



Services provided for NDIS SDA Projects



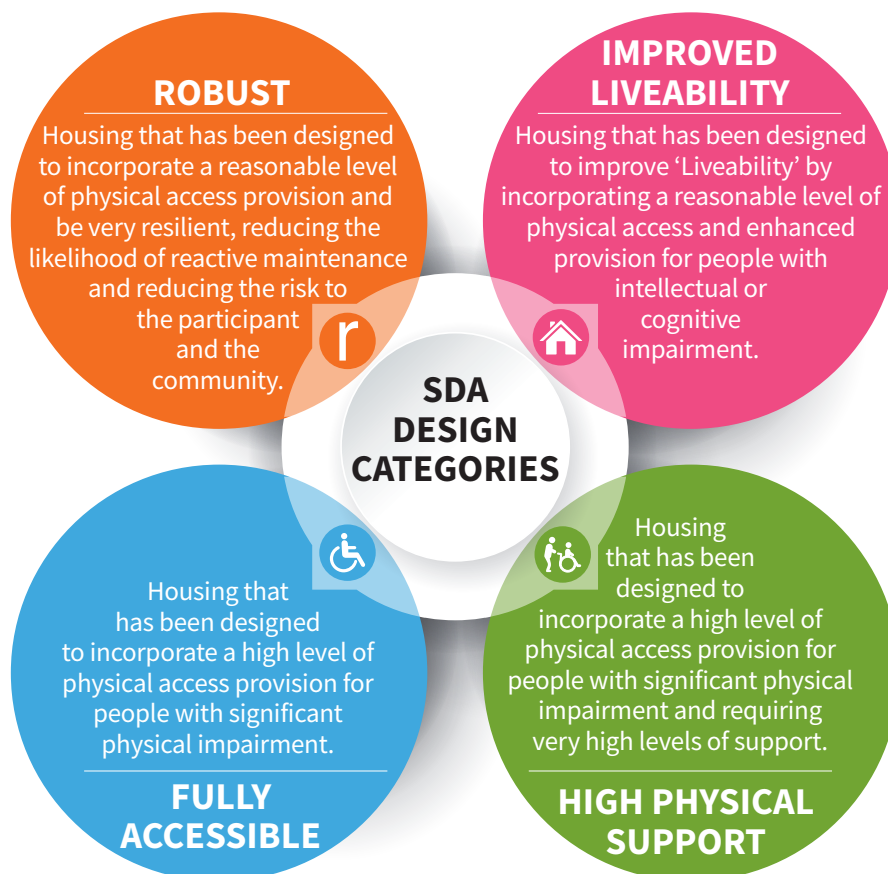
What is SDA?

Specialist Disability Accommodation (SDA) is housing designed for people with extreme functional impairment or very high support needs. A participant (person that has an approved NDIS plan) may or may not have SDA included in their NDIS plan.

What is an SDA design category?

There are five SDA design categories

1. Basic – This housing doesn't have special design features and funding for this is only included in a plan if a participant has lived there before, and chooses to continue living there. Basic housing CANNOT be certified under the new NDIS SDA Design Standard
2. Improved Liveability
3. Fully Accessible
4. Robust
5. High Physical Support

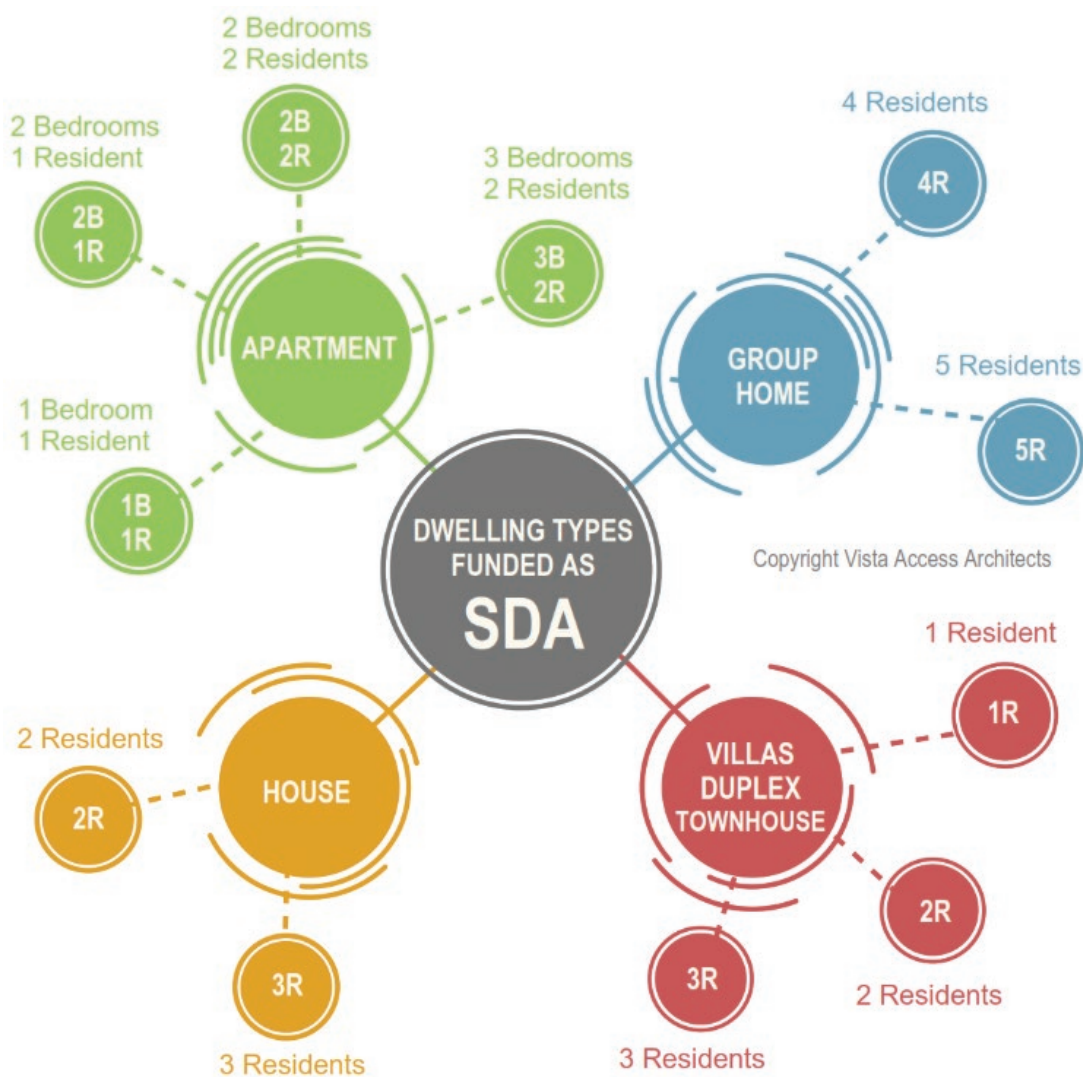


What SDA building types are there?

There are five building types eligible for NDIS SDA funding:

- Apartments – self-contained units that are part of a larger residential building.
- Duplexes, Villas, Townhouses – separate but semi-attached properties within a single land title or strata titled area. This also includes standalone villas or 'granny flats'.
- Houses – detached low rise dwellings with garden or courtyard areas.
- Group Homes – houses that house up to five long-term residents.
- Larger Dwellings – houses that house more than five long-term residents. This is also called "Legacy". Larger dwellings are only for participants who already lived in this type of house, before their first plan.

The types of building types that can be certified under the NDIS SDA Design Standard are shown below.





What is OOA?

A support model is how person-to-person supports are delivered including other supports, such as assistive technology. They include on-site support or 'mobile' support.

The OOA (On-site Overnight Assistance) is a type of support and the requirements depends on the type of the SDA dwelling.



The OOA amount is an additional amount that is paid when an additional space or apartment is provided for use by support staff who provide support services to SDA participants living in the same dwelling or same apartment complex. The type of OOA depends on the SDA Building Type as shown below.

APARTMENTS

The OOA must be a separate apartment in the same apartment complex as the SDA apartment.

The OOA amount is not paid when the OOA space is an additional room in a SDA apartment.

The OOA amount for one separate OOA apartment is payable for a maximum of 10 SDA apartments.

No OOA amount is payable once the OOA amount has been added for 10 SDA apartments.

OTHER BUILDINGS

The OOA can be in an additional room inside or adjoining the dwelling(s).

The OOA may be shared between multiple dwellings, but it can only be claimed against one dwelling.

Can a participant share SDA with family or partner?

Yes, a participant can share SDA with family members, partner or another person who isn't an NDIS participant if it doesn't present a risk to participant's health or safety. Others who share an SDA home with will have to pay rent to the SDA provider.

Who can enrol dwellings as SDA?

Only an SDA provider can enrol dwellings as SDA. Two options are available to enrol a dwelling:

OPTION 1: Minimum SDA requirements as noted under the NDIS SDA Price Guide

Developments that will be completed by 1 July 2021

The LHA (Livable Housing Australia) + SDA Price Guide route for SDA dwelling enrolment is published in the [SDA Price Guide](#) and include [Livable Housing Design Guidelines](#) Certification of either Silver or Platinum level based on the Design category.

There is no 'SDA Certification' process in place for this option, but Vista Access Architects can prepare a 'Statement of Consistency' report based on the provided requirements of the Table 3 of the SDA Price Guide. A dwelling cannot be enrolled under multiple design categories via this option.

Developments that have already commenced but may not be completed prior to 1 July 2021

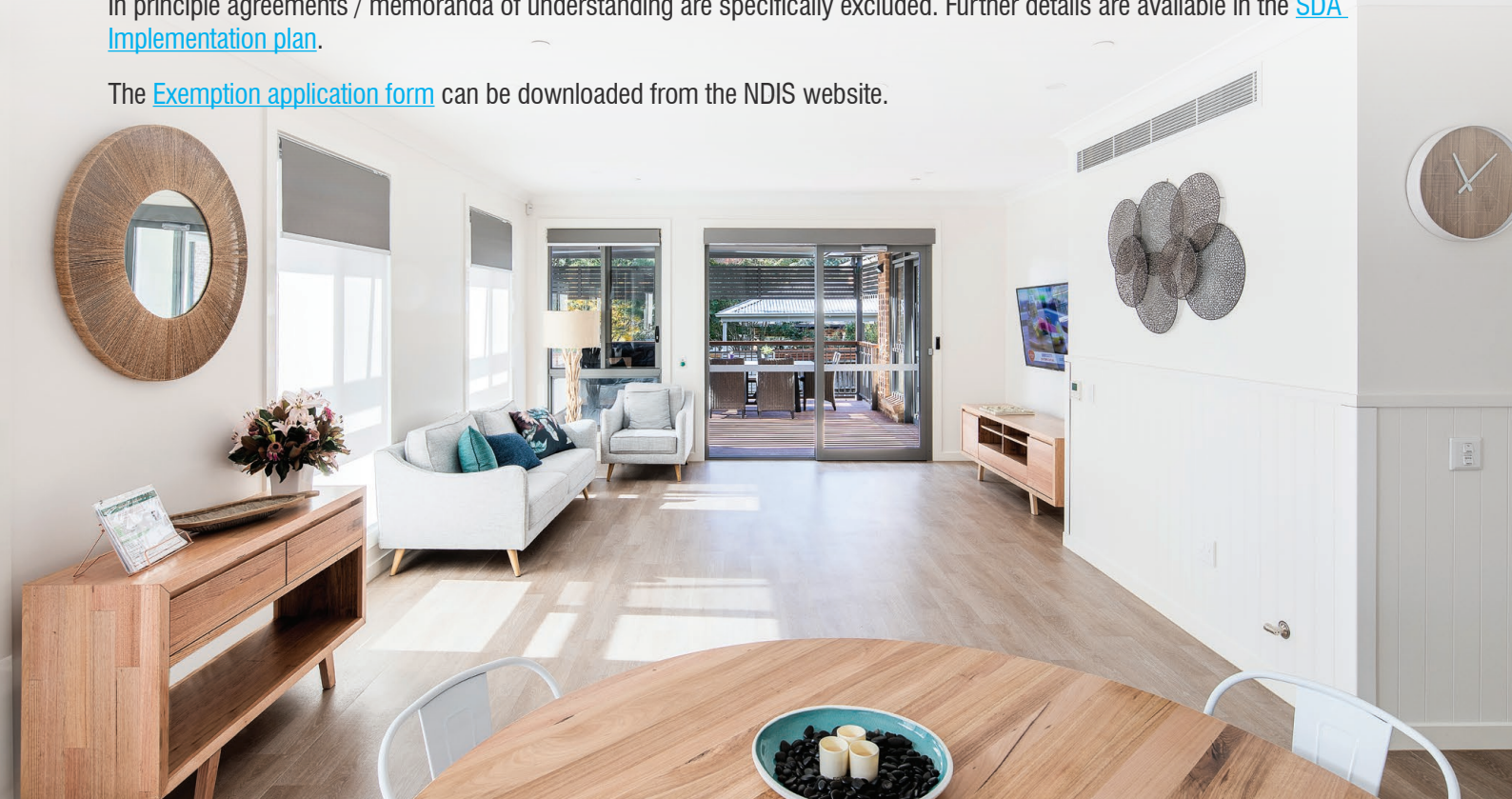
As long as evidence of commitment / commencement is provided to the NDIA (and NDIA has approved the request), the development get seek exemption from the SDA Design Standard and follow the LHA + SDA Price Guide route. Committed/commenced exemptions expire on 1 December 2022

Special exemptions for committed / commenced Class 2 (residential) buildings

As long as evidence of commitment / commencement is provided to the NDIA, NDIA (and NDIA has approved the request) the development can get exemption from the SDA Design Standard and follow the LHA + SDA Price Guide route. Committed/commenced Class 2 (residential) buildings exemption expire on 1 July 2023.

Note that commitment/commencement date is considered the first date that a financial commitment to acquire or develop an SDA dwelling was made and can be evidenced by an agreement as indicating a commitment to undertake the project, including a contract of sale (excluding land contracts), development agreement, planning permit, or construction certificate. In principle agreements / memoranda of understanding are specifically excluded. Further details are available in the [SDA Implementation plan](#).

The [Exemption application form](#) can be downloaded from the NDIS website.



OPTION 1: SDA Assessments via NDIS SDA Price Guide route

Livable Housing Design Guideline 'Silver' level certification +

The designed environment that responds to the needs of participants through improved physical access and enhanced provision for participants with sensory, intellectual or cognitive impairment. For example, Improved Liveability dwellings should include one or more additional design features such as luminance contrasts, improved wayfinding and/or lines of sight depending on the needs of the participants.



Livable Housing Design Guideline 'Silver' level certification +

Resilient but inconspicuous materials such as high impact wall lining, fittings and fixtures (e.g. blinds, door handles), secure windows, doors and external areas, appropriate sound proofing, laminated glass. Layout with areas of egress and retreat for staff and other residents. Adequate space and safeguards throughout the property to accommodate the needs of residents with complex behaviours.



Livable Housing Design Guideline 'Platinum' level certification +

External doors and external outdoor private areas to be accessible by wheelchair, bathroom vanity/hand basin to be accessible in seated or standing position, power supply to doors and windows (blinds), for retrofit of automation as necessary. SIL statement or kitchen sink, cooktop, meal preparation bench area and key appliances to be accessible in seated or standing position.



Livable Housing Design Guideline 'Platinum' level certification +

All features noted for 'Fully Accessible' + structural provision for ceiling hoists, assistive technology ready, heating/cooling and household communication technology (e.g. video or intercom systems), emergency power solutions to cater for a minimum two hour outage where the welfare of participants is at risk and 950mm minimum clear opening width doors to all habitable rooms.



OPTION 1: SDA Assessments via NDIS SDA Price Guide route



OPTION 2: SDA Assessments via NDIS SDA Design Standard

All dwellings proposed for New Build SDA enrolment post 1 July 2021 will be required to provide Certification by an Accredited SDA Assessor at BOTH Design stage and at Final-as-built Stage. Compliance is required with the provisions of Edition 1.1 of the NDIS SDA Design Standard based on the particular design category.

At Design Stage – The drawings and specifications are required to clearly show ALL requirements as noted in the particular design category in the SDA Design Standard. There are no concessions available for any non-compliances, so it is essential that the Architect allows for construction tolerances.



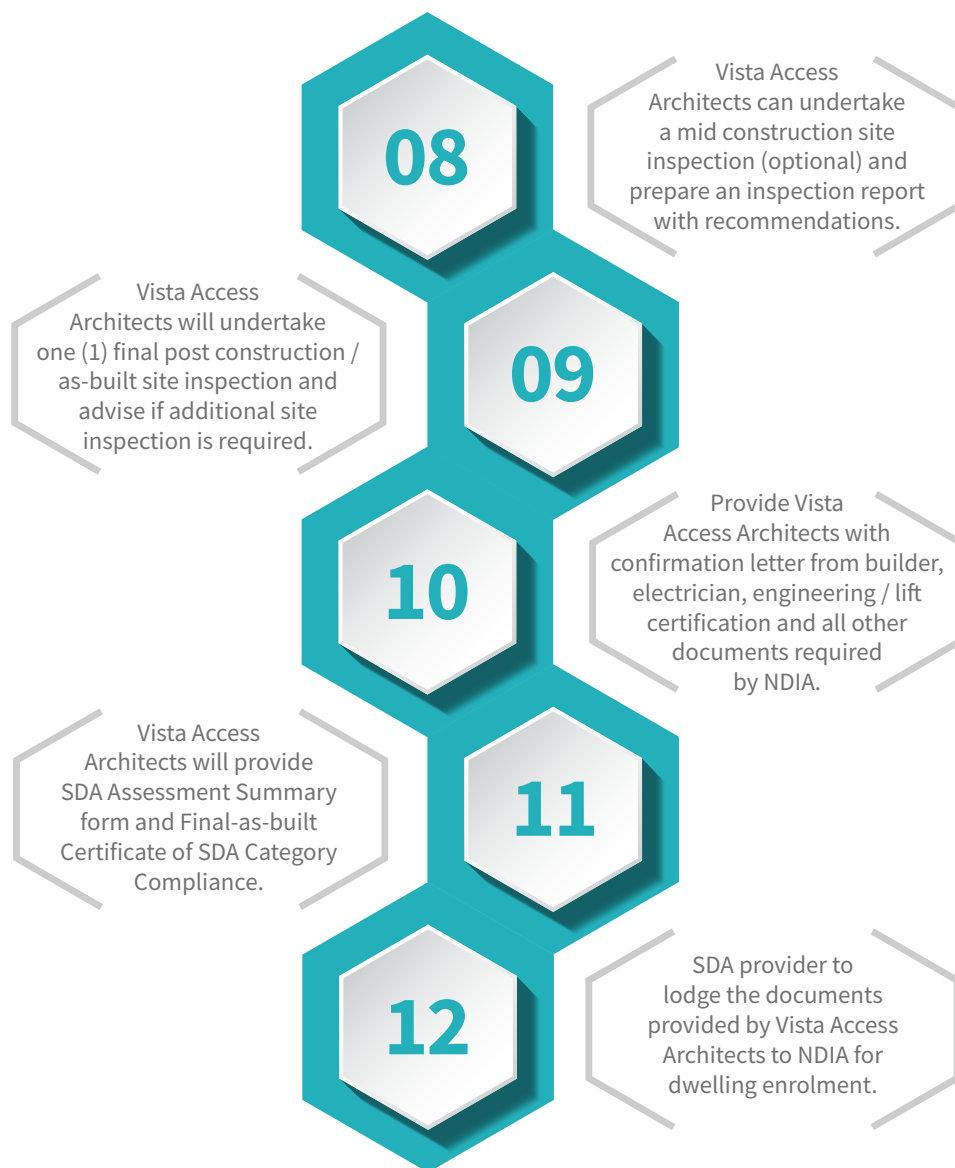
OPTION 2: SDA Assessments via NDIS SDA Design Standard

At Final-as-built Stage – The built dwelling is required to fully comply with the requirements of SDA Design Standard. In addition to full compliance required for spatial requirements at a site inspection, the applicant will also need to provide the following documentation (based on the Design category).

- Letter from Builder to confirm slip resistance, wall reinforcements, use of resilient materials, carpet specifications, zoning of air-conditioning systems, provision of internet connections and wifi coverage.
- Emergency evacuation plans with areas of retreat.
- Certification from a Structural Engineer for suitability of structure for ceiling hoists.
- Certification from lift supplier for NCC compliance.
- Certification from an electrician to confirm required emergency power solutions.

NDIA also requires Occupation Certificate / Certificate of completion or equivalent documentation.

Note that the SDA Assessor is not required to provide advice on Building classification, or any advice on funding of SDA. The Architect of the project is not permitted to be the SDA Assessor of the project at any stage of works due to conflict of interest.



Introduction to Vista Access Architects



Farah Madon - Director

ACAA Accredited Access Consultant
NDIS Accredited SDA Assessor
Livable Housing Assessor
Changing Places Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - Member 281
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00001
- Architect registered with the NSW Architect's Registration Board - Registration 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice Member 49397
- Registered Assessor of Livable Housing Australia - Registration 10032
- Global Alliance on Accessible Technologies and Environments (GAATES) - Member BE-02-021-20
- Registered Assessor of Changing Places Australia - Registration CP006

Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- International Certification of Accessibility Consultants – Built Environment (ICAC-BE) Program, Level 2 Advanced Accessibility Consultant
- Diploma of Access Consulting
- Standards Australia's course on 'Writing Australian Standards'

Farah has 20 years of experience of working in the field of Architecture and Access.

Farah is the lead author of the NDIS SDA Design Standard. She has been invited on multiple occasions as an expert witness for Access related matters in the NSW Land and Environment Court.

Farah currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- Member of Standards Australia's ME-064 Committee responsible for the AS4299 and AS1428 suite of standards.
- Vice President of Association of Consultants in Access Australia (ACAA)
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's National Access Work Group (NAWG)
- Management Committee member of NSW Network of Access Consultants
- Director of Livable Housing Australia (LHA)
- Member of Changing Places Australia Technical Advisory Team

Some Recent Awards presented to Farah include:

- 2019 Penrith Citizen of the Year
- 2019 Access Inclusion Award
- 2019 Australian Access Awards Finalist for Educational App of the Year- LRV App to calculate luminance contrast





Vanessa Griffin

ACAA Accredited Access Consultant
NDIS Accredited SDA Assessor
Livable Housing Assessor
Changing Places Assessor



- Accredited member of the Association of Consultants in Access Australia (ACAA) - Member 500
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00009
- Registered Assessor of Livable Housing Australia - Registration 20035
- Registered Assessor of Changing Places Australia Registration CP010

Vanessa's Educational Profile and Qualifications include:

- Diploma of Surveying and Diploma of Health and Building Surveying, Sydney Institute of Technology
- Certificate IV in Access Consulting

Vanessa currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- Vice President of Nepean Area Disabilities Organisation (NADO)
- Community Representative Member of the Blue Mountains City Council's Access Committee



Jenny Desai

ACAA Accredited Access Consultant
NDIS Accredited SDA Assessor
Livable Housing Assessor



- Accredited member of the Association of Consultants in Access Australia (ACAA) - Member 572
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00043
- Registered Assessor of Livable Housing Australia - Registration 20242

Jenny's Educational Profile and Qualifications include:

- Master of Design (M.Des) from University of Technology, Sydney
- Certificate IV in Access Consulting



Art Phonsawat

ACAA Associate Access Consultant









- Associate member of the Association of Consultants in Access Australia (ACAA) - Member 695

Art's Educational Profile and Qualifications include:

- Advanced Diploma in Interior design, Sydney
- Certificate IV in Access Consulting.

Why Choose Vista Access Architects?

The NDIS requires the SDA Assessors to have the below requirements

| NDIS requirement for SDA Assessor | Farah Madon Vista Access Architects | Vanessa Griffin Vista Access Architects | Jenny Desai Vista Access Architects |
|---|--|--|--|
| 1 Satisfy the pre-requisites of being qualified as at least one of the following: Architect, Building Surveyor, OT or ACAA Accredited Access Consultant and professional currency | <input checked="" type="checkbox"/> Architect <input checked="" type="checkbox"/> ACAA Accredited Access Consultant | <input checked="" type="checkbox"/> Building Surveyor <input checked="" type="checkbox"/> ACAA Accredited Access Consultant | <input checked="" type="checkbox"/> Building Designer <input checked="" type="checkbox"/> ACAA Accredited Access Consultant |
| 2 Complete the CPP40811 Certificate IV in Access Consulting or CPP50711 Diploma of Access Consulting | <input checked="" type="checkbox"/> CPP50711 Diploma of Access Consulting | <input checked="" type="checkbox"/> CPP40811 Certificate IV in Access Consulting | <input checked="" type="checkbox"/> CPP40811 Certificate IV in Access Consulting |
| 3 Undertake the NDIS authorised Accredited SDA Assessors Course | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4 Successfully complete the SDA accreditation exam | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5 Hold Professional Indemnity insurance of \$5 Million | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6 Hold Pubic Liability Insurances of \$20 Million | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7 Register with NDIS as an Accredited SDA Assessor |  |  |  |
| Additionally, holding LHA (Livable Housing Australia) Assessor Licence is also an advantage for assessments that are via the LHA + SDA Price Guide route. |  |  |  |

Knowledge and understanding about the SDA Design Standard

Farah Madon is the lead author of the SDA Design Standard and therefore has a good understanding of what is required for SDA compliance.

Vista Access Architects have 3 NDIS Accredited SDA Assessors and additional support staff.

Assessment Experience

Vista Access Architects have assessed, inspected and certified in multiple development for SDA in NSW, including regional areas through the LHA + SDA Price Guide assessment route.

We have also completed assessments and certifications for multiple residential apartments, homes/ group homes/ villas via the new SDA Design Standard.

Resources

Must read documents:

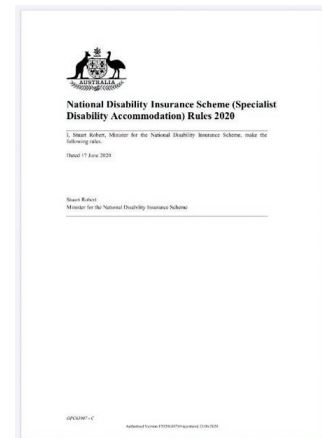
SDA Design Standard



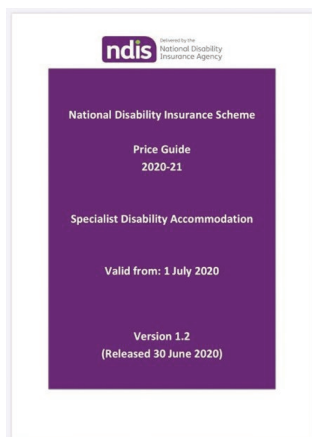
SDA Design standard implementation plan



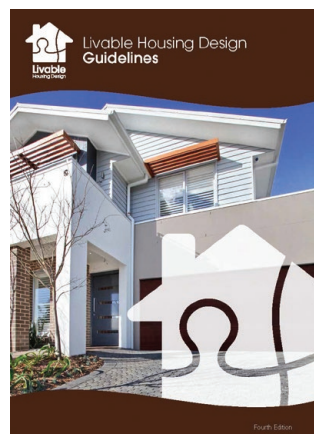
SDA Rules 2020



SDA Price Guide



Livable Housing Design Guidelines



Hon Stuart Robert MP, Minister for NDIS and Farah Madon

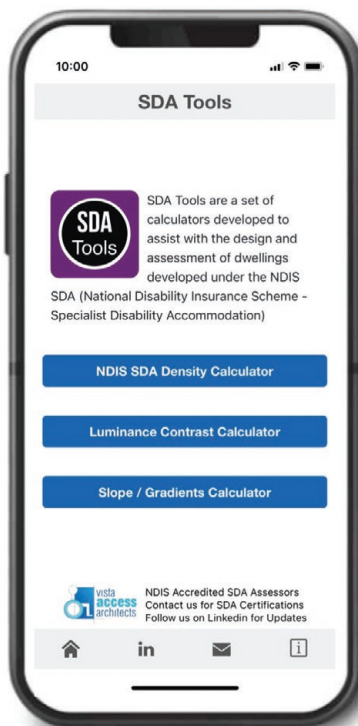


Some of our Clients that we have provided SDA / LHA Certification services to are listed below

- Achieve Australia
- BlueCHP
- Bridge Housing
- Civic Disability Services Limited
- Dream Care Community Pty Ltd
- Enliven Housing Pty Ltd
- Evolve Housing
- Forsight Australia
- Habilis Housing Limited
- Home 4 Life
- Home Caring Australia P/L
- Independent Living Villages Ltd
- Liveable Home Builders
- Link Housing
- Kirinari Community Services Ltd.
- SDA Housing Australia
- Seton Villa
- Summer Housing
- Sunrise Disability Accommodation Pty Ltd
- Westhaven Limited

Vista Access Architects are based in Sydney NSW. Our current projects are based in NSW, VIC and QLD. We have partnerships with other SDA Assessors for projects in VIC and QLD for As-built stages if required due to state border closures.

Free tools for SDA Assessment available on our website: www.accessarchitects.com.au and on App Store



Vista Access Architects have developed the SDA Tools App which are a series of 3 calculators designed to assist designers, SDA Certifiers and SDA developers with 3 key areas:

1. NDIS SDA Density Calculator

This calculator is to determine the number of participants permitted on a single parcel of land based on our interpretation of the NDIS SDA Rules 2020

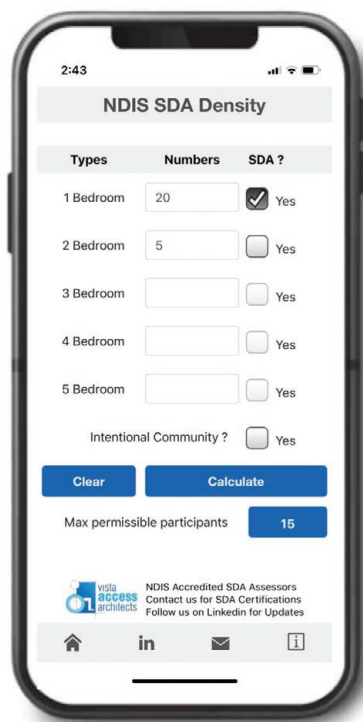
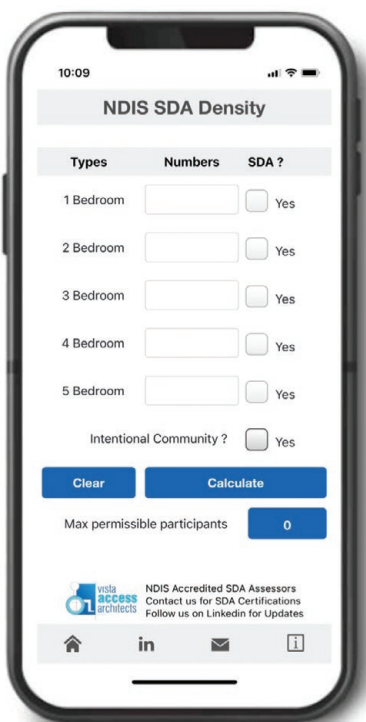
2. Luminance Contrast Calculator

This calculator is to select colours to satisfy the minimum 30% luminance contrast requirements as noted in the NDIS SDA Design Standards for Improved Liveability Design category dwellings.

3. Slope / Gradient Calculator

This calculator is to assist designers to convert measurements of slope and gradients between a percentage, degrees or as a ratio.

DOWNLOAD THE FREE APP FROM



NDIS SDA Density Calculator

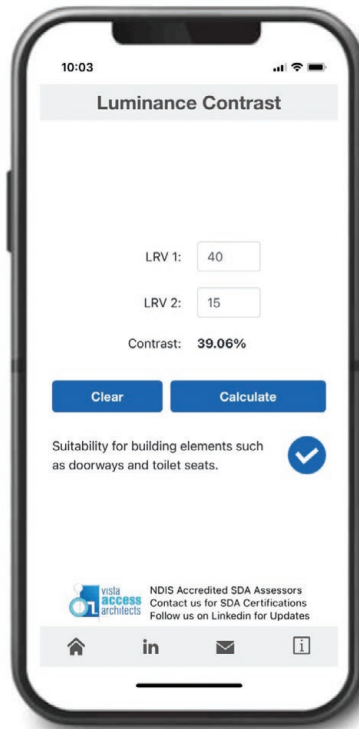
In the NDIS SDA Density Calculator, 'Types' indicate the number of bedrooms in one dwelling such as an apartment, villa, house, group home, etc.

'Numbers' indicate the TOTAL numbers of that type of dwelling / apartment on a single parcel of land, regardless of the fact that it may or may not be occupied by an SDA participant.

Under 'SDA?' select 'Yes' only if that type of dwelling is enrolled or going to be enrolled to house an SDA participant.

Under 'Intentional community' select 'Yes' only if applicable.

For example, the image here shows a development that has 20 of 1 bedroom apartments and 5 of 2 bedroom apartments on a single parcel of land, with only the 1 bedroom apartment type to be enrolled to house an SDA participant. The calculator generates the number of permissible participants (which should not be confused with the number of permissible apartments as one single apartment may be able to accommodate up to 3 participants).



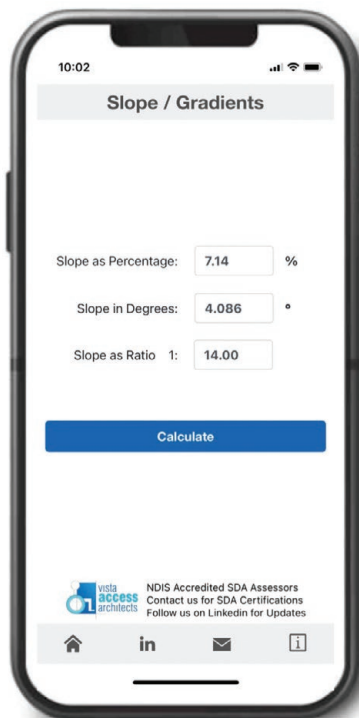
Luminance Contrast Calculator

The NDIS SDA Design Standard Clauses 19.1 and 19.3 require provision of 30% luminance contrast to certain building elements.

For doorways the contrast can be 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 as long as the minimum contrast with is 50mm.

For toilet seats the contrast can be against the pan, wall or floor against which it is viewed.

At design stage LRV can be obtained from any paint colour fandeck and post construction the LRV can be tested by means of a commercially available colorimeter. Input the 2 surface LRVs as per the options available to generate the results.



Slope / Gradients Calculator

The commercial grade inclinometers available in the market present results of the grades of walkways and ramps in either a percentage or in degrees.

However, the requirements for walkways and ramps in the NDIS SDA Design standards are noted as ratios such as 1:10, 1:10 or 1:14 etc. This calculator is to assist designers to convert measurements of slope and gradients between a percentage, degrees or as a ratio.

Fill in any one field and click on Calculate to generate the results for the other two fields.

Disclaimer: These freely available calculators are based on the interpretations of the requirements by Vista Access Architects and not endorsed by NDIA. Therefore, by using these calculators you agree that you use them at your own risk and we will take no responsibility or your reliance upon the results produced by these calculators.



CONTACT US FOR FEE PROPOSALS

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Photo credits:

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