Design Institute of Australia
ABN 12 004 412 613
GPO Box 355
Melbourne, VIC 3001
www.design.org.au

The impact of the NSW building reforms on Interior Designers

A submission by the Design Institute of Australia

September 2023

Prepared by the DIA NSW Interior Design Working Group – Sarah-Jane Pyke, Mel Mackenzie, Diane Fernandes, Jo-Ann Kellock and Denise Ryan – with contributions from 135 Interior Designers.

Why we are making this submission

Prior to the introduction of the current building regulations many, if not the majority, of interiors projects were designed and led by Interior Designers. Some projects were designed by architects, some by building designers and the remainder by builders or others.

With the introduction of restrictions on which professions could lodge regulated designs, the share of that work that was legitimately being delivered by Interior Designers was effectively assigned to architects and building designers.

Interior Designers who work on Class 2 buildings are already experiencing losses.

- *[the reforms have] forced me to spend over 300K in [architect] salaries in 2023 alone, where once upon a time, it was a task I was able to do myself. I can no longer move an electrical point in a class 2 building, without incurring costs to my own firm and it also brings about an additional 10K to my clients for review and sign off of all sets now, not to mention blows out building programmes now as well, as we have to build in review times with architects at particular milestones.*

- *I used to be based in NSW, and have had clients in NSW while being based in VIC, but the new regulations does not make it feasible for my small business to explore these opportunities any further.*

As a profession Interior Designers are continuing to trade because similar restrictions have not yet been introduced to other building classes. If they are further restricted and unable to continue to provide the full range of their services it is not an overstatement to say that an entire profession will be rendered obsolete.

- *If Interior Designers are not registered with NSW Construct, it would be viewed by clients that there is an element of risk associated with the interior design industry as we are not 'registered'. Our ability to operate a business would be largely undermined.*

For decades Interior Designers have been preparing the equivalent of regulated designs but the new approvals system does not accommodate them.

- *On another interior lead project we were engaged by a large property developer to reposition a 7-story commercial building (Class 5) to reach PCA A grade. We acted as the principal consultant to a team of experts including building services, sustainability consultant, acoustics, certifier, landscape architect, structural engineer, town planner, vertical transport consultant (to replace lifts), cost planner, project manager, leasing, marketing and the like. The project is currently being tendered for a D&C contract. We will be engaged by the appointed contractor to prepare IFC (Issue for Construction) drawings and provide Construction Services (onsite assessments, RFIS, review shop drawings and the like). We were required to maintain a Safety in Design report, select compliant materials and fittings and prepare Schedules of Selections and contract documentation to ensure DDA compliance and work with the certifier to retain the fire engineered solution.*

- *On a daily basis as an interior designer and practice director at an architectural firm I design and deliver building fitouts that comply with the national standards. Recently I have worked on the redevelopment of a shopping centre (Class 6) and was required to coordinate structural advice, building services (including mechanical and fire), certification, town*

planning and work with the appointed contractor under a D&C procurement. We were required to maintain a Safety in Design report, select compliant materials and fittings and prepare Schedules of Selections and contract documentation. This was an interior-led project.

- *It was my role…to document and obtain approvals to renovate internal works…The project required Complying Development consent, and needed to be designed and documented with the input of a structural engineer for the removal of internal walls. It was my responsibility to lodge the Complying Development applications and co-ordinate the structural engineering design…to liaise with the Certifier and builder…inspect building works on behalf of the owner…selection of materials and fittings to ensure that they are suitable and fit for purpose and installed correctly…checking the fire hazard properties for materials selections meet the NCC and the fire resistance level (FRL) of walls and floor penetrations between sole occupancy units. [class 2 buildings]*

As a rule of thumb, the interior design component of a commercial project cost is around 60 per cent, or 50 per cent when overall building costs including earthworks, landscaping, fees and so on are included. For interior fitout projects on say Class 5 buildings the proportion of the costs that Interior Designers are responsible for specifying is 100 per cent.

- *New high-rise or large commercial buildings (Class 5) often sign on tenants up to 2-3 years before completion of the base building, which means the interior design service is integrated with the architectural delivery of the building. This requires in-depth knowledge of how the interiors will impact the proposed architecture and structural design…insufficient knowledge or incorrect advice in this context can cost clients >$100,000 if not millions depending on what has to be rectified at a future stage.*

In addition to the initial cost of commercial interior fitouts, the above illustration of the potential scale of costs that can arise from inferior work demonstrates the level of responsibility carried by Interior Designers specialising in this work.

In residential work on Class 1 and 2 buildings the available workaround of engaging others to lodge regulated designs is creating complexities in a challenging insurance market and is unlikely to be sustainable.

- *Without registration I am unable to lodge my own drawings with the council which creates gaps in the process of working with my clients. This also limits my earning potential and can feel like a discredit to the honours degree that I hold. Particularly when others who do not hold a tertiary degree are able to do this. My designs are then passed onto builders and draftspeople to simply put their logo on to then lodge them under their business name.*

Understandably, the sentiment expressed above is widely felt within the profession. The discrepancy between how their qualifications are viewed by government compared to those of others working in the construction sector who are permitted to lodge regulated designs is difficult to reconcile.

- *I teach into an Interior Design Honours Bachelors degree program. My graduates have 4 year degrees compatible with undergraduate architecture degrees…Notably building designers do not have any bachelor level education courses (except for a new one…in Victoria) and are allowed to be design practitioners with a one year Diploma. Why would the govt risk 'building work' being designed by a group of 'design practitioners' who do not have the requisite design skills of undergraduate architects when interior designers already do?*

The new system has created an additional anomaly in the regulatory framework. Interior Designers are engaging trades on behalf of clients and supervising works. Those performing the construction work are all required to be licensed and to deliver the works as specified by the Interior Designer – an unregulated professional.

Interior Designers provide an important, albeit unrecognised, contribution to the quality assurance framework for buildings and construction in NSW.

Published investigations into construction defects in newer buildings regularly find materials substitution and failure to comply with fire safety systems standards. Many of these defects concealed within walls remain undiscovered until they are revealed by unrelated rectification work.

As Interior Designers are on site during construction to monitor the carrying out of their designs it is not uncommon for them to encounter non-compliance.

This can include instances where unsafe practices would otherwise go unchecked and where incorrect or substituted installation would lead to latent defects not observable at final inspection. Their expertise in Australian standards and codes and understanding of construction methods means they are performing a de facto quality assurance role in the sector by routinely identifying and resolving problems on site.

CLASS 2 We were engaged on a project which had already commenced without any consents. Live wires were left lying around and unsafe practises of demolition that impeded on the apartment below had commenced. We immediately stopped any further works on the site until such time that we had obtained the proper consent orders. We also insisted that the electrician be removed from the project and one that utilised safe work practises was engaged. This project was a full-scale disaster waiting to happen not just for the client but also for the neighbouring apartments. We not only mitigated the risk of danger and hazards we ensured that the project only continued with safe work practises.

These issues occur in a wide range of residential and commercial projects across all building classes.

- *It is very common in all facets of the Construction Industry for the contractors to attempt substitution of the specified materials with cheaper and often inferior materials.*

Having a professional on site during construction to assess whether works are progressing as specified protects the interests of not only the client but also future occupants.

- *We are the gate keepers for our clients at keeping the poor quality builders and suppliers out.*

A central aspect of the interior design discipline involves building a solution around the needs of the user. Interior Designers bring together an understanding how the space will be used by those particular clients and the relevant codes and standards, bounded by the constraints of the site and budget, to deliver functional and pleasing environments. They are working for the client and issue instructions to trades on behalf of the client.

- *Whilst working on a home (class 1) we were consistently advocating for our client to protect them from builder's variations that they were not entitled to. The risk to these clients was the constant pressure they received from the builders to pay extra costs. We were able to identify these costs (as we are fully versed in the documentation and process) and therefore able to show each time, that the client was not responsible for extra costs.*

Construction and renovation projects in any class of building are a major expense. For homeowners, the most minor interiors project costs tens of thousands of dollars, and as most people will only

embark on these projects infrequently they are usually at a knowledge disadvantage when making a significant investment.

- *CLASS 1- A major residential renovation in Sydney ran the risk of coming to a complete standstill as the builder had been lodging progress claims and then not paying the subbies. He then went on to charge exorbitantly and unreasonably for variations that were actually not variations at all but part of the original contract. We advocated and intervened on behalf of the client. Without our intervention and knowledge of construction and the contract the project would have stopped.*

Our goal is for Interior Designers to be permitted to lodge regulated designs and make design compliance declarations.

The Interior Design qualifications and experience that the DIA is proposing would be the minimum required to achieve Design Practitioner status are sufficient to create compliant designs. Generally speaking, Interior Designers registered as Design Practitioners would be permitted to create designs for interior fitouts including coordination of structural, fire and waterproofing changes and all other consultant services.

The recommended units in the Advanced Diploma of Interior Design for a minimum qualification are:

- MSFID4007 - Identify materials, construction techniques and methods used in building interiors
- MSFID6016 - Select and monitor contractors
- MSFID6012 - Design for large scale commercial or institutional interiors
- MSFID6020 - Develop commercial interior design project documentation
- BSBESB402 - Establish legal and risk management requirements of new business ventures
- CPCWHS1001 - Prepare to work safely in the construction industry
- CPPBDN5109 - Recommend sustainability solutions for small-scale building design projects

The regulation framework covering the execution of designs is already in place, for example by specifying that wet areas work is completed by licensed waterproofing specialists. When completing design compliance declarations Interior Designers would include evidence of specialist input from, for example, a structural engineer, in the same way that other registered Design Practitioners or Principal Design Practitioners do. Details of our proposed permissions by building class are provided as an attachment (Attachment A), and the examples below illustrate the competencies demonstrated by professional Interior Designers outlined in Attachments C and E.

- *Class 5: A large commercial office building. We were engaged to design the fitout for Tenancy 1. This was done ensuring all wall ceiling & floor linings complied with Fire Certification requirements mandated in the NCC and included compliance with AS1428.1. We included luminosity contrasts at doors as part of this process.*

  Tenancy 2 did not use a professional designer for their fitout. We do not believe the fitout contractor used fire rated product as wall linings - this has potential to put occupants in grave danger in the event of fire. The fitout contractor was also unaware/ unconcerned with AS1428.1 compliance. A member of the public walked through a frameless glass door within the tenancy, shattering the door and causing injury to the person. No luminosity contrast had been applied to the glazing (as required in AS1428.1).

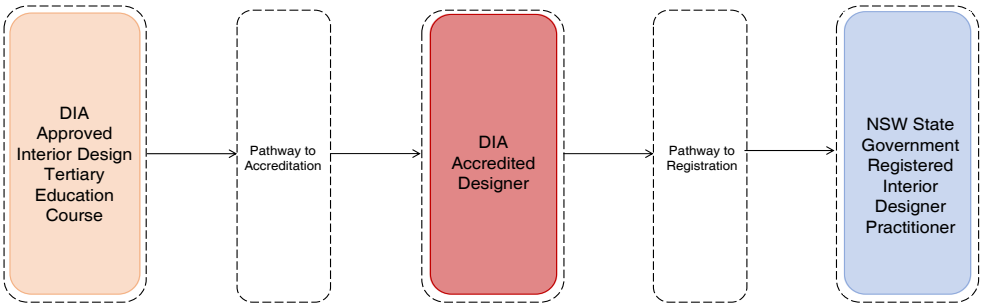
- *(Class 6) During a complete renovation for an upmarket, very busy restaurant I noted that the incorrect approvals had been applied for in relation to specific kitchen equipment and that the necessary plumbing approvals had not been obtained, the distances of specialised*

cooking equipment and the proximity of the steam and gas was in direct contravention of Australian Standards. I met with relevant local authorities, undertook a retrospect approval application, managed the trades to undertake remedial works and delivered a compliant kitchen in time for the reopening.

The current registration system allows for grading of permissions by building class and type of work so could accommodate whatever settings were deemed appropriate for Interior Designers. Two categories of Design Practitioner as follows should be sufficient, in addition to Principal Design Practitioner:

Design Practitioner - Interior Design (Class 1 Buildings only)
Design Practitioner - Interior Design (All Building Classes)

If licensing is required to allow Interior Designers to register as Design Practitioners or Principal Design Practitioners then we support that approach. We anticipate that the model for this would be similar to that for the new license being introduced for building designers. The DIA is equipped to administer competency assessments.



Those people currently trading as Interior Designers who don't meet the proposed threshold for registering as Design Practitioners could complete a transitional pathway auspiced by the DIA to acquire the necessary skills and knowledge, or choose to specialise in decorating and styling work. We estimate that these people are roughly 20 per cent of those identifying as Interior Designers, based on educational attainment figures reported by the federal government. Those who do meet the eligibility threshold are likely to view registration positively despite the cost and effort as it would reinstate their ability to lead interiors projects that involve works where designs now need to be registered. Interior Designers already hold appropriate insurance.

- *Our Professional Indemnity and Public Liability is the same as architects…in terms of liability for the services we provide.*

The DIA wants Interior Designers to be recognised as professionals and given the authority to lodge regulated designs and make design compliance declarations because the sector demonstrates that:

- Interior Designers augment the quality assurance framework for buildings and construction
- It is common practice for trades to substitute specified materials and alter plans
- All projects require Interior Designers to apply their deep knowledge of Australian standards and building codes
- Clients need advocates who understand construction
- Interior Designers are qualified to lead interiors projects

- Clients for projects in all building classes enjoy better outcomes when they use Interior Designers
- Interior Designers have different expertise to architects and building designers
- The reforms are unreasonably restricting legitimate trade

These points are fleshed out in the examples from Interior Designers working across the range of building classes that we have included in this submission. An example risk matrix that illustrates how their expertise is applied to designing for typical construction conditions and further examples of their work in all building classes are attached (Attachments D and E).

In summary, the expertise that Interior Designers bring in understanding how different standards and codes come together in a project, together with their understanding of client needs, means they are better placed than any other individual working on an interiors project to deliver quality outcomes, which is the primary aim of the building reforms. This contribution should be recognised and accounted for in the regulatory and broader quality assurance frameworks for buildings and construction.

- *We were recently invited by a NSW government agency (client) to complete construction documentation for an office refurbishment project (Class 5), that had been designed by a leading architectural firm to Tender stage. We quickly found that accessible circulation at doorways, wheelchair turning circles at ends of corridors and other significant circulation requirements had generally been overlooked by the consultant. The job was already under construction when we were introduced to the project. As a result, modifications were required onsite to ensure accessibility compliance was met. This same client also asked us to review their staff kitchen/tea prep areas throughout their building, which they found impractical and hard to use. We found that these had also been designed without complying with AS1428.1 & 1428.2 and recommended upgrades accordingly.*

If the profession continues to be restricted without avenues for registration their unique contribution to the quality assurance framework will also be lost. Surely this is counter to the aims of building reform.

- *One of our residential project clients is also the owner of a commercial Class 5 Office tenancy. With 20 years experience in the commercial office fitout space, we were engaged to provide planning advice on how the site could be used/planned for future commercial leasing and/or personal office use. The client's intent was to demolish the existing fitout without consent and re-build a new fitout themselves without planning permission or licensed trades. Our consultation uncovered environmental planning overlay that would have been bypassed without consent. This property requires a DA. Our advice allowed the client to understand their legal position and altered the course of the project. We are now adjusting the scope of works and managing the project to ensure all planning requirements are met as part of the project programme.*

Attachments:

A. Proposed Interior Designer responsibilities by Building Class
B. Recommended competencies for Interior Designers
C. NCC compliance list for Interior Designers
D. Risk matrix of typical conditions in interiors project construction
E. Examples of the work of Interior Designers

Attachment A

Proposed permissions by building class

Building Class	Project Type	Interior Designer registration would permit
Class 1	Houses	Alterations and additions to houses including changes to the enclosure, changes to the interior including coordination of structural and waterproofing changes and all other consultant services.
Class 2	Multi-Residential Apartment Buildings	Interior fit-out works within common property areas, a unit or apartment including coordination of structural and waterproofing changes and all other consultant services but excluding changes to the enclosure.
Class 3	Residential buildings other than Class 1 or Class 2 buildings, or a Class 4 part of a building	Interior fit-out works within a residential building including coordination of structural, fire and waterproofing changes and all other consultant service but excluding changes to the enclosure.
Class 4	A sole dwelling or residence within a building of a non-residential nature	Interior fit-out works within the building including coordination of structural, fire and waterproofing changes and all other consultant services but excluding changes to the enclosure.
Class 5	Office buildings used for professional or commercial purposes	Interior fit-out works within a tenancy or building including coordination of structural, fire and waterproofing changes and all other consultant services. Excluding changes to the enclosure except minor works pertaining to external signage, awnings, shopfront changes location of plant on roofs or air intake requirements to mechanical systems.
Class 6	Shops, restaurants, and cafés	Minor alterations and additions to the enclosure including changes to openings and installation of signage and external awnings. All interior fitout works including coordination of structural, fire and waterproofing changes and all other consultant services.
Class 7	Carparks, warehouses, storage buildings or buildings for the display of goods/produce for wholesale	Minor alterations and additions to an existing enclosure including changes to openings and installation of signage and external awnings. All interior fitout works including coordination of fire, structural and waterproofing changes, and all other consultant services.
Class 8	Factory	Minor alterations and additions to an existing enclosure including changes to openings and installation of signage and external awnings. All interior fitout works including coordination of structural and waterproofing changes and all other consultant services.
Class 9a	Hospitals	Interior fit-out works within the building including coordination of structural, fire and waterproofing changes and all other consultant services but excluding changes to the enclosure.
Class 9b	Assembly Buildings (eg Schools and churches)	Interior fit-out works within the building including coordination of structural, fire and waterproofing changes and all other consultant services but excluding changes to the enclosure.
Class 9c	Residential Aged Care Facilities	Interior fit-out works within the building including coordination of structural, fire and waterproofing changes and all other consultant services but excluding changes to the enclosure.
Class 10	Non-habitable Buildings	Alterations and additions and new structures.

Recommended competencies for Interior Designers

MSFID4007 - Identify materials, construction techniques and methods used in building interiors		
Research, select and document materials, finishes and construction techniques and methods associated with the construction of residential buildings in order to develop comprehensive specifications and schedules.	⁄ Have a knowledge of the building process/ construction stages Understand construction techniques/ methods- methods of installation ⁄ Specify construction materials ⁄ Understand the difference between structural and non-structural elements ⁄ Understand demolition methods/ plans ⁄ Analyse and interpret plans and specifications ⁄ Understand NCC/ standards	⁄ Develop specifications Wet areas – materials and methods ⁄ Specify materials with the correct slip resistance/ fire rating ⁄ Install wet area joinery ⁄ Liaise with industry suppliers ⁄ Manage supplier information ⁄ Work to legislation and standards ⁄ Specify sustainable and eco-friendly materials and construction methods, ⁄ Understanding Safety and Regulations ⁄ Understanding Cost and Budget Considerations ⁄ Identification of materials fir for purpose
MSFID6016 - Select and monitor contractors		
Preparation of documents as necessary including co-ordination and integration of other relevant consultant documentation as necessary to call tenders. Updated indicative cost estimate. Calling of tenders in conjunction with and on behalf of the client; answering tenderers' queries; analysis and advice on tenders received; negotiation and preparation of documents for execution of contract. Administration of the contract and inspection of the works including, as appropriate, supplying information, checking claims and issuing certificates, negotiating variations and cost adjustment and dealing with claims for extensions of time and other matters included in the building contract.	**Contract Management:** ⁄ Reviewing Contracts: Carefully review and understand the terms and conditions of each contract, including obligations, deliverables, timelines, and payment terms. ⁄ Documentation: Maintain accurate and organised records of all contract-related documents, including the contract itself, amendments, correspondence, and any changes or modifications. ⁄ Compliance: Ensure that all parties involved adhere to the terms and conditions of the contract, including regulatory and legal requirements ⁄ Communication and Coordination: **Stakeholder Liaison** ⁄ Act as the point of contact between all parties involved in the contract, including clients, vendors, subcontractors, and internal teams. ⁄ Issue Resolution: Address and resolve any disputes or issues that may arise during the contract's execution. ⁄ Meetings: Organise and participate in meetings to discuss contract progress, changes, and issues **Monitoring and Reporting:** ⁄ Performance Monitoring: Track and evaluate the performance of all parties to ensure they meet their contractual obligations ⁄ Progress Reports: Provide regular updates to stakeholders on the status of the contract, including milestones achieved, timelines, and potential risks **Change Management:** ⁄ Change Orders: Manage any changes or amendments to the contract, ensuring that they are properly documented, approved, and integrated into the contract ⁄ Scope Management: Monitor and control changes in project scope to prevent scope creep and ensure that	**Financial Management:** ⁄ Budget Tracking: Keep track of financial aspects of the contract, including budgets, payments, and invoicing. ⁄ Payment Processing: Ensure that payments to contractors, vendors, and subcontractors are made accurately and on time, in compliance with contract terms **Risk Management:** ⁄ Identify Risks: Identify potential risks that could impact the successful execution of the contract and develop mitigation strategies ⁄ Insurance and Bonding: Ensure that all required insurance and bonding are in place and up to date **Legal and Compliance:** ⁄ Legal Compliance: Ensure that all parties are in compliance with relevant laws, regulations, and industry standards ⁄ Dispute Resolution: Assist in resolving disputes through negotiation, mediation, or other appropriate means, in accordance with the contract's dispute resolution procedures **Closeout:** ⁄ Contract Closure: Facilitate the formal closure of the contract, ensuring that all deliverables have been met, final payments are made, and any outstanding issues are resolved **Continuous Improvement** ⁄ Process Improvement: Continuously evaluate and improve contract management processes and procedures to enhance efficiency and effectiveness **Ethical Conduct:** ⁄ Ethical Standards: Uphold high ethical standards in all aspects of contract administration, including transparency, fairness, and integrity

	changes are properly managed and compensated	
MSFID6012 Design for large scale commercial or institutional interiors		
Develop and present creative and complex design solutions that meet the requirements of a client brief for large scale commercial or institutional interiors satisfying the physiological, psychological, social, cultural, technical and environmental requirements of the brief.	**Client Needs Assessment** / Understanding the specific needs and objectives of large-scale commercial or institutional clients. This may involve conducting interviews, surveys, and research to gather information **Space Planning** / Developing effective space plans for large areas, considering factors such as traffic flow, zoning, functionality, and accessibility. This includes creating layouts for offices, retail spaces, educational institutions, healthcare facilities, and more **Design Concept Development** / Creating design concepts that align with the client's vision and objectives. This may involve developing mood boards, colour schemes, and design themes that reflect the purpose and branding of the space **Material and Furnishing Selection:** / Choosing appropriate materials, furniture, fixtures, and finishes for large-scale projects. This involves considering factors like durability, aesthetics, comfort, and compliance with industry standards **Sustainability and Wellness** / Incorporating sustainable and wellness principles into the design, such as energy-efficient lighting, eco-friendly materials, and designs that promote occupant well-being **Building Codes and Regulations** / Ensuring compliance with local building codes, safety regulations, accessibility standards, and other legal requirements that apply to large commercial or institutional spaces	**Documentation** / Creating detailed design documentation, including floor plans, elevations, specifications, and construction drawings, to communicate the design intent to clients, contractors, and other stakeholders **Preparation of FF&E schedules in accordance with client final selection and brief including:** / Applied finishes / Fixtures and fittings / Lighting / Additional products as required by final design concept **Tender Package Deliverables** / Proposed Plan / Reflected Ceiling Plan / Partition Plan / Finishes Plan / Electrical Plan / Plumbing Layout Plan / Kitchen Layout Plan / Bar Layout Plan / Joinery Plan / Joinery Details / Wet Area Details / Associated Elevations / Associated Construction Detailing **Project Management** / Understanding project management principles, including budgeting, scheduling, and project coordination, to ensure that large-scale interior projects are executed smoothly **Client Presentation** / Preparing and delivering presentations to clients that effectively communicate design concepts, plans, and proposals
Produce commercial (class 5 and above) interior design project documentation using CAD software and that are developed in accordance with regulatory guidelines and requirements. Documentation includes construction methods, building services, RCP's, custom joinery detailing and specifications and schedules. Designs may be for the fit-out of entire buildings or for tenancies within larger buildings, new or existing.	**Client and Stakeholder Engagement** / Understanding the needs and objectives of the commercial client and other stakeholders involved in the project **Space Audit** / Perform a site audit and investigation to determine current state of site and existing services. Verifying key site dimensions and drafting of existing building into CAD **Design Concept Development** / Creating and refining design concepts that align with the client's vision and the project's goals **Space Planning** / Developing detailed space plans, including layouts, zoning, and traffic flow considerations **Material and Furnishing Specifications** / Selecting and specifying materials, finishes, furniture, fixtures, and equipment appropriate for commercial spaces, fit for purpose **Sustainability Considerations** / Integrating sustainability principles into the design, such as energy-efficient	**Compliance with Regulations** / Ensuring that the design and documentation comply with local building codes, safety regulations, accessibility standards, and other legal requirements relevant to commercial spaces **Documentation Creation** / Generating comprehensive project documentation, which may include floor plans, elevations, sections, schedules, specifications, and construction details **Cost Estimation** / Developing cost estimates and budgets for the project, including materials, labour, and other expenses **Project Scheduling** / Creating schedules to manage the design process, coordinate with contractors and suppliers, and ensure that the project progresses on time **Quality Assurance** / Implementing quality control measures to ensure that the final design and documentation meet industry standards and the client's expectations **Client Presentation** / Preparing and delivering presentations to clients and stakeholders to communicate design concepts, plans, budgets, and timelines

	lighting, sustainable materials, and environmentally friendly design choices	
BSBESB402 Establish legal and risk management requirements of new business ventures		
Manage risk and legal aspects of projects within a design business.	**Business Structure** / Understanding different business structures, such as sole proprietorship, partnership, corporation, and limited liability company, and the legal implications associated with each **Legal Compliance** / Identifying and complying with various legal requirements relevant to starting and operating a business, including business registration, licenses, permits, and taxation obligations **Contract Law** / Learning the basics of contract law, including the creation, interpretation, and enforcement of contracts, as well as recognizing potential legal risks associated with contractual agreements **Intellectual Property** / Understanding intellectual property rights, such as trademarks, copyrights, and patents, and how to protect intellectual property associated with the business **Consumer Protection** / Exploring consumer protection laws and regulations, including laws related to product liability, warranties, and advertising standards	**Employment Law** / Understanding employment laws and regulations, including matters related to hiring, termination, wages, working conditions, and workplace health and safety **Risk Management** / Identifying, assessing, and mitigating risks associated with the business, including financial risks, operational risks, and legal risks. **Insurance** / Understanding the types of insurance coverage available for businesses and assessing the insurance needs of the venture. **Legal Obligations to Employees** / Comprehending obligations to employees, such as workplace rights, discrimination and harassment laws, and occupational health and safety requirements. **Ethical Considerations** / Recognising ethical considerations in business operations and decision-making, including ethical sourcing, environmental responsibility, and corporate social responsibility.
Demonstrate personal awareness and knowledge of health and safety legislative requirements in order to work safely and prevent injury or harm to self and others.	One day external course / White card **Legislative and Regulatory Framework** / Understanding the relevant laws, regulations, and codes of practice that govern workplace health and safety in the construction industry, including state and national regulations. **Roles and Responsibilities** / Identifying the roles and responsibilities of various stakeholders in ensuring workplace safety, including employers, employees, supervisors, and regulators. **Hazard Identification** / Recognizing potential hazards and risks commonly encountered in construction work, such as electrical hazards, falls, confined spaces, hazardous substances, and machinery. **Risk Assessment** / Learning how to assess and manage risks by applying risk assessment techniques and tools to construction tasks and activities. **Safety Procedures and Protocols**	/ Understanding and following safety procedures, protocols, and safe work methods specific to the construction industry. **Personal Protective Equipment (PPE)** / Identifying the types of PPE required for specific tasks and knowing how to correctly select, use, and maintain PPE **Emergency Response** / Knowing how to respond to emergencies and incidents, including procedures for reporting accidents and injuries **Communication** / Effective communication of safety information and hazards to colleagues and supervisors, as well as the ability to receive and act upon safety-related instructions **Safe Work Environment** / Maintaining a safe work environment through housekeeping, hazard control measures, and the prevention of unauthorized access to hazardous areas **Safety Signs and Symbols** / Understanding and interpreting safety signs and symbols commonly used in construction sites
CPPBDN5109 Recommend sustainability solutions for small-scale building design projects		
Research, recommend and apply sustainable solution for both residential and commercial projects.	**Sustainability Principles** / Understanding the fundamental principles of sustainability in the context of building design, including	**Materials Selection** / Advising on sustainable materials and construction methods, including the use of recycled materials, low-impact materials, and locally sourced materials. **Indoor Environmental Quality**

	environmental, social, and economic considerations **Sustainable Building Rating Systems** / Familiarity with and the ability to apply various sustainable building rating systems or tools, such as Green Star or NatHERS (Nationwide House Energy Rating Scheme) **Environmental Impact Assessment** / Evaluating the environmental impact of building design decisions, including materials selection, energy use, water consumption, and waste generation / **Energy Efficiency** / Identifying and recommending energy-efficient design solutions, including passive design strategies (e.g., orientation, shading), insulation, and renewable energy technologies (e.g., solar panels). **Water Efficiency** / Recommending water-efficient design features, such as rainwater harvesting, greywater recycling, and low-flow fixtures.	/ Addressing indoor air quality, thermal comfort, and natural lighting to create healthy and comfortable living and working environments. **Life Cycle Assessment** / Understanding life cycle assessment (LCA) methodologies to assess the environmental impact of building materials and systems over their entire life span. **Regulatory Compliance** / Ensuring that sustainable design recommendations comply with relevant building codes, regulations, and sustainability standards. **Client Engagement** / Effectively communicating sustainability concepts and recommendations to clients, including the benefits of sustainable design in terms of cost savings and environmental impact reduction. **Global trends and Research** / Staying informed on Industry trends and innovations

National Construction Code (NCC) compliance list for Interior Designers

The fitout on completion must comply with the following list of Australian standards:

AS1428.1 Design for access and mobility
AS 4674-2004: Design, Construction & Fit-out of Food Premises
AS/NZS 1680.1:2006 Interior and workplace lighting – General principles and recommendations
AS 4586-2013 Slip resistance classification of new pedestrian surface materials
AS1288:2006-Glass in buildings
AS 4654.1 + 2-2012 Waterproofing membranes for external above-ground use, Part 2: Design and installation

Mandatory compliance for Interior Designers:

Part C2 Fire resistance and stability
C2D11- Fire hazard properties

Part D1 Access and egress
D1P1-Access for people with a disability
D1P2- Safe movement to and within a building
D1P3- Fall prevention barriers
D1P4- Exits
D1P6- Paths of travel to exits

Part D2 Provision for escape
D2D3-Number of exits required
D2D4- When fire-isolated stairways and ramps are required
D2D5- Exit travel distances
D2D6- Distance between alternative exits
D2D7- Height of exits, paths of travel to exits and doorways
D2D8- Width of exits and paths of travel to exits
D2D9- Width of doorways in exits or paths of travel to exits
D2D10- Exit width not to diminish in direction of travel
D2D11- Determination and measurement of exits and paths of travel to exits
D2D12- Travel via fire-isolated exits
D2D13- External stairways or ramps in lieu of fire-isolated exits
D2D15- Discharge from exits
D2D18- Number of persons accommodated
D2D19- Measurement of distances

Part D3 Construction of exits
D3D6 Open access ramps and balconies
D3D8 Installations in exits and paths of travel
D3D9 Enclosure of space under stairs and ramps
D3D10 Width of required stairways and ramps
D3D11 Pedestrian ramps
D3D14 Goings and risers
D3D15 Landings
D3D16 Thresholds
D3D17 Barriers to prevent falls
D3D18 Height of barriers
D3D19 Openings in barriers
D3D20 Barrier climbability
D3D21 Wire barriers
D3D22 Handrails
D3D23 Fixed platforms, walkways, stairways and ladders
D3D24 Doorways and doors
D3D25 Swinging doors
D3D26 Operation of latch
D3D27 Re-entry from fire-isolated exits
D3D28 Signs on doors

Part D4 Access for people with a disability
D4D2 General building access requirements
D4D3 Access to buildings
D4D4 Parts of buildings to be accessible
D4D5 Exemptions
D4D7 Signage
D4D8 Hearing augmentation
D4D9 Tactile indicators
D4D10 Wheelchair seating spaces in Class 9b assembly buildings
D4D12 Ramps
D4D13 Glazing on an accessway

Specification 15 Braille and tactile signs

Part F4 Sanitary and other facilities
F4F1 Sanitary facilities
F4F4 Removal of unconscious occupant

Part F5 Room heights
F5P1 Room or space heights

Part F6 Light and ventilation
F6P1 Natural lighting
F6P2 Artificial lighting

Part J1 Energy efficiency performance requirements
J1P1 Energy use

Part J7 Artificial lighting and power
J7D3 Artificial lighting
J7D4 Interior artificial lighting and power control
J7D5 Interior decorative and display lighting
J7D7 Boiling water and chilled water storage units

Interior Designers must have an understanding to coordinate compliance:

Part B1 Structural provisions
B1P3- Glass installations at risk of human impact

Part D1 Access and egress
D1P5- Fire-isolated exits
D1P9- Communication systems for people with hearing impairment

Part D3 Construction of exits
D3D3 Fire-isolated stairways and ramps
D3D4 Non-fire-isolated stairways and ramps
D3D5 Separation of rising and descending stair flights

Part E1 Firefighting equipment
E1P1 Fire hose reels
E1P2 Fire extinguishers
E1P3 Fire hydrants
E1P4 Automatic fire suppression systems
E1P5 Fire-fighting services in buildings under construction
E1P6 Fire control centres

Part E2 Smoke hazard management
E2P2 Safe evacuation routes

Part E4 Visibility in an emergency, exit signs and warning systems
E4P1 Visibility in an emergency
E4P2 Identification of exits
E4P3 Emergency warning and intercom systems

Specification 20 Smoke detection and alarm systems

Part F1 Surface water management, rising damp and external waterproofing
F1P1 Managing rainwater impact on adjoining properties
F1P2 Preventing rainwater from entering buildings
F1P3 Rainwater drainage systems
F1P4 Rising damp

Part F2 Wet areas and overflow protection
F2P1 Wet area overflows
F2P2 Wet areas

Part F3 Roof and wall cladding
F3P1Weatherproofing

Part F6 Light and ventilation
F6P1 Natural lighting
F6P2 Artificial lighting
F6P3 Outdoor air supply
F6P4 Mechanical ventilation to control odours and contaminants.
F6P5 Disposal of contaminated air

Part J1 Energy efficiency performance requirements
J1P1 Energy use

Part J7 Artificial lighting and power
J7D3 Artificial lighting
J7D4 Interior artificial lighting and power control
J7D5 Interior decorative and display lighting
J7D7 Boiling water and chilled water storage units

Attachment D

Risk matrix of typical conditions in interiors project construction

[see separate pdf document]

Attachment E

Examples of the work of Interior Designers

[see separate pdf document]

Attachment D

Risk matrix of typical conditions in interiors project construction

Risk Level Matrix	
CONSEQUENCES (C)	
1.- Catastrophic – extensive personal injury or fatality and/or will also disrupt the wider general environment and/or cause cessation of all organisation activities for an indefinite period and/or serious and extensive irreversible environmental harm.	
2.- Major – personal injury requiring medical aid and/or will also disrupt the local environment and/or disrupt general work activities and affect the organisation detrimentally for an extended period and/or irreversible but limited environmental harm. Major financial implication.	
3.- Moderate – minor personal injury requiring first aid only and/or localised disruption of work activities but only for a limited period or extent and/or minor localised reversible environmental harm. Psychological risk to users. Moderate Financial implications.	
4.- Minor – personal inconvenience (no injury) that will not disrupt activities and/or minor short term environmental nuisance. Minor financial implications.	

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
1 BUILDING INTERIOR DESIGN GENERAL						
1.1	Consultant team appropriate for the Project Scope	A correct and appropriate consultant team is not engaged for the project causing knowledge gaps in the design. Eg. A Structural Engineer is not engaged for a project where walls are to be demolished	Owners, users, community		Interior designers have the professional knowledge to know what consultants are required to suit the complexity of the project and to ensure that all risks are mitigated.	Classes 1-9
1.2	BCA Compliance – type of construction, exits, fire separation, essential services, accessibility.	Occupants need to be able to safely and equitably access interior spaces as well as exit the interior in an emergency.	Owners, users, community		Interior designers understand the NCC and Australian Standards and design interior spaces to comply with all aspects of the codes and standards that relate to the project.	Classes 2-9
1.3	Other relevant standards – access standards	In Australia, all spaces in class 3-9 (and also some units in Class 2 projects) need to comply with AS1428.1 (2021) and the DDA Act and design for access and mobility.	Owners, users, community		All commercial spaces should allow for safe and equitable access for all users. Interior Designers design commercial spaces to comply.	Classes 2-9
1.4	Demolition/Refurbishment – hazardous materials, other building peculiarities	Many existing buildings contain asbestos and other dangerous airborne dust as part of their existing fabric. Once these elements are disturbed, harmful elements can be released into the atmosphere.	Contractors, owners, users, community		Interior designers know to ask building owners for a Hazardous Material Register and make sure the project team and contractors are aware of the risks. They are also experienced and can identify materials and recommend testing prior to demolition or refurbishment to minimise risks to all.	Classes 1-9
1.5	End of life demolition/recycling	Identification of materials that can be recycled and reused. Specification of materials, fittings and fixtures that meet environmental standards and lifecycle circular design properties.	Owners, users, community		Interior Designers recycle and reuse what is practical within a project. They also specify products with good green credentials.	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
1.6	Understanding the structural Implications of removing walls, coring through or removing floors and ceilings, supporting new structures and high partitions, support and design of stairs and balustrades etc.	Coring holes through post tension concrete slabs can cause building failure. Not understanding structural implications of removing walls, floors etc can result in building failure and damage to persons and property. Not understanding design elements that require structural support can result in risks and injury (and potentially death) to users.	Owners, users, community		Interior designers know when to consult a structural engineer to design the structure required or to mitigate this risk to owners, consumers and property. Interior designers then coordinate the advice from the structural engineer into their drawings.	Classes 1-9
1.7	Amenity Design Compliance	The correct amount of facilities is required for different building classes and user numbers/ occupancy under the BCA. Understanding the split of staff versus student and or staff depending on the class and users numbers can effect overall numbers. There is a requirements to design accessible and ambulant facilities that comply with AS.1429.1 2021 in all commercial projects.	Owners, users, community		Interior designers reference the BCA and relevant standards to design amenities to comply. They also consult Access Consultants and BCA consultants when relevant to the project.	Classes 2-9
1.8	Specification of waterproofing systems appropriate to the use.	All wet areas including toilets, bathrooms, showers, commercial kitchens, serveries, café prep areas, pools, sauna's, wellness spaces and planters etc need to have an appropriate waterproofing system specified and its application and extent needs to comply with the BCA.	Owners, users, community		Interior designers know how to specify waterproofing systems and know to consult waterproofing experts on projects of a large scale. They identify mould issues within interior spaces which can be caused by deteriorated or failed waterproof membranes.	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
1.9	Noise issues – construction and operational	Construction noise in occupied buildings can effect people's wellbeing and needs to be either minimised or scheduled to be undertaken when buildings are less likely to be occupied. The acoustic performance of interior spaces can greatly effect occupants' wellbeing. The acoustic performance of walls and spaces is important for confidentiality.	Owners, users, community,		Interior designers know to advise building owners and contractors as to how to avoid and/or schedule noisy building works. They also use our knowledge on the acoustic properties of materials to improve acoustic performance of a space. Interior Designers consult with acoustic consultants for more technical acoustic input into project design when required.	Classes 2-9
1.10	Manual handling issues – large items	Contractors, fabricators and suppliers can hurt themselves trying to install and handle large and/or heavy items that have not been designed to be safely manufactured, transported and installed.	Contractors, suppliers and fabricators		Interior designers know how to design components that are modular to allow for ease of manufacture and installation.	Classes 1-9
1.11	Occupied premises	There is a risk to the safety of owners and occupants when premises are occupied while building work is being undertaken.	Owners and Occupants		Interior designers work with contractors to ensure the safety of a site when building work is being undertaken and the premises are being occupied by the public.	Classes 1-9
1.12	Internal Lighting levels for safety and compliance.	Safe operation of machinery and equipment needs compliant lighting levels installed. To allow for safe movement through spaces and to undertake tasks and activities safely and without long term damage to eyes requires correct lighting levels.	Owners, users, community,		Interior designers work with electrical consultants and lighting specialists to make sure that interior lighting layouts meet the required lux levels needed to undertake required tasks.	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
1.14	Occupancy Numbers	Existing and new base buildings have their services and structure designed to comply with certified or approved occupancy numbers. Exceeding the occupancy limits can lead to fire safety risks, ventilation issues and loading issues on structures.	Owners, users, community,		Interior Designers know to seek out existing approval information outlining the buildings approved occupancy and structural information prior to advising clients and space planning interiors.	Classes 2-9
1.16	Critical loads/critical load bearing elements	Heavy elements can effect the performance of structural floors. Point loads eg. Compactus storage units, gym equipment and safe's need to be located carefully and in consultation with a structural engineer to avoid structural failure or damage.	Owners, users, community,		Interior designers know when to consult a structural engineer to find out where heavy items can be located or what needs to be done to existing structures to support these large loads.	Classes 1-9
1.17	Location of components requiring regular maintenance and inspection	All building elements, fittings and fixtures need to be maintained or replaced over time and the work needed to maintain these items need to be able to be undertaken safely and over the items lifecycle. The design of spaces needs to allow for ease of replacement and inspection of all elements. Eg, locating light fittings in double height spaces requiring high ladders can pose a risk to someone replacing the globe.	Owners, users, community, contractors		Interior designers design spaces to reduce risk to those maintaining or inspecting building elements over time. They advise clients of safe methods of maintaining elements. They design safe and accessible solutions for ease of inspection of items in confined spaces.	Classes 1-9
1.18	Safe movement – door swings and clearances, stair treads and risers, handrails, balustrades	The design of spaces can effect people's safe movement and access through spaces depending on their mobility and age. If spaces aren't designed correctly or with the correct risk prevention (eg tactiles, stair	Owners, users, community,		Interior designers know how to space plan and design elements to meet BCA requirements and Australian Standards. In particular AS.1428.1:2021 Design for Access and Mobility. They engage Access	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
		nosing) people can trip, fall, get parts of their body caught and can't leave buildings in an emergency quickly and safely. The design of commercial interior spaces need to allow for equitable access throughout all areas.			and BCA consultants when additional expertise is required.	
1.19	Space/access for safe use of and equipment maintenance	Certain equipment eg. woodworking equipment in a school needs access and zones around the equipment to allow for safe use of the equipment but also for maintenance of the equipment over time.	Users		Interior designers are used to integrating and designing for the safe access to, use and maintenance of equipment required within interior spaces.	Classes 1-9
2 ACCESS AND EGRESS						
2.1	Inability to escape building in an emergency	If escape routes are blocked or distances to emergency exits are not compliant then this can result in risking people's ability to evacuate spaces safely and in a timely manner. Eg. Users place boxes in front of exit doors which block an exit during a fire. Or one escape route is blocked by a fire and occupants can't exit as there is no alternative escape route provided.	Owners, users, community,		Interior designers consult the BCA when space planning to ensure that there is the correct amount of exits as well as correct distances between emergency exits. They understand the need for all required exits to remain clear at all times and point out non compliances to clients and users when needed. They also consult with BCA consultants when required.	Classes 2-9
2.2	Unsafe or inappropriate access for people with disabilities	People with disabilities will not be able to access spaces safely or access all spaces within an interior if not designed to suit their needs. Interior spaces need to have enough visual contrast to assist visually impaired	All people with disabilities, aging or older people,		Interior designers know how to space plan and design elements to meet BCA requirements and Australian Standards. In particular AS.1428.1:2021 Design for Access and Mobility. They engage Access	Classes 2-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
		building users to safely move in a space. Hearing impaired users need access to Hearing Loops in certain classes of buildings. The acoustic performance of materials and spaces can affect people who are hearing impaired from use of spaces.	younger people with transient injuries or issues.		and BCA consultants when additional expertise is required.	
2.3	Design of joinery for accessibility and inclusion	People with disabilities may be excluded from using buildings and spaces if joinery is not designed with the correct ergonomic proportions and measurements to suit people in wheelchairs and with accessibility issues. Eg. Reception desks should have a height to suit a wheelchair user for them to be greeted and to fill out forms, sign into spaces etc.	All people with disabilities, aging or older people, younger people with transient injuries or issues.		Interior designers know how to space plan and design elements to meet BCA requirements and Australian Standards. In particular AS.1428.1:2021 Design for Access and Mobility. They engage Access and BCA consultants when additional expertise is required.	Classes 2-9
3 SPECIFICATION OF BUILDING MATERIALS, FITTINGS AND FIXTURES						
3.1	Fire resistance of building materials	There is a potential for a fire hazard posed by the building materials used in interior spaces. Some building materials, such as certain types of flooring, wall coverings, and furniture, can be highly flammable and contribute to the spread of fire.	Owners, users, community,		Interior designers are experienced in the selection of fire-resistant building materials compliant with the BCA and Australian Standards. This includes specifying materials that have been tested and certified for their fire-resistant properties, such as fire-retardant wall coverings, carpeting with low smoke generation, and furniture made with fire-resistant foam. Additionally, understanding when fire-rated doors and partitions to compartmentalise	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
					different zones are required within the building, slowing down the spread of fire and providing safe evacuation routes for occupants. This helps to ensure the safety of the occupants, comply with fire safety regulations, and mitigate the potential for extensive damage or loss in the event of a fire.	
3.2	Flammability and smoke development of building materials	There is a potential for flammability and smoke development if building materials used in the interior spaces are not specified correctly. The high concentration of occupants in commercial and multi level residential buildings makes it particularly important to prioritise safety and minimise the risk of fire hazards.	Owners, users, community,		Interior Designers know to specify materials that have been tested and certified for their low flammability and smoke development properties, such as wall coverings made of fibre-reinforced gypsum or low-smoke carpeting. Additionally, they consult with fire engineers where required to consider designing a fire suppression system that could respond quickly and effectively in the event of a fire. This includes incorporating fire sprinklers, smoke alarms, and other fire detection and suppression systems. These measures ensure the safety of the occupants, comply with fire safety regulations, and mitigate the potential for extensive damage or loss in the event of a fire.	Classes 1-9
3.3	Off gassing – Volatile Organic Compounds (VOCs) in paint systems.	There is a risk for the potential off gassing of volatile organic compounds (VOCs) from the paint systems used in the interior spaces. VOCs are chemicals that can be released into	Owners, users, community, trades		Interior designers specify low-VOC or zero-VOC paint products. Additionally, they prioritise proper ventilation during and after the painting process. Adequate ventilation	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
		the air from certain paint products, which can contribute to poor indoor air quality and potential health risks for occupants.			helps to remove any residual odors and airborne contaminants, promoting better air quality within the space.	
3.4	Materials selections to minimise slips, trips and falls	A risk that needed to be addressed is for slips, trips, and falls due to inappropriate flooring and materials selections. Slips, trips, and falls are common accidents that can lead to injuries and liabilities for businesses.	Owners, users, community		Selecting flooring materials with appropriate slip resistance properties for different areas within interior space. Specifying materials with rounded or contoured edges for steps and staircases to reduce the risk of tripping. Additionally, consider proper lighting design to ensure good visibility throughout the space, minimising the chances of accidental trips and falls due to poor lighting conditions.	Classes 1-9
3.5	Specification of Door Hardware	There are potential security and safety risks associated with the door hardware specification. Inappropriate door hardware selections can result in compromised security, accessibility issues, and potential safety hazards.	Owners, users, community All people with disabilities, aging or older people, younger people with transient injuries or issues.		Interior designers careful consider door hardware specifications based on the building's specific needs and usage. This involved analysing different factors such as security requirements, building codes, accessibility regulations, and user preferences. Specify high-quality door locks and security systems that align with the building's security protocols. This could include using electronic access control systems, key card readers, or biometric scanners for restricted areas.	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
					Incorporating panic hardware and fire-rated door hardware as per building codes to ensure safe and efficient emergency egress routes. For areas requiring accessibility, specification of AS1428.1 compliant door hardware with appropriate lever handles, accessible height, and easy operation for individuals with disabilities.	
3.6	Appropriate specification of materials that are fit for purpose	Materials can be specified and used that are not fit for purpose, resulting in durability issues and increased maintenance costs for the client.	Owners and Occupiers		Specifications of materials based on specific needs and usage. This involved analyzing factors such as traffic levels, anticipated wear and tear, cleaning requirements, and the desired aesthetic. For example for high-traffic areas specifying materials that are durable, resistant to stains and scratches, and easy to clean. They consider the longevity of materials and the potential need for future maintenance. This involved discussing the maintenance requirements and lifespan of materials such as paint finishes, upholstery fabrics, and cabinetry to ensure they align with the client's budget and expectations.	Classes 1-9
3.7	Appropriate selection of appliances and equipment	The potential for selecting inappropriate appliances and equipment, resulting in operational and safety issues.	Owners		Interior designers carefully consider the selection of appliances and equipment based on the specific needs and usage. They prioritise energy-efficient appliances and equipment to minimize operating costs and reduce the carbon footprint of the kitchen. This involved	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
					recommending appliances with energy star labels, programmable controls, and automatic shut-off features to conserve energy and reduce wastage. For safety, they consider the placement of appliances and equipment to avoid potential hazardous situations, such as cooktops near flammable materials or ovens near walkways. They ensure that the equipment has been checked for compliance with relevant safety regulations, such as electrical safety, fire safety, and gas safety.	
3.8	Specification of composite stone products	Composite stone products typically contain a significant amount of silica, a naturally occurring mineral. Silica dust can be a health hazard when generated during cutting, grinding, or drilling of such materials and the use of composite stone needs to be minimised when the silica content is high.	Owners, Users, Trades		By actively addressing silica dust hazards and specifications, and by working closely with the project team and contractors to enforce safety measures, the interior designer plays a crucial role in mitigating health and safety risks associated with the use of composite stone products.	Classes 1-9
4 FALL PREVENTION						
4.1	Falls from heights	There is the potential for accidents or falls from the balconies/upper levels and open atriums due to inadequate balustrade heights. If balustrades are not designed or installed correctly, it could lead to safety hazards, non-compliance with building codes,	Owners, users, community		Interior Designers ensure that balustrade heights are compliant with the local building codes and safety regulations. When existing spaces are being refurbished, interior designers advise on the upgrades required to balustrades which do not meet current standards.	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
		and potential legal liabilities for the project stakeholders.			This minimizes the risk of accidents or legal complications, ensuring the safety and well-being of the residents in a multi-level building.	
5 CONFINED SPACES						
5.1	Confined spaces with adequate ventilation – subfloor areas, tanks, ceiling, and roof spaces	Spaces that are a confined area with limited ventilation and low ceiling heights, present potential risks to users in terms of air quality and occupant comfort.	Owners, users,		Interior designers collaborate with mechanical engineers to assess the existing ventilation system's capacity and effectiveness. This assessment would include evaluating air exchange rates and identifying potential ventilation challenges due to the confined space. Interior designers ensure that all design recommendations comply with building codes and safety regulations, particularly those related to confined spaces, ventilation, and fire safety.	Classes 1-9
6 DEMOLITION						
6.1	Exposure to noise	Exposure to excessive noise during the demolition phase, which can cause disruptions to neighboring spaces, health and safety concerns, and potential legal issues.	Community and neighbours		Interior designers work with contractors to implement measures to minimize noise during demolition. This involves analysing factors such as the proximity of neighbouring spaces, local noise regulations, and the well-being of the construction crew. They recommend the use of noise barriers and containment systems to isolate the demolition area	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
					from neighbouring spaces. This could include installing temporary walls, partitions, and acoustic insulation to prevent sound transmission and minimize disruptions to adjacent areas. Interior designers advise the project team to schedule the demolition work during specific times when noise impact on neighbouring spaces is minimal. They can recommend implementing communication and notification protocols to inform and manage expectations of neighbouring spaces about the potential noise disruptions during the demolition phase.	
6.2	Hazardous materials	An older building that potentially contains hazardous materials, such as asbestos or lead. The risk is the potential exposure to these hazardous materials during demolition and the health risks associated with it.	Trades community users		Interior designers understand the need to conduct a thorough hazardous materials assessment before starting the demolition process. This is done by engaging a qualified environmental consultant to identify and test for any hazardous materials present in the building. Based on the assessment findings, we implement proper procedures and precautions to safely handle and remove any hazardous materials discovered. This involves collaborating with specialized contractors who are certified and experienced in hazardous materials removal.	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
7 FIRE AND EMERGENCY						
7.1	Inability to safely evacuate building users	Difficulty or inefficiency in evacuating building users in the event of an emergency, such as a fire or natural disaster.	Users		Interior designers ensure clearly marked exit routes throughout the building. They design and schedule appropriate signage and wayfinding systems to guide building users towards the nearest exits. This includes using clear and visible directional signage, emergency exit signs, and floor plans located at key points to help occupants navigate the building during an evacuation. Interior designers work with consultants to implement the use of emergency lighting systems and standby power generators to ensure that exit routes and signage remain visible and operational in the event of a power failure. They ensure that travel distances within a given space comply with the BCA.	Classes 2-9
7.2	Emergency routes and exits	Potential for confusion or inefficiency in evacuating many people in the case of an emergency, such as a fire or a security threat.	Users		Interior designers ensure clearly marked exit routes throughout the building. They design and schedule appropriate signage and wayfinding systems to guide building users towards the nearest exits. This includes using clear and visible directional signage, emergency exit signs, and floor plans located at key points to help occupants navigate the building during an evacuation. Interior designers work with consultants to implement the use of emergency lighting systems	Classes 2-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
					and standby power generators to ensure that exit routes and signage remain visible and operational in the event of a power failure. They ensure travel distances within a given space comply with the BCA.	
8	ENVIRONMENTAL CONDITIONS / WORKING ENVIRONMENT					
8.1	Damage from earthquakes	Structural walls, partition walls, ceilings and other interior elements in certain zones need to be designed to be able to maintain stability and integrity during an earthquake.	Owners, users, community,		Interior designers work with structural engineers to make sure that all walls, structural and non-structural elements are designed to comply with AS 1170.4-2007 avoiding potential injury and death to users in an earthquake.	Classes 2-9
8.2	Ventilation, thermal comfort and air quality	Airborne diseases eg COVID and the flu can be transmitted more readily in poorly ventilated spaces. Also, users will struggle to undertake activities in spaces that are too hot or cold for the activities being undertaken	Owners, users, community,		Interior designers work with mechanical consultants to make sure that the ventilation, thermal comfort and the air quality is compliant for the class of building and suitable for the activities undertaken in the interior.	Classes 2-9
8.3	Specific ventilation requirements for special work	Different activities such as 3-D printing and spray painting of joinery need specific ventilation designed and implemented to protect the user from breathing harmful chemicals. Cooking also needs ventilation installed to avoid damage to the interior of a space from grease and smells	Owners, users, community,		Interior designers work with mechanical consultants and builders to make sure that the correct mechanical ventilation is installed to suit the activity undertaken and to reduce risk to users.	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
8.4	Excessive temperature in rooms	There is a risk to occupants including buildings, humans and animals, if interior spaces are not designed with natural ventilation or adequate mechanical ventilation to suit the use or the occupancy.	Owners, users, community,		Interior designers work with mechanical consultants and builders to make sure that the correct mechanical ventilation is installed to suit the activity undertaken and to reduce risk to users.	Classes 1-9
8.5	Lighting – including plant rooms and spaces	People can trip and fall in spaces if the correct level of lighting is not installed in spaces.	Owners, maintenance staff, contractors		Interior designers work with electrical consultants and lighting specialists to make sure that interior lighting layouts meet the required lux levels needed to undertake required tasks.	Classes 1-9
8.6	Workspace layouts – seating, work surfaces and personal storage, (Musculo-skeletal injury)	If people are undertaking repetitive tasks eg: sitting at a computer, they can be subjected to musculo-skeletal injury if their work areas are not designed ergonomically.	Office workers, users		Interior designers know how to design joinery and specify furniture that is ergonomically suited to the talks being undertaken.	Classes 1,2, 5 and 9
8.7	Acoustic properties/noise controls	People's hearing and mental health can be affected if interior spaces are not designed to ensure safe levels of noise reverberation, absorption and transmission. Excessive noise levels in the workspace can negatively impact productivity, employee well-being, and overall satisfaction.	Owners, users, community,		Interior designers know the correct and best products to specify and the way to detail walls and interior building fabric to ensure the acoustics are fit for purpose. When required, interior designers engage acoustic consultants on projects to ensure compliance and best practice.	Classes 2-9
8.8	Floor surfaces (slips, trips and falls)	People can slip on surfaces when they are wet, greasy or have other wet elements on their surface and if they are not specified to be fit for purpose.	Owners, users, community,		Interior designers know how to specify all floor surfaces to comply with slip ratings required by the BCA and by AS 4586:2013.	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
8.9	Design of joinery and fixed elements	The design of fixed elements including joinery can impact on the safety of users. eg joinery with sharp corners in high traffic areas can bruise people and too wide overhead cupboards can cut peoples eyes when not designed safely.	Owners, users, community,		Interior designers have experience designing joinery to suit the application and to ensure the safety of users across all classes.	Classes 1-9
8.10	Space allocations for occupants	The services and fire systems supporting Interior spaces e.g. mechanical systems, amenity numbers, width of fire exits etc are designed to support a particular number of users. When the occupant numbers exceed these space allocations then users are at risk.	Owners, users, community,		Interior designers work with owners, BCA consultants and Architects to make sure that occupancy numbers and space allocation comply with approved numbers and allocations.	Classes 2-9
8.11	Psycho-social hazards in workplaces	Inadequate installation of equipment, poor design of a working environment, requirements to undertake duties in physically hazardous environments, noisy working environments are all examples of psycho-social hazards in workplaces that can influence workers.	Workers/ employees		Interior designers work with consultants as required to design safe working environments that are fit for purpose and minimise or eliminate psycho-social hazards.	Classes 2-9
9 ENVIRONMENTAL CONDITIONS / WORKING ENVIRONMENT						
9.1	Exposure to irritant dust and fumes	Contractors and workers can be subjected to irritant dust and exposure to fumes due to inadequate and unsafe processes for manufacturing and fabrication of materials eg. the cutting of composite stone without adequate PPE, ventilation and exhaust	Contractors, workers and members of the public		Interior Designers remain connected to industry bodies such as the Design Institute of Australia. Also, due to the amount of products and materials they specify, they are also connected to suppliers of products and remain abreast of developments with	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
		systems has now been found to be harmful to fabricators.			regard to specification of products and materials that affect workplace and consumer safety.	
9.2	Exposure to hazardous materials	Some older buildings can potentially contain hazardous materials, such as asbestos or lead. The risk is the potential exposure to these hazardous materials during demolition and the health risks associated with it.	Trades community users		Interior designers understand the need to conduct a thorough hazardous materials assessment before starting the demolition process. This is done by engaging a qualified environmental consultant to identify and test for any hazardous materials present in the building. Based on the assessment findings, we implement proper procedures and precautions to safely handle and remove any hazardous materials discovered. This involves collaborating with specialized contractors who are certified and experienced in hazardous materials removal.	Classes 1-9
9.3	Storage of hazardous chemicals – including cleaning products	The potential for improper storage of hazardous chemicals, and cleaning products which could pose a danger to occupants and the environment.	Trades community users		Interior designers designate a dedicated storage area for hazardous chemicals within a space. This area needs to be designed to meet the necessary safety requirements, including ventilation, fire suppression systems, and appropriate signage indicating the potential hazards present. Interior designers recommend incorporating designated storage cabinets or shelving units specifically designed to store hazardous chemicals safely. These cabinets are equipped with proper ventilation, lockable doors, and spill containment features to prevent leaks or spills from spreading.	Classes 2-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
					Interior designers know to tell owners and operators of their requirements to implement clear labelling and signage for all hazardous chemicals stored in the facility. This includes labelling containers with relevant safety information. Additionally, they recommended the inclusion of proper waste management systems within the laboratory facilities. This includes designing storage areas or cabinets for the collection of chemical waste, ensuring the appropriate segregation and disposal of hazardous materials in accordance with local regulations.	
9.4	Storage of Schedule 8 medicine (drugs of addiction) in health and aged care projects	The potential for unauthorized access to Schedule 8 medicine, which could pose a safety risk to patients and staff and potentially lead to misuse or theft.	community users		Interior designers design a secure storage area for Schedule 8 medicine within a healthcare facility. This area needs to be equipped with robust access control measures such as keycard entry, biometric recognition, or secure code entry systems to prevent unauthorized access. An interior designer may recommend the installation of CCTV cameras and alarm systems in and around the storage area to enhance security and discourage any potential breaches. Interior designers know to tell owners and operators of their requirements to implement clear labelling and signage within the storage areas to clearly indicate the restricted access, the presence of	Class 9A

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
					Schedule 8 medicine, and relevant safety precautions. Inclusion of adequate lighting and ventilation within the storage areas to ensure a safe and suitable environment for the storage of Schedule 8 medicine.	
9.5	Exposure to VOC compounds and off-gassing	The risk of the potential off-gassing of volatile organic compounds (VOCs) from the paint systems used in the interior spaces. VOCs are chemicals that can be released into the air from certain paint products, which can contribute to poor indoor air quality and potential health risks for occupants.	community users Trades		Interior designers specify low-VOC or zero-VOC paint products as best practice. Additionally, interior designers prioritise proper ventilation during and after the painting process. Adequate ventilation helps to remove any residual odours and airborne contaminants, promoting better air quality within the space. This helps to ensure the health and well-being of the occupants, comply with environmental regulations, and create a more sustainable and environmentally friendly interior environment.	Classes 1-9
9.6	Exposure to radiation/biological hazards	Potential accidental exposure to radiation or biological hazards, which could pose a significant health and safety risk to dental, medical or laboratory occupants.	community users Trades		Interior designers understand the need for designated spaces or rooms that serve as containment areas for experiments and involving radiation or biological hazards. These areas would need to be equipped with specialized ventilation systems, including high-efficiency particulate air (HEPA) filters, to ensure the containment and removal of particles or airborne contaminants. Recommend the installation of appropriate shielding materials, such as lead or concrete, in areas where	Classes 8, 9A

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
					radiation would be handled. Inclusion of safety features such as emergency eyewash stations, safety showers, and first aid equipment within the facility. Incorporate proper signage and labelling within the interior, indicating the presence of radiation or biological hazards and clearly outlining safety precautions and protocols.	
10 AMENITIES						
10.1	Scalding	Potential for scalding accidents, especially with hot water. Scalding can cause severe burns and poses a significant safety hazard, especially in settings where hot water is used regularly.	community users Trades		Interior designers recommend the installation of thermostatic mixing valves (TMVs) or temperature-limiting devices for hot water outlets, especially in showers, taps, and sinks. We incorporate clear temperature indicators for hot water outlets, ensuring that users are aware of the temperature settings before use. Interior designers consider the placement of hot water outlets, ensuring they are not within easy reach of children or vulnerable individuals who may accidentally encounter scalding water.	Classes 1-9
10.2	Electrocution	Potential for electrocution accidents, which could occur due to location of outlets being too close to a water supply, improper electrical wiring, faulty equipment, or inadequate safety measures.	community users Trades		Interior designers engage electrical consultants experienced in commercial electrical installations for advice and input into projects. Electrical consultants assess space to identify any potential hazards or areas of concern. This includes checking the integrity and suitability of existing electrical infrastructure and identifying any necessary repairs, replacements, or upgrades. They recommended the inclusion of	Classes 1-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
					tamper-proof electrical outlets and covers, especially in areas accessible to the public or spaces where children may be present. Interior designers work with these consultants to ensure compliant placement of electrical outlets and switches, ensuring they are located away from potential sources of water and within easy reach for convenient use. Where an electrical consultant is not involved e.g. Class 1 buildings, interior designers locate power outlets to be compliant in their location to wet areas.	
10.3	Access to amenities and facilities – storage, first aid room, sick room, rest room, accommodation areas, change room, wash/shower rooms, toilets, drinking water	Inadequate access to facilities and amenities, can pose a significant health and safety risk to users of a space.	users		Interior designers recommend specific design measures to ensure proper access to amenities and facilities, including storage, first aid room, sick room, rest room, accommodation areas, change rooms, wash/shower rooms, toilets, and drinking water. They conduct a thorough assessment of the facilities and amenities required to support efficient and safe functioning and compliance with BCA. They design amenities and facilities, ensuring that they are easily accessible and implement clear signage and wayfinding procedures to indicate the location of facilities and amenities and the accompanying rules and protocols.	Classes 2-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
10.4	Accessible amenities and facilities	Potential for inadequate accessibility to amenities and facilities, which could exclude individuals with disabilities or limited mobility from fully utilizing a space.	All people with disabilities, aging or older people, younger people with transient injuries or issues.		Interior designers carry out an assessment of the space to identify potential barriers to accessibility and NCC requirements. This includes evaluating the layout, pathways, and entry points to determine areas where improvements are necessary. They incorporate universal design principles throughout the space. This ensures that all areas are designed to be accessible to individuals with disabilities or limited mobility. They implement clear signage and wayfinding strategies throughout the space to assist individuals with visual impairments or cognitive disabilities.	Classes 2-9
11 SECURITY/ VIOLENCE						
11.1	Child abduction and/or wandering	Potential for unauthorized access or incidents of child abduction or wandering, which could pose a significant threat to the safety and well-being of children	Children		Interior designers design a secure perimeter within interior spaces or around the premises. This involves incorporating fencing, gates, access control systems, and security cameras to monitor and control entry and exit points. The design of such elements follows safety standards and guidelines. Interior design planning will incorporate a single controlled access point for visitors, such as the main entrance. Designing clear sightlines throughout the interior spaces. This includes the use of strategic placement of windows, glazing, and interior layout to maximize visibility and minimize blind spots. This allows staff to maintain constant visual supervision of students, reducing the risk of child abduction or wandering.	Class 9B

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
					Interior designers may recommend the implementation of a comprehensive security system, including surveillance cameras, panic buttons, and emergency alarms, to ensure a swift response in case of any security incidents.	
	Lock down procedures in school- specification of blinds	Potential for an emergency situation that requires a lockdown procedure within the school, such as a threat of intrusion or violence.	Children Young adults Educators		Interior designers specify blinds that can easily and quickly be closed in the event of a lockdown. The blinds should be designed and tested to withstand severe impact and forced entry. They should also be easy to operate, requiring minimal effort from students and staff. For example, motorized blinds that can be controlled from a single switch or remote control can provide ease of use during a crisis. We recommend the use of blackout blinds that can completely block out all light. This helps to ensure that no one outside the classroom can see inside, which can help confuse an intruder who will not know whether students and staff are in the classroom during the lockdown.	Class 9B
11.2	Safety for people working in isolation	Potential for accidents or incidents involving individuals who work in isolated areas, such as researchers or lab technicians. Working alone at a reception desk, in a lab or isolated environment can pose unique safety challenges, including the risk of injury or lack of immediate assistance in case of an emergency.	users		Interior designers recommend the use of safety equipment and technologies that can enhance the safety of individuals working in isolation. This includes incorporating emergency alert systems, panic buttons, or wearable devices that can be activated to alert nearby personnel in case of an emergency. They design a layout that promotes visibility and monitoring of isolated areas. This involves incorporating transparent or glazed	Classes 8-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
					partitions, windows, or surveillance cameras to provide visibility into isolated workspaces without compromising privacy or research confidentiality. They oversee the implementation of proper lighting and signage to ensure clear visibility and wayfinding within isolated areas. Adequate lighting reduces the risk of accidents and enhances the sense of safety and well-being for individuals working in isolation. Interior designers specify ergonomic furniture and equipment to reduce the risk of physical strain or injury for individuals working long hours alone. This includes adjustable workstations, proper seating, and task-specific ergonomic tools, ensure adequate ventilation and air quality control systems within isolated areas. This includes proper HVAC systems and measures to prevent the buildup of hazardous substances, ensuring a healthy and safe working environment.	
11.3	Site security/Building security	Unauthorised access, theft, or threats to the safety of employees and assets within a building.	users		Interior designer work with electrical and security consultants to recommend the installation of security cameras throughout the building, both inside and outside. These cameras should be strategically placed to provide maximum surveillance coverage, including at entrances, hallways, parking areas, and other high-risk areas. Incorporating intruder detection sensors and alarms in critical areas such as server rooms, data centres,	2-9

Intrinsic Risk / Hazard				Intrinsic Risk Assessment	Risk Mitigation	Building Class
Item No	Description	Examples of Causes and Issues	Who is at risk?	Consequences	What do Accredited Interior Designers do to mitigate the Risk	Building Classes the Risk Applies to
					or areas with sensitive information. This includes motion sensors, glass-break detectors, and door/window sensors that can trigger immediate alerts and response if a breach is detected. Interior designers also plan spaces to include physical barriers and deterrents to unauthorized entry. This includes designing clear sightlines and open spaces within the building, the strategic placement of windows, interior layout, and furniture arrangement to maximize visibility and minimize blind spots. This allows employees to have a clear view of their surroundings and reduces the risk of potential threats going unnoticed.	

Examples of the work of Interior Designers

Substitution of specified materials by builders

- *As part of our engagement as an interior designer on Class 5 commercial office projects we specify all the materials for use on the project in accordance with the relevant building codes, spread of flame and suitability based on the suppliers data sheet. It is very common in all facets of the Construction Industry for the contractors to attempt substitution of the specified materials with cheaper and often inferior materials.*

  I was recently engaged on a Commercial Office project where I identified that the porcelain tiles being installed in reception had been substituted and the replacement tiles did not achieve the required slip rating.

  I contacted the original supplier that we had specified, and the tiles had not been purchased from their offices. Further works were halted until a meeting was held with all stake holders. the head contractor argued that the specified tiles were not in-stock and an alternative found to minimise impact on the program.

  My proactive approach on site identified various issues with the alternative flooring being offered by the head contractor. When they could not confirm the slip rating on the alternative flooring as requested, they agreed to replace the tiles with the specified tile. This avoided the risk of injury to our clients, their staff and visitors to their office.

- *The substitution of materials occurs widely within the construction industry, site co-ordination undertaken by experienced Interior design professionals ensures that the correct, fit for purpose specifications are used and installed as per manufacturers recommendations.*

- *Class Two. We selected flooring for its acoustic property and this product was switched for a less expensive look-alike alternative. We identified this and ensured the approved correct flooring was installed.*

- *Most cases are related to cutting corners from either clients or builders to save expenditure. We are forced to show the costs implications of not executing the construction details as specified: A glass balustrade was not built as designed resulting in the Structural Engineer not being able to sign off the works and hence the Certifier couldn't provide OC unless a rebuilt as specified was achieved.*

- *In a project for a refurbishment and an extension for a school building the signage package design and run by myself, an interior designer, the contractor attempted to swap out aluminium for ACM. Recognising the issue this might cause within the project and the recent change with the standard in relation to external cladding, specifically around ACM panels, I flagged this and it was pulled off the project. Another only a small portion of the facade, given the recent issues and possible hazard as well as the political ramification it was an important find.*

- *As Interior Designers, we thoroughly research specified materials and products to ensure the safety and longevity of the product is achieved. There have been many situations where products are valued managed by the builder and replaced with cheaper materials that do not meet our standards. Slip resistant ratings are incredibly important, particularly in healthcare environments and should not be dismissed and replaced with non-compliant materials.*

- *Class One – As our project progressed trades made subtle changes to our designs throughout construction for their ease. This included material selection and positioning of plumbing and electrical outlets. Our designs had been carefully considered from a buildable perspective and to meet code. We stepped in multiple times to ensure our designs were realized correctly which meant that the correct building materials were used, water and electrical outlets adequately distanced and spatial flow was not compromised.*

Applying knowledge of Australian standards and building codes

- *Class 5: A large commercial office building. We were engaged to design the fitout for Tenancy 1. This was done ensuring all wall ceiling & floor linings complied with Fire Certification requirements mandated in the NCC and included compliance with AS1428.1. We included luminosity contrasts at doors as part of this process.*

  Tenancy 2 did not use a professional designer for their fitout. We do not believe the fitout contractor used fire rated product as wall

linings - this has potential to put occupants in grave danger in the event of fire. The fitout contractor was also unaware/ unconcerned with AS1428.1 compliance. A member of the public walked through a frameless glass door within the tenancy, shattering the door and causing injury to the person. No luminosity contrast had been applied to the glazing (as required in AS1428.1).

- *We were brought on to work on the interior scope of a terrace house in a Heritage Conservation area (class 1) where there was an incumbent architect and an approved DA. On reviewing the planning and levels, we noted the lack of consideration to the structural component to the project as well as non-compliances in the stair design which would have had major knock on to the achievable levels for the proposal. Given the home was a terrace house, space and clearances around landings were already constrained and being in a Heritage Conservation area, there were strict restrictions on the heights externally. It became our responsibility to redesign and replan the home to ensure compliance with code and the DA approval while still ensuring every opportunity for improving the liveability of the home for our clients.*
- *Working on an outdoor ceiling feature for a public train station, I as a trained interior designer was able to direct the material and finish selection to meet reflection requirements and design life for public safety. We could understand the sub framework of the soffit I, carry out necessary site surveys and work with engineers to develop a mechanical fixing solution for the safe integration of the feature. Considering the site conditions such as wind, rain, natural and introduced lighting and access.*
- *Class 6 - When designing a rooftop bar and restaurant located within a new hotel development our interior design team ensured that all materials and finishes had the appropriate fire rating suitable for the rooftop location. We also designed the floor plan layout including major egress paths, pool fence locations and fixated partitions and door locations to comply with the required fire egress and exit plans for the rooftop.*
- *CLASS 6 Greek Restaurant. Design and location of a charcoal rotisserie. Ensuring separate exhaust extraction was documented. Mechanical designs to follow suit and ensuring the roof top extraction was more that 6 metres away from other mechanical fresh air intake on rooftop. Mechanical installer to certify their work including related fans, dampers and related roof flashings.*
- *In a residential interior design project, the client requested the installation of a freestanding fireplace in the living room. Their initial plan involved using a particular type of timber for the wall behind the fireplace, and minimal hearth. I recognised that the chosen materials did not have suitable fire resistance and could potentially pose a safety hazard. I advised the client against using that specific material and recommended alternative materials that would meet fire safety standards. I also advised on minimal tolerances required for both rear and side wall distances as well as hearth size. By heeding my advice and selecting a fire-resistant material, we ensured the fireplace not only met safety regulations but also prevented a potential fire hazard. This decision saved the project from becoming a liability in terms of safety, as well as from the added cost of redoing the installation with compliant materials.*
- *Understanding of Fire separation requirements between Class 6 and Class 2 prompted upgrades that would not have been identified otherwise.*
- *We were engaged late in the piece on a project for a Class 2 building, for which the interior design had been originally delivered by a studio in America. We (Australian Interior Designers) picked up on a number of BCA and Australian Standards compliance issues, such as specification of lighting which did not meet IP ratings for their positions within bathrooms, and were able to either move or nominate alternative, compliant options for these fittings prior to construction.*
- *Class 6 building. We recently completed a renovation of a small, but busy, shopping centre. During the specification stage my colleagues and I, Interior designers, were very particular in specifying a tile that exceeded the minimum P3 slip rating requirements for a tile in a shopping centre. We also stipulated that an 'Accelerated wear test' was to be provided by the supplier, guaranteeing that a P3 slip rating was retained after 500 cycles. This test was to ensure the P3 rating was retained after the tile were laid and compliant in years to come. To reduce the risk of accidents and injuries we specified a P5 tile to mitigate risk and to ensure community safety. A number of months after*

the tiles had been laid, when reviewing cleaning issues with the supplier, we identified that the edges of the tiles were shiny and had lost their grip, especially in the high traffic areas. The tiles were immediately tested and found to be non-compliant. The assessment concluded that a batch of tiles were defective. The outcome from this proactive approach led to all floor tiles being scheduled for replacement with compliant tiles with a slip rating of P5, thus safeguarding visitors to the centre and reinforcing the significance of specifying the correct product for a retail shopping centre environment.

- *On working on the common areas for a residential project, I identified key areas and processes that mitigated the risk in construction through design:*

  - Coordinating with Fire services consultant with regards to fire compartment requirements particularly with the glazing on the perimeter of the residential amenities (located within/along residential lobbies + corridors) that would require drenchers/sprinklers. We had to incorporate the requirements within the design that would be suitable for the design intent and at the same time comply with the fire consultants requirements.

  - To ensure compliance with DDA requirements we ensured construction tolerances was allowed for in the design. I also reviewed decals and painting contrast to entry and openings to mitigate the risk of an accident.

- *(Class 6) During a complete renovation for an upmarket, very busy restaurant I noted that the incorrect approvals had been applied for in relation to specific kitchen equipment and that the necessary plumbing approvals had not been obtained, the distances of specialised cooking equipment and the proximity of the steam and gas was in direct contravention of Australian Standards. I met with relevant local authorities, undertook a retrospect approval application, managed the trades to undertake remedial works and delivered a compliant kitchen in time for the reopening.*

- *Class 5 - We are currently consulting on the refurbishment of a heritage building. The building is a 6 storey sandstone building used as a tenanted office building in the CBD. Refurbishment works are very light touch as the building owner wants to only paint and replace floor finishes. We have advised them that the egress stairs are not compliant - neither the balustrade nor the slip resistance of the treads comply with current Australian Standards. We have also advised them that the openable heritage windows throughout the building create a risk of fall from height if opened as the sill heights are at sitting height. We are assisting them to determine best practice in adding glazed balustrades to windows which protect the heritage of the building whilst also keeping the occupants safe.*

- *When an Architect designed a Class 2 building and wanted to remove a wall in the design which was structural yet didn't indicate it would need a beam. If we didn't point this out prior to DA and building it would have cost the client a significant amount and in hindsight wouldn't have even worked.*

- *In renovating an assisted living development, an oversight occurred when the builder and the architect (it was his and his architect's first time doing one of these developments) both were not aware of some of the door circulation requirements with the NDIS and in accordance with AS1428.1 which are essential for a person using a wheelchair to be able to operate the door or gate. I recognised this and intervened by identifying the issue and pointing it out to both the builder and the architect before these buildings were built, therefore correcting a costly mistake once the NDIS got into the building to approve this particular building. This approach led to door circulations being built correctly and the building approved following the necessary Australian standards for disability.*

- *Class 2 building during project co-ordination visit identified inadequate waterproof membrane application prior to floor tiles being installed. Had this not been caught it would have resulted in long term issues with water ingress into other apartments.*

Augmenting the quality assurance framework

- *specification of finishes, which once again fell short of meeting the minimum design and mobility standards stipulated in AS 1428.1.*

  The instances where the design failed to adhere to these standards were as follows:

Examples of the work of Interior Designers

a) Inadequate clearance around door swings, both on the interior and exterior sides of rooms, resulting in accessibility challenges.

b) Failure to achieve the required 30% colour contrast between doors and adjacent walls, thereby compromising visual accessibility.

c) Inability to achieve the mandated 30% colour contrast between glazing decals and the floor finishes, further impeding accessibility and safety.

It was my extensive professional expertise, grounded in a profound understanding of Australian Standards and bolstered by over nine years of experience in the industry, particularly on Class 5 projects, that enabled me to identify these issues promptly. Furthermore, I successfully implemented corrective measures without significantly impacting the project's timeline or budget.

- *One of our residential project clients is also the owner of a commercial Class 5 Office tenancy. With 20 years experience in the commercial offiec fitout space, we were engaged to provide planning advice on how the site could be used/planned for future commercial leasing and/or personal office use. The client's intent was to demolish the existing fitout without consent and re-build a new fitout themselves without planning permission or licensed trades. Our consultation uncovered environmental planning overlay that would have been bi-passed without consent. This property requires a DA. Our advice allowed the client to understand their legal position and altered the course of the project. We are now adjusting the scope of works and managing the project to ensure all planning requirements are met as part of the project programme.*
- *After nominating a non slip tile for the entry of a doctors surgery the contractor, installed incorrect tiles. Short of having these tiles removed and replace, I found that the CSIRO recommended a non slip surface application that would be suitable for use as a surface application. But it would require periodic application every 2-3 years which the client agreed to and the contractor had to compensate the client for this material and application of product. The client was made aware and was happy with the resolution to this situation.*
- *Class 5 Commercial Office - replacement of base building floor finish (tiles) in airlock with entrance mat to reduce amount of water being tracked into the building lobby and therefore reducing risk of slipping on lobby floor finish.*
- *Class 6 Retail department store. I have undertaken many projects designing retail shopping centers and large shopping destinations. Slip ratings on retail floors are a serious consideration. I have witnessed, on a number of occasions, when the floor selection, by others whom were less qualified in interior design, caused slip hazards that have impacted the general public. My advice as a professional interior designer was able to provide alternated floor finishes as a retrofit that reflected the needs of the building code and safety of the general public.*

  An incorrect selection (by others) of an floor finish for a commercial building is by far the most common incorrect interior design selection I have witnessed in my career. For example, the selection of a high gloss floor tile in a foyer of a hotel next to a beach (causing a slip hazard when sand meets thongs) or a very rough floor finish in the entrance of a shopping centre causing a trip hazard. The person whom made these selections clearly did not have an in-depth understanding of the building codes, Australian standards, the materials, fit-for-purpose, contextual factors and risk management design strategies that one learns within an interior design degree process or profession.
- *Class 9: At design stage for a school renovation, the architects had created lockers for students in two rows with one above another. They were suitable for adults but not younger students rendering the top row very difficult to reach but more importantly, forcing young students to climb up, posing a safety hazard. Upon advising this hazard to the school, the drawings were resubmitted ensuring the needs of young students were adhered to.*
- *I worked on an aged care project (class 9 building) and came onto the project after the initial design development and applications had been completed. After reviewing the documentation and specification I noticed that the ambulant and standard WC's were specified as the same toilet suite. This does not comply the AS1428.1 code where ambulant toilets are required to be higher for ease of access. After arguing with the lead architect who didn't believe this existed the specification*

was changed before anything had gone too far. Had the tender been completed and the builder not wanting to spend the extra money on the correct toilet we could have been out of pocket to change the spec ourselves or if it had not been picked up there could have been litigation issues as well as hazard to the community.

- *Public Health Spa: Class 6 & 9 The Commercial operator of a luxury spa required assistance with obtaining a Building Permit for internal renovations to their resort. The operator had attempted to design the interiors in-house, without appropriate expertise or compliance knowledge. Issues they had neglected to consider included DDA Access (AS1428.1 compliance), slip rated floor surfaces, adequate lighting levels, ergonomics - the list goes on! They had "designed" the interior with no knowledge of building codes, Standards, safety in design, equity of access - their only consideration had been aesthetic. Had a Building Permit not been triggered/ flagged by the Interior Designer, the renovation would have proceeded and had potential to create serious risk to the public at greater cost to the operator.*
- *Class 1 - engineered stone was selected by the client before we were brought onto the project. The client had previously selected a gas cooktop. They wanted to install the engineered stone behind the cooktop. This would not meet Australian Standards as it was too close to the gas flame and would cause gasses to be released into the environment. We were able to educate and guide the client in this matter and direct them to a more suitable splashback application.*
- *While serving as the design manager for the Class 5 upgrade of base building amenities in a prominent commercial building located in Sydney's CBD, I observed several discrepancies in the tender documentation received from a reputable international and renowned architectural firm. These discrepancies pertained to the accessibility and ambulant amenities outlined in the project.*

  Specifically, there were instances where the architectural design did not conform to the standards delineated in AS 1428.1 Design for Access and Mobility. These instances included:

  a) Inadequate space allocation within toilet cubicles and partition layouts, which failed to accommodate ambulant or accessible toilets appropriately.

  b) The incorrect specification of grab rails, both in terms of type and placement, as indicated in the drawings.

  c) Specification of fixtures for ambulant and accessible bathrooms, such as basins and toilet suites, which did not meet the minimum requirements for these fixtures, known as Furniture, Fixtures, and Equipment (FFE) items.

  To address these deficiencies, it became imperative to undertake a comprehensive revision of all construction documentation. This revision aimed to ensure that the design of these spaces complied with accessibility standards, thus providing accessible amenities for all occupants and ensuring the overall design's suitability for its intended purpose.
- *CLASS 2 We were engaged on a project which had already commenced without any consents. Live wires were left lying around and unsafe practises of demolition that impeded on the apartment below had commenced. We immediately stopped any further works on the site until such time that we had obtained the proper consent orders. We also insisted that the electrician be removed from the project and one that utilised safe work practises was engaged. This project was a full-scale disaster waiting to happen not just for the client but also for the neighbouring apartments. We not only mitigated the risk of danger and hazards we ensured that the project only continued with safe work practises.*
- *We were recently invited by a NSW government agency (client) to complete construction documentation for an office refurbishment project (Class 5), that had been designed by a leading architectural firm to Tender stage. We quickly found that accessible circulation at doorways, wheelchair turning circles at ends of corridors and other significant circulation requirements had generally been overlooked by the consultant. The job was already under construction when we were introduced to the project. As a result, modifications were required onsite to ensure accessibility compliance was met. This same client also asked us to review their staff kitchen/tea prep areas throughout their building, which they found impractical and hard to use. We found that these had also been designed without complying with AS1428.1 & 1428.2 and recommended upgrades accordingly.*

Examples of the work of Interior Designers

- *In a commercial office/corporate interiors (class 5) we conducted our own risk assessment, and requested to see a copy of the hazardous materials report. In this it was evident that there was asbestos present in parts of the building, which if we hadn't been able to identify by carrying out our own risk assessment, our joiners/builders may have been at risk, as the owner wished to use trades at a low cost to save money.*
- *Class 1. Was engaged by another interior designer to do technical drawings for a project they were working on. They were project managing a several thousand dollar renovation. Found out that they were not licensed to manage projects, nor were they licensed by QBCC. They hadn't engaged the correct trades and had no insurance for the project. I explained these requirements to them and that they were operating illegally. They did not realise as they had no formal training. The client was disputing the work that they had arranged to be done.*
- *Renovating large apartment buildings and demolishing existing bathrooms to find that no waterproofing had ever been installed. In this instance we rectified the previous wrongdoings of developers and architects and specified the correct waterproofing procedures for the bathroom renovation*
- *In a multitude of Class 5 and Class 9 projects I have worked on, I have observed and corrected failings to meet BCA / NCC accessibility standards, which fell short of complying with AS 1428.1-2009. These occurrences happened in various project stages, some even being as far as the construction phase. Had I, an Interior Designer, not reviewed the drawings and made planning amendments and specified the correct fixtures to comply, there would have been many instances of incurred cost, time and potentially lawful implications to the company I worked for, the contractors and ultimately, the client.*

Advocating for clients

- *CLASS 1- A major residential renovation in Sydney ran the risk of coming to a complete standstill as the builder had been lodging progress claims and then not paying the subbies. He then went on to charge exorbitantly and unreasonably for variations that were actually not variations at all but part of the original contract. We advocated and intervened on behalf of the client. Without our intervention and knowledge of construction and the contract the project would have stopped.*
- *Whilst working on a home (class 1) we were consistently advocating for our client to protect them from builder's variations that they were not entitled to. The risk to these clients was the constant pressure they received from the builders to pay extra costs. We were able to identify these costs (as we are fully versed in the documentation and process) and therefore able to show each time, that the client was not responsible for extra costs.*
- *Within Class 1 buildings we are employed to provide planning and design solutions way beyond interior decoration. We help clients solve spatial planning issues, design and document bathrooms, kitchens, living spaces, joinery, lighting and electrical layouts, heating and cooling solutions and instruct clients to engage engineers and services consultants as required. We use our extensive product and industry knowledge to prevent clients and contractors from making costly mistakes and non-compliant mistakes. We have been trained and qualified to discuss structural changes with engineers and compliance issues with councils and architects. Our role is to solve all interior space issues and ensure that our clients' homes are safe, energy efficient and environmentally responsible, and that our clients get good value for money.*

  We are also responsible to ensure that all fixtures and finishes are code compliant. That the client is educated in these codes and compliance. We are the gate keepers for our clients at keeping the poor quality builders and suppliers out. We have been practicing for over 30 years. We have effectively been trained as Interior Architects.

Leading projects

- *On another interior lead project we were engaged by a large property developer to reposition a 7-story commercial building (Class 5) to reach PCA A grade. We acted as the principal consultant to a team of experts including building services, sustainability consultant, acoustics, certifier, landscape*

architect, structural engineer, town planner, vertical transport consultant (to replace lifts), cost planner, project manager, leasing, marketing and the like. The project is currently being tendered for a D&C contract. We will be engaged by the appointed contractor to prepare IFC (Issue for Construction) drawings and provide Construction Services (onsite assessments, RFIS, review shop drawings and the like). We were required to maintain a Safety in Design report, select compliant materials and fittings and prepare Schedules of Selections and contract documentation to ensure DDA compliance and work with the certifier to retain the fire engineered solution.

- *It was my role as the Interior Designer appointed directly to the retirement village owners to document and obtain approvals to renovate internal works within an existing village in NSW. As these units are 2 storey, with one unit above the other, they are class 2 buildings. The proposed work included the removal of internal walls and changing room layout configurations. The project required Complying Development consent, and needed to be designed and documented with the input of a structural engineer for the removal of internal walls. It was my responsibility to lodge the Complying Development applications and co-ordinate the structural engineering design for this project. It was my role to liaise with the Certifier and builder, and inspect building works on behalf of the owner. Also the selection of materials and fittings to ensure that they are suitable and fit for purpose and installed correctly. Also checking the fire hazard properties for materials selections meet the NCC and the fire resistance level (FRL) of walls and floor penetrations between sole occupancy units.*
- *On a daily basis as an interior designer and practice director at an architectural firm I design and deliver building fitouts that comply with the national standards. Recently I have worked on the redevelopment of a shopping centre (Class 6) and was required to coordinate structural advice, building services (including mechanical and fire), certification, town planning and work with the appointed contractor under a D&C procurement. We were required to maintain a Safety in Design report, select compliant materials and fittings and prepare Schedules of Selections and contract documentation. This was an interior-led project.*
- *Building class 1 Design accompanied by a full set of detailed documentation has enabled all our projects to be priced accurately by our builders and joiners. This protects clients from spending unnecessary money on having the design built and re-built as well as too many surprises to the budget. Our expertise in managing client expectations, understanding building and joinery requirements enable all parties to do their jobs efficiently and accurately.*
- *In the interior renovation of a two level, Class II Penthouse Apartment, I was responsible for the design and complete set of drawings for council submission and the construction set for the builder. Every material was altered, the layout redesigned, including relocating bathrooms and the kitchen as well as the removal of several load bearing walls. This means that my designs had to comply with regulations pertaining to Hydraulics, Electrical, Mechanical and Structural aspects. My discussions with the respective engineers and subsequent design adjustments, took into consideration the safety and environmental performance of the penthouse as well as the entire building. There is no way that someone without the required knowledge, expertise and experience could have produced a safe, to code and ultimately approved outcome.*
- *I was the sole interior designer as part of a team in building an $18million residential aged care facility in NSW, which is building class 9c. It was my role to ensure all aspects of the interior of the facility met with all the required National Construction Code (NCC) and Australian Standards, as well as health facility guidelines. There are many examples within the documentation that required an Interior Designer's expertise including, selection of flooring materials to comply for slip resistance and fire hazard properties to NCC, ceiling and wall panels and materials to comply to NCC fire hazard properties and be fit for purpose. All areas of the facility need to comply with AS1428 Design for Access and Mobility, including bathroom design, fixture installation positions, circulation design, door design, tactile indicators, flooring, handrails, balustrades, ramps, stairs, door hardware, statutory signage locations etc. Also the detailed design and selection of fittings and fixtures to comply to AS1428. There were a couple of instances where suppliers had advised their products complied to access requirements in AS1428.1 (eg basins, tapware)*

and the access consultant disagreed. It was my role to source products that did comply and ensure they were documented to be installed in the correct positions. Another issue that stands out in the project where my expertise was beneficial for the client was for a significant amount of wall panelling to the foyer entrance needed to meet group 1 fire requirements to NCC, and I spent quite some time sourcing a suitable product that also met the client's budget and liaising with the Certifier to ensure the product was compliant. My role also included reviewing and co-ordinating all the internal building services including lighting, mechanical ventilation, electrical, communications, hydraulic design and working within the team of Architects, Building and Services Engineers, Fire Engineer etc.

Improving outcomes for clients

- *During the sale of an apartment in a multi-residential development, a customer with a disability requested modifications to the planning to allow for ease of wheelchair access within their apartment. The skillset within our team allowed us to modify planning, joinery & wet area design for wheelchair accessibility. This ensured that our purchaser had access to a considered apartment that suited their individual needs, reducing risks of accidents and injuries and ensuring each individual has equal access to a considered home.*
- *Class 5 As an interior Designer for commercial workspace we advised our client on a stair penetration strategy across 17 floors that allowed effective fire engineering and the ability to create sublet floors at any time during the lease.*
- *I have worked on Class 9 aged care interiors, where a fabric was incorrectly specified and not fit for purpose just before a large order was about to be placed. Resultantly, I performed a full assessment moving forward on all materiality and furniture selections. Not only were fabrics reselected across the entire property to ensure fabrics were waterproof, shielding against spills, liquids and stains to keep chairs clean and hygienic but I was able to offer alternatives to the standard furniture which included frames with an antimicrobial lacquer coating applied to the timber which aims to stop the spread of infection in aged care facilities.*
- *Class 1 - We were approached by our client to complete a finishes selection for the interior and exterior paint for their holiday home on an island. The painter had made some recommendations for the treatment of exposed timber which would have cost the client more due to the frequency of maintenance and reapplication. We recommended an alternate product that achieved the same aesthetic outcome, however with a significantly reduced maintenance and reapplication schedule, saving the client time and money and reducing the risk of injury to holidaying family from damaged timber splintering as well as the need to completely replace compromised exposed timber elements well before time.*
- *An example where my advice as an interior designer mitigated project risk was during the renovation of a public building classified as Class 6, which refers to buildings used for a place for the sale of retail goods or the supply of services direct to the public.*

  The project risk that needed to be addressed was the potential lack of accessible circulation within the building. Inadequate accessibility could prevent individuals with mobility impairments or disabilities from navigating the space safely and hinder their ability to participate in events and activities.

  To mitigate this risk, I advised the project team to ensure that the building incorporated accessible circulation routes throughout. This included designing wider corridors and doorways to accommodate wheelchair users, providing ramps or lifts where necessary, and integrating tactile indicators and braille signage to assist individuals with visual impairments.

  Additionally, I recommended strategically placing seating areas and rest zones along the accessible routes to provide individuals with opportunities for rest and comfortable navigation throughout the building.

  By considering the potential risk and providing appropriate design recommendations, the project team was able to create an inclusive and accessible environment for all visitors. This helped to comply with accessibility regulations, ensure the safety and comfort of individuals with disabilities, and mitigate the risk of legal liabilities or complaints related to accessibility issues.

Examples of the work of Interior Designers

- *Working on a new large office build, where we were brought on after some initial planning has been completed, we were asked to review the layout and offer and recommendations. My colleague and I, interior designers, were able to recognize that the amenities that they had planned didn't comply with the required clearances for people with disabilities and ambulant disabilities, and were able to create an alternative layout that complied. Our proactive approach and diligent review process allowed us to rectify the problem to create an inclusive and accessible workspace. In our review process, we were able to improve functionality, flow and efficiency for the entire office, which had not been considered in the previous design. Interior designers have incredible knowledge on improving interior spaces with the user in mind that many people can overlook.*
- *Class 9b - Airport. We regularly work with Airport corporations to refresh and upgrade their terminals. The prevention of slips and trips is one of the primary requirements. We work to not only comply with the relevant Australian Standards, but to surpass them. Through the process of wear over a long period of time, with thousands of passengers each month, the top layer of tiles and other floor finishes can wear off, significantly reducing the inherent slip resistance of the floor. We work with the suppliers to ensure that the accelerated wear tests have been carried out on the floor finishes and the safety of passengers is maintained for the life of the product.*
- *Before the Class 2 building requirements came, we took over the job of renovating a penthouse apartment. I noticed a client had hired a non-registered builder to work on an apartment building. Also, the plans had been done by a building designer. I took one look and noticed there were a lot of errors and incorrect standards on the plans. I took over the job, making sure everything was done to code. I found her a licensed builder and trades to ensure all the waterproofing was done correctly and engaged an engineer for any structural wall removal; we also engaged a fire consultant and then proceeded with a CDC and the correct strata documents for her. Her initial building designer had yet to do this. The outcome was the client had a beautiful apartment to call home for her family of six that is designed to the NCC/AS Standards and the NDIS requirements, as this client had a husband in a wheelchair.*
- *New high-rise or large commercial buildings (Class 5) often sign on tenants up to 2-3 years before completion of the base building, which means the interior design service is integrated with the architectural delivery of the building. This requires in-depth knowledge on how the interiors will impact the proposed architecture and structural design, and in often cases requires the interior designer to provide advice on behalf of the client for significant changes to the proposed base building (e.g. cutting voids for interconnecting stairs, high-load/service areas for compactus or UPS). The construction and delivery program allows certain time periods on when decisions have to be made, and missing this means added cost and risk to the client to deliver on their requirements/vision. The risk with insufficient knowledge or incorrect advice in this context can cost clients >$100,000 if not millions depending on what has to be rectified at a future stage*
- *Class 1: Overall spatial planning and design of an entire home including Living spaces and Wet Areas for an individual with a Neurodegenerative disorder. Our advice for this home was extensive from the largest to the most minimal detail to ensure all spaces and joinery were accessible for him and for his carer to assist him with everyday living. Our work with this client also prolonged his time within his own home where the alternative would have been an aged care facility. He was quite young so a nursing home or the like would have had a significant negative impact on his overall well-being.*
- *Class 5 building - identified the lack of disabled access to toilets and office levels. Design modified to ensure adequate pathways and access to all areas of the office and WC including shower and roof top garden. This same project was open plan and the potential for noise pollution was mitigated by the specification of acoustic rated materials, incorporation of sound baffles and modification of flooring schedule - noise transfer between meeting rooms alleviated by specifying all walls anchored off slab above to prevent sound being transferred via ceiling panels and insulating walls.*

Examples of the work of Interior Designers

Interior Designers have different expertise to architects and building designers

- *We were hired to start work mid-design on a hotel/bar/conference centre, building class 3. On investigation into the selected finishes and fixtures (made by the client and building designer) we noticed that the selected paint finishes did not have the minimum LRV rating and therefore were not to code. If we had not made this realization, not only would it not meet code, but the client would have to respecify and repaint at their own cost.*
- *This is an example of where interior designers are needed in building projects to protect the emotional safety and positive experience of stakeholders in Class 9 buildings. This must occur as part of the design process as it is too late once healthcare projects are built and constantly occupied. I recently worked on a research project in conjunction with Qld Health in the paediatric intensive care unit at a new hospital. Paediatric intensive care has to be 'family-centred' as the parents and siblings can have to attend the hospital to visit their loved ones to co-care for their children for up to a year or more and sometimes see their child die in these places. This requires extensive understanding of not only the medical care provisions but the emotional and social care required for the staff and parents to work together productively to improve the patients' health. It was apparent that interior designers were not employed for stakeholder engagement to understand the experience for both staff and parents and that architects had been given a brief to accommodate only the medical requirements for this ward. The ward did not have sufficient seating for parents to visit their children in their rooms, insufficient social worker and dying room facilities with no privacy for parents and families, insufficient parent room kitchens and self-care facilities and no toilet for parents (who have to leave the ward to another floor to use the toilet), to name just a few problems which were making the hospital increasingly stressful for already stressed parents, families and staff, especially during covid. Interior designers are particularly good at designing the details of environments which people and users directly come into contact with, making spaces function properly and changing behaviours and experiences of the people that occupy them. Without them we will be generic building boxes which do function for required needs and fail to accommodate the needs of people for safety, health, wellbeing, and inclusivity and the ultimate sustainability of our planet.*
- *During a residential renovation, the contractor poured the concrete stair slab without detailed drawings from the architect or stair manufacturer. The stair treads and risers did not meeting building standards, which we picked up straight away at a site visit. Whilst the process had already gone further than we hoped, we saved a huge cost and risk to the client by having these removed and re-cast before the build had further progressed and finishes had been template and clad to the stairs.*
- *During a review of architectural plans I identified that the nominated sill height of a window conflicted with an intersecting kitchen bench (bench height 900). Identification of this error on the plans lead to the sill height being raised to 900 and prevented a substantial costly error in window fabrication and installation.*
- *I work in the heritage single residential space (class 1) My work is critical to preserving our country's character and history. We often work on period homes not recognised for its internal heritage component. Many builders and architects propose to strip this character to create better utility. We work within the heritage form to preserve history and character while offering modern amenity.*
- *When working as the lead design manager/lead interior designer on a commercial zoo project, I was brought in to provide critical oversight of the entire team. This included commercial master planning of the entire site/class 6 commercial kitchen design& retain space/class 5 office fitout layout, AS1428.1 consultation for building entrance ramps, staircase design, fire path calculations, commercial finishes selections to ensure compliance with the Australian building codes and standards. The existing building designer and licensed builder did not hold this knowledge. As such, my advice, planning documents and specifications were critical to ensuring this public development was safe for both employees and visitors to the site. My consultation picked up a non-compliant ramp design, threshold widths being non-compliant at doorways, threshold heights being non-compliant at doorways, lack of film on office glazing and adjustment of floor finish*

specification in the commercial kitchen to ensure compliance with the necessary slip ratings. Without this consultation, the project would have been a significant risk to community and staff safety.

- *In addition to a range of decorative services, I am a specialised designer of kitchens, bathrooms, laundries and other forms of fitted cabinetry. I have been professionally trained via a nationally accredited course for the design of kitchens and bathrooms and continue my professional development with ongoing CPD across a range of areas that are relevant to these spaces. As these spaces require an extensive knowledge of codes and incorporate water services, I am concerned that I will be unable to continue to work in my professional field if only licensed building practitioners are able to work in the 5 building elements identified, notwithstanding the fact that I have the training, knowledge and experience to add value and mitigate client risk. Virtually every job I undertake includes a kitchen or bathroom or laundry design component so if I have to say to a client that I cannot take on those components of the job they will have no alternative but to select a practitioner that meets the NSW licensing requirements. The impact of this is that my business model disappears, and my years of study, experience, ongoing CPD and practising is pulled out from beneath me, leaving me with a much reduced capacity to make a living. It also leaves me unable to specify products related to a project, even if I'm not doing the design of the space, and this has the effect of not only reducing my potential work, but reducing the potential catchment of clients down to those who only want "soft" design.*
- *Class 5 building - potential for noise pollution was mitigated by the specification of acoustic rated materials, incorporation of sound baffles and modification of flooring schedule - noise transfer between meeting rooms alleviated by specifying all walls anchored off slab above to prevent sound being transferred via ceiling panels and insulating walls.*
- *Interior designers have a higher knowledge of the way people interact with the interior spaces of a building [than architects]. The focus is on the users not the exterior function.*