



Visionary Design Development Pty Ltd operates at the intersection of human needs and the built environment.

We collaborate with architecture practices, planning consultancies, building designers and other built environment professionals. Our expertise in delivering specialist accessibility consultancy services satisfies the Performance Requirements of the: Disability Discrimination Act (DDA), Disability Standards (Access to Premises, Education and Transport), Building Code of Australia (BCA), relevant Australian Standards, and LGA Planning Schemes.



Commercial

Engineering Workshop/Research Facility



Residential

Detached Social Housing

COMMERCIAL

HOSPITALITY

- PROJECT Specialist Cafe, Deli and Catering
- LOCATION Inner Southeast
- CHALLENGES Heritage overlay requirements and existing conditions
- SERVICES PROVIDED Design/ Documentation review. Universal Design Principles applied. Reporting. Exempted areas confirmation. Alternative Solution provided for Building Permit purposes.

- PROJECT Basement Cafe and Club
- LOCATION CBD
- CHALLENGES Basement location, existing conditions, common areas
- SERVICES PROVIDED Design/ Documentation review. Reporting. Exempted areas confirmation. Performance Solution provided for Building Permit purposes.

- PROJECT Cafe, Providore
- LOCATION CBD
- CHALLENGES Retro-fitting aesthetically appropriate accessibility features into award-winning project
- SERVICES PROVIDED Appointed in response to issue of Building Order. Best Practice Advice. Design/ Documentation review. Reporting.

TOURISM

PROJECT	Cafe, Orchard and Processing Plant
LOCATION	Yarra Valley
CHALLENGES	Vehicle and pedestrian circulation management, topography, accessible employment opportunities (in industrial setting)
SERVICES PROVIDED	Design review. Reporting. Best Practice Advice.

ENGINEERING

PROJECT	Steel and vehicle engineering workshop and research facility
LOCATION	Inner north
CHALLENGES	Existing conditions. Project intentionally designed (by architect and owner) to accommodate owner's mobility and ageing issues.
SERVICES PROVIDED	Design/ Documentation review. Universal Design Principles applied. Reporting.

PROJECT	Medical process production facility
LOCATION	Outer southeast
CHALLENGES	Production process workflows.
SERVICES PROVIDED	Design/ Documentation review. Reporting. Building Permit assistance.

OFFICES

PROJECT	Multi-level office building (with multiple tenancies)
LOCATION	Inner northwest
CHALLENGES	Existing conditions. Retro-fitting.
SERVICES PROVIDED	Design/ Documentation review. Reporting. Best Practice Advice.

TRAINING

PROJECT	Transport industry driving skills centre (multiple types of vehicles)
LOCATION	Northern suburbs
CHALLENGES	Existing conditions
SERVICES PROVIDED	Appointed in response to Change of Use requirements. Universal Design Principles applied. Design/ Documentation review. Reporting.

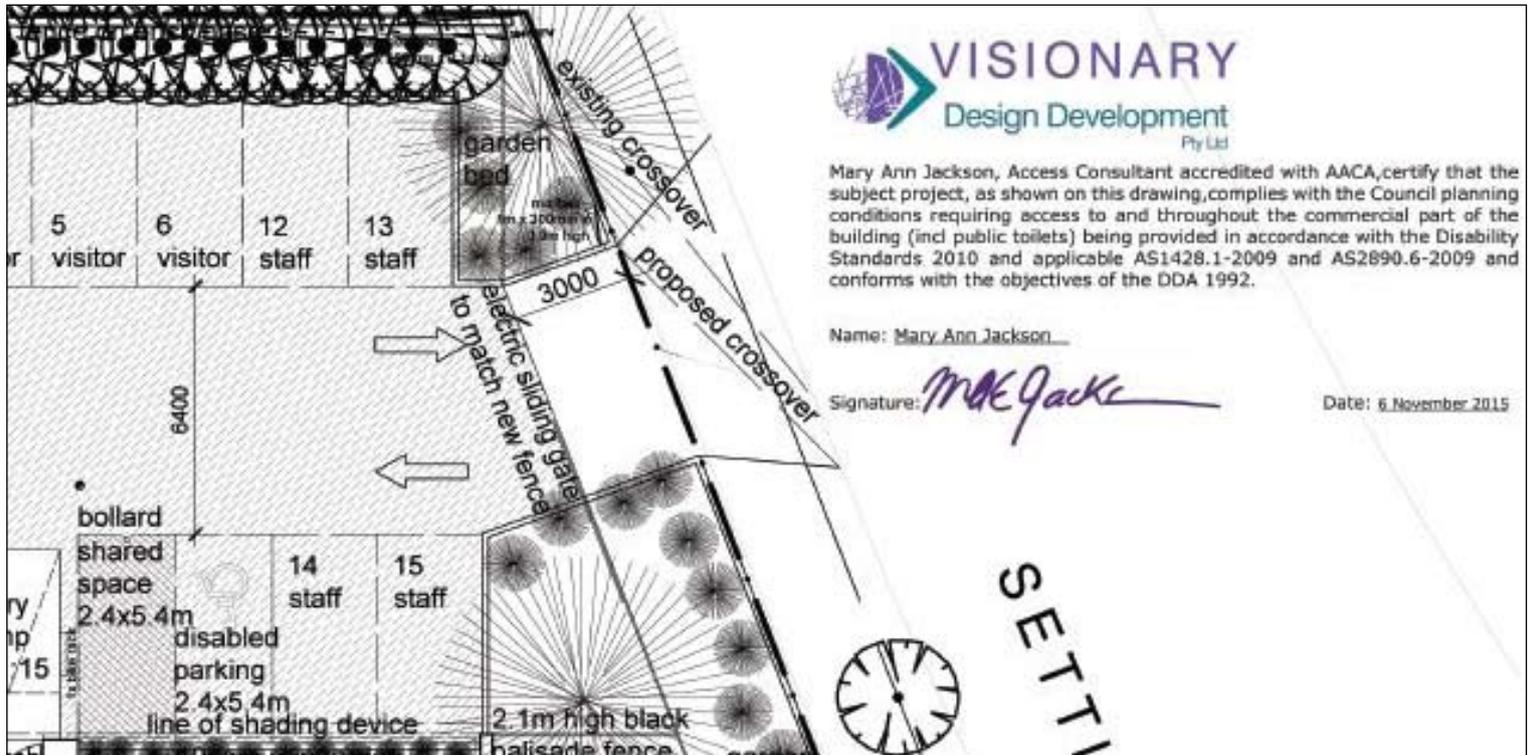
EDUCATION

- PROJECT Independent alternative school
- LOCATION Northern suburbs
- SERVICES PROVIDED Appointed in response to Planning Permit condition. Design/ Documentation review. Reporting. Certification of drawings.

- PROJECT Independent alternative school
- LOCATION Outer eastern
- CHALLENGES Existing topography, project subject to external funding
- SERVICES PROVIDED Initial Design review. Best Practice Advice. Reporting.

- PROJECT Mainstream government primary school
- LOCATION Dandenongs
- CHALLENGES Existing topography, inclusive design processes, project subject to external funding
- SERVICES PROVIDED Appointed to provide input to funding application process. Sketches and costings provided.

- PROJECT TAFE level construction courses
- LOCATION Western suburbs
- CHALLENGES Existing conditions
- SERVICES PROVIDED Design/ Documentation review. Universal Design Principles applied. Reporting. Exempted areas confirmation. Performance Solution provided for Building Permit purposes.



Public / Community: Education - Independent Alternative School

COMMUNITY

PROJECT	Neighbourhood House
LOCATION	Inner Northwest
CHALLENGES	Existing conditions. Project subject to external funding. Heritage overlay.
SERVICES PROVIDED	Appointed to provide input to funding application process. Sketches provided, costing obtained.
PROJECT	Respite facility
LOCATION	Inner West
CHALLENGES	Existing conditions, governing body requirements
SERVICES PROVIDED	Appointed in response to Building Certifier's compliance investigations in Change of Use process. Universal Design Principles applied. Documentation review. Reporting.
PROJECT	Accessible Toilet and Changeroom
LOCATION	Docklands
CHALLENGES	Existing conditions
SERVICES PROVIDED	Appointed to provide assistance with achieving Changing Places Green Accreditation. Site audit. Reporting. Drawing production. Best Practice Advice.

HEALTH

PROJECT	Dental Clinic
LOCATION	Western Suburbs
CHALLENGES	Existing conditions. Heritage overlay. Original design proposal lacked any accessibility solution
SERVICES PROVIDED	Design/ Documentation review. Exempted areas advice. Accessibility resolved via design input. Performance Solution provided for Building Permit purposes.
PROJECT	Eye Clinic and Teaching Hospital
LOCATION	Suva, Fiji
CHALLENGES	Tropical conditions (eg, keeping the water out while achieving level entry). Developing country (lack of resources for maintenance). Working with multiple, international organisations.
SERVICES PROVIDED	Design/ Documentation review. Site review. Reporting.

RESIDENTIAL**DETACHED HOUSING**

PROJECT	Detached housing
LOCATION	North, northwest and west (over 1000 projects)
CHALLENGES	Existing conditions. Retro-fitting. Project funding
SERVICES PROVIDED	Existing conditions review, particularly bathrooms and front entrances. Reporting. Drawing production.

DETACHED HOUSING

PROJECT	Student Rooming House
LOCATION	Geelong outskirts
CHALLENGES	Achieving space efficient accessibility within existing footprint of house for conversion to student rooming house.
SERVICES PROVIDED	Initial Design review. Reporting. Accessibility enhanced via design input.

PROJECT	Home Modifications
LOCATION	North/ west suburbs (multiple projects)
CHALLENGES	Existing conditions. Retro-fitting
SERVICES PROVIDED	Approached by OT representing nfp community groups. Existing conditions review, particularly bathrooms and front entrances. Reporting. Drawing production.

MULTI-RESIDENTIAL

PROJECT	Multi-residential
LOCATION	Inner North, Northwest (multiple projects)
SERVICES PROVIDED	Appointed in response to Planning Permit condition. Design/ Documentation review. Reporting. Certification of drawings. Adaptable housing analysis and certification.

PROJECT	Livable Housing
LOCATION	Gippsland and western, northern and outer southeast (multiple projects)
SERVICES PROVIDED	Design/ Documentation review. Reporting. Certification of drawings. Onsite audit at Practical Completion. Certification of as-built.

NDIS

PROJECT	NDIS
LOCATION	Inner North
CHALLENGES	Existing conditions. Understanding recently introduced NDIS' Home Mods system.
SERVICES PROVIDED	Appointed (as Building Construction Professional) to provide input to NDIS application process along with OT. Sketches and costings provided.

PROJECT	NDIS
LOCATION	Eastern suburbs
CHALLENGES	Understanding recently introduced NDIS system's SDA requirements. (Requires Livable Housing assessment.)
SERVICES PROVIDED	Design/ Documentation review against Livable Housing Design Guidelines and NDIS SDA requirements. Reporting.