

## Step 2B: Identify the Design Category

53. Dwellings are also enrolled according to the Design Category specified by the registered provider when enrolling the dwelling. The SDA price limit that applies for the dwelling depends on the Design Category under which the dwelling is enrolled.
54. Providers must ensure that a dwelling is correctly enrolled and claims for payment are correctly made. If a dwelling does not meet the requirements of the Design Category for which the dwelling is enrolled and for which SDA payment is claimed, SDA payments cannot be paid for the dwelling and the enrolment will be cancelled.
55. Registered providers are required to notify the NDIA within five working days if there is a change in the dwelling’s Design Category or if the Design Category is likely to change, as per s 29 of the SDA Rules.
56. The SDA prices are based on five broad categories of SDA design which are set out in the SDA Rules. The five Design Categories are:
  - (i) Basic,
  - (ii) Improved Liveability,
  - (iii) Fully Accessible,
  - (iv) Robust, and
  - (v) High Physical Support.

### Current Minimum Requirements – in place until 1 July 2021

57. In addition to the detailed description of each Building Type, this Price Guide also sets out the Minimum Requirements for each Design Category other than Basic designs.
58. Some of the Minimum Requirements are based on the ‘Silver’ or ‘Platinum’ level housing designs set out in the [Liveable Housing Design Guidelines \(fourth edition\) Australia](#).
59. For New Builds, all shared areas and any bedrooms for use by SDA-eligible participants must comply with the Minimum Requirements set out in **Table 3** below.
60. For Existing Stock, there must be substantial compliance with the Minimum Requirements. Substantial compliance means compliance in all but a few non-critical respects.

**Table 3: Description of Minimum Design Category Requirements**

SDA Design Category	Definition	Minimum Requirements
<b>Basic</b>	Housing without specialist design features but with a location or other features that cater for the needs of people with disability and assist with the delivery of support services.	<ul style="list-style-type: none"> <li>• The Basic design category only applies for Existing Stock or Legacy Stock and cannot be included in a participant’s plan except if the participant already lives in Basic design SDA, or where a participant chooses to reside in Basic design SDA (section 15 SDA Rules).</li> </ul>
<b>Improved Liveability</b>	Housing that has been designed to improve ‘liveability’ by incorporating a reasonable level of physical access and enhanced provision for people with sensory, intellectual or cognitive impairment.	<ul style="list-style-type: none"> <li>• Liveable Housing Australia ‘Silver’ level.</li> <li>• The designed environment responds to the needs of participants through improved physical access and enhanced provision for participants with sensory, intellectual or cognitive impairment. For example, Improved Liveability dwellings should include one or more additional design features such as the below depending on the needs of the participants: luminance contrasts; improved wayfinding; and/or lines of sight.</li> </ul>

SDA Design Category	Definition	Minimum Requirements
<b>Fully Accessible</b>	Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment.	<ul style="list-style-type: none"> <li>• Liveable Housing Australia ‘Platinum’ level.</li> <li>• External doors and external outdoor private areas to be accessible by wheelchair.</li> <li>• Bathroom vanity/hand basin to be accessible in seated or standing position.</li> <li>• Power supply to doors and windows (blinds), for retrofit of automation as necessary.</li> <li>• Consideration must be given to whether it is appropriate for the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven and laundry appliances) to be accessible in seated or standing position.</li> </ul>
<b>Robust</b>	Housing that has been designed to incorporate a high level of physical access provision and be very resilient, while reducing the likelihood of reactive maintenance and reducing the risk to the participant and the community.	<ul style="list-style-type: none"> <li>• Liveable Housing Australia ‘Silver’ level.</li> <li>• Resilient but inconspicuous materials that can withstand heavy use and minimises the risk of injury and neighbourhood disturbance including: <ul style="list-style-type: none"> <li>– high impact wall lining, fittings and fixtures (e.g. blinds, door handles);</li> <li>– secure windows, doors and external areas;</li> <li>– appropriate sound proofing if residents are likely to cause significant noise disturbances (if required must retro-fit in new builds if not previously installed at building stage); and</li> <li>– laminated glass.</li> </ul> </li> <li>• Layout with areas of leaving or retreat for staff and other residents to avoid harm if required.</li> <li>• Consideration must be given to providing adequate space and safeguards throughout the property to accommodate the needs of residents with complex behaviours.</li> </ul>
<b>High Physical Support</b>	Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment and requiring very high levels of support.	<ul style="list-style-type: none"> <li>• Liveable Housing Australia ‘Platinum’ level.</li> <li>• External doors and external outdoor private areas to be accessible by wheelchair.</li> <li>• Bathroom vanity/hand basin to be accessible in seated or standing position.</li> <li>• Power supply to doors and windows (blinds), for retrofit of automation as necessary.</li> <li>• Consideration must be given to whether it is appropriate for the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven and laundry appliances) to be accessible in seated or standing position.</li> <li>• Structural provision for ceiling hoists.</li> <li>• Assistive technology ready.</li> <li>• Heating/cooling and household communication technology (e.g. video or intercom systems) appropriate for the needs of residents.</li> <li>• Emergency power solutions to cater for a minimum two hour outage where the welfare of participant(s) is at risk.</li> <li>• Doors with 950mm minimum clear opening width to all habitable rooms.</li> </ul>

### SDA Design Standards – compliance required after 1 July 2021

61. In October 2019, the NDIA launched the SDA Design Standards. The Design Standards set out detailed design requirements that will be incorporated into newly built SDA that are seeking enrolment under the National Disability Insurance Scheme.