



Livable Housing Design

Compliance Self-Assessment Checklists

The Department of Housing and Works (DHW) has been committed to delivering 100% of new social housing in accordance with the LHA Livable Housing Design Guidelines (LHDG) Silver Level since 2021. Following the introduction and review of the ABCB Livable Housing Design Standard (LHDS) into the National Construction Code (NCC) 2022, DHW projects can also use this standard to meet its livable housing commitment.

All new DHW social housing projects must be designed in accordance with either one of the following (please nominate proposed livable housing design standard for the project):

LHA		ABCB	
Livable Housing Design Guidelines		Livable Housing Design Standard	
Silver Level	☐	LHDS (mandatory)	☐

Project teams are responsible for demonstrating compliance with the selected standard throughout the design and delivery process. Compliance Self-Assessment Checklists have been developed to support project teams in delivering livable housing design.

Non-compliance or partial compliance can be considered where appropriate. This is to be discussed with the project team and recorded in relevant project records with supporting detail.

Compliance requirements:

The Compliance Self-Assessment checklists must be completed and submitted at:

- **Design Development Stage** – as part of the design approval process

Certain elements (e.g., wall reinforcement and bathroom waterproofing) should be confirmed with supporting evidence, such as certification or site photographs. This documentation should be provided by the builder or site manager and submitted at handover to accompany the completed self-assessment checklists.

LHA LIVABLE HOUSING DESIGN - SILVER LEVEL CHECKLIST

Project Address: _____ Unit No.: _____

Submitted By: _____ Compliance Achieved: **Choose an item.**

PERFORMANCE CRITERIA		ACHIEVED	NON-COMPLIANCE JUSTIFICATION (Note 'N/A' if Not Applicable)
1. DWELLING ACCESS			
Silver	1a. There is a safe, continuous, level and step-free path of travel from the street entrance and/or parking area to the dwelling's entry door.	☐	
	1b. The path of travel referred to in (1a) has:	☐	
	i. A minimum clear pathway width of 1000mm;	☐	
	ii. An even, firm, slip resistant surface;	☐	
	iii. A crossfall of not more than 1:40; and	☐	
	iv. A maximum pathway slope of 1:14.	☐	
	1c. Where the path of travel referred to in (1a) is provided via an associated car parking space for the dwelling, it incorporates:		
	i. Minimum dimensions of 3200mm (width) x 5400mm (length);	☐	
	ii. An even, firm, slip resistant surface; and	☐	
	iii. A level surface with a maximum gradient of 1:33 for bitumen, or 1:40 for other materials.	☐	
	1d. Where a step ramp has been provided at an entrance doorway for a change of height 190mm or less, the step ramp provides:		
	i. a maximum gradient of 1:10;	☐	
	ii. a minimum clear width of 1000mm; and	☐	
	iii. a maximum length of 1900mm.	☐	
	1e. Where a ramp forms part of the pathway, it incorporates:		
	i. landings at no greater than 9m for a 1:14 ramp and ii. no greater than 15m for ramps steeper than 1:20.	☐	
iii. Level landings no less than 1200mm in length exclusive of the door/gate swing, provided at the head and foot of the ramp.	☐		
2. DWELLING ENTRANCE			
Silver	2a. The dwelling provides an entry door with:		
	i. A minimum clear opening width of 820mm;	☐	
	ii. A level (step-free) transition and threshold, or a maximum vertical tolerance of 5mm between abutting surfaces with a rounded or beveled lip;	☐	
	iii. Shelter from the weather.	☐	
	2b. A level landing area with:		
	i. An area of at least 1200mm x 1200mm provided on the external (arrival) side of the entry door specified in (2a); and	☐	
	ii. A connection to a safe and continuous pathway as specified in <i>1. Dwelling Access</i> .	☐	
2c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold is	☐		

	provided.		
	2d. The level (step-free) entrance is connected to the safe and continuous pathway as specified in 1. <i>Dwelling Access.</i>	☐	
3. INTERNAL DOORS & CORRIDORS			
Silver	3a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide:		
	i. A minimum clear opening width of 820mm; and	☐	
	ii. A level transition and threshold (or have a maximum vertical tolerance of 5mm between abutting surfaces where the lip is rounded or beveled).	☐	
	3b. Internal corridors/passageways to the doorways referred to in (3a) provide a minimum clear width of 1000mm.	☐	
4. TOILET			
Silver	4a. Dwelling provides a toilet on the ground (or entry) level that provides:		
	i. A minimum clear width of 900mm between the walls of the bathroom if located in a separate room;	☐	
	ii. A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door; and	☐	
	iii. A toilet pan located in the corner of the room where the toilet is located in a combined toilet/bathroom to enable installation of grabrails at a future date.	☐	
5. SHOWER			
Silver	5a. At least one bathroom features a slip resistant hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.	☐	
	5b. The shower recess is located in the corner of the room to enable the installation of grabrails at a later date.	☐	
6. REINFORCEMENT OF BATHROOMS & TOILET WALLS			
Silver	6a. For walls which are not constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet are reinforced to provide a fixing surface for the safe installation of grabrails.	☐	
	6b. The walls around the toilet, bath and hobless shower recess are reinforced by the installation of:		
	i. Noggings with a thickness of at least 25mm; or	☐	
	ii. Sheeting with a thickness of at least 12mm.	☐	
7. INTERNAL STAIRWAYS			
Silver	7a. Stairways in dwelling have:		
	i. A continuous handrail on one side of the stairway where there is a rise of more than 1000mm.	☐	
Note: *To achieve Silver Level Compliance, all requirements detailed in this checklist and the associated Livable Housing Design Guidelines must be met (exclusive of non-applicable items). The Livable Housing Design Guidelines document can be accessed here: Livable Housing Design Access Institute			

ABCB LIVABLE HOUSING DESIGN - LHDS (MANDATORY) CHECKLIST

Project Address: _____ Unit No.: _____

Submitted By: _____ Compliance Achieved Choose an item.:

PERFORMANCE CRITERIA	ACHIEVED	NON-COMPLIANCE JUSTIFICATION (Note 'N/A' if Not Applicable)
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1. DWELLING ACCESS (only applicable to Class 1a buildings)

LHDS Mandatory	1a. There is a safe, continuous, level and step-free path of travel from the street entrance and/or parking area to the dwelling's entry door.	☐	
	1b. The path of travel referred to in (1a) has: i. a minimum clear pathway width of 1000 mm; and ii. an even, firm, slip resistant surface; and iii. a crossfall of not more than 1:40; and iv. a maximum pathway slope of 1:14 in the direction of travel. v. Any gates along the access path must have a minimum clear opening width of 820 mm.	☐	
	1c. Where the path of travel referred to in (1a) is provided via an associated car parking space for the dwelling, it incorporates: i. Minimum dimensions of 3200mm (width) x 5400mm (length); and ii. an even, firm, slip resistant surface; and iii. a level surface with a maximum gradient of 1:33 for bitumen, or 1:40 for other materials.	☐	
	1d. The path of travel referred to in (1a) may incorporate one step ramp having a: i. height of not more than 190 mm; and ii. a minimum clear width of 1000mm or equivalent to that of the access path, whichever is the greater; and iii. a maximum length of 1900mm.	☐	
	1e. Where a ramp forms part of the pathway, the following applies: i. the aggregate ramp length (excluding landings) must not be more than: a. 9m for a 1:14 gradient; or b. 15 m for a 1:20 gradient; or c. a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20. ii. With a minimum width maintained at 1000mm; and iii. landings of not less than 1200mm provided at top and bottom of each ramp. NOTE: Use of the public footpath for a landing is acceptable under performance solution of NCC.	☐	

2. DWELLING ENTRANCE

LHDS Mandatory	2a. The dwelling provides an entry door with: i. a minimum clear opening width of 820mm; and ii. a level transition; or iii. a sill height of not more than 5mm if the lip is rounded or beveled; or iv. a ramped threshold that does not extend beyond the depth of the door jamb with a maximum gradient of 1:8	☐	
	2b. A level landing area with: i. an area of at least 1200mm x 1200mm provided on the external (arrival) side of the entry door specified in (2a); and ii. unobstructed (excluding a screen door) and level, or with a gradient not more than 1:40; and iii. connected to a safe and continuous pathway as specified in Part 1-Dwelling Access. NOTE: Clause 2b does not apply to Class 2 SOU entrance doors located on an accessible floor or an entrance door provided through a garage in accordance with (1c).	☐	
	2c. Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following: i. Where the external surface is concrete or another impermeable surface, a channel drain to be provided for the width of the entrance. ii. Where the external trafficable surface is decking or another	☐	

	raised permeable surface, a drainage surface below the trafficable surface. iii. A roof covering an area no smaller than 1200 mm by 1200 mm, where the area is provided with a fall away from the building not greater than 1:40. NOTE: Clause 2c does not apply to an entrance door that is provided through an interconnected garage.		
3. INTERNAL DOORS & CORRIDORS			
LHDS Mandatory	3a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment or rooms containing a shower provide: i. a minimum clear opening width of 820mm; and ii. a level transition; or iii. a sill height of not more than 5mm if the lip is rounded or beveled; or iv. a ramped threshold that does not extend beyond the depth of the door jamb with a maximum gradient of 1:8.	☐	
	3b. Internal corridors/passageways to the doorways referred to in (3a) provide a minimum clear width of 1000mm, measured between the finished surfaces of opposing walls.	☐	
4. TOILET (GROUND FLOOR OR ENTRY LEVEL)			
LHDS Mandatory	4a. Dwelling provides a toilet on the ground (or entry) level that has: i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and ii. a minimum 900mm wide x 1200mm long clear circulation space forward of the toilet pan exclusively of the swing of the door; and iii. at least 450 mm from the centerline of the toilet pan to any fixed obstruction, such as basin or a vanity.	☐	
5. SHOWER			
LHDS Mandatory	5a. At least one shower to have a slip resistant, hobless and step-free entry. i. A lip not more than 5mm in height may be provided for water retention purposes. NOTE: Refer AS3740/NCC DTS provisions for hobless/waterproof specifications.	☐	
6. REINFORCEMENT OF BATHROOMS & TOILET WALLS			
LHDS Mandatory	6a. For walls which are not constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet are reinforced to provide a fixing surface for the safe installation of grabrails.	☐	
	6b. The walls around the bath and hobless shower recess are reinforced by the installation of: i. noggings with a thickness of at least 25mm; or ii. a minimum of 12mm thick structural grade plywood (or similar).	☐	
	6c. The wall adjacent to the toilet pan is reinforced by the installation of: i. a minimum of 12mm thick structural grade plywood (or similar).	☐	
	6d. The wall behind a toilet pan where a wall described in (6c) is not provided is reinforced by the installation of: i. noggings with a thickness of at least 25mm; or ii. a minimum of 12mm thick structural grade plywood (or similar).	☐	
Note: *To achieve LHDS compliance, all requirements detailed in this checklist and the associated LHDS details and NCC requirements must be met (exclusive of non-applicable items). The Livable Housing Design Standard document can be accessed here: https://ncc.abcb.gov.au/resource/standard/livable-housing-design-standard			