



Australian Network for  
Universal Housing Design

*RI Australia*  
Network



## **Housing 2020 Workshop**

### **Thursday 7 November 2013**

### **Stockland, Sydney**

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## Recommendations

Recommendations by workshop participants	Score
<b>1. Provide national regulation</b> Provide uniform, simplified standard for all mainstream housing to provide a “level playing field” for the housing industry – through the Building Code of Australia.	32
<b>2. Develop incentives</b> Develop incentives for LHA certification, faster approvals for developers, and as a criterion for 1st home owner grants.	23
<b>3. Educate builders and consumers</b> <ul style="list-style-type: none"> <li>• Ensure CPD as a prerequisite for registration.</li> <li>• Make it a core subject in design and building education.</li> <li>• Make Livable Housing Design aspirational through mainstream media.</li> </ul>	21
<b>4. Make it simple for builders</b> Use Apps with design elements, harmonising codes and standards, pattern books and terminology.	18
<b>5. Incentivise builders to help drive delivery</b> Explore various options; e.g., faster approvals through council, stamp duty concessions, GST exempt for accessible components, industry awards, requirements for first home owner grants etc.	11
<b>6. Improve research and data in the area of housing design</b> Consider livable dwellings as a national resource to be tracked—to monitor supply and demand, and spill-over effects to other policy areas.	10
<b>7. Provide education</b> Educate industry to assist buyers. To be able to sell it, it is important to educate sales staff.	8
<b>8. Make information available</b> Include Livability indicators in real estate information – display homes and interactive displays.	7
<b>9. Develop awareness campaign</b> Target a media campaign using aspirational terminology –targeting the LHA 2020 goal.	6

## **1. Background**

In 2009, the National Dialogue on Universal Housing Design was convened by the Commonwealth Government to discuss the barriers and enablers to achieving better design in Australian homes. The National Dialogue prepared a Strategic Plan including an aspirational target for all new housing in Australia to reach an agreed standard for livability<sup>1</sup> by 2020. Three levels of accessibility and livability (Silver, Gold and Platinum) were set out in the Livable Housing Design Guidelines with the agreement that a minimum Silver Level would be achieved for all new housing by 2020.

As a consequence to this agreement having been reached by the National Dialogue, Livable Housing Australia (LHA) was established in late 2011 with Commonwealth Government funding, to implement the Strategic Plan. LHA has been working towards this target and has made considerable progress.

The Housing 2020 Workshop was jointly organised and convened by the Australian Network for Universal Housing Design (ANUHD) and the RI Australia Network to enable representatives from the community, industry, academia and government to investigate and discuss how all parties could work effectively together to achieve the 2020 target for accessibility set by the original National Dialogue. The Workshop also provided a platform for LHA to present a progress report. Membership of the Workshop Organising Committee is at Appendix A.

There are human rights imperatives, not least of which arise from Australia's ratification of the Convention on the Rights of Persons with Disabilities (CRPD), obligating governments to ensure that all people are able to participate fully and effectively in society. However, the applicable legal framework of the Access to Premises Standard (APS) and Building Code of Australia (BCA), do not extend to private housing. Thus the housing market is limited for people with limited mobility, whether through congenital or acquired disability or because of increasing age. Moreover, social interactions are further restricted for people in such groups when a large proportion of the private housing stock has limited visitability.

## **2. Day 1: Workshop**

The Workshop took place at the Stockland meeting facilities in Sydney. Care had been taken to make the event as accessible as possible, with wheelchair access, and live captioning<sup>2</sup> provided by The Captioning Studio. The Workshop was facilitated by Angela Fraser-Sinclair, Organisational Development Manager at Stockland, and opened with a Welcome to Gadigal Country provided by Michael West from the Metropolitan Local Aboriginal Land Council.

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<sup>1</sup> The spelling of 'livability' has been adopted throughout

<sup>2</sup> CART – communication access real-time translation

Michael's use of a Message Stick with carvings symbolising respect of diversity, linked the necessity for accessible, affordable and culturally appropriate housing as an underpinning structure to enable full participation in employment and society. These themes were taken up by speakers and reiterated in the workshop sessions. A second welcome to participants was given by RI Australia Chair, Michael Fox, reiterating the planned collaborative workshop format for the day's proceedings.

## **2.1 Session 1: Stakeholders Working Together – An Overview**

### **2.1.1 Amelia Starr, Executive Director, Livable Housing Australia**

Amelia Starr emphasised that the National Dialogue was a unique collaboration between players in the residential building and property sector, consumer groups and the Government. This spirit of cooperation meant the Livable Housing Design Guidelines were developed in a relatively short time. In contrast standards tend to be developed, accepted and adapted at a 'glacial pace'. Starr emphasised that the Workshop was intended to further build on the spirit of cooperation between stakeholders.

The implementation framework for the Guidelines uses a voluntary incentivised system and at the same time has an ambitious agenda to change the way designers and builders understand and cater for limited mobility. Embedded in the LHA brief is the need to undertake national awareness-raising about livable design. The 16 core elements which make up the Guideline improve mainstream accessibility and visitability, by making the dwelling easier to enter, easier to move around and easier to adapt as necessary in response to changing life circumstances.

It was reiterated in this presentation that the National Dialogue set an aspirational 2020 target, i.e. for all new housing in Australia to be built to a minimum (Silver Level) livability standard. The first interim target<sup>3</sup>, set at 25% of new housing, to be achieved by 2013, has proved overly ambitious. Although the Board and staff have undertaken awareness-raising activities, the role of LHA has been somewhat redefined to provide leadership to the sector as well as to do the task of certification of dwellings and approving use of the Quality Marks.

### **2.1.2 Jane Bringolf, Project Manager Liveable Communities, COTA NSW**

Jane Bringolf outlined development of her thinking on the relative value and effectiveness of regulatory versus voluntary systems in the context of the adoption of 'universal design' in housing construction. When guidelines are voluntary, adoption rate are low, with access auditing repetitive and costly for the builder or owner-occupier. Reasons for this include that the structure of the building industry is complex and fragmentary with no single individual or company overseeing the process from design of building to completion.

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<sup>3</sup> LHA interim targets are 25% by end of 2013, 50% by end of 2015, 75% by end 2018 and 100% by end 2020

This means that the range of people involved can have different standards or practices that govern their work. In practice, even though a designer may incorporate accessible design features, all the workers who implement the designs may not have either the will, knowledge, tools or parts to implement the changes. Nor does any one player wish to take responsibility, and indeed, blame is frequently shifted to consumers.

It was further noted that wide knowledge about the ageing demographic and the incidence of disability in the population were partially, but not effectively enough, acting as drivers of change. Importantly, research shows that in the 50-80 year 'life' of a house, it is likely to be occupied by at least 4 families. There is a 60% probability that someone in the household will need facilities which accommodate a permanent disability.

### **2.1.3 Sue Salthouse, Director RI Australia**

As a person with significant mobility impairment, Sue Salthouse represents that part of the population which is ageing with a disability. Currently the proportion of private housing stock with good visitability features is extremely low. This means a high proportion of the ageing population live in houses with poor accessibility.

Even before this becomes a significant problem for the occupiers themselves, it becomes a significant problem for friends with mobility impairment who would formerly have been able to visit on social occasions. This means that an individual's social world shrinks prematurely, a factor contributing to earlier than necessary deterioration in health and emotional wellbeing.

There is a demonstrable need for the maximum proportion of both public and private housing stock to incorporate appropriate housing guidelines. Mass production of component parts will bring prices down. The situation is urgent. Australia runs the risk of having a high proportion of its housing stock unsuitable for a significant number of the population by 2020<sup>4</sup>. A conclusion from this urgency is to make the National Dialogue achieve its aim.

### **2.1.4 Wilhelm Harnisch, CEO of Master Builders Australia (MBA)**

Wilhelm stated the industry's ongoing commitment to the process of implementing Livable Housing Australia Guidelines through a voluntary process rather than the prolonged and more adversarial 10-year process of developing the Access to Premises Standards.

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<sup>4</sup> By 2020, 1 in 5 Australians will be aged over 60, with males expected to live to 81 and females to 86 years of age, (Pro Bono *Top Trends of the New Decade: 2010-2020*, viewed online at: <http://www.probonoaustralia.com.au/news/2010/01/top-10-trends-new-decade-2010-2020#>).

Wilhelm's snapshot of progress since the start of the LHA Guidelines, and since speaking at the RI Australia Housing Forum of 2012, confirmed his perception that the voluntary process is preferable, and that in time, a threshold of acceptance will be reached, followed by mainstream implementation of the Guidelines, with associated increased innovation and reduction in costs.

There are other examples of rapid mainstream adoption of ideas in the construction sector. The increased use of double glazing; use of hobless showers and acceptance of medium density developments were cited.

The commitment of the Board of LHA was emphasised, along with the contention that the groundswell of adoption is not yet manifested. The current availability of a series of publications about the Guidelines was cited as evidence of tangible achievement, especially in the area of awareness-raising.

The Board has set new interim benchmarks, and now aims for 1600 dwelling that meet or exceed Silver Level standard, albeit without formal accreditation, by the end of June 2014. At the time of the Workshop, 534 dwellings had already been thus identified, and contribute to awareness-raising and achieving mainstream change. In addition, the Board is signing up corporate champions.

From the perspective of the MBA - it conducts accreditation courses, showcases Livable Housing through instigating a design and a construction award in this category, and is working closely with the Housing Industry Association (HIA), Australian Institute of Architects (AIA), Demolition & Contractors Association (DCA) and building designers to increase levels of awareness. The ultimate aim is to make the Livable Housing Design Guidelines mainstream.



### **2.1.5 Andrew Aitken, Executive Director, Livable Housing Australia**

Speaking on behalf of Kristin Brookfield from the HIA, Andrew affirmed the HIA's early and sustained commitment to the LHA Guidelines. In fact prior to the development of the Guidelines, HIA adopted 10 'universal design' principles as part of the voluntary GreenSmart housing construction program requirements.

These principles are promoted at trade shows, in publications for the public as well as to industry through its in-house industry magazines. In addition, it has undertaken the delivery of training to builders through cooperation with LHA. Training includes practical information, for example trade outlets for necessary materials such as wide doors; adapting of threshold designs; and how to maintain termite treatments and waterproofing. LHA is similarly working with the AIA, re-organising its training course into a series of 2-hour modules for architects.

Because Kristin Brookfield has in depth knowledge of the Guidelines, she is often able to clarify certain aspects of the design elements and answer queries. From an LHA perspective, the cooperation with industry works well, swiftly and smoothly. This is in contrast to the delays sometimes experienced in working with governments.

### **2.1.5 Questions arising from Session 1**

- Clarification of the use of 'universal design' versus 'livable housing guidelines'.

Starr gave an explanation that universal design is a set of principles which apply to a broad range of concepts which are then operationalised in the context of Australian housing by the Guidelines. She emphasised that 'livable' is being used by LHA and industry for the purpose of accreditation, and that this is the preferred term. Market testing showed that 'universal' was not well understood. This was questioned by another participant who argued that 'universal design' is a concept understood internationally. It was agreed that livability and visitability were important parts of what was being aimed for in the LHA process, and it was proposed by Bringolf that an advantage is that this terminology is easily understood and promotes inclusion.

This was further discussed in terms of applicability of the term 'livable' to wider concepts such as social and ecological sustainability.

It is important that the term 'livable' has proven to be more readily understood by consumers. The word 'universal' is overused, and applied inappropriately in situations which are often very localised rather than international.

- The need for a register of location of livable, accessible houses was proposed.

A participant raised the problem that if no register of livable houses is kept, and that no database is available to estate agents, the presence of livable houses in an area, and their value to buyers in the market place, is lost.

It was further commented that no-one from the Real Estate industry was represented at the Workshop. (This was acknowledged as a gap in the audience). Similarly a link to local councils would be useful for keeping track of livable housing stock.

The eventual aim of the LHA accreditation process is the LHA Quality Mark logos will be part of the marketability of a house. L J Hooker, in consultation with LHA, also undertakes a livability program, raising brand awareness and identifying new LHA stock as it comes onto the market.

This comment highlighted that there is no coordination between local councils, with the implementation of different Development Control Plans (DCPs) across different council regions, and varying degrees of adherence to AS4299. A registration process would be complex and would have to take into account refurbishments, retrofitting and possible removal of accessibility features by subsequent owners. Nevertheless, without some registration process, the location of adaptable housing is then lost with the passage of time.

## **2.2 Session 2: Housing 2020 – status, programs & examples**

### **2.2.1 Andrew Aitken, Executive Director, Livable Housing Australia**

The Livable Housing Design Guidelines were developed during 2012-13. They contain 16 design elements, with three levels of compliance – Silver Level for dwellings incorporating the first 8 elements, Gold adds in an additional 5 elements, with Platinum adding in the final three. A summary of the sixteen design elements is at Appendix 2.

Access to the Guidelines can also be made via a Smart Phone App (and is therefore readily available to compare information on the site), website, and in hardcopy. The assessor training course modular training package has been distributed widely, with training commencing in November 2013. Registered Assessors undergo more rigorous training and pass an exam for qualification. In addition a Technical Advisory Panel assesses whether variations from the Guideline still demonstrate compliance, and their rulings are published on the LHA website as a guide for others.

At the time of the Workshop, LHA had certified 263 dwellings, with 9 nearing completion. An additional 65 dwellings were undergoing certification. The majority of the certified homes were detached dwellings, or smaller townhouse developments, not part of retirement villages. All 9 completed dwellings, and 80 of the approved accredited dwellings, were funded through the Supported Accommodation Innovation Fund (SAIF) program, which required a minimum of Silver Level Accreditation to be eligible for the scheme.

The National Rental Affordability Scheme (NRAS) referenced Gold Level compliance for funded projects. State/Territory social housing programs also reference the LHA Guidelines. Many dwellings built under the State Environmental Planning Policy (SEPP) (Seniors Living) are compliant but not formally registered.



Costs of participating in the accreditation process were outlined. A guide to current costs can be found at [www.lha.org.au](http://www.lha.org.au). Ratings last for a period of 7 years. Where designer or builders feel that an existing building is compliant, assessments can be made of as-built dwellings. It was also noted that, for understandable reasons, Defence Housing Australia (DHA) requires all dwellings built for defence personnel to have a minimum of Silver Level compliance.

There could be a considerable discrepancy between the numbers of dwellings that are formally accredited and the numbers which are said by developers or builders to be compliant but for which LHA has no documentary evidence. LHA is supported through a range of partnerships from corporate, to local government to sole trader level. A YouTube Video made by Townsville City Council with architect, Ken Tippet, and builder, Martin Locke (Martin Locke Homes), features information on LHA Guidelines, as incorporated into homes at Cootharinga in Townsville, was screened<sup>5</sup>.

### **2.2.2 David Barnard, CEO Stockland**

David's brief was to give developers' perspective on the applicability of the LHA Guidelines. Stockland operates in retail/commercial, retirement and residential construction on a grand scale with 350,000 shoppers in Stockland complexes per day, 15 families per day taking up residence in a Stockland dwelling somewhere, and 10,000 retirees in retirement villages.

Incorporating livable housing design makes good business sense at the same time as suiting the Stockland philosophy of creating a shared value component as a separate factor to profit maximisation.

In projects of the Stockland scale, the time lag from land purchase to first home occupant is approximately 4 years. Thus, Stockland designs on the drawing-board in 2013 will not be accredited and occupied dwellings until 2016. In subdividing, Stockland is applying a minimum of Silver Level standard across all of the early design sketches, and now caters for slightly larger plot sizes to allow for wider corridors, etc.

There is a conflict created because block sizes are getting smaller as are the sizes of houses. This makes it more difficult to accommodate the larger accessibility dimensions required for accreditation.

Stockland have calculated the add-on costs of incorporating the Silver Level features to be \$1,900, with \$3,500 add-on cost to achieve Gold Level, and an additional \$11,000 for Platinum Level. However, familiarity with incorporating the design elements will reduce these costs.

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<sup>5</sup> The YouTube video may be viewed at: [http://www.youtube.com/watch?v=E0elwgA4j\\_c](http://www.youtube.com/watch?v=E0elwgA4j_c)

In addition, there are competing and sometimes conflicting calls on the construction dollar, e.g. to achieve better energy efficiency and install solar panels will cost an additional amount of \$4,000 to \$9,000. Stockland covenants also require a number of aesthetic features such as eaves, and also consider the health of the prospective occupants through use of non-allergenic paints, and other non-volatile organic (VOC) materials, etc. Of these impacts on the cost of building, the incorporation of LHA Guidelines is probably the best understood.

Barnard also raised the question of the effect of valuers and Real Estate agents on bank lending policies. Where they do not understand the true long term value of the LHA design elements, these agents will arbitrarily compare the home to one without such features, and value at a lower level as if the features did not exist. Accordingly, the bank will then only approve the lower value of the loan. *(Note: unless these stakeholders also understand the LHA principles, the existence of the LHA logo does not automatically add market value to the property. It may be that the tangible value is that the livable property is that it is EASIER to sell, not that it will have a higher market value.)* Barnard was realistic about the impact of the cost of the add-on improvements to the buyer – where the extra cost would result in several years delay in getting a loan, the buyer reaction is most usually to remove the livable features from the design.

These diverse calls on the construction dollars are being compiled into composite in-house guidelines. Stockland is LHA's first corporate partner and has set in-house targets for all display villages, aiming for 100% of house designs to have Silver Level livability at least, with all builders and on all sites by 2015. Competition between builders will make the add-on costs competitive. With its own product, the aim is for 100% Silver Level by 2020. Stockland is also in monthly teleconference contact with ANUHD.

### **2.2.3 Questions arising from Presentation 2.2.2**

Initial questions focused on the proposition that houses are getting smaller and that this makes incorporation of accessibility features more challenging. The reduction in size arises from increasing cost of land, resulting in smaller lot sizes, and the affordability of construction confining the house to a single level with subsequent reduction in the number of rooms.

### **2.2.4 Stephen Cox, Turner Architects**

Turner Architects are involved in medium and high-density residential developments throughout Sydney. The presentation focussed on a public/private partnership project with Housing NSW, including both social and private housing, in Riverwood (South-West Sydney)<sup>6</sup>. The private apartments in the complex offset the cost of the social housing.

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<sup>6</sup> More information about the development is at: <http://washingtonpark.com.au/>; <http://www.housing.nsw.gov.au/Changes+to+Social+Housing/Redevelopment/Riverwood+North+Urba>

Without a statutory environment, Turner needs to deal with access consultants and Principal Certifying Authorities (PCAs) as well as the developers. Discussions centre on dimensions in millimetres and fractions of square metres necessary to achieve improved accessibility. Stage 1 comprises 800 apartments, 123 of which are social housing apartments in 3 separate buildings, of 5, 6 and 9 storeys.

The presentation gave detailed description of the apartment plans, their respective square metre areas, including comparison to Residential Flat Design Code (RFDC) and/or SEPP 65 specifications, and outlined the various challenges which had arisen and how problems had been resolved and where additional costs are likely.

It was noted that there are conflicts between the AS1428.1/AS1428.2 and AS4299 with the LHA Guidelines. In the Riverwood case, most of these conflicts have been resolved by reverting to Australian Standards as the basis. Marketing of livable features is important, but it was further noted, that at the point and time of sale, the temperature of the day can mean the difference between a buyer valuing an air conditioner over a bigger, adaptable bathroom.

Cox noted that of the 8 features required for Silver Level accreditation, 3 present greater difficulty to achieve: (1) step-free path of travel to apartments opening directly to the street; (2) having space for 1200mm clearance in front of an 'easy-access' toilet; and (3) unit cost of reinforcing of bathroom walls.

#### **2.2.5 Questions arising from presentation 2.2.4**

The question of accessibility to balcony areas in apartments was raised. Cox acknowledged the extra challenge and therefore expense of access between interior and balcony areas.

Even the adaptable apartments shown in the presentation would have a step of approximately 90mm PLUS door track between inside and outside.

A second question was about the use of steel studs in non-livable apartments making retro-fitting of grab rails difficult, whereas the livable apartments would have plywood sheeting.

Other questions were of a technical nature, including moving of plumbing fixtures, reversing the swing of a bathroom door; waterproofing; and strata title concerns.

### 3. World Café Technique afternoon discussion

The interactive part of the Workshop was organised using a Stockland 'World Café Technique'. Three café stations were set up, each with three tables of 6-7 people per station. Approximately 25 people at each station represented a non-homogeneous group drawn from a mixture of industry, consumer/community/academic and government participants.

At each station a different question was posed for a 20 minute discussion. Each participant visited each station once. The role of the table host, who remained at the same station throughout the rotations, was to guide discussion and extract the key points from each group's discussion.

Through this method, a series of key points were distilled, and displayed for all to read. Participants then had 3 votes each to mark their top priorities.

This enabled a ranking of the key ideas generated, and this ranking was further refined to form the democratically generated Recommendations from the Workshop.



#### 1. Station1: Opportunities and Barriers for Governments

The top priority: **Provide national regulation**

*Provide uniform, simplified standard for all mainstream housing to provide a "level playing field" for the housing industry – through the Building Code of Australia.*

For example, currently there are a plethora of standards or requirements which stakeholders endeavour to meet, including the CRPD, DDA and various building standards such as SEPP, RFDC, etc., whereas a mandatory application of the BCA would eliminate confusion and provide consistency.

## 2. Station 2: Opportunities, barriers to buyers & tenants

The top priority: **Develop incentives**

*Develop incentives for LHA certification, faster approvals for developers, and as a criterion for 1st home owner grants.*

For example if new home owner grants were assigned only to those new builds which met the LHA Guidelines, the market would rapidly adjust to meet that demand.

## 3. Station 3: Opportunities and barriers to assist builders

The top priorities: **Educate builders and consumers**

- *Ensure CPD as a prerequisite for registration.*
- *Make it a core subject in design and building education.*
- *Make Livable Housing Design aspirational through mainstream media*

For example, major suppliers and sponsors of mainstream programs on building (e.g. The Block) could include livability as a prerequisite for the renovation.

## 4. Summing Up & thanks

A summary of the morning presentations was given by Sue Salthouse.

David Brandt, Chair of ANUHD, formally thanked all participants on behalf of the organisers, noting that ANUHD would continue to support the notions that LHA is promoting, realising that the aspirational targets of the National Dialogue will not be met; and at the same time continuing to push harder for regulation.

## 5. Conclusion

Michael Fox, Chair of RI Australia, thanked all participants for their excellent involvement and contribution to the outcomes of the Workshop. He particularly thanked Stockland for hosting the event and providing the venue, catering and facilitating of the workshop and World Café Technique.

He also thanked The Captioning Studio for the seamless live captioning.

Michael Fox advised that RI Australia and ANUHD planned to continue this focus on more livable and accessible housing in Australia – and details of our next joint event would be provided to all participants in due course.

## 6. Day 2: Excursion to Washington Park

On Day 2, conference organising committee member Nicholas Loder from Housing NSW, organised an excursion to the development described in detail in the presentation from Stephen Cox of Turner Architects on the previous day.

Approximately 15 people assembled in Washington Avenue, Riverwood North at 10am for an onsite inspection of both social and public housing, and both adaptable and non-adaptable apartments in Washington Park. The display model was used to give an overview of the development. Representatives from Payce and Link (sales and marketing) contributed their expertise to the visit.

Refer Appendix 3 photos of the site visit – provided with appreciation by RI Australia member Geoff Barker.

## Appendix 1 – Membership of the Organising Committee

(in alphabetical order)

Andrew Aitken	Executive Director, LHA
David Brandt	Chair, ANUHD
David Barnard	CEO, Stockland
Michael Fox	Chair, RI Australia
Nicholas Loder	Snr Project Officer, Housing, NSW Government
Sue Salthouse	Director, RI Australia
Amelia Starr	Executive Director, LHA
Margaret Ward	Convenor, ANUHD






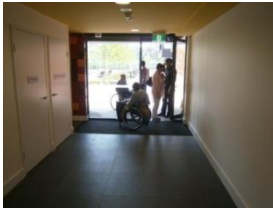





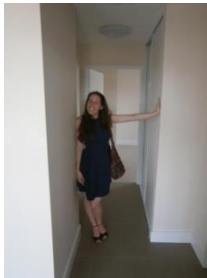



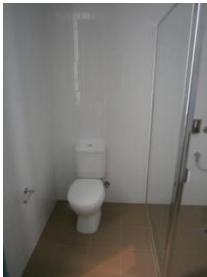
## Appendix 2: 16 elements of Livable Housing Design

Design Element		Silver	Gold	Platinum
1	There is a safe, continuous, level and step-free path of travel from the street entrance and/or parking area to your home's entrance.	✓	✓	✓
2	There is at least one step-free entrance into your home.	✓	✓	✓
3	Where access to your home is through the car park, the parking space has been designed to ensure you can fully open your car doors and move around the vehicle with ease.	✓	✓	✓
4	Internal doors and corridors facilitate comfortable and unimpeded movement between spaces.	✓	✓	✓
5	A toilet on ground or entry level supports easy access for both home occupants and visitors.	✓	✓	✓
6	The bathroom and shower has been designed for easy and independent access for everyone in your home.	✓	✓	✓
7	The bathroom and toilet walls are built to enable grabrails to be installed in the future.	✓	✓	✓
8	Stairways are designed to reduce the likelihood of injury and also enable future adaptation.	✓	✓	✓
9	The kitchen space has been designed to support ease of movement and to support easy adaptation.	○	✓	✓
10	The laundry space has been designed to support ease of movement and to support easy adaptation.	○	✓	✓
11	There is a space on the ground or entry level that can be used as a bedroom.	○	✓	✓
12	Light switches and power points are easy for everyone in your home to reach and operate.	○	✓	✓
13	Handles and hardware on doors and tapware have been designed to make them easy for you to open and close.	○	✓	✓
14	The family/living room features clear space to enable you to move in and around the room with ease.	○	○	✓
15	Windows sills are installed at a height that enables you to view the outdoor space from either a seated or standing position.	○	○	✓
16	Floor coverings are slip resistant to reduce the likelihood of slips, trips and falls in the home.	○	○	✓

## Appendix 3

### WASHINGTON PARK SITE VISIT SYDNEY NSW 8 NOVEMBER 2013

Case Study for Access RI Australia and ANUHD Housing Workshop 2020

		
Way to Units	Entry and Access	Corridor to Units
		
Gathering in Unit 1	Gathering in Unit	Discussing Features
		
Measuring compliance	Narrowed Passage	Door Threshold & incline
		
Clothes Line in Unit 2 and GPO	Shower	Toilet



		
Display Kitchen and Display Toilet	Dislay Kitchen - Dishwasher	Dislay Kitchen - Oven
		
Display Kitchen - Microwave	Display Area - Vanity	Textured Road Surface

**PM+D Architects**

**Geoff Barker © 0418 953 176**

**8 November 2013**