



**ARCHITECTURE
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Creating environments, transforming lives.

Step-by-Step Guide to SDA

Specialist Disability Accommodation Certification



Specialist Disability Accommodation (SDA)

Certification

Architecture & Access works with organisations and private clients to develop housing resources for people with disability who need specialist housing solutions.

Specialist Disability Accommodation (SDA) has been developed by the National Disability Insurance Scheme (NDIS) to support the development of a range of housing designed for people with extreme functional impairment or very high needs.

The SDA Design Standards focus is on providing a home environment that maximises the capacity of the individual to live as independently as possible incorporating personal support features within their home.

Our SDA assessors are qualified to review plans and inspect dwellings for proposed SDA developments for a wide range of clients, including community housing associations, disability service providers and speculative investors.

We provide reassurance to our clients that their projects will comply with the relevant SDA Design Guidelines and achieve enhanced liveability and increased community participation.

SDA Design Categories



Improved Liveability

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.



Robust

Housing that has been designed to incorporate a reasonable level of physical access provision and be very resilient, reducing the likelihood of reactive maintenance and reducing the risk to the participant and the community.



Fully Accessible

Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment.



High Physical Support

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.



Architecture & Access also offer SDA Architectural Design Services.

The SDA Certification Process



1. Drawing Review and/or Site Inspection

Specialist Disability Accommodation (SDA) Assessor uses the Architecture & Access developed internal checklist to review drawings provided by client (Design Review) and/or attend a site inspection (As-Built Review).



2. Assessment to Certification

Completed checklist with SDA Assessor's comments is sent to client with compliant and non-compliant items. Formal advice will be provided regarding identified non-compliances and are to be addressed before undertaking subsequent certifications.



3. Compliance Achieved

Once dwelling or drawings are deemed compliant against the design standard, the SDA Assessor communicates this to the client and signs off the NDIS SDA Certificate of category compliance.



4. Compliance Registration

Accredited SDA Assessor submits NDIS SDA Certificate of category compliance and subsequent documents to the NDIS at both design stage and final as-built stage.



5. Client Next Steps

Once the final As-Built certification has been registered with the NDIS, the assigned SDA provider can enrol the dwelling with the NDIS.





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