a step, stairway, turnstile, revolving door, escalator, moving walk or other impediment 2. Have a minimum unobstructed height of 2000mm 3. Have a minimum unobstructed width of 1000m for straight walkways and 1500mm for curved walkways 4. Have a maximum gradient of 1 in 20. 5. Where the gradient is 1:33 level rest areas 1.2 m long should be provided at not greater than 25 m intervals whereas at 1:20 the interval should not exceed 15 m. Between gradients of 1:33 and 1:20 the interval should be interpolated. Landings are not required on gradients less than 1:33.   Performance Solution option: Note: Where the topography of the road or area where a path is to be located does not allow path grades to meet the requirements of AS 1428.1:2009, designers, in Australia, may refer to the *Australian Human Rights Commission’s Advisory note on streetscape, public outdoor areas, fixtures, fittings and furniture* (Australian Human Rights Commission 2013)   1. Have a crossfall not exceeding 1:40 (2.5%) 2. Adjacent ground for all accessible paths should be within 25 mm of the level of the pedestrian path 3. Have a slip-resistant surface, the texture of which should be traversable by people who use a wheelchair and those with an ambulant or sensory disability 4. Designed so that water does not accumulate on surfaces. 5. Incorporate appropriate Tactile Ground Surface Indicators where necessary to ensure adequate safety and orientation at street crossings   A clear width of 1000 mm is adequate for people with ambulant disabilities, just allows passage for 80 per cent of people who use wheelchairs, and is in accordance with AS 1428.1 | * Mobility & Height * Health & Wellness | Not applicable |
| **2** | **Level 2 – the continuous accessible path of travel meets the above requirements but provides a minimum unobstructed width of 1200mm to meet the requirements of 100% of all wheelchair users.** | Not applicable | Not applicable |
| **3** | **Level 3 – the continuous accessible path of travel meets the above requirements but provides a minimum unobstructed width of 1500mm to allow a wheelchair and a pram to pass** | Not applicable | * Equality |
| **4** | **Level 4 – the continuous accessible path of travel meets the above requirements but provides a minimum unobstructed width of 1800mm to allow two wheelchairs to pass one another** | Not applicable | * Safety |

***Sources****: AS1428.2:1992 and Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling, Australian Human Rights Commission’s Advisory*

* + 1. Accessible footpaths: Kerb ramps

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 - Where a kerb ramp is required as part of a continuous accessible path of travel it should meet the following requirements:**   * not steeper than 1 in 8 * 1000mm unobstructed width * 1520mm maximum length * level crossfall * maximum rise of 190mm | * Mobility & Height * Vision * Health & Wellness | Not applicable |
| **2** | **Level 2 - Kerb crossings include the following:**   * tactile indicators * raised levels to reduce the level difference between the pavement and crossing * clearly marked pedestrian crossing area to slow cars down | Not applicable | * Safety |

***Sources****: Australian Standards (AS) 1428.1- 2009*

* + 1. Accessible footpaths: Traffic Islands

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 - Where a kerb ramp is required as part of a continuous accessible path of travel it should meet the following requirements:**   * not steeper than 1 in 8 * 1000mm unobstructed width * 1520mm maximum length * level crossfall * maximum rise of 190mm | * Mobility & Height * Vision * Health & Wellness | * Safety |

***Sources****: AS 1428.2-1992 and 1428.1-2009*

* + 1. Accessible footpaths: Traffic signals

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Where traffic signals are required as part of a continuous accessible path of travel, they should meet the following requirements:**   * auditory signals and tactile directional indicator buttons should be provided. * Traffic signal control buttons should be positioned within the zone of common reach as below. | * Mobility & Height * Vision * Health & Wellness | * Safety |

***Sources****:AS1428.2 and 1428.1 and Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling*

* + 1. Accessible footpaths: Accessible footpath seating

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | In areas of high use by people with ambulatory disability, such as areas frequented by elderly people, seats should be provided no more than 60m apart alongside paths of travel. Where steeper grades or longer distances of travel are required, more frequent seating should be provided.  See **supplementary table 3** below for further guidance. | * Mobility & Height * Vision * Health & Wellness | * Safety |

As a guide, table 3 below shows the demonstrated ability of people with disability to move more than a stated distance without a rest.

Supplementary Table 3: Percentage of people unable to move more than the stated distances without a rest, per disability.

| **Distance** | **% of people who use wheelchairs** | **% of people with vision impairment** | **% of people who use walking aids** | **% of ambulatory people** |
| --- | --- | --- | --- | --- |
| **18 meters** | 0% | 0% | 10% | 5% |
| **68 meters** | 5% | 0% | 25% | 15% |
| **137 meters** | 5% | 5% | 40% | 25% |
| **180 meters** | 60% | 50% | 80% | 70% |
| **360 meters** | 85% | 75% | 95% | 80% |

***Sources****: AS1428.2:1992 and Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling*

* + 1. Accessible footpaths: Accessible footpath lighting

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Where a path is located adjacent to a carriageway, the road lighting should also cater for the path.**  Designers should consider all aspects of the design that may influence the effectiveness of the lighting, such as the presence of overhanging trees and low-profile hedges that may create significant shadowing which, when combined with adjacent headlights (from the roadway), could make the silhouettes of path users extremely difficult to see.  Areas associated with pedestrian paths that may require a relatively high level of lighting are at-grade road crossings, because of the potential for conflict with motor vehicles and pedestrian underpasses that are often perceived to be unsafe in terms of personal security. | * Mobility & Height * Vision * Health & Wellness | * Safety |

***Sources****: Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling, AS/NZS 1158.1.1:2005, AS/NZS 1158.1.2:2010*

* + 1. Accessible footpaths: Accessible footpath tree cover and landscaping

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Identify walking, cycling and recreation routes/streets that would benefit from shade and greening and prioritise for tree planting.**   * Trees and vegetation to be distributed at regular intervals along the footpath and should be clustered together in groups where possible, with overlapping canopies to maximise shading. * Tree species to be carefully selected to ensure that root zones do not obstruct the accessible footpath. * Ensure that tree canopy does not obstruct the required height and width clearances for accessible footpaths. | * Mobility & Height * Vision * Health & Wellness | * Environmental sustainability * Beauty & Better Design |

***Sources****: Street tree planting design manual – NSW Department of Planning Industry and Environment (September 2021)*

* + 1. Accessible footpaths: Signage

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Attention to the siting of facilities and clear information signs directing people to these facilities should be applied along accessible footpaths.**  **NOTE: Signage requirements under AS1428.1-2009 continue to apply**  This will greatly reduce the fatigue experienced by people with disability. Limitations on stamina, which can result in fatigue, shortness of breath and dizziness, are posed by many disabilities such as cardio-pulmonary disorders, haemiplegia and amputation.  Example of a wayfinding sign to identify facilities for people with mobility disabilities | * Mobility & Height * Health & Wellness | * Safety |

***Sources****:AS1428.2 and 1428.1 and Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling*

* 1. **Neighbourhood**
     1. Neighbourhood: Neighbourhood connections and services

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Site is within 800 metres via an accessible footpath (see Element 2.1.1 to 2.1.8 above) of the following facilities:**   1. A grocery store/café or bakery 2. A pharmacy and/or medical centre 3. Banking facility and/or post office 4. Community centre or facility (e.g. library)   **Note: Seating should be provided every 200m along the accessible path.** | * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2 – Site is within 400 metres by an accessible footpath of the above**  **Note: Seating should be provided every 200m along the accessible path.** | Not applicable | * Equality |

***Sources****: Victoria State Government, Mikiten Architecture, California Department of Housing and Community Development, The Kelsey, NSW Future Transport Strategy 2061*

* + 1. Neighbourhood: Outdoor Amenities

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Site is located within 800 metres by an accessible footpath of outdoor amenities including one or more of the following:**   * Wheelchair-accessible outdoor walking paths * Public park * Waterfront outdoor areas   **Note: Seating should be provided every 200m Note: Seating should be provided every 200m.** | * Mobility & Height | Not applicable |
|  | **Level 2 - Site is located within 400 metres by an accessible footpath of outdoor amenities including one or more of the following:**   * Wheelchair-accessible outdoor walking paths * Public park * Waterfront outdoor areas   **Note: Seating should be provided every 200m Note: Seating should be provided every 200m.** | Not applicable | * Equality * Environmental sustainability * Beauty & Better Design |

***Sources****: Victoria State Government, Inclusive Design Council, NSW Future Transport Strategy 2061*

* + 1. Neighbourhood: Safety and Security

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Site is located within 800 metres by an accessible footpath of outdoor amenities including one or more of the following:**   * Wheelchair-accessible outdoor walking paths * Public park * Waterfront outdoor areas   **Note: Seating should be provided every 200m Note: Seating should be provided every 200m.** | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Safety * Beauty & Better Design |

***Sources****: Mikiten Architecture*

* 1. **Overall Design**
     1. Overall Design: Solar Orientation

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Orient new buildings for comfort.**   * Minimise east- and west-facing exposures to reduce glare from rising or setting sun * Avoid or protect east- or west-facing main building entrances to prevent glare - important for people with low vision, aging eyes, and increases comfortability for everyone * Maximise landscape views for resident comfort * North- and south-oriented buildings, and glazing reduces solar load and operating costs | * Vision * Health & Wellness | * Affordability * Environmental sustainability * Beauty & Better Design |

***Sources****: US National Institute of Building Sciences, NSW Apartment Design Guide*

* + 1. Overall Design: Site Organisation

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  The site is organised using straightforward and clear patterns of circulation routes and buildings.   * Understandable circulation patterns are easier to navigate for people unfamiliar with a site * People prone to disorientation are more comfortable * People with no or low vision can navigate the site more easily * When organic or secondary paths are used, delineate them (passing type, lighting, planting, etc.) in ways that make them distinct from primary circulation routes * Incorporating primary and secondary circulation paths can make a site more interesting for everyone | * Cognitive Access * Mobility & Height * Vision | * Safety * Beauty & Better Design |

***Sources****: Mikiten Architecture*

* + 1. Overall Design: Building Signage

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 - Clear signage on buildings is provided to show building number, entrances and other key elements.** | * Cognitive Access * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2 – In addition to Level 1 above, extra large building signage is provided and building signage is provided in braille** | Not applicable | * Safety * Beauty & Better Design |

***Sources****: Residential Development Advisory Panel – Key needs from members of the CID Advocacy Group of people with intellectual disability*

* + 1. Overall Design: First Nations Recognition

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Development team acknowledges First Nations people**   * Can be done in ground-breaking, visual marker on-site, or other partnership with local First Nations groups * Refer to the NSW Government Architect’s Connecting with Country Framework for guidance | Not applicable | * Equality |

***Sources****: The Kelsey, NSW Government Architect*

* + 1. Overall Design: Directional Signage

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Design site directional signage to be clear and broadly usable.**   * Signs are high-contrast (light text on a dark field yields the least glare), in raised text, and in braille * Text should use sans serif fonts * The height of letters in signs shall be not less than what is described in **supplementary table 4** below. * Signs have pictograms for children, non-English speakers, people with learning disabilities, and others who cannot read * Coordinate signage for the site and the building to use a consistent set of pictograms, wording, font style, or similar * The International Symbol of Access (or Active International Symbol of Accessibility logo) and the International Symbol for Deafness may be used without raised explanatory text such as ‘accessible’ or ‘hearing loop installed’. * The size of the international symbols for access and deafness access shall be not less than that provided in **supplementary table 5** below. * Signage should be located so that it is clearly visible for people in both a seated and standing position * Signage should be well-lit * Where the surface of the wall surrounding the sign provides insufficient contrast to the sign (e.g. patterned wallpapers), the background to the sign shall be increased in size * Signage should be located at points on the site where directional decisions are made, to enable the appropriate decisions to be made before a change of direction occurs. | * Cognitive Access * Mobility & Height * Vision | * Safety * Beauty & Better Design |

Supplementary Table 4: Requirements for the height of letters based on viewing distance

| **Required viewing distance (m)** | **Min height of letters (mm)** |
| --- | --- |
| 2 | 6 |
| 4 | 12 |
| 6 | 20 |
| 8 | 25 |
| 12 | 40 |
| 15 | 50 |
| 25 | 80 |
| 35 | 100 |
| 40 | 130 |
| 50 | 150 |

Supplementary Table 5: Size requirements for international symbols for access and deafness based on viewing distance.

| **Required viewing distance (m)** | **Minimum size of symbol (mm)** |
| --- | --- |
| ≤7 | ≥ 60 x 60 |
| >7 ≤ 18 | ≥ 110 x 110 |
| ≤ 18 | ≥ 200 x 200 |

***Sources****: AS1428.2 and 1428.1, Amy Pothier, Mikiten Architecture, National Disability Authority*

* 1. **Building Approach and Entry**
     1. Building Approach and Entry: Access to building

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  A continuous accessible path (as per Clause 6 of AS14281-2009) must be provided to the building or dwelling entrance door from the site boundary or any parking space associated with the dwelling. Access must be provided via a minimum 1m-wide path with no steps, a max gradient of 1:14, and a maximum crossfall of no more than 1:40. | * Cognitive Access * Mobility & Height * Vision | * Safety * Beauty & Better Design |

***Sources****: National Construction Code, AS1428.1-2009*

* + 1. Building Approach and Entry: Arrival Wayfinding

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  Architectural features distinguish all primary entrances and exits from other entrances and exits (e.g., prominent signs, graphics, architectural features, landmarks, etc.)   * Landmark elements have unique lighting to assist in locating them * They are visible along the primary approach route of motor vehicles, pedestrians, and cyclists | * Cognitive Access * Vision | * Beauty & Better Design |

***Source****: isUD*

* + 1. Building Approach and Entry: Drop-off Area

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Strategically avoid kerbs at vehicular drop-off areas.**  Architectural features distinguish all primary entrances and exits from other entrances and exits (e.g., prominent signs, graphics, architectural features, landmarks, etc.)   * Creates an easier transition from vans, ride-shares, etc. for mobility devices and everyone else * Use tactile warnings where curbs are eliminated * Use bollards to protect pedestrians and add visual clues to vehicular areas * Limit to only the area needed for easy access to vehicles, leaving other areas with curbs for easier detection for blind people with canes | * Cognitive Access * Mobility & Height * Vision | * Safety * Beauty & Better Design |

***Source****: Architecture for the Blind, LCM Architects*

* + 1. Building Approach and Entry: Paving Surface Wayfinding

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Change of materials at entrance doors assists in finding the way into the building.**   * Extends across sidewalk to kerb * Cane/walking stick detectable * Not too rough that it disrupts sidewalk travel * Select colours for visibility to people with different sorts of colour blindness; minimum luminance contrast of 50 percent as well | * Cognitive Access * Vision | * Beauty & Better Design |

***Source****: Mikiten Architecture*

* + 1. Building Approach and Entry: Landing size

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT.**  **Level 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 is permitted to be within the landing area. * Entire doorway width shall be in front of the landing area. * A covered roof shall be provided over the entire required landing area outside main entry doorway | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision | Not applicable |
| **2** | **Level 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 is permitted to be within the landing area. * Covered roof shall be provided over the entire required landing area outside main entry doorway | Not applicable | * Environmental sustainability * Safety * Beauty & Better Design |

***Sources****: SDA Design Standards and AS1428.1*

* + 1. Building Approach and Entry: Lighting

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Design lighting to create comfortable transitions between interior and exterior spaces.**   * Provide lighting below awnings and covered drop-offs * Benefits low-vision people in adapting to entering buildings at night or going from lower-light interiors to bright daylight | * Cognitive Access * Mobility & Height * Vision | * Safety * Beauty & Better Design |

***Source****: LCM Architects*

* + 1. Building Approach and Entry: Weather protection

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 - Include covered pedestrian arrival spaces.**   * Covered entry doors protect users, staff, and visitors from inclement weather * Benefits people with mobility aids who may take longer to enter a building * Prominent covered entrances are architectural cues for where people should enter a building, reducing stress on visitors and users * Provide cover at main building entries as well as dwelling unit entries that open directly to the outside * Shared porches at entrance lobbies act as a clear and understandable central pick-up/drop-off point * Provide a shelf, planter edge, or similar surface for residents to put down things they may be carrying while waiting for a ride or when talking to someone, to reduce fatigue * Assists in marking entries for familiarity and wayfinding clarity * Offers opportunities for project community interaction * Prevents water infiltration into the building | * Cognitive Access * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2 - Include covered vehicular arrival spaces.**   * Additional benefits for people with mobility aids who may take longer to enter and exit a car, van with a lift, or similar * Provide 2.2 metre clearance (AS 2890.6:2009) to allow for paratransit van use | Not applicable | * Environmental sustainability * Safety * Beauty & Better Design |

***Source****: Mikiten Architecture, Autism Centre, California Housing and Community Development, LCM Architects, National Construction Code, Australian Standards*

* + 1. Building Approach and Entry: Weather Infiltration Protection

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **All primary entrances and exits have protection against the direction of prevailing wind.**   * Screen walls, vestibules, air curtains, etc. * Reduce infiltration of rain, blowing snow, etc., creating safer entry lobby floors. * Reduces energy loss, increases efficiency, and creates a more controllable and comfortable indoor environment   *The broad front porch is shaded from the sun, provides seating to invite socialising, and has enough room for wheelchair passing* | * Mobility & Height * Vision | * Environmental sustainability * Safety * Beauty & Better Design |

***Source****: isUD, Mikiten Architecture*

* + 1. Building Approach and Entry: Entry Doors Hardware

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 - Doorways should feature door hardware installed at between 900mm – 1100mm above the finished floor.** | * Cognitive Access * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2 Entry door manual hardware is cognitively clear.**  **Hardware has design cues indicating the appropriate pushing or pulling action to open (e.g., plate or bar for pushing, U-shaped handle for pulling)** | Not applicable | * Safety * Beauty & Better Design |

* + 1. Building Approach and Entry: Automatic Entry Doors

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 - Automatic doors at primary exterior entrances.**   * Vertical push bar activator or motion sensor * No in-ground operators at exterior doors (not reliable) * If only one leaf of a pair of doors is automated, select which door, and place the push bar activator, based on the anticipated direction of traffic flow | * Cognitive Access * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2 - Automatic doors at every exterior entrance used by residents or visitors.**   * Vertical push bar activator or motion sensor * No in-ground operators at exterior doors (not reliable) | Not applicable | * Equality * Safety |

***Sources****: isUD, Mikiten Architecture*

* + 1. Building Approach and Entry: Entry Door Security

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Exterior doors balance security and ease of resident entry.**   * Self-locking exterior doors eliminate the possibility of residents forgetting to lock doors * Selected doors can be secured and unsecured using magnetic swipe cards, electronic key fobs or other technology in lieu of keys for more convenient entry by residents with low dexterity or limited reach | * Cognitive Access * Vision * Health & Wellness * Support Needs | Not applicable |
|  | **Level 2 – Use proximity sensors for access controls rather than contact card readers and/or keypads for daily resident use.**   * Eliminates the need to dig for a card in a pocket, purse, backpack * Helpful for people with low dexterity, arthritis, and for mobility device users to keep their hands available for movement, as well as parents with prams and cyclists * Eliminates need to position a wheelchair to reach for card reader * Speeds entry for everyone - especially in inclement weather * Eliminates need for low-sighted user to find the contact reader * More hygienic than a keypad | Not applicable | * Equality * Safety |

***Sources*** *isUD, Mikiten Architecture*

* 1. **Vehicles**
     1. Vehicles: Parking Lot Wayfinding

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | * **Parking facilities with more than one area or floor have each area uniquely identified with numbers, letters, colours, or symbols.** * Assists residents and visitors in remembering where they parked, especially when parking is not assigned | * Cognitive Access * Vision | * Safety * Beauty & Better Design |

***Sources****: isUD, Mikiten Architecture*

* + 1. Vehicles: Vehicle Clearance

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 – Provide 2.2 metres vertical clearance in all circulation and parking areas of garage and on-site parking, not just routes to accessible spaces.**   * Allows people with an accessible van to park elsewhere, even if the designated accessible spaces are full | * Mobility & Height | Not applicable |
| **2** | **Level 2 – Provide additional vertical clearance beyond the 2.2 metres requirement for taller accessible vans.**   * Regular accessible vans are in the 2.0 to 2.4 metres range. Taller ones can be 2.7 to 2.8 metres high * Allows for Paratransit vans * Allows space for roof racks on shorter vans | Not applicable | Not applicable |

***Source****: AS/NZS 2890.6:2019*

* + 1. Vehicles: Parking Lot Pedestrian Safety

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **All parking facilities have a continuous network of pedestrian routes with marked pedestrian crossings at all intersections with a vehicular way.** | * Cognitive Access * Mobility & Height * Vision | * Safety |

***Source****: isUD*

* + 1. Vehicles: Parking Lot Safe Lighting

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 - All parking facilities have electric lighting.** | * Cognitive Access * Vision | Not applicable |
| **2** | **Level 2 - Motion sensor lighting is provided in parking areas in addition to standard electric lights** | Not applicable | * Safety * Beauty & Better Design |

***Source****: isUD*

* + 1. Vehicles: Parking Space Safety

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Wheel stop placement.**   * Avoid one wheel stop used for two parking spaces; creates a potential tripping hazard for people walking between parking spaces | * Cognitive Access * Mobility & Height * Vision | * Safety * Beauty & Better Design |

***Source****: Mikiten Architecture*

* + 1. Vehicles: Parking Space Protection

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 - Accessible parking spaces are covered for protection from the weather.**   * People with disability may take longer to get in and out of vehicles and/or deploy van lifts * Getting in and out of vehicles using mobility aids is more dangerous in conditions not protected from wet weather | * Cognitive Access * Vision | Not applicable |
| **2** | **Level 2 - Protection from the weather is provided to accessible parking spaces, as well as the accessible path of travel to the front door of the dwelling or building** | Not applicable | * Safety * Beauty & Better Design |

***Source****: isUD, Mikiten Architecture, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Vehicles: Accessible Parking Space Size

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 All accessible parking spaces meet the dimensions and space requirements of AS/NZS 2890.6:2019.**  The requirements include:   * Overhead clearance at the entrance and to the accessible parking spaces of 2200mm and 2500mm at the parking space. * A firm, flat, slip resistant space for the driver/passengers to exit the car. * Dedicated space which is 2400mm wide and 5400mm long. * A marked shared space and high contrast bollard (a minimum of 100mm diameter and at least 1300mm high) next to the parking space so that people can safely unload a wheelchair and transfer across to it. * The shared space can be located between two accessible parking spaces. * Clear, yellow, slip resistant line markings around the space and an International Symbol of Access on the space. | * Cognitive Access * Vision | Not applicable |
| **2** | **Level 2 All accessible parking spaces are sized as van accessible spaces in accordance with AS/NZS 2890.6:2019.**   * Provides more flexibility and parking opportunities for people with vans with side-entry ramps (which usually require more space than vertical lifts, and need more than a regular access aisle) * The greater width of van spaces provides additional manoeuvring space between vehicles | Not applicable | Not applicable |

***Source****: Australian Standards*

* + 1. Vehicles: Electric vehicle charging

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 – An electric vehicle charging stations is provided to at least one accessible space** | * Mobility & Height | Not applicable |
| **2** | **Level 2 - Protection from the weather is provided to accessible parking spaces, as well as the accessible path of travel to the front door of the dwelling or building** | Not applicable | * Environmental sustainability |

* + 1. Vehicles: Family Parking Space

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Include non-reserved Family / Temporarily Disabled Parking spaces adjacent to regular accessible spaces.**   * For families with children, expecting mothers, and people with a temporary disability but no disabled parking permit * 3.4 metres wide (AS/NZS 2890.6:2019) * Share access aisle with an accessible space * Meet the slope requirements of accessible spaces * Be on an accessible route * Adjusted based on project resident demographics and urban vs. suburban sites | * Mobility & Height | * Equality * Safety |

***Source****: isUD, Mikiten Architecture, US National Disability Authority*

* + 1. Vehicles: Accessible Parking Space Count

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Traditional housing**  **In a carpark of up to 1000 car spaces there must be as a minimum 1 space for every 50 car parking spaces and an additional accessible space for every 100 spaces after that**  **Shared Housing**   * For shared housing accommodating less than 12 occupants, and where parking is provided, the number of accessible parking spaces (in accordance with AS/NZS 2890.6:2019) must reflect the proportion of accessible rooms provided (in accordance with AS1428.1) compared to the overall number of rooms.(e.g. if 50% of the rooms are accessible, 50% of the overall parking provided on the site must be accessible). * For larger shared housing developments, accessible parking spaces must be provided at a rate of 1 space per 100 car parking spaces. | * Mobility & Height | Not applicable |

***Source****: National Construction Code, Australian Standards*

* + 1. Vehicles: Improved Accessible Parking Space Count

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1**  10% of all car parking is provided as accessible parking spaces | * Mobility & Height | Not applicable |
| **2** | **Level 2**  25% of all car parking is provided as accessible parking spaces | Not applicable | Not applicable |
| **3** | **Level 3**  50% of all car parking is provided as accessible parking spaces | Not applicable | Not applicable |

***Source****: isUD, Mikiten Architecture, US National Disability Authority*

* + 1. Vehicles: Staff Parking Space

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Reserve one dedicated parking space for a staff member specifically providing direct services to the residents.**   * Increases staff retention, which contributes to creation of a more stable community | * Support Needs | Not applicable |

***Source****: Mikiten Architecture*

* + 1. Vehicles: Car Share Parking Space

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Reserve one dedicated parking space for use by a car share program.** | * Support Needs | * Affordability * Equality * Environmental sustainability |

***Source****: Mikiten Architecture*

* 1. **Bicycles**
     1. Bicycles: Access

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Bicycle connection from the public street or public bike path:**   * Leads to resident bike parking with minimal crossing of pedestrian walkways * Has clear signage about location of bike parking * Has clear safety signage as needed to minimize hazards to pedestrians | * Cognitive Access * Mobility & Height * Vision * Health & Wellness | * Environmental sustainability * Safety * Beauty & Better Design |

***Source:*** *Mikiten Architecture*

* + 1. Bicycles: Dedicated Paths

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Where dedicated bike paths are provided (generally on larger sites), where the path is intended for riding vs. just reaching the bike parking:**   * Have divided traffic with painted lanes and painted directional arrows * Have yellow detectable warnings on pedestrian paths crossing the bike path * Have warning signs for pedestrians where pedestrian paths cross the bike path | * Cognitive Access * Mobility & Height * Vision * Health & Wellness | * Environmental sustainability * Safety * Beauty & Better Design |

***Source****: Mikiten Architecture*

* + 1. Bicycles: Bike Pathways Gates/Doors

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 – Gates and doors along on-site bike paths:**   * Are at minimum 1.1 metres wide to allow for wider adaptive trikes and trailers, and to minimize damage from pedals | * Mobility & Height * Health & Wellness | Not applicable |
|  | **Level 2 – Gates and door operation along on-site bike paths:**   * Have automatic gate/door operators (since a gate or door cannot easily be unlocked and held open by someone in a recumbent, or who cannot easily dismount an adaptive trike to walk it through the gate/door) * Timing for closing of automatic gates/doors should be set to allow a slower-moving person or longer bike/trailer to pass easily before they start to close * Use operators that, if power to operator fails, don't create additional resistance | Not applicable | * Environmental sustainability * Safety * Beauty & Better Design |

***Source****: isUD, Mikiten Architecture*

* + 1. Bicycles: Visitor Parking

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 Visitor accessible bike parking is provided on the street.**   * Minimum 1.2 metres open on one side (preferably both sides) of bike racks to accommodate larger bikes such as tricycles or adaptive cycles, providing more space for mounting, unmounting, and locking up * Minimum 1.8 metres (AS/NZS 2890.6:2019) between rear of bike rack and perpendicular pedestrian traffic to accommodate longer adaptive styles and child trailers without creating a tripping hazard or conflicts between cyclists and pedestrians | * Mobility & Height | Not applicable |
| **2** | **Level 2 On site visitor accessible bike parking is provided, meeting the requirements above.** | * Health & Wellness |  |
| **3** | **Level 3 Secured (interior, gated, etc.) on-site visitor accessible bike parking is provided, meeting the requirements above.** | Not applicable | Not applicable |

***Source****: Mikiten Architecture, Australian Standards*

* + 1. Bicycles: Resident Parking

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 – Access-controlled resident accessible bike parking is provided.**   * Minimum 1.2 metres open on one side (preferably both sides) of bike racks to accommodate larger bikes such as tricycles or adaptive cycles, providing more space for mounting, unmounting, and locking up * Minimum 1.8 metres (AS/NZS 2890.6:2019) between rear of bike rack and perpendicular pedestrian traffic to accommodate longer adaptive styles and child trailers without creating a tripping hazard or conflicts between cyclists and pedestrians | * Mobility & Height * Health & Wellness | Not applicable |
| **2** | **Level 2 – Separate adaptive bike/trike rack(s) are provided.**   * Allows more access on both sides of bike/trike for left- or right-handed mounting/dismounting * 5% of total bike parking provided; minimum 1 | Not applicable | Not applicable |
| **3** | **Level 3 – Bike repair services or station is provided, including resident-accessible pressurized air.**   * Provide manoeuvring space around air hose and mount in accessible reach range | * Beauty & Better Design | Not applicable |

***Source****: Mikiten Architecture, the Kelsey, Australian Standard*

* 1. **Pedestrians**
     1. Pedestrians: Wayfinding – Arrival

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  The site allows pedestrians to directly access a primary entrance without crossing a vehicular way or parking lot  Enhances wayfinding and safety for all residents and visitors | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Safety |

***Source****: isUD, Mikiten Architecture*

* + 1. Pedestrians: Wayfinding – Simplicity

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Create an accessible, direct connection between adjacent buildings.**   * Makes wayfinding easier for visit * Shortens distance to travel for greater convenience | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Safety * Beauty & Better Design |

***Source****: Mikiten Architecture*

* + 1. Pedestrians: Exterior Guide Strips

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 Exterior wayﬁnding system to the building entrance delineates primary routes and destinations with guide strips that have a different colour than the surrounding paving.**   * Minimum luminance contrast of 30 percent (Disability (Access to Premises – Buildings) Standards 2010 * Provides a path for people with low vision * Strips connect site entry points (transit, pedestrian, and vehicular) with the main building entrance * Grounds people who are easily disoriented * Creates opportunities for easy directions for visitors to reach locations like the main building entrance | * Cognitive Access * Vision | * Safety |
| **2** | **Level 2 – Exterior guide strips are both coloured and textured differently from the surrounding paving.**   * Minimum luminance contrast of 30 percent (Disability (Access to Premises – Buildings) Standards 2010 * Adding a cane-detectable texture difference allows lower-sighted and blind people to use the guide strip * Can create an architectural accent element for increased interest | Not applicable | * Beauty & Better Design |

***Source****: Mikiten Architecture and Disability (Access to Premises – Buildings) Standards 2010*

* + 1. Pedestrians: Wayfinding – Paving

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Changes in paving can indicate transitions from one space to another, or alert people to entrances, stairs, elevators, or similar.**   * Guide strips in concrete can be followed by a cane user * Texture changes should be cane-detectable * Contrast changes perceptible by people with low vision * A varied and thoughtful paving palette creates more clarity and a more interesting environment for everyone | * Cognitive Access * Vision | * Beauty & Better Design |

***Source****: Mikiten Architecture, Specialist Disability Accommodation (SDA) Design Standard*

* + 1. Pedestrians: On-sit Pedestrian Path Width

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**   * **Level 1 - All pedestrian walkways are 1000 mm minimum in width** | Not applicable | * Beauty & Better Design |
| **2** | **Level 2 - Primary pedestrian walkways that connect buildings, main site entries are 1200 mm minimum in width.** | * Mobility & Height | Not applicable |
| **3** | **Level 3 – All pedestrian walkways are 1200 mm minimum in width** | * Vision | Not applicable |
| **4** | **Level 4 – Primary pedestrian walkways are 1800 mm minimum in width.**   * Allows two wheelchair or scooter users to travel side-by-side, allowing conversation * Allows someone with a mobility device to turn around more easily anywhere on the path | Not applicable | Not applicable |
|  | **Level 5 – All Pedestrian walkways are 1800 mm minimum in width** | Not applicable | * Beauty & Better Design |

***Source****: Mikiten Architecture, SDA Design Standard*

* + 1. Pedestrians: On-site Pedestrian Path Clearance

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Minimum vertical clearance along all paths of travel to be 2000mm** | * Mobility & Height * Vision | * Beauty & Better Design |

***Source****: Mikiten Architecture, Australian Standards, NCC*

* + 1. Pedestrians: Pedestrian Gates

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 – Gates along on-site pedestrian paths (not bike paths) provide 1000 mm minimum clear width when the gate is at 90° to allow for easier manoeuvrability – especially when gate closes automatically** | * Mobility & Height * Vision | Not applicable |
|  | **Level 2 – Gate operation along on-site pedestrian paths provide automatic operators for ease of use**   * Especially important for gates, as the force required to use them often changes over time with exposure to (weather, warping, etc.,) and adjustments to spring closers that enable the gate to remain closed in the wind often make the force to operate greater than the allowed five pounds of effort | Not applicable | Not applicable |

***Source****: United States Housing Development Consortium, Mikiten Architecture*

* + 1. Pedestrians: On-site Path Slopes

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 - 1:20 grade maximum is required for all pathways and shall incorporate the following:**   * 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. * 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. * Slip resistance shall be a minimum of P4 or R11.   **Where the level difference on the site is over 190mm, a 1:14 ramp is permitted as part of the pathway and shall incorporate the following:**   * 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. * All features of 1:14 ramps including handrail profile, handrail extensions and kerb rails shall comply with the requirements of AS1428.1 * Slip resistance shall be a minimum of P4 or R11. * Handrails to meet the requirements of the relevant Australian Standards   To accommodate the difficulty in achieving even slopes with poured concrete, design to 1:21 or 1:22 maximum slope to ensure the result is not over 1:20, which would be a "ramp" rather than a "walkway," and therefore require handrails | * Mobility & Height * Vision | Not applicable |
|  | **Level 2 – Design exterior pedestrian circulation with shallow-sloping walkways (under 1:20 slope) rather than a ramp or stair.** | Not applicable | * Safety |
|  | **Level 3 – Add one or two handrails on 1:20 or shallower (non-ramp) slopes for safety in wet weather.**  Handrails to meet the requirements of AS1428.1-2009 | Not applicable | Not applicable |

***Sources****: isUD, Australian Standards, NCC*

* + 1. Pedestrians: On-site Stairs

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 – Exterior Stairway Usability:**   * Equal riser heights of 125 mm to 190 mm and equal tread depths of 280 mm required * Closed risers required * Must include complying handrails as per AS1428.12009 * Shallower stairs allow people with mobility disabilities to move around and access spaces more easily | * Mobility & Height | Not applicable |
|  | **Level 2 – Multi-use Exterior Stairs:**   * Stairs have risers of 125 mm. Tread depth will depend on factors such as intended use, the specific location and type of building but should be at a minimum 280 mm (AS 1657:2018) * Must include complying handrails * Closed risers required * Allows use by more agile people with wheelchairs who are able to roll up or down a 125 mm riser. * Deeper tread allows space for many manual wheelchairs to pause between steps * Creates a safer stair for toddlers and people with walkers, without the possibility of falling down multiple steps if they do lose their footing * Easier and safer for assisted evacuation of people with wheelchairs * Useful in secondary paths without space for a ramp | Not applicable | * Safety |

***Sources****: isUD, Mikiten Architecture, Australian Standards, NCC*

* + 1. Pedestrians: Exterior Handrails

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **All stairways and ramps have luminescent striping or integrated lighting on at least one set of handrails.** | * Mobility & Height * Vision | * Safety |

***Sources****: isUD*

* + 1. Pedestrians: On-site Pedestrian Safety

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Pedestrian routes adjacent to vehicular ways and passenger loading zones are distinctively marked.**   * Paving materials and curbs or protective edges such as bollards, chains, walls, and/or planted areas * These measures assist in wayfinding and in protecting pedestrians from vehicles | * Cognitive Access * Mobility & Height * Vision | * Safety * Beauty & Better Design |

*Sources: isUD, Amy Pothier*

* + 1. Pedestrians: On-site Pedestrian Routes

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Pedestrian routes connecting site elements are continuously paved and are free of protrusions.**   * If non-paved pedestrian areas are provided (such as gravel, mulch, or sand), they cannot lead to essential site features that would be unreachable by people with mobility devices, difficulty walking, or the blind who would not know that an amenity is available off the paved path | * Mobility & Height * Vision | * Safety * Beauty & Better Design |

***Sources****: The Kelsey*

* + 1. Pedestrians: On-site Pedestrian Path Lighting

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 - Pedestrian paths are illuminated.**   * Low-mounted lighting for paths reduces glare for people with low vision or who are sensitive to glare * Higher-mounted lights placed strategically improve the perception of safety and provide wayfinding assistance for path crossings, entrances, etc. * All ground-mounted lighting must be positioned off the pedestrian path to avoid impeding pedestrians * Use day/night automatic lights rather than motion activated lights, which can startle some users and create uncomfortable pools of darkness | * Cognitive Access * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2 - Use day/night automatic lights rather than motion activated lights, which can startle some users and create uncomfortable pools of darkness** | Not applicable | * Safety * Beauty & Better Design |

***Sources****: Mikiten Architecture, AARP Liveable Cities, Autism Centre*

* + 1. Pedestrians: Protected Building Connections

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **For multi-building projects the site has covered walkways between buildings.**   * Creates a safer connection between buildings | * Mobility & Height * Vision | * Safety |

***Sources****: Mikiten Architecture, isUD*

* + 1. Pedestrians: Safety Railings

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **For multi-building projects the site has covered walkways between buildings.**   * Creates a safer connection between buildings | * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2 – Include a handrail on two sides of circulation paths that is between 1:24 and 1:20 slope.** | Not applicable | * Safety |

***Sources****: Mikiten Architecture*

* 1. **Transport**
     1. Transport: Public Transport

Refer to **Section 2.3** and Elements under **Accessible Footpaths** for more context in relation consideration of walkable neighbourhoods and accessible routes and distances to public transport.

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 –** Site is located within 400m via an accessible footpath (see Section 2.1 above) to a bus stop that provides a regular bus service (at least two buses per hour from 8am to 6pm during the week, and at least one bus per hour between 8am and 6pm on weekends) | * Cognitive Access * Mobility & Height | Not applicable |
| **2** | **Level 2 –** Site is located within 800m via an accessible footpath (see Section 2.1 above) to an accessible light rail or train station. | * Vision * Health & Wellness * Support Needs | * Affordability * Equality * Environmental sustainability |
| **3** | **Level 4 –** Site is located within 400m via an accessible footpath (see Section 2.1 above) to an accessible light rail or train station. | Not applicable | * Safety * Beauty & Better Design |

***Sources****: NSW State Environmental Planning Policy (Housing) 2021*

* + 1. Transport: Reduced Vehicle Speeds

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 – Streets within 1.5 square kilometres of the development have maximum speed limits of 50 km/hour.**   * Neighbourhood streets should allow drivers able to easily stop for slow walkers or people who dart into the roadway Safety, and the ability to react quickly, increases as vehicle speeds decrease * Speed limits should be appropriately signed and enforced locally | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | Not applicable |
| **2** | **Level 2** – Streets within 1.5 square kilometres of the development have maximum speed limits of 40 km/hour. | Not applicable | * Environmental sustainability |
| **3** | **Level 3** – Streets within 1.5 square kilometres of the development have maximum speed limits of 30 km/hour | * Safety * Beauty & Better Design | Not applicable |

***Sources****: AARP Liveable Cities. 30please Organisation*

* + 1. Transport: Project-Based Transport

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 When site-based transport is provided (buses, shuttles to mass transit, shopping, etc.), at least one vehicle shall be wheelchair-accessible.** | * Cognitive Access * Mobility & Height * Support Needs | * Affordability * Safety * Beauty & Better Design |

***Source****: Anderson Brule Architects, Mikiten Architecture*

* 1. **Gardens and Courtyards**
     1. Gardens and Courtyards: Green Space

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 Provide at-grade or rooftop green spaces.**   * Recreation areas, BBQ areas, and gardens for growing food or for meditation, or sensory gardens create opportunities for building resident community, provide a variety of experiences and connection to nature for general well-being * Place trees strategically for wayfinding and shade, especially at sitting areas * Avoid tree species or placement that could result in low-hanging limbs that could pose a hazard for the blind * Avoid trees that drop nuts, messy flowers, or cones that could be a hazard underfoot or for wheelchairs | * Cognitive Access * Vision * Health & Wellness * Support Needs | * Environmental sustainability * Beauty & Better Design |

***Source****: Mikiten Architecture, United States National Institute of Building Sciences*

* + 1. Gardens and Courtyards: Protected Green Spaces

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Outdoor gathering spaces have gathering areas that are protected from sun, wind, and/or inclement weather.** | * Health & Wellness * Support Needs | * Equality * Environmental sustainability * Safety * Beauty & Better Design |

***Sources****: isUD*

* + 1. Gardens and Courtyards: Sensory Garden

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Include a sensory garden and aromatic plantings.**   * Plants in a sensory garden are selected to stimulate and appeal to the five senses * Fragrant plants at building entrances aid in wayfinding, particularly for people with cognitive, mental, or visual disabilities | * Cognitive Access * Vision * Health & Wellness * Support Needs | * Environmental sustainability * Beauty & Better Design |

***Source****: ELS for Autism School, Mikiten Architecture, United States National Disability Authority*

* + 1. Gardens and Courtyards: Outdoor Water Feature

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Include a pond or fountain in outdoor community spaces.**   * The sound of water is a wayfinding element for blind or low-sighted people * The white noise of the water is calming * In urban projects the white noise can mitigate surrounding traffic noise * Using a fountain without a basin prevents people from interacting with stagnant water if the pump malfunctions * Water features should have raised perimeters (walls or seating) of 1.2 metres (AS 1926.1:2012) above adjacent walkways to protect from falling or tripping, which may impact older residents and people with mobility disabilities | * Cognitive Access * Hearing & Acoustics * Vision * Health & Wellness | * Environmental sustainability * Beauty & Better Design |

***Source****: Mikiten Architecture, United States National Institute of Building Sciences, AS 1926.1:2012*

* + 1. Gardens and Courtyards: Vegetable Garden

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide a shared vegetable garden for residents.**   * Use both seat-height raised beds with seating surface (to avoid the need for bending or kneeling) as well as without seating surfaces (to enable more direct access by someone with a wheelchair) * 1.2 metre square beds with seats on two opposite sides to optimise reach for more people * Provide multiple hose locations to minimize the extent to which hoses can create a tripping hazard * Provide a range of passage spaces between beds to allow comfortable wheelchair passage past other gardeners * Provide an accessible table-height surface with knee and toe clearance for cleaning vegetables, pruning, and other prep. Make it solid so that soil and water doesn't fall on a seated person * When drainable walking surfaces are needed, use pervious pavers or stabilized decomposed granite (or similar surface that's safe for walking and doesn't inhibit wheelchair movement) * Promotes social interaction between community members * If possible, include an accessible sink for clean-up | * Cognitive Access * Mobility & Height * Health & Wellness | * Affordability * Equality * Environmental sustainability * Beauty & Better Design |

***Sources****: Autism Centre, isUD, Mikiten Architecture, United State National Institute of Building Sciences*

* + 1. Gardens and Courtyards: Outdoor Planter Areas

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Use planter edges as seating opportunities at a variety of height from 400 mm to 700 mm.**   * Provides options for people with different abilities to transfer to/from a wheelchair or get up/down * Provides a more interesting range of landscape design elements * For Concrete Masonry Unit (CMU) walls, use a CMU cap rather than grouted cap for better use as a seat and to avoid cracking in areas of use by people | * Cognitive Access * Mobility & Height * Vision * Health & Wellness | Not applicable |
|  | **Level 2 When using CMU or concrete walls, use 900 mm wide rather than 600 mm for better seat use.** | Not applicable | * Beauty & Better Design |

***Source****: Mikiten Architecture*

* + 1. Gardens and Courtyards: Accessible BBQ Areas

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide an accessible BBQ area for communal events.**   * Locate to minimize smoke infiltration into dwelling unit windows * Provide a minimum 600 mm wide work space conforming to AS 1428.1:2009 and the NCC * A sink and counter, if provided, conform to AS 1428.1:2009 requirements * BBQ itself conforms to the following: * Specify BBQ with easy-to-use knobs that do not require grasping and twisting, that have tonal contrast with background, and easy-to-read and interpret markings * Specify BBQ or adapter handle to prevent reaching over flames to open/close the lid for everyone's safety/comfort - especially from a seated position | * Cognitive Access * Mobility & Height * Vision * Health & Wellness | * Equality * Beauty & Better Design |

***Source****: Amy Pothier, Mikiten Architecture*

* + 1. Gardens and Courtyards: BBQ Areas – Ground Surface

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Specify slip resistant pavers when used in BBQ area.**   * Ensure non-porous pavers near BBQ to avoid grease stains from BBQ * Contrasting colour pavers near the BBQ can help indicate a more dangerous zone for people to avoid * Floors should have a minimum slip resistance of P3 or R10 appropriate for their use, slope, and exposure to water, soap, and cleaning fluids | * Mobility & Height | * Equality * Beauty & Better Design |

***Source****: Inclusive Design Council, isUD, Mikiten Architecture*

* + 1. Gardens and Courtyards: Pets and Service Animals Release Areas

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Provide at least a small area outside for service animal relief that does not require residents to leave the property.**   * Allows blind residents with service animals to stay on site any time of day or night * Emotional pets can be important for residents' overall emotional well-being * Locate where staff is able to monitor activities for all residents' safety and comfort * Provide pet waste bag dispenser * Provide covered garbage receptacle for pet waste bags | * Cognitive Access * Mobility & Height * Vision * Health & Wellness * Support Needs | Not applicable |
|  | **Level 2 – Provide an enclosure and water supply for the service animal relief area, in addition to items above.**   * Allows animals to be let off-leash * Provide a water source and basin that can be replenished without needing to touch the basin * Animal relief area to have porous surface | Not applicable | * Safety * Beauty & Better Design |

***Source****: Inclusive Design Council, isUD, Mikiten Architecture*

* 1. **Building Security**
     1. Building and Site Security: Security System

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide a security system with 24-hour video monitoring and recording and front entrance door-opening capability from front desk.**   * Cameras in stairwells, outside entrances, and all floors * Cameras allow building management to see if someone has fallen or is having trouble * Helps ensure building security and resident safety * Alarmed panic bars on all doors that are assigned function exclusively as emergency exits; clear signage to denote alternative exit doors where residents cannot get back in (due to one-way doors); strategies to prevent residents from opening unmonitored doors for unauthorised entry of others | * Mobility & Height * Health & Wellness * Support Needs | * Safety * Beauty & Better Design |

***Source****: Autism Centre, Unites Stated National Disability Authority, The United States Corporation for Supportive Housing*

* + 1. Building and Site Security: Entry System Communications

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide flexible two-way communications to dwelling units.**   * Security controls for visitors at the building entrance provide both audio and visual communications between residents and visitors via a smartphone app that allows remote unlocking of the entry door * Allows residents with less mobility/dexterity respond to a visitor in a more convenient and timely way * Affords better communication options for people who lip read or sign * Allows better confirmation of who a visitor is, for increased security | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision | * Safety |

***Source****: California Housing and Community Development, Mikiten Architecture*

1. Building Components
   1. **Overall design**
      1. Overall Design: Building Organisation

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Circulation spaces are organised in straightforward and clear patterns.**   * Understandable circulation patterns (linear, radial, grid, axial, central atrium, etc.) are easier to navigate for people unfamiliar with a building * People prone to disorientation are more comfortable * People with no or low vision can navigate the space more easily | * Cognitive Access * Mobility & Height * Vision | * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* 1. **Space and reach**
     1. Space and Reach: Turning Space

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 - Provide space for a mobility device to enter, turn around in, and exit rooms, clear of furniture and door swings.**   * Provide minimum 1500mm x 1500mm clearance space for turning, connected to a path of travel from the door as per AS1428.1. | * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2 - Provide additional turning space.**   * Provide minimum 1800mm x 1800mm clearance space for turning, connected to a path of travel from the door * Accommodates mobility scooters and multiple people in a space | Not applicable | * Safety * Beauty & Better Design |

***Source****: The Kelsey, AS1428.2*

* + 1. Space and Reach: Reach ranges

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 - Provide space for a mobility device to enter, turn around in, and exit rooms, clear of furniture and door swings.**   * Provide minimum 1500mm x 1500mm clearance space for turning, connected to a path of travel from the door as per AS1428.1. | * Cognitive Access * Mobility & Height * Hearing & Acoustics | Not applicable |
|  | **Level 2 - Increased Clearance**   * For larger mobility devices, easier manoeuvring, and multiple users at once: * Clear floor space: minimum 1000mm x 1400mm * Maximum reach height 1100mm   Knee and toe clearance as per AS1428.2 | * Vision * Health & Wellness * Support Needs | Not applicable |
|  | **Level 3 - User-Adjustable Clearance - Common Spaces**   * Use electric high/low countertops to with height adjustment capability from 720mm clear space underneath height adjustable benchtop till 1020mm clear space underneath height adjustable benchtop (from Finished Floor Level). * Allows users of all standing and seated heights to easily adjust work surfaces and sinks to their ideal heights * Include sensor to detect and reverse direction if obstruction is encountered (knee, chair arm, etc.) * Specify controls that can be operated with one finger (some require two buttons to be pressed at once) * Kits are available for bathroom and kitchen sink drains | Not applicable | * Safety * Beauty & Better Design |

***Source****: The Kelsey, AS1428.2*

* + 1. Space and Reach: Powerpoints and switches

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 - Make controls, switches, and outlets more reachable and in a consistent location between 900mm – 1000mm above the finished floor level**   * Horizontally aligned with the door handle at the entrance to a room. * If placing an outlet under a built-in element, place an accessible one above instead or in addition * Keep in mind that as reach limits are reached, leverage, strength, and grasp are diminished, making items at the reach limit more difficult to use | * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2 – Control and switch type**   * Light and powerpoint switches should be rocker action, toggle or push pad in design with a recommended width of 35mm. | Not applicable | * Beauty & Better Design |

***Source****: The Kelsey, AS1428.2*

* 1. **Acoustics**
     1. Acoustics: Background Noise

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Avoid introducing background noise that can hamper communication.**   * Video displays (in lobbies, gyms, etc.) should be silent or the volume should be easily controlled by occupants * Avoid background music in lobbies and other shared spaces * For people with poor hearing or wearing hearing aids, background noise is disruptive to hearing conversations * Background noise can be overwhelming for people susceptible to cognitive overload * For blind people navigating in part by sound, background noise can hamper orientation | * Cognitive Access * Hearing & Acoustics * Vision * Health & Wellness | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Acoustics: Large Spaces

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Design large spaces (atriums, large lobbies, large community rooms, etc.) to provide acoustic comfort and usability.**   * Use materials that reduce echo, which can be overwhelming to some people and inhibit orientation by blind people * Minimise hard surfaces that create reverberation of sound for everyone's comfort, especially those with hearing aids, cochlear implants, etc. that can accentuate the echo effect * Design in smaller areas (nooks, etc.) that that are easier to acoustically control to provide a relief from the main space * A mix of active and quiet spaces allows people with autism and other forms of sensory sensitivity to be in proximity to people but control their engagement. * Window seats and nooks offer opportunities to participate from the periphery | * Cognitive Access * Hearing & Acoustics * Vision * Health & Wellness | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Acoustics: Noise Isolation

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 – all dwellings must be design to bee the minimum sound insulation requirements under the National Construction Code.** | * Cognitive Access * Hearing & Acoustics * Health & Wellness | Not applicable |
| **2** | **Level 2 - Isolate noise and vibration from all noise-generating building systems.**   * People range in their sensitivity to hums and vibrations, which can make some dwelling units unusable by sensitive people * Enhances user comfort   **Level 2 - Exceed code requirements for noise transmission at dwelling units.**   * Exceed required sound insulation requirements under the NCC to limit noise between dwelling units and between units and corridors * Enhances privacy * Enhances user comfort * Reduces neighbour disputes | Not applicable | * Beauty & Better Design |

***Source****: The Kelsey, NCC*

* + 1. Acoustics: Large Spaces

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **All doors and windows exceed the required sound insulation requirements under the NCC to control outside noise sources.**   * Enhances hearing and communication * Reduces distractions * Enhances user comfort | * Cognitive Access * Hearing & Acoustics * Health & Wellness | * Beauty & Better Design |

***Source****: The Kelsey, NCC*

* 1. **Air Quality/HVAC**
     1. Air Quality/HVAC: Pollutants

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 ESSENTIAL ELEMENT**  **Prohibit smoking within buildings or within 4m of building entrance**   * Post signage near all doors and windows where people might smoke outside * Make it clear in resident materials and with signage on site if there are designated smoking areas for residents | * Cognitive Access * Health & Wellness | Not applicable |
| **2** | **Level 2 - Prohibit smoking within 10m of building entrance** | Not applicable | * Environmental sustainability * Safety * Beauty & Better Design |

***Source****: The Kelsey, The Smoke Free Environment Act*

* + 1. Air Quality/HVAC: Filtration

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Include High Efficiency Particulate Air (HEPA) filtration for mechanical equipment.**   * Building-wide and dwelling unit HVAC filters protect users against outdoor and recirculated pollutants * Protects people with chemical and pollutant sensitivities or seasonal allergies * Helps people with dog allergies cope with service dogs in a building | * Cognitive Access * Health & Wellness | * Environmental sustainability * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Air Quality/HVAC: Low-VOC Materials

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Use low- or no-Volatile Organic Compound (VOC) building materials (paints, adhesives, caulking, carpets, vinyl tile, linoleum, particle board, plywood, and/or engineered wood products).**   * Reduces environmental hazards to residents and visitors * Many people with disability have other underlying health issues that are exacerbated by environmental chemicals * Ensure that low or no-VOC products are durable (for example, some no-VOC paints are more susceptible to physical damage and do not adhere as well) * VOC-containing materials emit toxic fumes from products or processes to form ozone, which may cause residents to have long-term health effects | * Cognitive Access * Health & Wellness | Not applicable |
| **2** | **Level 2 - Better VOC controls.**   * Use no-VOC materials in all the locations in Level 1 above * Use low- and low-VOC materials for furniture and other FF&E elements | Not applicable | * Environmental sustainability |
| **2** | **Level 3 - Chemical-free areas**   * In addition to Level 1 and Level 2, designate lobby/common spaces as chemical/odour free zones * Designate one or more floors, or an entire building, as chemical/odour-free * Protects people with chemical sensitivities and provides cleaner air | Not applicable | * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Air Quality/HVAC: Ceiling Fans

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide ceiling fans to augment air conditioning in indoor shared spaces, and at outdoor gathering spaces.**   * Benefits people with less ability to move around/get up, and people who may have unique temperature and comfort issues * Mixes air to boost mechanical system’s effectiveness and efficiency * In large spaces, provide localized control to increase comfort only in areas needed * Increases comfort and airflow in selective areas - such as those near west-facing windows * More cost-effective than air conditions | * Cognitive Access * Health & Wellness | * Affordability * Environmental sustainability * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Air Quality/HVAC: HVAC Controls

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Mechanical system controls are broadly usable.**   * Temperature controls can be programmed for different settings based on time of day (and optionally, by season as well) * In rooms and spaces where occupants have control over temperature, controls follow a common conceptual model * Thermostats are accessible for blind users (tactile buttons and braille, not touch screens) with audible feedback and/or connectivity through mobile apps | * Cognitive Access * Mobility & Height * Vision * Health & Wellness | Not applicable |
| **2** | **Level 2 - Mechanical system controls are more usable.**  Temperature settings and programming can be adjusted by remote control for more user flexibility and to overcome reach and manipulation issues around a thermostat on the wall or on the HVAC unit itself | Not applicable | * Environmental sustainability |
| **3** | **Level 3 - Mechanical system controls are voice controlled with verbale feedback provided**  Temperature settings and programming can be adjusted by voice control for more user flexibility. | Not applicable | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Air Quality/HVAC: Window Controls

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 – Operable windows are usable.**   * Operating mechanisms are within reach range. * Surrounding space is designed for access to the window. * Cranks and latches can be operated, and windows opened, with the palm of one hand, without grasping or twisting * If unlatching and opening is one motion, ensure they are in the same direction, so that two hands are not required * Include locks on windows | * Cognitive Access * Mobility & Height * Health & Wellness | Not applicable |
| **2** | **Level 2 – Electrical power window controls are provided for ease of use** | Not applicable | * Environmental sustainability * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Air Quality/HVAC: Mould Control

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Design buildings to provide adequate ventilation and mould control including:**   * Use of mould-resistant paint * Mechanical ventilation in key locations such as laundries, bathrooms etc * Appropriate waterproofing | * Health & Wellness | * Environmental sustainability * Beauty & Better Design |

***Source****: Residential Development Advisory Panel – Key needs from members of the CID Advocacy Group of people with intellectual disability*

* 1. **Glare and artificial lighting**
     1. Artificial Lighting: Glare and Light Quality

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Artificial lighting is even, free from glare, and does not cast distracting shadows.**   * Glare inhibits lip reading * Strong directional lighting on a ceiling creates glare and backlighting that can make lip reading difficult, especially when looking up at a taller speaker | * Vision | * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Artificial Lighting: Colour Rendering Index

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Artificial lighting has a colour rendering index of 90 or higher.**   * Creates a more natural-looking and comfortable indoor environment * Colours read more accurately and more easily between artificially- and naturally-lit spaces | * Vision | * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Artificial Lighting: Lighting Levels

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Design lighting levels to be appropriate for the activity in a space.**   * Provide task or ceiling-mounted directional lighting where needed * Provide task lighting in reading areas to minimize casting shadows on reading materials * Design lighting appropriate for each activity that may occur in a multi-purpose room | * Vision | * Environmental sustainability * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Artificial Lighting: Lighting Controls

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Occupancy sensors with overrides control all common area artificial lighting.** | * Vision | Not applicable |
|  | **Level 2 - Common area lighting automatically dims based on the amount of daylight available.**   * Creates a more comfortable environment * Include separate user-controllable task lighting * Dimming should be continuous, not just at a few pre-set levels * Rather than timers and seasonal settings, light sensors on mullions can be more responsive, changing interior lighting levels only when needed, such as when it’s cloudy or hazy * Reduces energy needs | Not applicable | * Environmental sustainability * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Artificial Lighting: Switch Cover Plates

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Switch plates contrast noticeably in colour from the surrounding wall. Differentiate colour from non-user controls cover plates that may be used elsewhere in the room.**   * Easier to find for everyone, including those with low vision * Select colours for visibility to people with different sorts of colour blindness; minimum luminance contrast of 50 percent as well * Cognitively clearer | * Cognitive Access * Vision | * Safety |

***Source****: The Kelsey*

* + 1. Artificial Lighting: Lighting Master Switch

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Switch plates contrast noticeably in colour from the surrounding wall. Differentiate colour from non-user controls cover plates that may be used elsewhere in the room.**   * Easier to find for everyone, including those with low vision * Select colours for visibility to people with different sorts of colour blindness; minimum luminance contrast of 50 percent as well * Cognitively clearer | * Cognitive Access * Mobility & Height * Vision | * Environmental sustainability * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* 1. **Natural light**
     1. Natural Light: Daylight

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Switch plates contrast noticeably in colour from the surrounding wall. Differentiate colour from non-user controls cover plates that may be used elsewhere in the room.**   * Connection to the outside environment increases comfort and well-being * Include a direct line of sight to the vehicular pick-up area from the interior lobby to allow residents to wait indoors for rides * Enhances orientation, and therefore wayfinding * Saves energy | * Cognitive Access * Mobility & Height | Not applicable |
| **2** | **Level 2 - Locate community rooms where they can open to the outdoors and get natural light.**   * Encourages use and community-building * Creates a more comfortable, calmer environment * Provides opportunities for events to expand to outdoor spaces * Connection to the outside environment increases comfort and well-being * Enhances orientation, and therefore wayfinding | * Vision * Health & Wellness | Not applicable |
| **4** | **Level 3 - In addition to Level 2, all additional rooms and spaces (excluding storage and utility rooms) have access to natural light either directly or through an adjacent space.**   * Connection to the outside environment increases comfort and well-being. * Enhances orientation, and therefore wayfinding | Not applicable | * Affordability * Environmental sustainability * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Natural Light: Managed Daylight

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - All rooms and spaces with direct access to daylight have architectural features to manage the daylight (e.g. light shelves, clerestories, recessed skylights, etc.).**   * Reduced glare * Increases lip reading communication * Reduced glare enhances visibility and therefore wayfinding - especially for low-sighted people who may acclimate more slowly to changes in brightness between outside exterior and interior spaces * Eliminating natural lighting overload increases thermal comfort by eliminating hot spots inside the building * Controlling solar heat gain helps mechanical equipment run more efficiently. | * Cognitive Access * Mobility & Height * Vision * Health & Wellness | Not applicable |
| **2** | **Level 2 - Window shades allow users to control the natural light.** | Not applicable | * Environmental sustainability * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Natural Light: Window Design

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Windows have low sills where possible**   * Offers equal view experience to shorter or seated people * Creates a stronger connection to the outdoors for all users | * Cognitive Access * Mobility & Height * Vision * Health & Wellness | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Natural Light: Window Location.

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Locate windows at the ends of or at changes in direction of corridors.**   * Can assist in wayfinding * Creates a sense of orientation (both to the outside in general and to the sun for time of day and direction, especially in a large building) * Natural light creates a sense of well-being throughout the building * Natural light helps to counter isolation * Avoid shiny floor and wall surfaces that can create a glare problem in the corridor, which can be a detriment to wayfinding; diffuse the light with window treatments inside or outside if necessary | * Cognitive Access * Mobility & Height * Vision | * Beauty & Better Design |

***Source****: The Kelsey*

* 1. **Doors**
     1. Doors: Clearance Space

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Ensure clear space and safe navigation at entries.**   * Ensure that doors do not swing into a perpendicular path of travel - if they do, create an alcove or provide cane-detectable protection from impact * Provide glass doors or an adjacent full-height view panel to improve visibility at entries; helpful for people with low vision and the deaf who might not hear someone approaching * Specify fixed trash can locations outside the area of navigation at doors to ensure that conflicting trash cans do not get placed in navigation area by maintenance staff * If designated near entries, design trash cans into specific enclosures to prevent maintenance staff and others from putting them in the required strike-side clearance | * Mobility & Height * Vision | * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Doors: Door Visibility

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **All doors or door frames visually contrast with the surrounding walls.**   * Easier identification by people with low vision * Select colours for visibility to people with different sorts of colour blindness; minimum luminance contrast of 50 percent as well * Unique colours for visitor and resident doors vs. service or delivery doors assist in wayfinding and orientation | * Cognitive Access * Mobility & Height * Vision | * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Doors: Swing Door Automation

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Where automatic swing door operators are provided, use vertical activator bars and more flexible operators.**   * Vertical activator bars: * Allow activation with wheelchair footrest, by someone's foot when their arms are occupied carrying something, or at any other height * Cleaner and less institutional-looking than two buttons, can be freestanding, such as in front of a window, and can sometimes be combined in one bollard with building entry system keypads * Flexible operators meet the following criteria: * Create no resistance when pushed manually (ideally operator reduces effort while still allowing a door to be opened quickly manually) * Have no resistance when there is a power outage and doors are used manually * Have a wide range of adjustable opening times and speed * Can be mounted upside down on door when needed (such as when a storefront system header is not tall enough | * Cognitive Access * Mobility & Height * Vision | * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Doors: Automatic Operator

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1- In addition to providing automatic doors at building entrances used by residents, also provide at common restrooms.** | * Cognitive Access * Mobility & Height | Not applicable |
| **2** | **Level 2- In addition to Level 1, provide automatic doors at shared resident spaces and staff offices.** | * Vision | Not applicable |
| **3** | **Level 3 - Rather than swing doors, make doors at building entrances used by residents sliding doors.**   * Automatic operation by motion sensor from the interior and building access controls from the exterior. * Provides a usable opening width faster than swing doors * Avoids congestion from multiple users at a time * Avoids collisions between mobility devices or low-sighted people and the arc of swing doors * For double doors, lets groups of people (especially when traveling in both directions at once) negotiate passage with less conflict/confusion | Not applicable | * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Doors: Door and Gate Rails

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **High bottom rails**   * Provide 300mm rather than 150mm smooth surface or kick plates at bottom of doors and gates for larger/taller electric wheelchairs - especially at custom gates | * Mobility & Height | Not applicable |

***Source****: The Kelsey*

* + 1. Doors: Glass Doors

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Use glass doors along a wayfinding path and into community spaces.**   * Assists visibility of the wayfinding path and general visual/cognitive orientation * No frameless glass doors, which are less visible to people with low vision | * Cognitive Access * Mobility & Height * Vision | Not applicable |

***Source****: The Kelsey*

* 1. **Furniture, fixtures and equipment (FF&E)**
     1. FF&E: Area Rugs

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Avoid the use of unsecured area rugs.**   * Creates potential tripping hazards, especially for people who can’t lift their feet, cane, walker, or crutches well * Interferes with turning a wheelchair | * Mobility & Height * Vision | * Safety |

***Source****: The Kelsey*

* + 1. FF&E: Indoor Seating

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Specify a variety of seating types to provide a wide range of options for different needs and comfort levels.**   * Include seats with and without arms. Arms offer support for unstable torsos, reduce fatigue, and are useful for getting up and down, but chairs without arms can be easier for horizontal transfers to and from a wheelchair * Include backrests on most seats for safety, support, and comfort * Include seats of different heights in each location to provide options for tall and short people, or people who can't get up and down easily * Include seats of different firmness - some people cannot get up from chairs, sofas, or other seats that are too soft, but many people cannot sit comfortably on hard seats for long periods * Variety in seating design and types can foster different types of conversations and connections between residents | * Mobility & Height * Support Needs | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. FF&E: Work Surfaces and Tables

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Tables are easy to move, are on locking wheels and/or are lightweight.**   * Allows easier repositioning to make space for larger mobility devices * Allows easier repositioning for different types of group meetings or educational events | * Mobility & Height * Support Needs | Not applicable |
|  | **Level 2 - Provide electric user-adjustable desks and countertops.**   * Provides greater knee space for electric wheelchairs * Increases flexibility for people with bad backs to use a range of ergonomic chairs or stools, or to stand * Allows smaller people to lower the surface below standard desk height for easier use * Should not require users to hold two buttons at once to adjust | Not applicable | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. FF&E: Furniture Visibility

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Specify common space furniture that is easily seen and movable.**   * Consider form, colour, and value visibility against the flooring and other surrounding surfaces so that they do not become collision hazards * Creates a less homogenous interior environment. * Movable furniture provides opportunities for different types and sizes of social interactions   Navigable lobby with floor-furniture contrast | * Mobility & Height * Vision * Support Needs | * Beauty & Better Design |

***Source****: Design Resources for Homelessness, Mikiten Architecture, US National Institute of Building Sciences*

* + 1. FF&E: Artwork in Building

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Include artwork in interior and exterior spaces.**   * Promotes a sense of welcome and home * Can enhance wayfinding with strategic placement * Artwork can be placed on walls and/or integrated as part of the graphic wayfinding strategy * Ensure sculpture is cane-detectable and that wall-mounted pieces do not project more than 100mm from the wall | * Cognitive Access * Mobility & Height * Support Needs * Support Needs | * Beauty & Better Design |

***Source****: Mikiten Architecture, Shopworks Architecture*

* 1. **Wayfinding** 
     1. Wayfinding: Glazing Safety

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 Glass doors and windows that extend to the floor should have visible and cane-detectable sills and marked according to AS1428.1**   * 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 * Glass wall systems with no delineation at the sill can be a hazard for everyone, especially low-vision people | * Vision | Not applicable |
|  | **Level 2 - Use safety decals on glazing with low sills.**   * In addition to Level 1, use decals on glazing less than 300mm above the walking surface, use visible decals or patterns at median eye level as a visual identification/warning to benefit low vision or aging eyes | Not applicable | * Safety |

***Source****: Architecture for the Blind, Mikiten Architecture, AS1428.1*

* + 1. Wayfinding: Differentiation of Spaces

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Interior wayﬁnding system differentiates primary routes, zones, or nodes using variations in ﬂooring, lighting, colour, ceiling height, materials, and/or other architectural features.**   * Colour-code or have unique materials for each floors' elevator lobbies for orientation * Select colours for visibility to people with different sorts of colour blindness; minimum luminance contrast of 50 percent as well * Change colour/contrast to delineate between floors and walls and between stair treads and risers to assist people with low vision * Creates architectural reference points * Creates zones with unique character * Assists older adults with memory issues, people with cognitive impairments that affect orientation, and people who cannot read or understand signage | * Cognitive Access * Hearing & Acoustics * Vision | * Beauty & Better Design |

***Source****: Design Resources for Homelessness, isUD, Mikiten Architecture, Sonoma UD for Housing*

* + 1. Wayfinding: Interior Guide Strips

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Interior wayﬁnding system delineates primary routes and destinations with guide strips that have a different colour than the surrounding ﬂoor.**   * Provides a path for people with low vision to follow * Grounds people who are easily disoriented * Creates opportunities for easy directions for visitors to reach locations like a rental office, community room, etc * Can also be achieved with baseboard colours * Select colours for visibility to people with different sorts of colour blindness; minimum luminance contrast of 50 percent as well | * Cognitive Access * Vision | Not applicable |
|  | **Level 2 - In addition to Level 1, interior guide strips are both coloured and textured differently from the surrounding floor.**   * Adding a cane-detectable texture difference allows lower-sighted and blind people to use the guide strips | Not applicable | * Safety * Beauty & Better Design |

***Source****: Inclusive Design Council, isUD, Mikiten Architecture*

* + 1. Wayfinding: Walking Surface

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1**  **Tactile ground surface indicators (TGSI) compliant with AS1428.4.1 must be provided to warn people who are blind or have a vision impairment that they are approaching:**   * a stairway or ramp (other than a fire-isolated stairway or ramp) * an escalator (or conveyor) * (if no suitable barrier) an overhead obstruction less than 2 m above floor level other than a doorway * an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building if there is no kerb or kerb ramp | * Cognitive Access * Vision | Not applicable |
|  | **Level 2 Avoid confusing patterns on interior floor and exterior paving walking surfaces.**   * Carpets and flooring with busy visual patterns can be distracting for people with low vision and disorienting to people with cognitive differences * Complex patterns can obscure tripping hazards, especially rocks, branches, etc. outside | Not applicable | * Safety * Beauty & Better Design |

***Source****: AS1428.1 and National Construction Code*

* + 1. Wayfinding: Building Signage

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Braille and tactile signage to be provided as follows:**   * Exit, entry and floor level * Where a pedestrian entrance is not accessible, directional signage to the location of the nearest accessible pedestrian entrance * Each common sanitary facility (if accessible to specify) * Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage to the nearest accessible unisex sanitary facility. * where a pedestrian entrance is not accessible, directional signage to the location of the nearest accessible pedestrian entrance | * Cognitive Access * Vision | * Beauty & Better Design |

***Source****: National Construction Code, AS1428.1-2009*

* + 1. Wayfinding: Acoustic Wayfinding

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Use wall and ceiling surface materials and ceiling heights to differentiate spaces.**   * Audible changes in the acoustic environment are a helpful guide for visually impaired people * Ceiling heights can indicate different functions for visual orientation * Circulation paths, atriums, or other large spaces can be articulated with spaces with different acoustic responses to indicate location (e.g.: corridor intersections, unit entries, sitting areas vs. circulation areas, etc.) | * Cognitive Access * Hearing & Acoustics * Vision | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Wayfinding: Directional Signage

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 - Design building directional signage to be clear and broadly usable.**   * Signage includes room name or use in addition to room numbers, in both raised text and braille * Signs are high-contrast (light text on a dark field yields the least glare) * Signs have pictograms for non-English speakers, children, and others who cannot read * Coordinate signage for the site and the building to use a consistent set of pictograms. wording, font style, etc. * Directional signage: Position to face the direction of approach at intersecting routes and include arrows with room number groups or other primary rooms and functions * In-stair signage indicates the floor number and direction to exit clearly | * Cognitive Access * Hearing & Acoustics | Not applicable |
| **2** | **Level 2- Use tactile building orientation / evacuation maps.**   * Tactile maps showing rooms and circulation spaces let people who are blind navigate spaces easier - can be 3D printed or built up. Locate at all primary entrances the primary access point to each ﬂoor, and all corridor intersections * Consider having this available as printout for people to memorize/carry with them, especially if it contains evacuation information | * Vision * Support Needs | Not applicable |
| **3** | **Level 3 - Augment signage with QR codes.**   * Provides a link to additional online resources (information about the room, a link to get assistance or report a problem, etc.) | Not applicable | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Wayfinding: Flooring

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Interior floor materials indicate transitions from one space to another, or alert people to entrances, stairs, or elevators.**   * Texture changes should be cane-detectable by individual with vision-related access needs. * Select colours for visibility to people with different sorts of colour blindness; minimum luminance contrast of 50 percent as well * Baseboard or floor material border colour changes in corridors can help with navigating the building's orientation. * A varied and thoughtful flooring palette creates more clarity and a more interesting environment for everyone | * Cognitive Access * Hearing & Acoustics * Vision | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Wayfinding: Lighting

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Use distinctive decorative lighting fixtures as landmarks.**   * Corridor ends and crossings to reduce disorientation * At unit entries to differentiate from other doors * A number of wall sconces indicating the floor you are on outside an elevator (for buildings with fewer floors) * Use downlighting, uplighting, and wall sconces strategically in different parts of a corridor | * Cognitive Access * Hearing & Acoustics * Vision | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Wayfinding: Multilingual Communication

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Multi Language Sign Communication.**   * Signage includes multiple languages based on highly used local languages | * Cognitive Access * Hearing & Acoustics | Not applicable |
|  | **Level 2 - Australian Sign Language (ASL) Hand Signs.**   * Signage includes illustrations of key words and places in ASL | Not applicable | * Equality |

***Source****: Mikiten Architecture*

* 1. **Wayfinding** 
     1. Mailboxes: Mailbox

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Where individual letter boxes are provided 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. | * Cognitive Access * Hearing & Acoustics * Vision | * Beauty & Better Design |

***Source****: Livable Housing Design Guidelines and SDA Design Standards*

* + 1. Mailboxes: Mailbox Shelter

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide weather protection at outdoor mailbox areas.**   * Protects everyone getting their mail from a central location, especially if they are moving more slowly * Protects packages that might be left * Protects management notice areas that often occur at mailboxes | * Cognitive Access * Hearing & Acoustics * Vision | * Beauty & Better Design |

***Source****: Mikiten Architecture*

* + 1. Mailboxes: Mailbox Counter

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide a counter at mailboxes.**   * Easier use for people with less dexterity * More convenient for everyone * Provide clear knee space under counter | * Cognitive Access * Mobility & Height * Vision | * Beauty & Better Design |

1. Interior Spaces
   1. **Overall Design**
      1. Overall Design: Low Glare Materials

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 – Use wall and floor surfaces that are low glare**   * Matte surfaces and medium-value surfaces are better for reducing glare * Facilitates wayfinding for people with low vision * Prevents uncomfortable conditions for lip reading and signing * Protects against slipping when floors get wet | * Cognitive Access * Vision * Support Needs | * Safety * Beauty & Better Design |

***Sources****: Architecture for the Blind, Mikiten Architecture*

* + 1. Overall Design: Activity Areas

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 – Provide shared social spaces for activities and interactions**   * Sensory gardens, demonstration or shared-use kitchens, fitness areas, game/TV room and similar spaces – that are thoughtful and intentional in their design – are important for resident mental and physical health * Design shared spaces and their finishings to be flexible and easily moved, to accommodate multiple uses that may develop over time * These spaces are especially important in affordable housing and for residents with disability who have fewer options outside the project * Locate close to staffed areas for residents who have experienced trauma to feel safe * Staff help create a sense of community, build trust with and among residents and facilitate relationships | * Cognitive Access * Vision * Health & Wellness * Support Needs | * Beauty & Better Design |

***Sources****: LCM Architects, Mikiten Architecture, Inclusive Design Council, Shopworks - Designing for Healing, Dignity, and Joy*

* + 1. Overall Design: Staff Spaces

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide respite area(s) for staff**  **Improves their performance and helps to prevent burnout/exhaustion**   * Include natural light and air, connection to nature | * Health & Wellness * Support Needs | * Beauty & Better Design |

***Sources****: LCM Architects*

* + 1. Overall Design: Assistance Signage

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Use signage to alert people that support is available**   * “Need something? Just ask” signs in common rooms. Sets a positive tone, lets everyone know there is support available from building staff * Fosters a collaborative atmosphere * Include phone number and QR code to make it easy to contact staff | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Safety * Beauty & Better Design |

***Sources****: Mikiten Architecture*

* + 1. Overall Design: Slip Resistance Floor finishes

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Specify slip-resistant floors, especially at building entrances**   * All internal floor finishes shall have a minimum slip resistance of P3 or R10. (except ramps which are higher) * Use recessed walk-off mats instead of temporary roll-out mats which can create tripping hazards * Reduces tracking outdoor pollutants, mud, etc into indoor spaces * Avoid sisal or other mats that can ‘pull’ wheeled traffic at a 45 degree angle * Surface, nosing strip and landings of stairs and ramps to be in accordance with National Construction Code AS4586. | * Mobility & Height * Vision | * Safety * Beauty & Better Design |

***Sources****: Mikiten Architecture*

* + 1. Overall Design: Internet Connection

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Provide free internet access for residents in all common areas and space.** | * Cognitive Access * Support Needs | Not applicable |
| **2** | **Level 2 - Provide free internet connection for residents in all areas of the residential community including within private dwellings/rooms** | Not applicable | * Affordability * Equality * Safety * Beauty & Better Design |

***Sources****: Residential Development Advisory Panel – Key needs from members of the CID Advocacy Group of people with intellectual disability*

* 1. **Lobbies and horizontal circulation space**
     1. Lobbies and Horizontal Circulation: Building Notifications

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 – Make video screen displayer for resident notifications broadly usable**   * Applies to lobbies, gyms, common rooms or similar * Design visual on screen content to use larger print * Use dark on light backgrounds when possible to counteract the glare of lights on a dark background screen * Avoid audio content that can create background noise, making conversations, hearing and audio wayfinding for the blind more difficult * When audio content is needed, always accompany with closed captions or text with the same information * Avoid content with flashing lights or swirling visual patterns which can trigger seizures for people with epilepsy | * Cognitive Access * Hearing & Acoustics * Vision | Not applicable |
| **2** | **Level 2 – More flexible displays: alternate delivery**   * Create a way that blind/low vision people can receive the same information via an app or website * Additional benefit of people not having to be in the space to see announcements | Not applicable | Not applicable |

***Sources****: Mikiten Architecture*

* + 1. Lobbies and Horizontal Circulation: Lobby and Large Space Acoustics

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Minimise acoustic reverberation with materials and geometry of spaces**   * Helps everyone have a better entry lobby interaction experience * Aids communication for those with hearing aids and cochlear implants that can overload in noisy spaces * Aids the blind with auditory orientation | * Cognitive Access * Hearing & Acoustics * Vision | * Safety * Beauty & Better Design |

***Sources****: Mikiten Architecture*

* + 1. Lobbies and Horizontal Circulation: Usable Corridors

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 – Incorporate wide corridors**   * 1000mm minimum width to allow easier passage of mobility devices or support animals * Gives space for cane sweep navigation for someone who is blind * Creates a sense of openness and comfort for all residents | * Cognitive Access * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2 – Wider Corridors**   * 1200mm width to allow easier passage of mobility devices or support animals | Not applicable | Not applicable |
| **3** | **Level 3 – Even Wider Corridors**   * 1800mm width to allow two wheelchairs to pass each other | Not applicable | * Beauty & Better Design |

***Source****: Autism Center, Mikiten Architecture, National Construction Code and Australian Standards*

* + 1. Lobbies and Horizontal Circulation: Corridor Handrails

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 – Handrail on one side of the corridor**   * Helps people with ambulatory disabilities travel further, more safely * Act as guide rail for people with low vision * Consider antimicrobial finish | * Cognitive Access * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2 – In addition to Level 1 install handrail on both sides of the corridor**   * Helps people with one-sided dominance better than a single handrail * Better as a guide rail than a handrail only on one side | Not applicable | * Safety * Beauty & Better Design |

***Sources****: Amy Pothier, Mikiten Architecture*

* + 1. Lobbies and Horizontal Circulation: Lobby Entry Counter

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 – Lobby entry counters are accessible**   * If counters are one level, they should be low for the most flexible use from both sides * For larger counters where a high portion is desired for easier standing use, the low portion should be the primary counter * Design a location for computer screens that does not block the open use of the counter * Provide contrast between counter tops and faces for people with low vision | * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2 – Lobby entry counter allows forward approach**   * Provide knee and toe clearance for a forward approach on both sides * Allows a face to face conversation, easier writing or other interactions for someone using a wheelchair and for a seated staff member * Ensure areas that are open for knee and toe clearance have cane detectable end panels or legs | Not applicable | * Beauty & Better Design |

***Sources****: Amy Pothier, Mikiten Architecture*

* + 1. Lobbies and Horizontal Circulation: Lean Rails

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 – Lean rails in circulation areas including near lifts and stairs**   * Helpful in lobbies or entry porches where people are awaiting a ride * Beneficial for older adults with mobility impairments or general stamina limitations | * Mobility & Height * Vision | * Beauty & Better Design |

***Sources****: Design Resources for Homelessness*

* 1. **Vertical circulation**
     1. Vertical Circulation: Usable Stairs

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Stairs are designed for safety and ease of use (incorporate ramps rather than stairs whenever possible)**   * Stairs have no fewer than 3 risers, to prevent tripping * Closed risers required * Stairs other than emergency egress stairs have no more than 11 risers, for easier use and less distance to fall in an accident * All stair treads have a complying contrasting stripe at every nosing. Use photoluminescent stripes when possible for additional safety in emergencies * Stairs wider than 1800mm have at least one additional handrail * All stairs have a cane-detectable tactile walking surface indicator at the top of every run | * Mobility & Height | * Safety * Beauty & Better Design |

***Sources****: isUD, Mikiten Architecture, National Construction Code and Australian Standard*

* + 1. Vertical Circulation: Stair Evacuation Chairs

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide evacuation chairs in stairways**   * Provides a safe way for people with mobility limitations to be rolled down the stairs by other occupants in the case of an emergency, rather than being forced to wait for rescue personnel in a stairway while other occupants exit the building * Coordinate with NCC requirements for chairs to avoid blocking exiting width and provide space for people with mobility devices to await assistance with evacuation chairs | * Mobility & Height | * Safety |

***Sources****: Inclusive Design Council, Mikiten Architecture, Amy Pothier*

* + 1. Vertical Circulation: Convenient Ramps

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Ramps are designed for broad usability and comfort**   * Use ramps instead of stairs whenever possible * Design ramps to be the full width of the corridor or walkways at top and bottom * Ramps connecting vertical level changes of over 190mm are 1:14 as per AS1428.1 | * Cognitive Access * Mobility & Height * Vision | * Safety * Beauty & Better Design |

***Sources****: isUD, Mikiten Architecture, Australian Standard*

* + 1. Vertical Circulation: Dual Handrails

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Stairs and ramps have high and low handrails**   * One handrail at 900mm and another at 760mm above the nosing * Provides safety for children and shorter adults * For ramps, someone in a wheelchair can slow their descent or pull themselves up the ramp more easily with better leverage than pushing a wheelchair wheel | * Mobility & Height | * Safety |

***Sources****: Mikiten Architecture*

* + 1. Vertical Circulation: Handrail Design

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Handrails should be designed for better use and safety**   * Handrail extensions should extend 150mm more than required by the NCC, to provide greater stability for people leaning heavily on them to pull up the stairs or reach forward for sufficient stability when stepping down * Ends of handrails should return to the wall or floor/ground, not wrap back on themselves, creating a potential impact hazard that is not easily cane-detectable * Avoid gaps of more than 40mm between handrails and walls to prevent arms sliding into the space as someone falls and to facilitate using the wall as a stabiliser for the forearm * Select colours that are discernible from the wall behind for people with different sorts of colour blindness; minimum luminance contrast of 50% as well | * Mobility & Height | * Safety |

***Sources****: Amy Pothier, isUD, Mikiten Architecture, National Construction Code, Australian Standard*

* + 1. Vertical Circulation: Tactile Handrail

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **All stairways and ramps have tactile information on lower and upper handrails**   * Tactile letters and Braille indicating floor (Level 1, level 2 etc.) and shall match the designations used in the elevator * Tactile direction arrow | * Vision | * Safety |

***Sources****: isUD, Mikiten Architecture*

* + 1. Vertical Circulation: Elevator Foot Controls

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide foot level controls inside and outside**   * Low mounted paddle type buttons can be activated with the foot or a wheelchair footrest * Avoids the need for positioning a mobility device at the floor buttons inside, where someone else is often naturally standing * Convenient option for people whose hands are full * More hygienic for all people to avoid touching buttons with their hands * Provides options for people who are short, with low dexterity or no fingers or who cannot see the small regular buttons easily | * Mobility & Height * Health & Wellness | * Beauty & Better Design |

***Sources****: Mikiten Architecture*

* + 1. Vertical Circulation: Elevator Interior Buttons

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Include descriptive elevator buttons**   * In addition to the floor number, include entire words such as “parking”, “lobby” or “roof garden” for example | * Cognitive Access | * Beauty & Better Design |

***Sources****: Mikiten Architecture*

* + 1. Vertical Circulation: Elevator Usability

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Specify door timing and audible feedback for better usability**   * Voice feedback state direction travelling and floor reached * Benefits low sight and blind passengers * Provides more clarity for everyone * Set door close timing to 10 seconds to allow people with mobility devices or service animals to enter/exit before it starts closing | * Cognitive Access * Vision | Not applicable |

***Sources****: Mikiten Architecture*

* + 1. Vertical Circulation: Elevator Design

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 – The lift car size shall be minimum 1100mm (width) x 1400mm (in direction of travel).**  **Lift door to provide a minimum clear opening of 900mm.** | * Mobility & Height * Health & Wellness * Support Needs | Not applicable |
| **2** | **Level 2 – Provide at least one cab that is larger than the standard elevator size**   * Allows someone with a larger electric wheelchair or scooter to turn around and face the door if other people are in the elevator, rather than backout * Allows two people in wheelchairs or scooters to use the elevator together | Not applicable | Not applicable |
| **3** | **Level 3 – Elevators have doors on both ends and controls positioned to allow people to use the elevator without turning around inside.** | Not applicable | * Safety |

***Source****: Mikiten Architecture, isUD, NCC*

* + 1. Vertical Circulation: Elevator Emergency Evacuation Use

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 – Provide backup power and meet fire department requirements that allow elevator to be used for emergency evacuation.**   * Avoids people in wheelchairs from being stuck in an Area of Refuge in a stairway in case of an emergency * Especially important in buildings with a higher percentage of people with disability, making fire department-assisted evacuation more difficult and slower * Coordinate with local codes to provide appropriate signage inside and outside the elevator that indicates it’s availability in emergencies | * Cognitive Access * Mobility & Height * Support Needs | * Safety |

***Source****: Mikiten Architecture*

* + 1. Vertical Circulation: Elevator Security

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **All elevators with security access controls (e.g., swipe card, key fob, biometrics, etc.) allow ﬂoor selection before and after authorization, and provide clear feedback when access is not authorized.** | * Cognitive Access * Health & Wellness * Support Needs | * Safety |

***Source****: isUD*

* + 1. Vertical Circulation: Elevator Numbers

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Where access to dwellings/rooms above ground level is required, provide a minimum of two elevators to ensure that at least one elevator is always available even when maintenance is required** | * Cognitive Access * Health & Wellness * Support Needs | * Safety |

*Residential Development Advisory Panel – Key needs from members of the CID Advocacy Group of people with intellectual disability*

* 1. **Common rooms and offices**
     1. Common Rooms and Offices: Shared Kitchen Appliances

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 – Use safe and accessible appliances for shared kitchens.**   * Specify induction ranges/cooktops. The glass surface does not heat up as much as an electric cooktop, and turns off when a pot is removed, and avoids the potential hazard of an open gas flame. Helpful when children are around and for people with autism and others who experience forgetfulness and inability to recognize problems * Use shorter refrigerators with top freezers to optimize reach and usability * If a dishwasher is provided, specify standard or drawer style dishwasher * Provide extra space around all appliances for a wheelchair rider and walking person to use the space together * Use range hoods that can be wired to have a remote-located switch installed on the face of an adjacent base cabinet, providing the same controls (multi-speed fan, dimming) as on the hood itself, since range hood controls are not reachable. Confirm with manufacturer that variable controls can be remote * Use range hoods with curved corners for greater safety, especially for low-sighted and taller people * No microwave/hood combo units over the range; they are out of reach of many people | * Cognitive Access * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2 – In addition to Level 1, use a separate cooktop and wall oven rather than a combined range, specify drawer style dishwasher and provide a wheelchair accessible pantry**   * Allows the oven to be mounted higher for easier use for everyone, with less stooping to reach food, and allows safer, more stable reach from a seated position * Side-swinging oven doors can make for even safer approach and access for everyone. * Drawer style dishwasher enables participant to operate in a seated or standing position | Not applicable | * Safety * Beauty & Better Design |

***Source****: Autism Center, Mikiten Architecture*

* + 1. Common Rooms and Offices: Microwave Drawer

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **When microwaves are built in, specify a drawer-type unit.**   * Easier to lift food out of for a wider range of users * Easier to see in and stir from a seated position * Doesn’t require removal of food from oven for stirring, adding ingredients | * Mobility & Height * Support Needs | * Safety |

***Source****: Mikiten Architecture*

* + 1. Common Rooms and Offices: Shared Kitchen Sinks

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Specify sinks for broad usability.**   * Specify single bowl sinks for easier use for larger pots and by people with less dexterity * Stainless steel sinks should be coated or protected to provide protection from heat for a seated person who might not be able to feel that the bottom is hot * Specify shallow sinks (SDA maximum height is 150mm on adjustable benchtop) to increase knee clearance. * Specify sinks with drains in the rear to optimize knee space * Avoid garbage disposals (when possible), which reduce knee space. Use grid drains instead to prevent clogged drains * Use undermount sinks to avoid buildup of water around a top-mount sink rim, which gets the sleeves of seated and shorter users wet as they reach across the sink and surrounding benchtop and allow easier cleanup by wiping down benchtops into the sink. | * Mobility & Height * Health & Wellness * Support Needs | * Safety * Beauty & Better Design |

***Source****: Mikiten Architecture, SDA Design Standards*

* + 1. Common Rooms and Offices: Shared Kitchen Taps

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 – Specify usable tapware.**   * Use gooseneck tap to get water stream closer to user and minimize forward reach * Provide pull-out spray for more flexibility and easier cleanup * Use levers that are easy to control for people with less dexterity * Select longer levers that require less reach over the sink | * Cognitive Access * Mobility & Height * Vision * Health & Wellness * Support Needs | Not applicable |
|  | **Level 2 – Improved tap usability: Specify hands-free (sensor-activated) tap to comply with AS1428.1.**   * Does not require reach for users * More hygienic * Easier one-handed use | Not applicable | Not applicable |
|  | **Level 3 – Improved tapware placement: Locate to the side of the bowl.**  A tap to the side of the bowl (as is done in many classroom and art sinks) to make reach and use even easier and located such that the operable parts of the lever tap and water source is not more than 300mm from the edge of benchtop |  | * Safety * Beauty & Better Design |

***Source****: Mikiten Architecture, AS1428.1*

* + 1. Common Rooms and Offices: Community Room Hearing System

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 – Provide Assistive Listening System (ALS) for people with or without hearing aides.**   * When the speaker wears a mic, these allow people with hearing loss to receive amplified sound via their hearing aid or headphones, without interference from background noise * Examples are FM systems, Inductive Loop systems, and Infrared Systems | * Hearing & Acoustics | Not applicable |
| **2** | **Level 2 – Use a Sound Field System for greater flexibility and less user equipment.**   * Loudspeakers located throughout larger rooms amplify the speaker’s voice or an A/V feed * Boosts comprehension and reduces effort required to hear for people of all hearing abilities * Lessens fatigue for presenter to need to speak up - especially for long presentations * In addition to ALS system used for those with more severe hearing loss * For those with mild to moderate hearing loss, Sound Field offers an improved hearing experience without a headset with possibly hard-to-use small controls | Not applicable | * Safety * Beauty & Better Design |

***Source****: Mikiten Architecture, National Disability Authority*

* + 1. Common Rooms and Offices: Laundry rooms

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Create usable shared laundry rooms.**   * Specify front-load and front-control washers and dryers for more usability * Raise washers and dryers up on platforms to increase reach for wheelchair riders and to prevent uncomfortable stopping by taller users (ensure reach heights to controls are not exceeded when machines are raised up) * Plan washer and dryer wall connections so that the washing machine is on the left and dryer on the right, which facilitates moving clothing from one machine to the other * Provide minimum 900mm wide surface for folding clothes at minimum 850mm high with knee clearance as per AS1428.1 * Provide min. 1550mm clearance space from face of front-loading machines to wall or other element to allow space for a mobility device and another person to use the space together (for shared laundry only) * Include seating for use while folding or waiting for a load to complete | * Mobility & Height * Support Needs | * Safety |

***Source****: Mikiten Architecture, Amy Pothier, Opening Doors Report (pg.53), AS1428.1*

* + 1. General: Laundry Equipment

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Coordinate with laundry equipment company for accessible equipment**   * Washers and dryers should have buttons and dials rather than touch pads and screens, for users with low or no vision and for cognitive clarity * Buttons and dials should be easy to use, without requiring tight grasping or pinching, for users with low strength or dexterity * Provision of high capacity machines are helpful for families or family members of people with high support needs | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Support Needs | * Beauty & Better Design |

***Source****: The Kelsey*

* 1. **Common Bathrooms** 
     1. Common Bathrooms: Common Area Bathrooms

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide a common-area restroom.**   * Convenient for visitors * Allows residents to maintain the privacy of their dwelling unit bathrooms * When located near lobby or community spaces, offers a more convenient alternative for residents to avoid returning to their dwelling units, especially residents with reduced mobility * Must be fully accessible | * Mobility & Height * Support Needs | * Beauty & Better Design |

***Source****: Mikiten Architecture*

* + 1. Common Bathrooms: Single Occupancy Bathroom

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **When common-use restrooms are provided, make them single-occupancy and gender-neutral / unisex.**   * Creates a non-binary restroom option for everyone * Provides an option for person with a disability of one gender and an assistant of another * Offers privacy for people uncomfortable sharing a restroom with others * Provides more space for larger mobility devices and for accompaniment by an assistant * Allows better use by families * For those with OCD, it can benefit them by having personal space to place things and keep away from touching the floor or the toilet, versus a stall in a multi-user restroom | * Cognitive Access * Mobility & Height * Support Needs | * Beauty & Better Design * Equality |

***Source****: Mikiten Architecture, Inclusive Design Council*

* + 1. Common Bathrooms: Adult Changing Room

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Make one common-use restroom an Adult Changing Room.**   * Allows space for someone with an attendant to safely perform personal care, which can otherwise keep people homebound * Doubles as single-occupancy restroom for other people who need more space | * Mobility & Height * Support Needs | Not applicable |

***Source****: Mikiten Architecture*

* + 1. Common Bathrooms: Restroom Doors

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Design restrooms to have out-swing doors.**   * More hygienic to not have to grab a handle * Arrange restrooms so that outswing doors do not swing into a path of travel | * Cognitive Access * Mobility & Height * Vision * Health & Wellness | * Safety * Beauty & Better Design |

* + 1. Common Bathrooms: Plumbing – Tapware

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Automatic, touch-free taps and soap dispensers.**   * Easier for users with low dexterity or only one hand * More comfortable for users with hygiene concerns, and more hygienic for everyone * More convenient for everyone | * Cognitive Access * Mobility & Height * Vision * Health & Wellness | * Safety * Beauty & Better Design |

***Source****: Architecture for the Blind, Mikiten Architecture*

* + 1. Common Bathrooms: Plumbing – Sinks

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Specify wall-hung sinks with more accessible drains.**   * Wall-hung sinks avoid flat countertops that accumulate water and wet the sleeves of shorter or wheelchair-riding users as they reach across to the tap * Drains toward the rear of the basin provide more knee space and comfort for wheelchair riders * Specify bottle traps when possible to further increase knee space | * Mobility & Height | * Beauty & Better Design |

***Source****: Mikiten Architecture*

* + 1. Common Bathrooms Plumbing – Toilets

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Use accessible toilet plumbing**   * Trip lever should be on the front of the tank (easier to reach) and toward the side of the toilet away from the side wall (for easier approach and reach) * Trip lever default position should be horizontal for easier use, including with an elbow * No push button flushers, which require dexterity and more effort than levers * Avoid automatic flush sensors; they are easily activated unintentionally (by slow-moving people, the blind, someone transferring from a mobility device, etc.) flushing the paper seat cover away repeatedly, and can be disturbing to some people when they flush spontaneously * Seats: Specify elongated seats – they work better and are more comfortable for a range of big and small people * Seat covers: Mount seat covers where there is clear floor area – not over the toilet | * Cognitive Access * Mobility & Height * Hearing & Acoustics | * Equality |

***Source****: Amy Pothier, Mikiten Architecture*

* + 1. Common Bathroom: Restroom Toilets

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **All restrooms contain personal hygiene supplies and/or dispensers.**   * Could be tiered with secondary tiers providing free hygienic products including sanitary napkins | * Health & Wellness | * Equality * Environmental sustainability |

***Source****: The Kelsey Inclusive Design Council*

* + 1. Common Bathrooms: Stored Shared Lift Mechanisms

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Residents have access to one free mobile shared "Hoyer Lift" stored within building and organised for use by all residents who require this accommodation.**   * Provides flexibility for residents and visitors who are not able to transfer themselves * Prevents caregiver injuries * Reduces cost of acquiring multiple lifts for individual residents | * Mobility & Height * Health & Wellness * Support Needs | * Safety |

***Source****: The Kelsey Inclusive Design Council*

* + 1. Common Bathrooms: Hazardous Waste Disposal Bin

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Include a wall-mounted disposal bin in restrooms for hazardous waste.**   * Provides a safe disposal spot for individuals who self-inject to manage chronic illnesses * Include a shelf to allow for occupants to place medication and other necessary items while injecting | * Cognitive Access * Mobility & Height * Health & Wellness * Support Needs | * Safety |

***Source****: Mikiten Architecture*

* + 1. Common Bathrooms: Mirrors

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 – Provide mirror options**   * Provide mirror of not less than 350 mm wide from a height of not more than 900 mm to a height of not less than 1850 mm above the plane of the finished floor. * Provide at least one full-length mirror per restroom * Allows everyone to check themselves fully - especially seated or shorter people who are served less well than standing people at sink mirrors * Allows people with low vision to approach the mirror closely (locate well outside of the door swing area) | * Mobility & Height * Vision | Not applicable |
|  | **Level 2 – More accessible mirror options.**  **As per Level 1 but provide:**   * Mirror of not less than 350 mm wide from a height of not more than 600 mm to a height of not less than 1850 mm above the plane of the finished floor. | Not applicable | * Safety * Beauty & Better Design |

***Source****: Mikiten Architecture*

* + 1. Common Bathrooms: Restroom Storage

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Incorporate built-in storage for extra supplies in restrooms.**   * Avoids Maintenance adding cabinets, tables, or storage in the room that block passage or create a collision hazard for the blind * Provides at-hand extra supplies whenever users need them | * Mobility & Height * Support Needs | * Beauty & Better Design |

***Source****: Mikiten Architecture*

* + 1. Common Bathrooms: Paper Towel Dispenser

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Include touch-free dispenser (gravity or electric, no cranks, levers, etc.) with a fully- or semi-recessed waste bin next to the restroom main door.**   * Allows people to open the door with a paper towel and dispose of it in the same place * Without this, building maintenance will place a freestanding trash can at the door, blocking the required strike-side clearance * Even if air hand dryers are provided, people may still need paper towels | * Mobility & Height | * Safety * Beauty & Better Design |

***Source****: Mikiten Architecture*

* + 1. Common Bathrooms: Air Hand Dryers

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **If specifying air hand dryers, make them usable and quiet.**   * Use dryers that do not require a shorter or seated person to reach into them * Specify quieter ones, since some people can be overwhelmed by the noise * Locate dryers close to sinks to avoid wet floors, and so that someone can reach them without repositioning their mobility aid with wet hands * Provide recessed paper towel dispenser/disposal near door for people to use for opening the door | * Cognitive Access * Mobility & Height * Hearing & Acoustics | * Beauty & Better Design |

***Source****: Amy Pothier, Mikiten Architecture*

* 1. **Trash and recycling**
     1. Trash and Recycling Rooms: Accessible Trash Chute Doors

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **When used, trash chute doors are electrically operated.**   * A button opens the door, which is often heavy and difficult to operate * Allows single-handed disposal of trash and recycling * Use a vertical push bar actuator rather than a single button, if compatible with the door mechanism * A second press closes the door (if that function is available from the manufacturer) to minimise odour infiltration into the trash room | * Cognitive Access * Mobility & Height | * Beauty & Better Design |

***Source****: Mikiten Architecture*

* + 1. Trash and Recycling Rooms: Accessible Dumpsters

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide a raised approach to dumpsters.**   * A raised walking surface adjacent to trash and recycling dumpsters provides seated or smaller people with a lower edge over which to lift their refuse * Limits the likelihood of people missing the high edge of a dumpster and having refuse fall on the walking area * Allows maintenance staff to see in and monitor more easily whether incorrect items are thrown in different bins | * Cognitive Access * Mobility & Height | * Environmental sustainability * Safety * Beauty & Better Design |

1. Dwelling Units
   1. **Overall design** 
      1. Overall Design: Dwelling Mix

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide a range of dwelling mix and types.**   * Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households * Include dual key apartments to provide flexibility of use * Create options for people with live-in assistants * The dwelling mix is appropriate, taking into consideration: * the distance to public transport, employment and education centres * the current market demands and projected future demographic trends * the demand for social and affordable housing * different cultural and socioeconomic groups | * Mobility & Height | * Affordability * Equality * Beauty & Better Design |

***Source****: LCM Architects*

* + 1. Overall Design: Mixed Dwelling/Room Orientations

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide both left- and right-hand dwellings/rooms..**   * People have different dominant sides, preferences, and abilities for transfers to and from toilets and tubs, using controls and cooking in kitchens, or similar, so a variety of unit orientations should be made available to provide choices for residents when more than one dwelling/room is available for rent or sale. | * Mobility & Height | Not applicable |

***Source****: Mikiten Architecture*

* + 1. Overall Design: Dwelling/Room Types – Adaptability

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 - All housing types other than shared housing**  **All dwellings meet the mandatory LHD Standard under the NCC Guidelines.**  **Level 1 - Shared housing**  Accessible rooms to be provided at the following rates:   * 1 to 10 rooms – minimum 1 room * 11 to 40 rooms – minimum 2 rooms * 41 to 60 rooms – minimum 3 rooms * 61 to 80 rooms – minimum 4 rooms * 81 to 100 rooms – minimum 5 rooms * 101 to 200 rooms – minimum 5 rooms + 1 additional room for every 25 rooms in excess of 100 * 201 to 500 rooms – minimum 9 rooms + 1 additional room for every 30 rooms in excess of 200 * > 500 rooms – minimum 19 rooms + 1 additional room for every 50 rooms in excess of 500 | * Mobility & Height | Not applicable |
| **2** | **Level 2 - All housing types other than shared housing**  **In addition to level 1 above, 25% of dwellings provide a kitchen, one full-bathroom, living space and one bedroom on the ground floor or a floor served by a lift.** | Not applicable | Not applicable |
| **3** | **Level 3 - All housing types other than shared housing**  **In addition to level 1 above, 50% of dwellings provide a kitchen, one full-bathroom, living space and one bedroom on the ground floor or a floor served by a lift.** | Not applicable | * Affordability |
| **4** | **Level 4 - All housing types other than shared housing**  **In addition to level 1 above, 75% of dwellings provide a kitchen, one full-bathroom, living space and one bedroom on the ground floor or a floor served by a lift.** | Not applicable | Not applicable |
| **5** | **Level 5 - All housing types other than shared housing**  **In addition to level 1 above, 100% of dwellings provide a kitchen, one full-bathroom, living space and one bedroom on the ground floor or a floor served by a lift.** | Not applicable | Not applicable |

***Source****: National Construction Code*

* + 1. Overall Design: Dwelling/Room Types – Better Mobility

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - All housing types other than shared housing**  25% of dwellings meet the voluntary LHD Standard  **Level 1 - Shared housing**  25% of rooms are accessible | * Mobility & Height | Not applicable |
| **2** | **Level 2 - All housing types other than shared housing**  **50% of dwellings meet the voluntary LHD Standard**  **Level 2 - Shared housing**  **50% of rooms are accessible** | Not applicable | Not applicable |
| **3** | **Level 3 - All housing types other than shared housing**  **75% of dwellings meet the voluntary LHD Standard**  **Level 3 - Shared housing**  **75% of rooms are accessible** | Not applicable | * Affordability |
| **4** | **Level 4 - All housing types other than shared housing**  **All dwellings meet the voluntary LHD Standard**  **Level 4 - Shared housing**  **All rooms are accessible** | Not applicable | Not applicable |

* + 1. Overall Design: Bathroom Count

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **2-bedroom dwellings have a minimum of 1.5 bathrooms.**  Additional bathrooms/toilets allow or resident/caregiver privacy | * Health & Wellness * Support Needs | * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Overall Design: Navigable Floor Plans

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Lay out dwelling units to ensure navigability.**   * Especially in small units, ensure that standard size beds and furniture will not prevent wheelchair manoeuvrability * An open interior design provides better natural light, enhancing well being for everyone * Exploring this early in the design process can help determine placement of closets, windows, or similar, to yield a more usable unit * Avoid placing protruding mechanical equipment under windows that impair reach and reduce leverage for opening windows * Layout realistic furniture options that do not require furniture below windows - especially at bedrooms with egress windows * Consider navigation of unit with a ceiling-mounted hoyer-type lift, or ceiling reinforcement for future lifts if populations warrant it | * Cognitive Access * Vision * Support Needs | * Safety * Beauty & Better Design |

***Sources****: Mikiten Architecture, Home Matters*

* + 1. Overall Design: Balconies

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Individual dwelling balconies**   * Provides access to outdoor space and is especially useful for people with chronic illnesses or other disabilities that require spending a lot of time at home and/or in bed * Doors to balconies provide more natural light * If occupiable balconies are not possible, use Juliette balconies * Balconies with doors (especially Juliette balconies without a view-obstructing walking surface) afford residents a larger view of the outdoors - especially seated residents - increasing a sense of well being | * Mobility & Height * Health & Wellness | * Beauty & Better Design |

***Sources****: Inclusive Design Council*

* 1. **Doors**
     1. Doors: Dwelling/room entrance doorway

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1**  **The dwelling/room shall provide an entrance door with:**   1. a minimum clear width of 820mm 2. level, step-free transition and threshold reasonable shelter from the wind | * Mobility & Height | * Beauty & Better Design |
| **2** | **Level 2**  As per Level 1 above plus increase minimum clear width for doorway at (a) to 850mm | Not applicable | Not applicable |
| **3** | **Level 3**  As per Level 1 above plus increase minimum clear width for doorway at (a) to 900mm | Not applicable | Not applicable |
| **4** | **Level 4**  As per Level 1 above plus increase minimum clear width for doorway at (a) to 950mm | Not applicable | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Doors: Dwelling/room entrance landing area

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1**  A level landing area of at least 1200mm x 1200mm should be provided at the arrival (external) side of the entrance door. | * Mobility & Height | Not applicable |
| **2** | **Level 2**  A level landing area of at least 1350mm x 1350mm should be provided at the arrival (external) side of the entrance door. | Not applicable | Not applicable |
| **3** | **Level 3**  A level landing area of at least 1500mm x 1500mm should be provided at the arrival (external) side of the entrance door. | Not applicable | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Doors: Dwelling/room external doorways

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1**  All external doorways to the dwelling/room (including those from adjoining private open space) shall have a minimum clear width of 820mm | * Mobility & Height | Not applicable |
| **2** | **Level 2**  All external doorways to the dwelling/room (including those from adjoining private open space) shall have a minimum clear width of 850mm | Not applicable | Not applicable |
| **3** | **Level 3**  All external doorways to the dwelling/room (including those from adjoining private open space) shall have a minimum clear width of 900mm | Not applicable | Not applicable |
|  | **Level 4**  All external doorways to the dwelling/room (including those from adjoining private open space) shall have a minimum clear width of 950mm | Not applicable | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Doors: Automatic entrance doors

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1**  Dwellings/rooms are equipped with a junction box and cover plate adjacent to the head of the door, on the dwelling unit side, to support easy future installation of a plug-in automatic door operator   * Future operators can use a hand-held remote control or radio frequency wall-mounted button(s) inside the dwellings/rooms | * Cognitive Access * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2**  Individual dwelling/room doors can be unlocked through a key fob, card key, or alternative mechanism | Not applicable | Not applicable |
| **3** | **Level 3**  Individual dwelling/room doors can be unlocked through a key fob, card key, or alternative mechanism that uses proximity only to automatically unlock and open door. | Not applicable | * Safety * Beauty & Better Design |

* + 1. Doors: Door Visibility

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **All doorways shall have a minimum luminance contrast of 30% provided between:**   * 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.   **The minimum width of the area of luminance contrast shall be 50 mm** | * Mobility & Height * Vision | * Safety |

* + 1. Doors: Door Viewers

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide high and low, wide-angle door viewers (peep holes) in every unit entry door.**   * Door viewers centred at 1100mm to 1400mm high can benefit including but not limited to children, wheelchair riders, and shorter adults * 180-degree door viewers allow people to better identify who is at the door for better security | * Mobility & Height * Vision | * Safety |

* + 1. Doors: Internal Doorways

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  Level 1 - The dwelling/room shall provide all doors to and within all areas normally used by the resident (including living, dining, bedroom, bathroom, kitchen & laundry) with a minimum clear opening width of 820mm. | * Mobility & Height | Not applicable |
| **2** | Level 2 - The dwelling/room shall provide all doors to and within all areas normally used by the resident (including living, dining, bedroom, bathroom, kitchen & laundry) with a minimum clear opening width of 850mm | * Vision | Not applicable |
| **3** | **Level 3**  The dwelling/room shall provide all doors to and within all areas normally used by the resident (including living, dining, bedroom, bathroom, kitchen & laundry) with a minimum clear opening width of 900mm | Not applicable | Not applicable |
| **4** | **Level 4**  The dwelling/room shall provide all doors to and within all areas normally used by the resident (including living, dining, bedroom, bathroom, kitchen & laundry) with a minimum clear opening width of 950mm | Not applicable | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Doors: Door Hardware

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 - Doorways should feature door hardware installed at between 900mm – 1100mm above the finished floor.** | * Mobility & Height * Vision | Not applicable |
|  | **Level 2**   * Doorways should feature lever or D- pull style door hardware | Not applicable | Not applicable |
|  | **Level 3**   * Deadbolt latches extend at least 3/4 inch beyond their escutcheon. * Enables closed-hand use without needing to grasp the lever | Not applicable | * Beauty & Better Design |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* 1. **Windows**
     1. Windows: Window Access

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Lay out dwelling units to allow access to windows and window coverings.**   * Window sills on the ground (or entry) level in living areas and bedroom spaces should be positioned no higher than 1000mm above the finished floor level to enable enjoyment of the outlook. * Avoid placing protruding mechanical equipment under windows that impair reach and reduce leverage for opening windows | * Mobility & Height * Health & Wellness | * Beauty & Better Design |

***Source****: Kelsey*

* + 1. Windows: Window Controls

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Window controls should be able to be easy to operate with one hand and located within easy reach from either a seated or standing position.**   * Ensure window treatments have controls that come down to maximum 1200mm high. * Ensure there are no secondary latches mounted high, which is the case with many casement windows. | * Cognitive Access * Mobility & Height * Vision * Health & Wellness | Not applicable |
| **2** | **Level 2 - Window controls should be electronic with an easy to reach and operate system** | Not applicable | * Not applicable |
| **3** | **Level 3 - Window controls can be voice activated** | Not applicable | * Beauty & Better Design |

***Source****: Kelsey*

* + 1. Windows: Window Security

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Install bars or other security measures on first-floor dwelling/room windows and exterior glass doors.**   * Provides a more secure environment, especially in complexes that are unfenced or more susceptible to intrusion * Must comply with fire regulations for emergency egress and fire department ingress. | Not applicable | * Safety |

***Source****: Kelsey*

* + 1. Windows: Window Visibility

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **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** | * Cognitive Access * Mobility & Height | * Safety |

***Source****: Kelsey, NCC and Australian Standards*

* 1. **Flooring**
     1. Flooring: Flooring Material

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 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). * All internal floor finishes shall have a minimum slip resistance of P3 or R10. * 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. * Colour contrast shall be provided between floor surfaces and wall surfaces. | * Cognitive Access * Mobility & Height * Vision * Health & Wellness | Not applicable |
| **2** | **Level 2 Use hard surfaces rather than carpet.**   * Easier to clean * Harbors fewer allergens - better for immunocompromised people * More durable - do not need to change between each lease * Provides better mobility | Not applicable | Not applicable |

* 1. **Lighting, switches, and controls**
     1. Details: Flexible Lighting

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Dwelling lighting that is flexible for resident use and sensitivities.**   * Allow for high (ceiling) and low (task, countertop) lighting * Provide dimming options * Flexible way to customize lighting within a dwelling unit according to mood, activities, and time of year | * Cognitive Access * Vision * Health & Wellness | * Environmental sustainability * Beauty & Better Design |

***Source****: Kelsey*

* + 1. Details: Smart Home Controls

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1**  **Lighting, local smoke alarms, HVAC, or other controls can be activated by remote control (smartphone app, or similar) or voice command.**   * Unit smoke/carbon monoxide alarms can be controlled/silenced with, and send notifications to, a smartphone app - (Does not include fire detection that is required to be build-wide) * Reduces effort - especially if there are multiple wall control locations - for people with mobility limitations, and is more convenient for everyone * Incorporation will allow flexibility in the future as new technologies continue to develop | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness | Not applicable |
| **2** | **Level 2 - As per Level 1, but voice command can be used to activate or turn off relevant technology systems** | Not applicable | * Safety * Beauty & Better Design |

***Source****: Kelsey*

* + 1. Details: Visible Alerts

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 -Visible alerts are installed in 25% of dwelling units.**   * All units have hardwired doorbells with lights or high contrast buttons * All units have visible alarms for smoke, fire, and carbon monoxide warnings * 25% of units have visible doorbell strobes installed in the living space and sleeping areas to alert deaf occupants when the doorbell is pressed * Doorbell strobes in sleeping areas shall have accessible override controls to deactivate | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness | Not applicable |
| **2** | **Level 2- Visible alerts are installed in 50% of dwelling units, meeting the requirements above.** | Not applicable | Not applicable |
| **3** | **Level 3 - Visible alerts are installed in 75% of dwelling units, meeting the requirements above.** | Not applicable | Not applicable |
| **4** | **Level 4 - Visible alerts are installed in 100% of dwelling units, meeting the requirements above.**   * Guarantees that tenants or visitors needing the visible alerts will have them * Allows people with low or no hearing to have free choice * Simplifies and removes stigma from the leasing process | Not applicable | * Safety * Beauty & Better Design |

* + 1. Details: Lights and powerpoints

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 - Light switches shall be positioned in a consistent location:**   * Between 900mm – 1000mm above the FFL * Horizontally aligned with the door handle at the entrance to a room. * Powerpoints should be installed not lower than 300mm above the finished floor level. * A general-purpose power outlet (GPOs) shall be installed between 600mm and 1100mm above FFL. | * Cognitive Access * Mobility & Height | Not applicable |
| **2** | **Level 2 Light and GPO switches shall be rocker action, toggle or push pad in design with a minimum width of 35mm.** | Not applicable | Not applicable |
| **3** | **Level 3 Dimmable lighting switches shall be provided in living areas and bedrooms.** | Not applicable | Not applicable |
| **4** | **Level 4 In bedrooms, the following GPOs shall be provided:**   * 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. | Not applicable | * Environmental sustainability |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Details: Emergency Power

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Emergency power solutions shall be provided to cater for a minimum 2-hour outage in no less than 2 double GPOs in bedrooms and any provided automated doors that are used for entry or egress.** | * Mobility & Height * Hearing & Acoustics * Health & Wellness | Not applicable |

* + 1. Details: Communication

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **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** | * Mobility & Height * Hearing & Acoustics * Health & Wellness | * Safety |

* 1. **Storage**
     1. Details: Closets

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide accessible closet storage within the unit.**   * Doors to closets allow a minimum 800mm clear width for forward approach (more stable and generally stronger than a side reach) * Include closet rods/shelves that are adjustable between 900mm and 1500 for flexible use by people with different reach abilities and strength | * Mobility & Height | Not applicable |

***Source****: Kelsey*

* + 1. Details: Storage

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | * Provide sufficient accessible general storage within the unit. * 50% of all storage within the unit should be less 1200mm high. | * Mobility & Height | * Safety * Beauty & Better Design |

***Source****: Kelsey*

* 1. **Appliances** 
     1. Details: Televisions

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Prepare wall for power and cable connection for a wall-mounted TV.**  Eliminates a piece of furniture, making small rooms better for mobility | * Mobility & Height | * Beauty & Better Design |

* + 1. Details: Usable Interfaces

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Use appliances with buttons and dials rather than touch pads and screens.**   * Accessible for people with no or low vision * Cognitively less abstract | * Cognitive Access * Vision | * Beauty & Better Design |

* 1. **Kitchen**
     1. Kitchens: Kitchen Layout

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Use L-shaped or straight-run kitchens rather than galley or U-shaped kitchens.**   * There is more flexibility for positioning a dining table & using that table as an additional wheelchair accessible prep area * Seated prep is better for people with difficulty standing for long periods * Two or more people can use the kitchen more easily at once * Two people with mobility devices can navigate around each other * Dishwasher and range doors, when open, do not prevent entrance/exit as they do with galley and U-shaped layouts | * Mobility & Height * Support Needs | * Safety * Beauty & Better Design |

***Source****: Kelsey*

* + 1. Kitchen: Kitchen Space

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 - At least 1000mm clearance shall be provided in front of fixed benches and appliances.** | * Mobility & Height | Not applicable |
| **3** | **Level 2 - At least 1200mm clearance shall be provided in front of fixed benches and appliances.** | Not applicable | Not applicable |
| **4** | **Level 3 -At least 1550mm clearance shall be provided in front of fixed benches and appliances.** | Not applicable | * Safety |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Kitchen: Benchtop

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1**  **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 | * Mobility & Height | Not applicable |
| **3** | **Level 2**  One height-adjustable benchtop surface of 600mm depth, shall be provided with features as noted below:   * A minimum space of 900mm (width) x 440mm (depth) clear of any fixtures * Height adjustment capability from 720mm clear space underneath height adjustable benchtop till 1020mm clear space underneath height adjustable benchtop (from FFL). | Not applicable | * Safety |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Kitchen: Flexible work surface

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide slide-out cutting boards:**   * Must be solid material - not wood laminate, and be easily removed for cleaning * This is a separate credit from the microwave cutting board to avoid microwave access problems when prep work is being done | * Mobility & Height | * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Kitchen: Cabinets

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Provide more usable cabinets and hardware.**   * Mount wall (upper) cabinets so that the bottom shelf is max 1200mm high OR provide minimum 50% of kitchen storage at an accessible height (combination of wall cabinets as described above and other shelves, such as in a full-height pantry, between 380mm and 1200mm high) | * Mobility & Height | * Safety |
|  | **Level 2 -Provide drawers or roll-out shelves in 50-75% of base cabinets.**   * Provides more usable storage space that is easier to reach for someone who cannot stoop down to get items in the back of base cabinets * Provide some deeper drawers to allow for storage of larger items such as pots and other cookware | Not applicable | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Kitchen: Cabinet Handles

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Provide the following mechanisms for operating kitchen cabinets:**   * D pull cupboard handles located towards the top of below-bench cupboards; * D pull cupboard handles located towards the bottom of overhead cupboards; | * Mobility & Height | Not applicable |
|  | **Level 2 -** Provide push to release mechanisms for both overhead and below-bench cupboards | Not applicable | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Kitchen: Pantry

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 -** Provide a pull out pantry with D-pull handles (at no more than 1200mm above FFL) or push to release mechanism to allow someone with lower dexterity to reach all pantry items. | * Mobility & Height | Not applicable |
| **2** | **Level 2 -** Provide a pantry which is wheelchair accessible**.** | * Beauty & Better Design | Not applicable |

***Source****: The Kelsey*

* + 1. Kitchen: Kitchen Lighting

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 -** 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. | * Mobility & Height | Not applicable |
|  | **Level 2 - Provide task lighting below upper cabinets.**   * Specify downward-facing strip LED’s with a diffuser to avoid reflected glare off a tall, shiny backsplash for seated or shorter users * Creates shadow-free lighting for better visibility * and safety for everyone * Provides another option for creating lighting moods for different users and seasons, thereby increasing a sense of comfort and wellness. | Not applicable | * Environmental sustainability * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Kitchen: plumbing

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 -** Lever 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**.** | * Mobility & Height * Vision * Health & Wellness | Not applicable |
| **2** | **Level 2- Sensor type tapware shall be provided to sink to comply with AS1428.1** | Not applicable | Not applicable |
| **3** | **Level 3- Include pull-out faucet. Provides more flexible cleaning for people with limited reach into sink** | Not applicable | Not applicable |

***Source****: The Kelsey. National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Kitchen: Cooktop

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 - Induction or electric cooktop to be provided at least 300mm from any internal wall (excluding splashback)**   * No open flame or hot electric element * Glass surface can be touched without burning the hand seconds after hot pan is removed * Smooth surface is easy to clean without removing grates * Pans can slide between cooktop and stove, and between burners, with less effort * Height of cooking surface (and view into pans from seated height) is not made higher by grates | * Mobility & Height * Vision | Not applicable |
| **2** | **Level 2**  **The cooktop controls shall be on the side of the accessible benchtop or near the front edge of the benchtop** | Not applicable | Not applicable |
| **3** | **Level 3 - Specify range with audible feedback for controls.**   * Provides confirmation (especially for controls with no tactile feedback) that an action has been taken | Not applicable | * Safety |

***Source****: The Kelsey*

* + 1. Kitchen: Rangehood

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Use range hoods that can be wired to have a remote-located switch installed on the face of an adjacent base cabinet, providing the same controls as on the hood itself, since range hood controls are not reachable.**   * Provide separate control(s) on face of cabinet or other reachable location for both the light and the fan | * Mobility & Height * Vision | Not applicable |
|  | **Level 2 - Specify range with audible feedback for controls.**   * Provides confirmation (especially for controls with no tactile feedback) that an action has been taken | Not applicable | * Safety |

***Source****: The Kelsey*

* + 1. Kitchen: Wall oven

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1**  **Where a wall oven is installed:**   * at least a part of the operable part of oven door handle shall be located between 600mm and 1100mm above the finished floor level. * the top control should be a maximum of 1200mm high | * Mobility & Height | Not applicable |
|  | **Level 2**  **A wall oven should be provided with the following:**   * Side hinged door with latch side of door next to accessible benchtop. * At least one shelf on telescopic rails within the oven. |  | * Safety |

***Source****: The Kelsey*

* + 1. Kitchen: Dishwasher location

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **If a dishwasher is provided, position it for easy use and to avoid obstructing traffic when open.**   * Place next to sink * Avoid corner placement that blocks access for putting away clean dishes and cutlery | * Mobility & Height | * Safety |

***Source****: The Kelsey*

* + 1. Kitchen: Dishwasher type

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1**  **Drawer style dishwasher provided.** | * Mobility & Height | Not applicable |
| **2** | **Level 2**  **Standard dishwasher provided** | Not applicable | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Kitchen: Built-in Microwave

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - No microwave/hood combo units over the range; they are out of reach of many people** | * Mobility & Height | Not applicable |
| **2** | **Level 2 - When a microwave oven is built in, install so that the interior surface is maximum 960mm high and controls are maximum 1200mm** | Not applicable | Not applicable |
| **3** | **Level 3 When microwaves are built in, specify a drawer-type unit.**   * **-** Easier to lift food out of for a wider range of users * - Easier to see in and stir from a seated position | Not applicable | Not applicable |
| **4** | **Level 4**  **Provide a pull-out cutting board directly under the microwave. This is a separate credit from the flexible work surface cutting board to avoid microwave access problems when prep work is being done**   * Provides a location for pulling food out for stirring or repositioning user's body to be able to transfer the hot dish to a countertop more easily * Must be solid material - not wood laminate and be easily removed for cleaning | Not applicable | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Kitchen: Refrigerator location

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Locate refrigerator so that door can swing open 180 degrees.**   * A refrigerator door at 90-degrees is an impediment to positioning a mobility device for user access to refrigerator contents * Many refrigerators require the door to open to more than 90 degrees to remove trays for cleaning | * Mobility & Height | Not applicable |

***Source****: The Kelsey*

* + 1. Kitchen: Refrigerator Storage

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Install refrigerators with at least 50% of freezer space at maximum 1200m high.**   * Allows more access to contents for seated and shorter users, including children | * Mobility & Height | Not applicable |

***Source****: The Kelsey*

* + 1. Kitchen: Automatic Appliance Shut Off

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Appliances include an automatic shut-off feature.**   * Plug-in modules shut off stoves via motion detector or the sound of a smoke alarm * Provides higher safety for all residents * Helpful support for people with Alzheimer’s who may be easily distracted/forgetful, or who have other access needs | * Cognitive Access * Vision | * Environmental sustainability * Safety |

***Source****: The Kelsey*

* + 1. Kitchen: Easy to Use Appliances

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Appliances should be easy to operate.**   * Controls should be logical and direct, without hidden or complex functions * Doors and drawers should allow for use by the whole hand (for example, loop handles rather than recessed finger pulls) * Controls should have large numbers/letters, be non-glare and non-reflective, and provide contrast, making them easy to read | * Cognitive Access * Mobility & Height * Vision | * Environmental sustainability * Safety |

***Source****: The Kelsey*

* 1. **Bathrooms**
     1. Bathroom: Toilet

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1**  **Dwellings should have a toilet on the ground (or entry) level that provides:**   1. a minimum clear width of 900mm between the walls; and 2. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door. 3. The toilet pan should be located in the corner of the room to enable installation of grabrails at a future date. | * Mobility & Height | Not applicable |
| **2** | **Level 2**  **As per Level 1 above, however minimum clear width of 1200mm required at (a)** | Not applicable | Not applicable |
| **3** | **Level 3**  **As per Level 1 PLUS**   1. a toilet seat positioned between 450mm -460mm from the nearest wall as measured from the centre line of the toilet; 2. 600mm minimum clearance forward of the cistern measured from the front of the cistern to the front of the toilet seat. (800mm clearance is required if the cistern is recessed); and 3. a height for the seat of between 460mm-480mm above the finished floor level. | Not applicable | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Bathroom: Toilet Location

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Position toilets in a corner.**  Allows side and rear fixed grab bars to be installed, rather than flip-down grab bars when toilets are between a vanity and a tub or shower | * Mobility & Height | * Safety |

***Source****: The Kelsey*

* + 1. Bathroom: Toilet Selection

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Use accessible toilets.**   * Trip lever should be on the front of the tank (easier to reach) and toward the side of the toilet away from the side wall (for easier approach and reach) * Trip lever default position should be horizontal for easier use, including with an elbow * No push button flushers, which require dexterity and more effort than levers | * Mobility & Height | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Bathroom Toilet Visibility

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  Toilet seat shall have a minimum luminance contrast of 30% with the background (example, pan, wall or floor against which it is viewed). | * Mobility & Height | * Beauty & Better Design |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Bathroom: Bidet Seat Prep

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide electrical outlet at rear of toilet for future installation of bidet seat.**   * Eases cleaning for people with limited dexterity * Provides better, easier sanitation | * Mobility & Height * Health & Wellness | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Bathroom: Handbasin

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **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:**   * A minimum basin depth of 430mm * Minimum circulation space as required by AS1428.1 * Encroachment free knee and toe clearance space as per AS1428.1 under the basin for a minimum width of 850mm, centred on the basin. | * Mobility & Height * Health & Wellness | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Bathroom: Plumbing

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1**  Lever 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. | * Mobility & Height * Health & Wellness | Not applicable |
| **2** | **Level 2**  Sensor type tapware shall be provided to sink to comply with AS1428.1 | Not applicable | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Bathroom: Shower

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 - One bathroom should feature a slip resistant, hobless shower recess.**   * The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date. | * Mobility & Height | Not applicable |
| **2** | **Level 2**  **Hobless shower recess should:**   * be located in a bathroom on the ground (or entry) level; * provide minimum dimensions of 900mm (width) x 900mm (length); * provide a clear space of at least 1200mm (width) x 1200mm (length) forward of the shower recess entry | Not applicable | Not applicable |
| **3** | **Level 3**  **As per Level 2. However, hobless shower recess**   * provide minimum dimensions of 1160mm (width) x 1100mm (length); and * provide a clear space of at least 1600mm (width) x 1400mm (length) forward of the shower recess entry | Not applicable | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Bathroom: Shower Design

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**   * Vertical support grabrail shall be provided to the shower, with provision of height adjustable shower head and hose as per AS1428.1 * 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 | * Mobility & Height | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Bathroom: Handheld Shower Mounting

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide handheld shower on fixed mount (that allows rotation angle of handheld shower) as well as regular shower head, with a diverter lever valve between the two.**   * Fixed location designed for a seated user prevents standing users from moving the handheld unit out of the reach of sitting users, which happens when a slider bar is used * Offers flexibility for users to sit or stand * Offers the option of having water from above whether seated or standing * Diverter set to the hand-held unit allows adjustment of water temperature in the controlled spray before switching to the overhead shower head * Handheld unit allows showering without wetting one’s head and not committing to a larger haircare task | * Mobility & Height | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Bathroom: Handheld shower unit

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Specify a broadly usable and functional handheld shower.**   * Use a flexible metal hose with swivel connections (the rigidity or nylon and vinyl hoses, and restriction of a fixed connection, create resistance to easy use and cause the shower to twist when mounted) * Specify handhelds with a “pause” control – makes it easy to stop the water without fuss with the wall controls for pressure and temperature, then quickly and easily restart, also saving water * Avoid large or rainshower-style handhelds – they limit targeted spraying, get in the way (especially in a small shower), and are heavier and more cumbersome * Specify handhelds with an oval grip, preferably knurled or textured, to enable easy control and direction even with minimal hand strength | * Mobility & Height | * Environmental sustainability * Safety |

***Source****: The Kelsey*

* + 1. Bathroom: Wall reinforcement

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 1 - Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.**   * Walls are to be reinforced with noggings with a thickness of at least 25mm; or sheeting with a thickness of at least 12mm.. | * Mobility & Height | Not applicable |
| **2** | **Level 2**   * Except for walls constructed of solid masonry or concrete, all walls in bathroom should be reinforced to provide a fixing surface for the safe installation of grabrails. | Not applicable | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Bathroom: Grab bars

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1**   * Install grab bar in 10% of dwellings/rooms | * Mobility & Height | Not applicable |
| **2** | **Level 2**  Install grab bar in 25% of dwellings/rooms | Not applicable | Not applicable |
| **3** | **Level 3**  Install grab bar in 50% of dwellings/rooms | Not applicable | Not applicable |
| **4** | **Level 4**  Install grab bar in 100% of dwellings/rooms | Not applicable | * Safety * Beauty & Better Design |

***Source****: The Kelsey, National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Bathroom: Safe Towel Bar

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Use decorative grab bars as towel bars.**   * People often grab onto towel bars for support, which often fail, either pulling out of the wall or bending | * Mobility & Height | * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Bathroom: Bathroom Storage

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Incorporate useful and accessible bathroom storage.**   * Include under-cabinet storage in addition to clear knee space * Avoid a mirrored medicine cabinet behind the vanity. When installed high enough to avoid hitting the faucet, the mirror does little for a seated or shorter person and the contents are put mostly out of reach. Reach to a medicine cabinet to the side of the vanity is also not ideal * If a medicine cabinet to the side of a vanity is used, install it 200mm or more in front of the vanity, to enhance side reach * Consider a 1200mm or taller cabinet recessed in the wall near the vanity instead * In-bathroom storage is especially important for people with more hygiene needs and equipment, but desirable for everyone | * Mobility & Height * Support Needs | Not applicable |
| **2** | **Level 2 -Include a full-height linen cabinet or closet in the bathroom.** | Not applicable | * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Bathroom: Bathroom vanities

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 - Vanities should be broadly usable.**   * Countertops are maximum 860mm high * Sinks should be undermount with the drain outlet as far to the rear as possible to provide additional knee clearance * P-trap should be plumbed to be as short as possible, or be bottle traps * Mirrors should be positioned with the bottom directly on the countertop backsplash – the resulting lower position provides a seated or shorter user much more visibility | * Mobility & Height | Not applicable |
| **2** | **Level 2 -Provide a dual-level vanity.**   * Allows people of different heights, whether seated or standing, to each use sinks comfortably * To increase reachable storage, the upper portion of the vanity can have a storage cabinet below, while the lower portion provides knee clearance space | Not applicable | Not applicable |

***Source****: The Kelsey*

* + 1. Bathroom; Bathroom lighting

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Provide safe and useful bathroom lighting.**   * Bathroom ambient lighting should cover all areas equally to avoid problematic shadows for people with visual impairments * A light (can be integrated in an exhaust fan) should be provided above the shower or tub to provide direct illumination and a safer environment * Lighting should provide non-glare, non-shadow illumination on people’s faces when at the vanity mirror. Multi-source lights or light bars can work well | * Vision | * Safety |

***Source****: The Kelsey*

* 1. **Laundry**
     1. Laundry: Washer and Dryer

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Include a washer and dryer in dwelling units.**   * Makes chores more accessible * Especially useful for people with executive dysfunction, support needs, limited mobility and/ or people with chronic fatigue who have difficulty going to a shared laundry room elsewhere in the building * Plan washer and dryer wall connections so that the washing machine is on the left and dryer on the right, which facilitates moving clothing from one machine to the other * Stacking machines should not be used since the dryer on top is not reach-accessible | * Mobility & Height * Health & Wellness * Support Needs | Not applicable |

***Source****: The Kelsey*

* + 1. Laundry: Layout

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 -** At least 1000mm clearance shall be provided in front of fixed benches and appliances | * Mobility & Height | Not applicable |
| **2** | **Level 2 -** At least 1200mm clearance shall be provided in front of fixed benches and appliances | * Health & Wellness * Support Needs | Not applicable |
| **3** | **Level 3-** At least 1500mm clearance shall be provided in front of fixed benches and appliances | Not applicable | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Laundry: Plumbing

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1** - Lever 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. | * Mobility & Height * Health & Wellness * Support Needs | Not applicable |
| **2** | **Level 2-** Sensor type tapware shall be provided to sink to comply with AS1428.1 | Not applicable | Not applicable |

* 1. **Bedroom**
     1. Bedroom

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Level 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. | * Mobility & Height * Support Needs | Not applicable |
| **2** | **Level 2 - Bedroom size shall allow for a minimum Queen bed of size 1530mm x 2100mm.**   * Circulation spaces around the three sides of the bed (not including bed head side) shall include: * Space with minimum width of 1540mm on any one side on the bed; * Space with minimum width of 1000mm to the other two sides of the bed. * The following door circulation spaces for bedroom shall be provided: * Internal door circulation space of the door to bedroom shall be a minimum of 1540mm (width) and 1450mm (depth), This internal door circulation space shall be clear of the Queen bed of size 1530mm x 2100mm. * 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). * 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. | Not applicable | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* 1. **Living Room**
     1. Living Room; Size and dimensions

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **The family/living room should accommodate a free space, minimum 2250mm in diameter, to enable ease of movement clear of furniture**. | * Mobility & Height | Not applicable |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* 1. **Vertical Circulation**
     1. Vertical Circulation: Internal Stairs

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Stairways within dwellings shall feature a continuous handrail on both sides of the stairway.**   * A minimum clear width of 1000mm shall be provided; between the handrails and handrail profile and handrail extensions shall be as per AS1428.1. * Stairway shall have no winders on landings. * Stairway shall have closed risers. | * Mobility & Height | * Safety |

***Source****: National Construction Code, Liveable Housing Design Guidelines and SDA Design Standards*

* + 1. Vertical Circulation: Internal Lift

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL REQUIREMENT**  **Stairways within dwellings shall feature a continuous handrail on both sides of the stairway.**   * A minimum clear width of 1000mm shall be provided; between the handrails and handrail profile and handrail extensions shall be as per AS1428.1. * Stairway shall have no winders on landings. * Stairway shall have closed risers. | * Mobility & Height | * Safety |

* 1. **Heating and Cooling** 
     1. Dwelling Units: heating and cooling

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **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.** | * Mobility & Height * Health & Wellness | Not applicable |

***Source****: The Kelsey*

1. Operations and Amenities
   1. **General**
      1. General: Maintenance – Cleaning

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 -** Maintain indoor air quality with quarterly deep cleaning of common area carpets   * Increases safety and comfort for people with allergies | * Health & Wellness | Not applicable |
| **2** | **Level 2 –** Provide a weekly cleaning service for all common areas | Not applicable | Not applicable |
| **3** | **Level 3 –** Provide a quarterly cleaning service for all dwellings which should include a maintenance inspection. | Not applicable | Not applicable |
| **4** | **Level 3 –** Provide a weekly cleaning service for all dwellings/rooms | Not applicable | * Beauty & Better Design |

***Source****: The Kelsey, Residential Development Advisory Panel – Key needs from members of the CID Advocacy Group of people with intellectual disability*

* + 1. General – unit trash collection

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Trash collection is provided from the individual unit.**   * Shared service for all residents | * Health & Wellness | * Environmental sustainability |

***Source****: The Kelsey*

* + 1. General – integrated Community

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **The community does not isolate people with disability.**   * The housing development should continually work to model its program design on other market rate and/or affordable housing and not on disability specific communities | * Health & Wellness * Support Needs | * Equality * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. General – Information about Culture of Accessibility and Disability Justice

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Principles of Universal Design and Disability Justice posted and described in multiple locations of the building in multiple languages**   * Including Braille, plain language versions and bilingual options * These principles should not be coercively enforced or used to shame people for not living up to them, but rather used to promote and encourage a culture of celebrating ability-diverse communities * Residents and on-site workers to have some familiarity with these principles so they can have conversations about how to put them into practice | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Affordability * Equality * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. General: Neighbour introductions and community cohesion

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | Active programming and inductions are provided to ensure new and existing neighbours can meet each other and form connections. | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Affordability * Equality * Beauty & Better Design |

***Source****: Residential Development Advisory Panel – Key needs from members of the CID Advocacy Group of people with intellectual disability*

* + 1. General: Affordable Housing

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | Level 1 – Provide 5% affordable dwellings | * Cognitive Access * Mobility & Height * Hearing & Acoustics | * Beauty & Better Design |
|  | Level 2 – Provide 10% affordable dwellings | * Vision * Health & Wellness * Support Needs | Not applicable |
|  | Level 3 – Provide 10% affordable dwellings | Not applicable | Not applicable |
|  | Level 4 – Provide 30% affordable dwellings | Not applicable | * Affordability * Equality |

***Source****: NSW Government Architect*

* + 1. General: Deep 2 Bedroom Affordability

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | Level 1 – Provide 50% affordable 2 bedroom apartments Support individuals who are extremely low income to have an additional bedroom for support staff, family or other members of their household   * Consider affordability income limits to support cases when residents have other earners (family or roommates) living in the unit who are not a caretaker; support providers/caretakers do not impact maximum earning * Define rents and income qualifications that people are able to qualify to pay with a Disability Support Pension income | * Cognitive Access * Mobility & Height * Hearing & Acoustics | Not applicable |
| **2** | Level 1 – Provide 10% affordable 2 bedroom apartments | * Vision * Health & Wellness * Support Needs | Not applicable |
| **3** | Level 1 – Provide 15% affordable 2 bedroom apartments | Not applicable | * Affordability |

***Source****: The Kelsey*

* + 1. General: Affordable Housing Desing

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | Affordable dwellings should be dispersed across the residential community (i.e. not concentrated in one location) and should have the same amenity as non-affordable apartments. | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Affordability |

***Source****; NSW Government Architect*

* 1. **Staffing**
     1. Staffing: Front Desk Staffing

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1** – Include lobby/building entrance staff at designated hours who:   * Staff an entry lobby desk * Assist visitors with entry, orientation and communicating with residents. * Provide building security | * Cognitive Access * Health & Wellness * Support Needs | Not applicable |
|  | **Level 2** – Include lobby/building entrance staff per Level 1, but 24/7   * Trained in disability access, trauma-informed care and service delivery systems. * available to respond to calls and refer to additional support as needed | Not applicable | * Equality * Safety |

***Source****: The Kelsey*

* + 1. Staffing: Inclusion and Disability Training

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  All building staff and personnel receive training in disability rights, inclusion, accessibility and equality prior to building occupancy or within first 60 days of onboarding.   * Includes all management, resident facing and maintenance staff. * Provides ongoing professional development opportunities | * Cognitive Access * Health & Wellness * Support Needs | * Equality |

***Source****: The Kelsey*

* + 1. Staffing: Inclusion Supports and Services

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 – (intermediate) A dedicated staff trained in inclusion, disability, supports and services on staff to:**   * Assists with wayfinding, assistive technology like listening devices etc. * Provides assistance to visitors with disability. * Manges events and promotes social connections for all residents, promoting long-term residency. * Manages outreach and engagement with the neighbourhood community outside the building. * Assists with connecting residents to services they require | * Support Needs | * Equality * Safety * Beauty & Better Design |
|  | **Level 2 – (advanced) A dedicated staff trained in inclusion, disability, supports and services on staff to:**   * Lead inclusion services and support training and development for all staff, residents and community. * Build trust and rapport with residents with disability and support with personalised housing access goals that are centred on the residents’ goals and identified needs * Manage events and promote social connections for all residents, promoting long-term residency. * Manage outreach and engagement with the neighbourhood community outside the building and develops ongoing resources. * Assess existing community services; identify and outreach to potential community services to connect residents to services they require. * Trained in personal care supports and networks to be able to find emergency personal care support services to step in when a resident’s attendant is unavailable |  |  |

***Source****: The Kelsey*

* + 1. Staffing: Service Provider Gap Support

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | On-site staff will respond to residents needs in the case of service provider gaps.   * Residents who use individualised in-home services (Home and Community Based Services or similar) may have instances where staff are unable to arrive or do not arrive on time * Building staff is trained to support residents to call service provider backup and ensure proper staff support arrives | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Affordability * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* + 1. Staffing: Manager Units for Staff

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | Provide live-in staff units.   * 2 units per 150 dwelling units in a development * Can be studios, 1 bedroom or 2-bedroom units | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Affordability * Safety * Beauty & Better Design |

***Source****: The Kelsey*

* 1. **Leasing**
     1. Leasing: Needs based application system

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Operate a needs-based application system**   * Needs based application system, allows those people who have the highest need for the housing type to be able to access it quicker. * All information related to the needs-based application system must be provided in plain language and with accessible technologies, in addition to relevant non-English languages of the communities in the surrounding neighbourhoods. * When people submit their application, they are contacted with an indicative timeline of the leasing process and any further documentation needed | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Affordability * Safety * Beauty & Better Design |

* + 1. Leasing: Deep Affirmative Marketing

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Level 1 – Reach out to people at all low-income levels of all races and people with disability who may not already be aware of the affordable housing**   * Use plain language and visualisation to encourage new populations to sign up for the affordable housing. * Marketing is not limited to those involved in the project development process. * Identify community-based organisations who run programming related to preparing people with disability to be ready for affordable housing application process and ensure that the marketing materials are provided to the community based organisations | * Cognitive Access * Mobility & Height * Vision * Health & Wellness * Support Needs | Not applicable |
|  | **Level 2 – Deeper affirmative marketing efforts**   * All of Level 1 above and. * Affirmative marketing plan is created 6 months prior to lease up. * Affirmative marketing efforts is documented and tracked against metrics defined in the planning process | Not applicable | * Affordability * Safety * Beauty & Better Design |

* + 1. Leasing: Embedded Inclusion in Marketing Process

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Market community based on resident experience and diverse identities.**   * Centre on universal benefits of accessibility and inclusion * Avoid paternalistic language. * Avoid focusing the marketing on affordable requirements. * Promote housing based on various personas (target residents at different income levels) centring in their future resident experience and inclusivity in the community | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Affordability * Safety * Beauty & Better Design |

* + 1. Leasing: Plain Language Leasing Information

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Include plain language overview language will be provided with leasing and income verification paperwork.**   * In lieu of or as a supplement to existing leasing and verification paperwork * Provide to all residents, request or opt-in not required | * Cognitive Access * Support Needs | * Equity * Beauty & Better Design |

* + 1. Leasing: individual Roommate Selection

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **In shared housing, residents have choice about their individual apartment roommates.**   * Matching services can be provided but residents are given ultimate choice. * Exceptions in shared/co-living where residents have individual bedroom/bathroom, but share a common suite with other housemates | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Safety * Beauty & Better Design |

* + 1. Leasing: Leasing Support Services

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Services provided, in partnership with staff/organisation overseeing income verification process, ensures people with disability are given accommodations to submit income verification complete paperwork.**   * Extensions provided where needed for accommodation. * Direct support completing and compiling leasing and income verification information | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Affordability * Beauty & Better Design |

* + 1. Leasing: Building Staff involved in Leasing Process

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Operations staff support building leasing.**   * Leasing and move-in is the first defining moment of a resident experience. * Upon signing lease, operations staff meet with residents to understand individual resident housing goals and needs | * Cognitive Access * Health & Wellness * Support Needs | * Safety * Beauty & Better Design |

* + 1. Leasing: Inclusive Leasing Documentation

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Represent diverse identities during leasing process.**   * Gender inclusive phrasing in documentation for apartment leasing, in lieu of conventional representations of man and woman options * Represent neurodiversity and disability in leasing process and resident identities | * Cognitive Access * Health & Wellness * Support Needs | * Equality * Beauty & Better Design |

* + 1. Leasing: Accessible Unit Tracking

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **The building operator tracks the different accessibility offerings of each dwelling unit against applications that request those features.**   * Residents have access to units that meet their access needs and units with accessible features. * Not applicable for buildings where all units feature the same accessibility features | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Safety * Beauty & Better Design |

* + 1. Leasing: Eviction Protection Plan

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Create and implement an eviction protection plan that is rooted in disability inclusion and equality.**   * Clearly identify and communicate eviction causes, risks and situations that lead to housing loss. * Proactively support residents at risk of housing loss | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Affordability * Beauty & Better Design |

* 1. **Services**
     1. Services: Culture of Interdependence

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Community staff creates a culture of mutual support through strong presence in the community, a natural ability and interest to connect residents to each other and an ability to connect residents to the larger community.**   * Culture of community and interdependence * Opportunities for residents to support and be supported | * Cognitive Access * Health & Wellness * Support Needs | * Safety * Beauty & Better Design |

* + 1. Services: Residents Control of Living Structure and Schedule

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Residents have choice and control in their lives.**   * Residents have choice about how they live their daily life in terms of schedule, meals and visitors. * Residents maintain control over their own housing and lease agreement. * This includes supported decision-making | * Cognitive Access * Mobility & Height * Hearing & Acoustics * Vision * Health & Wellness * Support Needs | * Safety * Beauty & Better Design |

* + 1. Services: Resident Selected Service Providers

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **ESSENTIAL ELEMENT**  **Level 1 - Residents can choose service providers for home and community-based services separate from building ownership and management**   * Ability to change service providers without changing or putting their housing at risk | * Cognitive Access * Health & Wellness * Support Needs | Not applicable |
| **2** | **Level 2 – Meet level 1 requirement above and:**   * Building staff can support and refer residents to service providers based on individual preferences and needs | Not applicable | * Affordability * Environmental sustainability * Safety * Beauty & Better Design |

* + 1. Programming: Car Sharing Support

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Residents have access to alternatives to car ownership including car sharing and on-demand rentals.**   * Access either to subsidised car sharing and/or to hybrid or electric vehicle fleet vehicles. * Coordinated car sharing by building staff. * Match residents and neighbours with a rideshare program | * Cognitive Access * Health & Wellness * Support Needs | * Affordability * Environmental sustainability * Safety * Beauty & Better Design |

* + 1. Programming Resident Programs and Event

| **Point Value** | **Description/requirements** | **Impact Areas** | **Additional Benefits** |
| --- | --- | --- | --- |
| **1** | **Ongoing building events and activities**   * In person events, art activations and non-traditional partnerships * Regular opportunities for residents to connect with one another and the surrounding community members who live nearby and include them in processes to promote civic trust and strengthen a sense of community | * Cognitive Access * Health & Wellness * Support Needs | * Beauty & Better Design |

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6. Centre for International Economics, *Proposal to include minimum accessibility standards for housing in the National Construction Code: Consultation Regulation Impact Statement* (July 2020), 29. [↑](#endnote-ref-7)
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9. Australian Bureau of Statistics, “4430.0 - Disability, Ageing and Carers, Australia: Summary of Findings, 2018” < <https://www.abs.gov.au/statistics/health/disability/disability-ageing-and-carers-australia-summary-findings/latest-release#disability>>. [↑](#endnote-ref-10)
10. Data from 2018 estimated almost 16% of Australians are aged 65 or older. Australia’s population of over 65s is expected to double in the next half-century: See Australian Bureau of Statistics, “4430.0 - Disability, Ageing and Carers, Australia: Summary of Findings, 2018” < <https://www.abs.gov.au/statistics/health/disability/disability-ageing-and-carers-australia-summary-findings/latest-release#disability>>; Mark Taylor and Laurie Buys, ‘Ageing in Suburbia: Designing for Demographic Change in Australia and New Zealand’, *Architectural Design 84*, no. 2 (2014), <https://doi. org/10.1002/ad.1728>. [↑](#endnote-ref-11)
11. Australian Human Rights Commission, *Adaptable Housing for people with disability in Australia: a scoping study* (28 April 2021) 39 < <https://humanrights.gov.au/our-work/disability-rights/publications/adaptable-housing-people-disability-australia-scoping-study>>. [↑](#endnote-ref-12)
12. *United Nations Universal Declaration of Human Rights,* GA Res 217/A(III) (adopted 10 December 1948). [↑](#endnote-ref-13)
13. *International Covenant on Economic, Social and Cultural Rights,* opened for signature 16 December 1966, GA RES 2200A (XXI) (entered into force 3 January 1976). [↑](#endnote-ref-14)
14. *Convention on the Rights of the Child*, opened for signature 20 November 1989, 1577 UNTS 3 (entered into force 2 September 1990). [↑](#endnote-ref-15)
15. UN General Assembly, *United Nations Declaration on the Rights of Indigenous Peoples*, 61st sess, UN Doc A/RES/61/295 (13 September 2007). [↑](#endnote-ref-16)
16. United Nations Committee on Economic, Social and Cultural Rights, *General Comment No 4: The Right to Adequate Housing (Art. 11 (1) of the Covenant),* sixth sess, UN Doc E/1992/23 (9 December 1991) [12] (‘*ESCR Committee General Comment No 4’*) [↑](#endnote-ref-17)
17. UN Habitat, ‘The Right to Adequate Housing (Fact Sheet No 21 (Rev.1), Office of the United Nations High Commissioner for Human Rights)<[FS21\_rev\_1\_Housing\_en.pdf (ohchr.org)](https://www.ohchr.org/sites/default/files/Documents/Publications/FS21_rev_1_Housing_en.pdf)>7; See generally *ESCR Committee General Comment No 4* (n 12). [↑](#endnote-ref-18)
18. *ESCR Committee General Comment No 4* (n 15) [7]. [↑](#endnote-ref-19)
19. Ibid [11] [↑](#endnote-ref-20)
20. Rights indivisible and interdependent with the right to adequate housing include (but are not limited to): rights to non-discrimination, equality, freedom of expression, freedom of association, freedom of residence, social security and social insurance, an adequate standard of living, participation in public decision-making, security of the person, life, health, work, education, family life and privacy, and the right to freedom of movement: See *ESCR Committee* *General Comment No 4* (n 12) [9]; UN Habitat, ‘The Right to Adequate Housing’ (Fact Sheet, Office of the United Nations High Commissioner for Human Rights) Fact Sheet No 21 (Rev. 1) 9. [↑](#endnote-ref-21)
21. *ESCR Committee General Comment No 4* (n 15) [7]. [↑](#endnote-ref-22)
22. UN Habitat, ‘The Right to Adequate Housing (Fact Sheet, Office of the United Nations High Commissioner for Human Rights) Fact Sheet No 21 (Rev. 1)3 <[FS21\_rev\_1\_Housing\_en.pdf (ohchr.org)](https://www.ohchr.org/sites/default/files/Documents/Publications/FS21_rev_1_Housing_en.pdf)>; See generally *ESCR Committee General Comment No 4* (n 12). [↑](#endnote-ref-23)
23. See *ESCR Committee* *General Comment No 4* (n 15); UN Habitat, ‘The Right to Adequate Housing (Fact Sheet, Office of the United Nations High Commissioner for Human Rights) Fact Sheet No 21 (Rev. 1)<[FS21\_rev\_1\_Housing\_en.pdf (ohchr.org)](https://www.ohchr.org/sites/default/files/Documents/Publications/FS21_rev_1_Housing_en.pdf)>. [↑](#endnote-ref-24)
24. *CRPD* (n 4) art 3(f). [↑](#endnote-ref-25)
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26. Committee on Economic, Social and Cultural Rights, *General Comment No 5: Persons with Disability,* sixth sess, UN Doc E/1995/22 (9 December 1994) [33]. [↑](#endnote-ref-27)
27. UN Habitat, ‘The Right to Adequate Housing (Fact Sheet, Office of the United Nations High Commissioner for Human Rights) Fact Sheet No 21 (Rev. 1) 23 <[FS21\_rev\_1\_Housing\_en.pdf (ohchr.org)](https://www.ohchr.org/sites/default/files/Documents/Publications/FS21_rev_1_Housing_en.pdf)>. [↑](#endnote-ref-28)
28. Ibid. [↑](#endnote-ref-29)
29. See Leilani Farha, *Report of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context,* UN Doc A/72/128 (12 July 2017). [↑](#endnote-ref-30)
30. [CRPD (n 4) art 1.](https://www.alrc.gov.au/publication/equality-capacity-and-disability-in-commonwealth-laws-ip-44/equality-capacity-and-disability-in-commonwealth-laws/legislative-and-regulatory-framework/#_ftnref9) [↑](#endnote-ref-31)
31. Ibid 28. [↑](#endnote-ref-32)
32. UN Habitat, ‘The Right to Adequate Housing (Fact Sheet, Office of the United Nations High Commissioner for Human Rights) Fact Sheet No 21 (Rev. 1) 3 <[FS21\_rev\_1\_Housing\_en.pdf (ohchr.org)](https://www.ohchr.org/sites/default/files/Documents/Publications/FS21_rev_1_Housing_en.pdf)>. [↑](#endnote-ref-33)
33. United Nations Committee on the Rights of Persons with Disabilties, *Guidelines on deinstitutionalization, including in emergencies (2022)*, UN Doc CRPD/C/5 (9 September 2022) [32]-[33]; Leilani Farha, *Report of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context,* UN Doc A/72/128 (12 July 2017) [17]-[19]. [↑](#endnote-ref-34)
34. The social model of disability recognises that disability is a result of the physical, attitudinal, communication and social barriers that have been built into society. The social model of disability acknowledges disability as form of socially created oppression and focuses on removing these barriers to ensure people with disability can participate as equal members of society, without minimising or denying the reality of impairment or it’s impacts. [↑](#endnote-ref-35)
35. Anna Lawson and Angharad E. Beckett, ‘The social and human rights models of disability: towards a complementarity thesis’ (2021) 25(2) *International Journal of Human* Rights 351 quoting Rehabilitation International, ‘UN Convention on the Human Rights of People with Disabilities: Ad Hoc Committee Seventh Session – Daily Summaries’ (on file with the authors) (24 January 2006). [↑](#endnote-ref-36)
36. National Disability Insurance Agency (2022) *Specialist Disability Accommodation Guidelines, 2–3.* [↑](#endnote-ref-37)
37. At 30 September 2023, 23,277 active NDIS participants had SDA supports in their NDIS plans, approximately 3.7% of all participants (total number of participants in the scheme at 30 September 2023 was 631,529): National Disability Insurance Agency, *NDIS Quarterly report to disability ministers* (30 September 2023) 55. [↑](#endnote-ref-38)
38. *Disability (Access to Premises – Buildings) Standards 2010* (Cth) s 1.3(a). [↑](#endnote-ref-39)
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42. *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020,* sch 1 s 1(4). [↑](#endnote-ref-43)
43. Royal Commission into Violence, Abuse, Neglect and Exploitation of People with Disability (2023) *Final Report Part C: Inclusive education, employment and housing* [↑](#endnote-ref-44)
44. See Legislative Council Legal and Social Issues Committee, Parliament of Victoria, *Inquiry into Homelessness in Victoria*, Final report, March 2021, p 19 [↑](#endnote-ref-45)
45. Royal Commission into Violence, Abuse, Neglect and Exploitation of People with Disability (2023), Final Report [↑](#endnote-ref-46)
46. *Wollondilly Shire Council v 820 Cawdor Road Pty Ltd* [2012] NSWLEC 71 [↑](#endnote-ref-47)
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