

SPECIALIST DISABILITY ACCOMODATION

PRICE REVIEW 2022

ERNST & YOUNG

The background to this study is that Kennedy Associates Architects were engaged to develop reference designs for each SDA dwelling configuration across the five design categories and four build types which are included within the SDA Pricing Model.

KAA's instructions were that the designs were to meet the minimum requirements listed below:

1. Specialist Disability Accommodation Design Standard "Design Standard" (2019)
2. Building Code of Australia (BCA) and National Construction Code (NCC) for a BCA Class 3 building that is also a *residential care building*
3. Relevant Australian Standards being AS 1428.1 Design for access and mobility, AS/NZS 2890.1 Parking facilities - Off-street car parking and 2890.6 Off street parking for people with disabilities.

The purpose of the designs is to provide a basis for the 'estimated benchmark construction cost' that was used to inform the SDA Price Guide Review.

The designs are consistent in nature to allow for consistency in cost assumptions. They have been designed to the minimum standards and requirements. Where the standards are not specific enough, decisions regarding design have been developed in collaboration with EY and the NDIA.

The use of these plans is authorised for the intended purpose only being to inform the establishment of the 'estimated benchmark construction cost'.

GLOSARRY

GFA / GROSS FLOOR AREA

Measured from the inside face of the external walls. Excludes external wall thickness, garage, covered outdoor space, etc.

ENCLOSED FLOOR AREA

Fully enclosed covered area measured from the inside face of the external walls including garage.

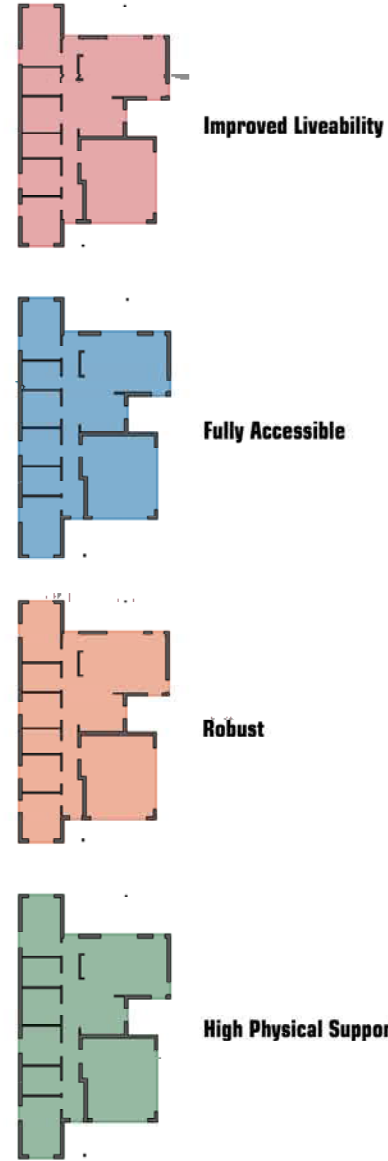
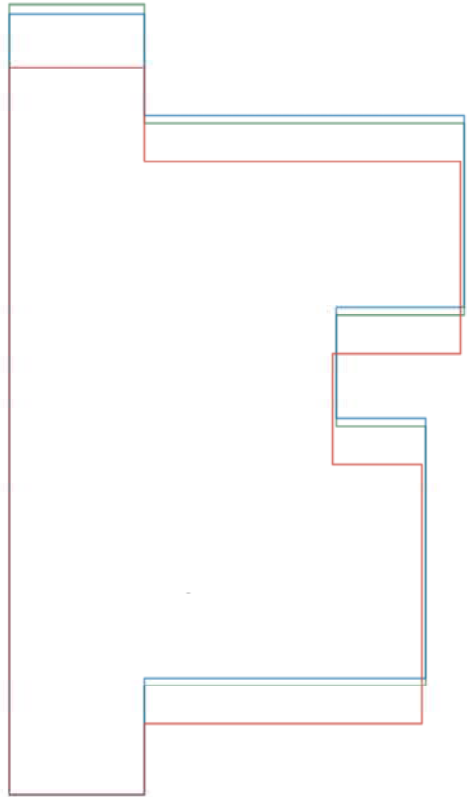
TOTAL BUILT FLOOR AREA

Measurement including external face of the external walls. Refer to tables used for 'Area Comparison'

DRAWING LIST

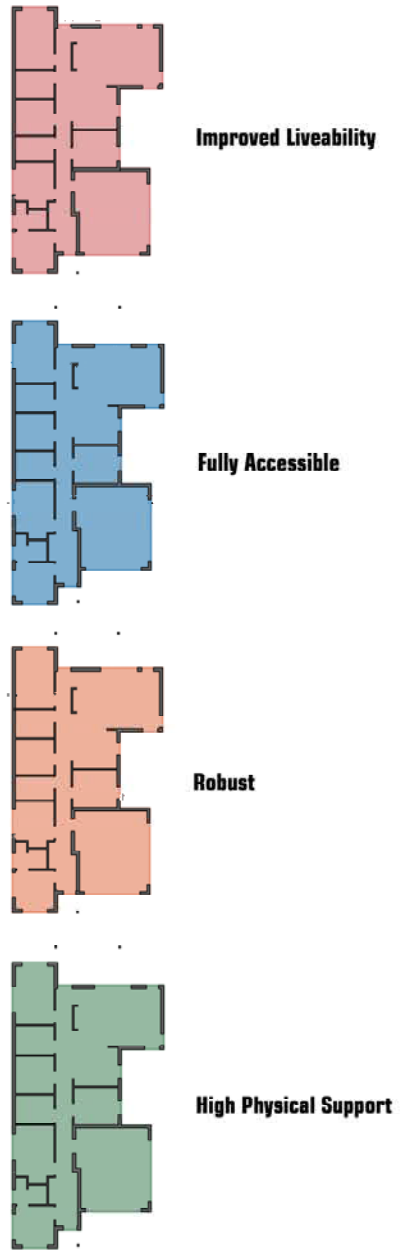
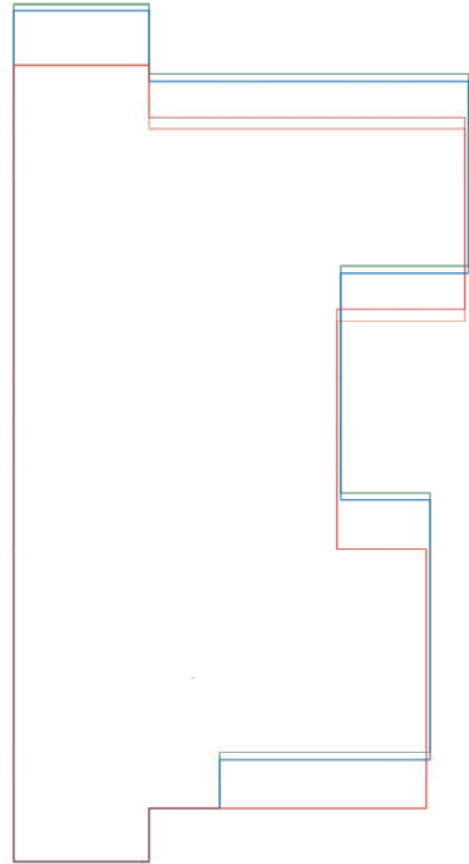
DRAWING NO.	DRAWING NAME	DRAWING NO.	DRAWING NAME
CD-000	COVER PAGE	CD-121	SDA HPS - Villa - 1 Resident / 2 Residents
CD-001	Area Comparison - House - 2 Residents	CD-125	SDA HPS - Villa - 3 Resident
CD-002	Area Comparison - House - 3 Residents	CD-131	SDA IL - House - 2 Resident
CD-003	Area Comparison - House - 4 Residents	CD-132	SDA IL - House - 2 Resident - OOA
CD-004	Area Comparison - House - 5 Residents	CD-133	SDA IL - House - 3 Resident
CD-005	Area Comparison - House - 4 Residents	CD-134	SDA IL - House - 3 Resident - OOA
CD-006	Area Comparison - House - Fully Accessible	CD-141	SDA FA - House - 2 Resident
CD-007	Area Comparison - House - Robust	CD-142	SDA FA - House - 2 Resident - OOA
CD-008	Area Comparison - House - High Physical Support	CD-143	SDA FA - House - 3 Resident
CD-009	Area Comparison - Apartment - 1 Bed 1 Residents / 2 Bed 1 Resid	CD-144	SDA FA - House - 3 Resident - OOA
CD-010	Area Comparison - Apartment - 2 Bed 2 Residents / 3 Bed 2 Resid	CD-151	SDA R - House - 2 Resident
CD-011	Area Comparison - Apartment - Improved Liveability / Fully Acce	CD-152	SDA R - House - 2 Resident - OOA
CD-012	Area Comparison - Apartment - High Physical Support	CD-153	SDA R - House - 3 Resident
CD-013	Area Comparison - Villa - 1 Residents / 2 Residents	CD-154	SDA R - House - 3 Resident - OOA
CD-014	Area Comparison - Villa - 3 Residents	CD-161	SDA HPS - House - 2 Resident
CD-015	Area Comparison - Villa - Improved Liveability / Fully Access	CD-162	SDA HPS - House - 2 Resident - OOA
CD-016	Area Comparison - Villa - Robust / High Physical Support	CD-163	SDA HPS - House - 3 Resident
CD-021	BASE - Apartment - 1 Bed 1 Resident / 2Bed 2Residents	CD-164	SDA HPS - House - 3 Resident - OOA
CD-022	BASE - Apartment - 3 Bed 3 Resident	CD-171	SDA IL - Group Home - 4 Resident
CD-023	BASE - Villa - 1 Resident / 2 Residents	CD-172	SDA IL - Group Home - 4 Resident - OOA
CD-024	BASE - Villa - 3 Resident	CD-173	SDA IL - Group Home - 5 Resident
CD-031	BASE - House - 2 Resident	CD-174	SDA IL - Group Home - 5 Resident - OOA
CD-032	BASE - House - 3 Resident	CD-181	SDA FA - Group Home - 4 Resident
CD-041	BASE - Group Home - 4 Resident	CD-182	SDA FA - Group Home - 4 Resident - OOA
CD-042	BASE - Group Home - 5 Resident	CD-183	SDA FA - Group Home - 5 Resident
CD-045	SDA IL - Apartment - 1 Bed 1 Resident / 2 Bed 1 Resident	CD-184	SDA FA - Group Home - 5 Resident - OOA
CD-063	SDA IL - Apartment - 2 Bed 2 Resident / 3Bed 2 Residents	CD-191	SDA R - Group Home - 4 Resident
CD-071	SDA FA - Apartment - 1 Bed 1 Resident / 2 Bed 1 Resident	CD-192	SDA R - Group Home - 4 Resident - OOA
CD-073	SDA FA - Apartment - 2 Bed 2 Resident / 3 Bed 2 Residents	CD-193	SDA R - Group Home - 5 Resident
CD-081	SDA HPS - Apartment - 1 Bed 1 Resident / 2 Bed 1 Resident	CD-194	SDA R - Group Home - 5 Resident - OOA
CD-085	SDA HPS - Apartment - 2 Bed 2 Resident / 3 Bed 2 Resident	CD-201	SDA HPS - Group Home - 4 Resident
CD-091	SDA IL - Villa - 1 Resident / 2 Residents	CD-202	SDA HPS - Group Home - 4 Resident - OOA
CD-095	SDA IL - Villa - 3 Resident	CD-203	SDA HPS - Group Home - 5 Resident
CD-111	SDA R - Villa - 1 Resident 2 Residents	CD-204	SDA HPS - Group Home - 5 Resident - OOA
CD-117	SDA R - Villa - 3 Resident		

- LEGEND**
- SDA - Improved Liveability
 - SDA - Fully Accessible
 - SDA - Robust
 - SDA - High Physical Support



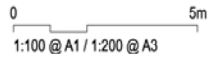
Area Comparison	
SDA Type - House, 2 Residents (No OOA)	Total Built Floor Area
Improved Liveability	186.5 sq m
Fully Accessible	193.4 sq m
Robust	186.5 sq m
High Physical Support	194.3 sq m

SDA TYPE - HOUSE, 2 RESIDENTS (NO OOA)

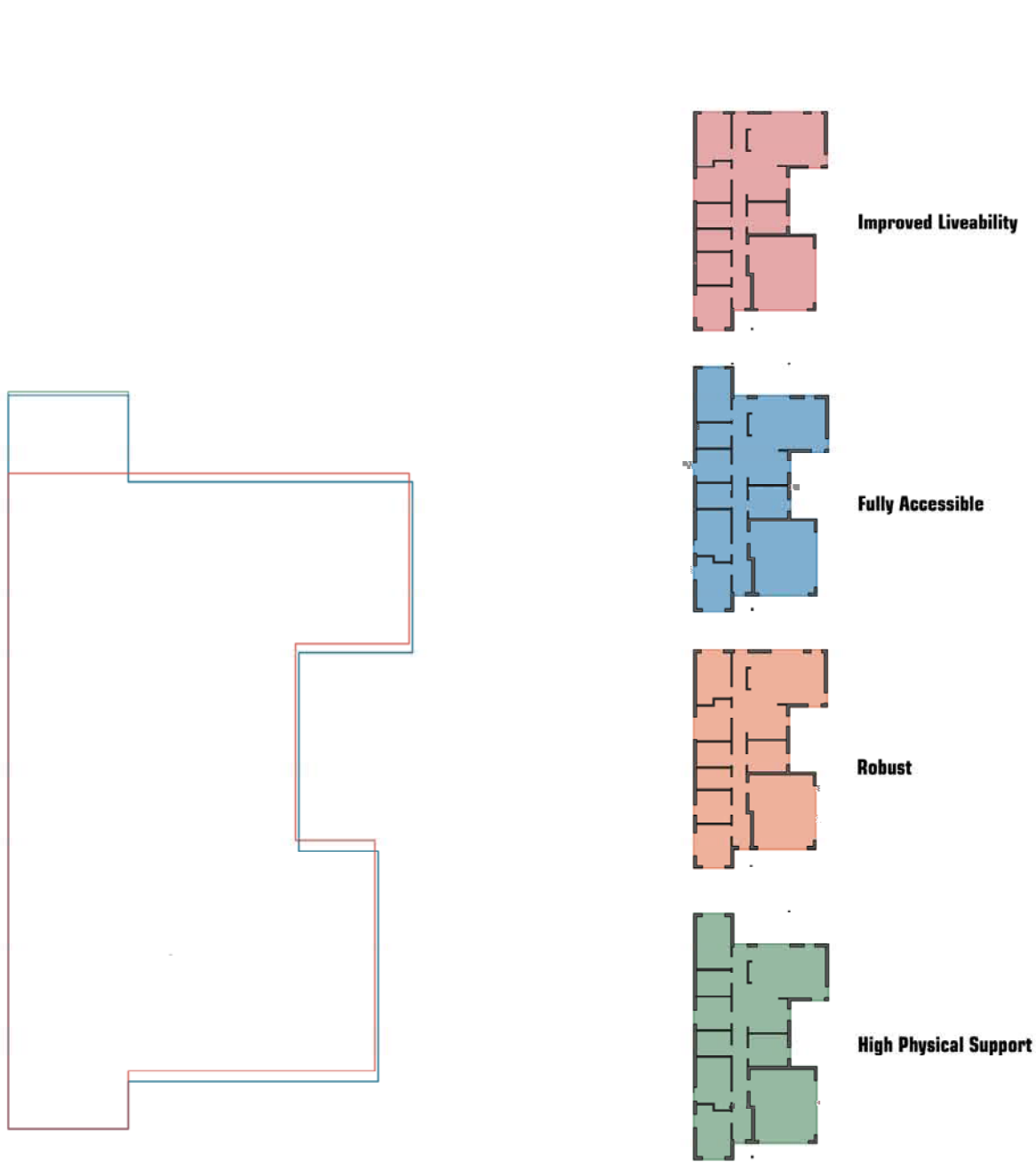


Area Comparison	
SDA Type - House, 2 Residents (OOA)	Total Built Floor Area
Improved Liveability	211.4 sq m
Fully Accessible	219.5 sq m
Robust	209.6 sq m
High Physical Support	220.5 sq m

SDA TYPE - HOUSE, 2 RESIDENTS (WITH OOA)

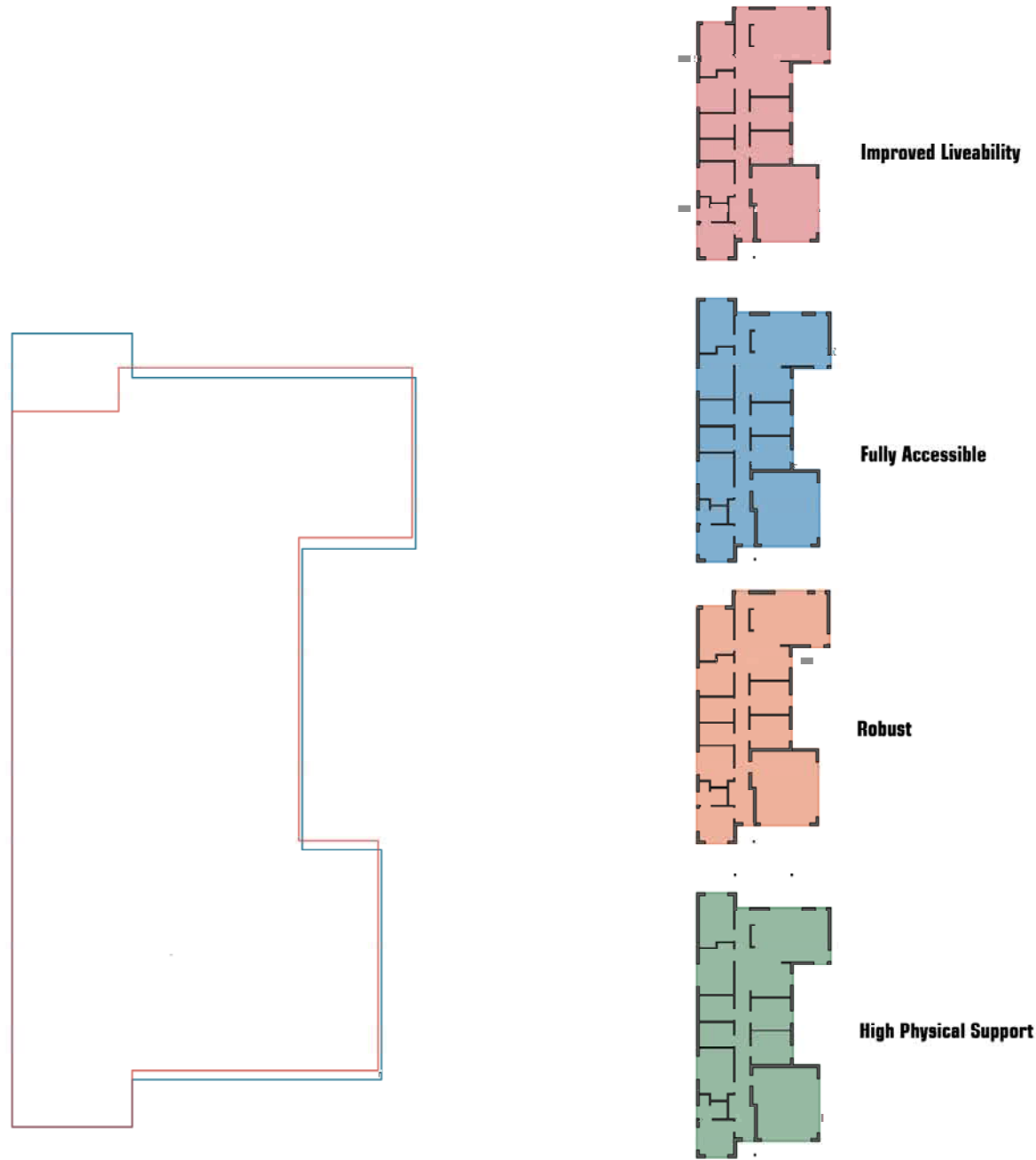


- LEGEND**
- SDA - Improved Liveability
 - SDA - Fully Accessible
 - SDA - Robust
 - SDA - High Physical Support



Area Comparison	
SDA Type - House, 3 Residents (No OOA)	Total Built Floor Area
Improved Liveability	203.0 sq m
Fully Accessible	213.8 sq m
Robust	203.0 sq m
High Physical Support	214.3 sq m

SDA TYPE - HOUSE, 3 RESIDENTS (NO OOA)

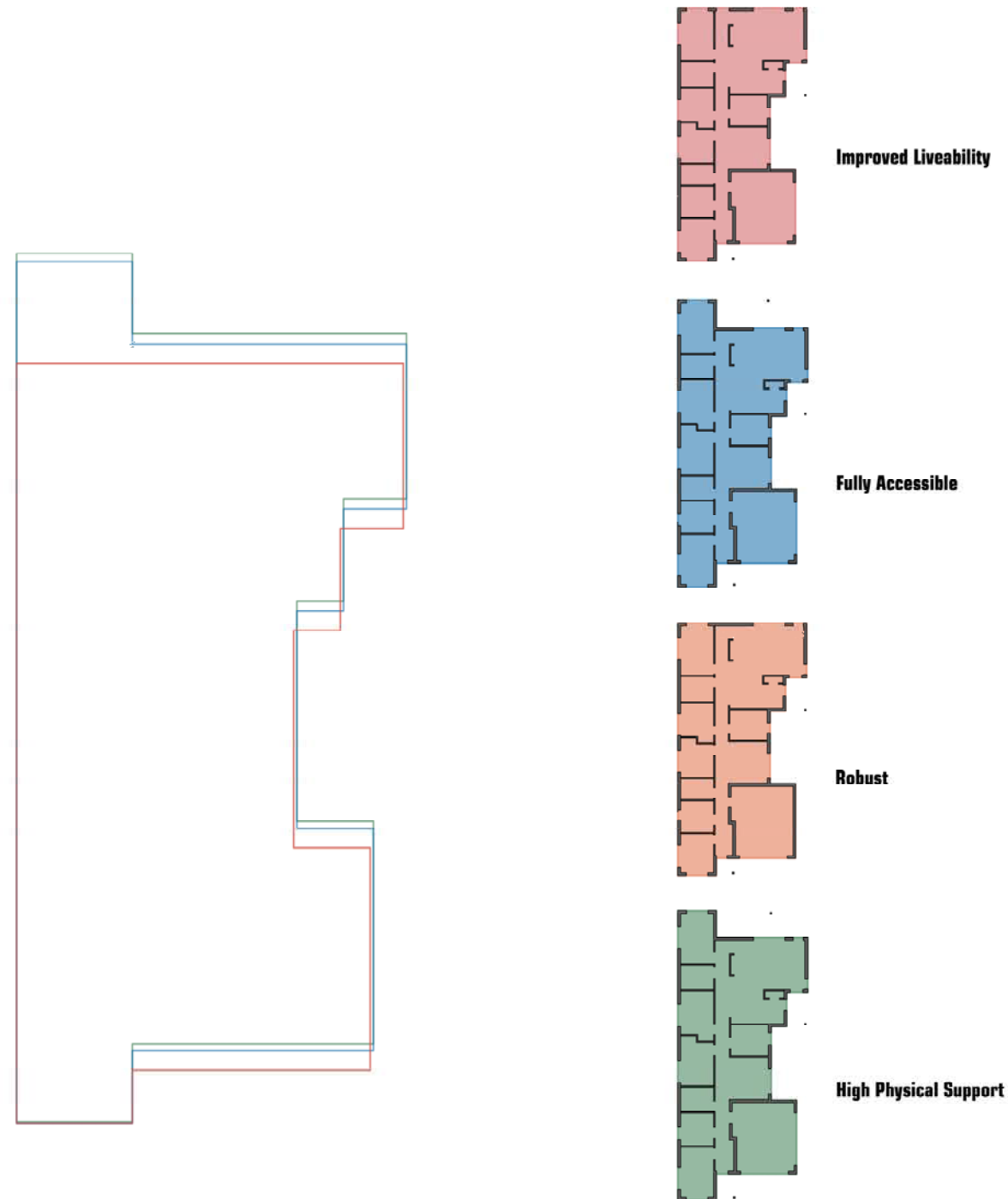


Area Comparison	
SDA Type - House, 3 Residents (OOA)	Total Built Floor Area
Improved Liveability	227.1 sq m
Fully Accessible	237.3 sq m
Robust	227.2 sq m
High Physical Support	237.3 sq m

SDA TYPE - HOUSE, 3 RESIDENTS (WITH OOA)

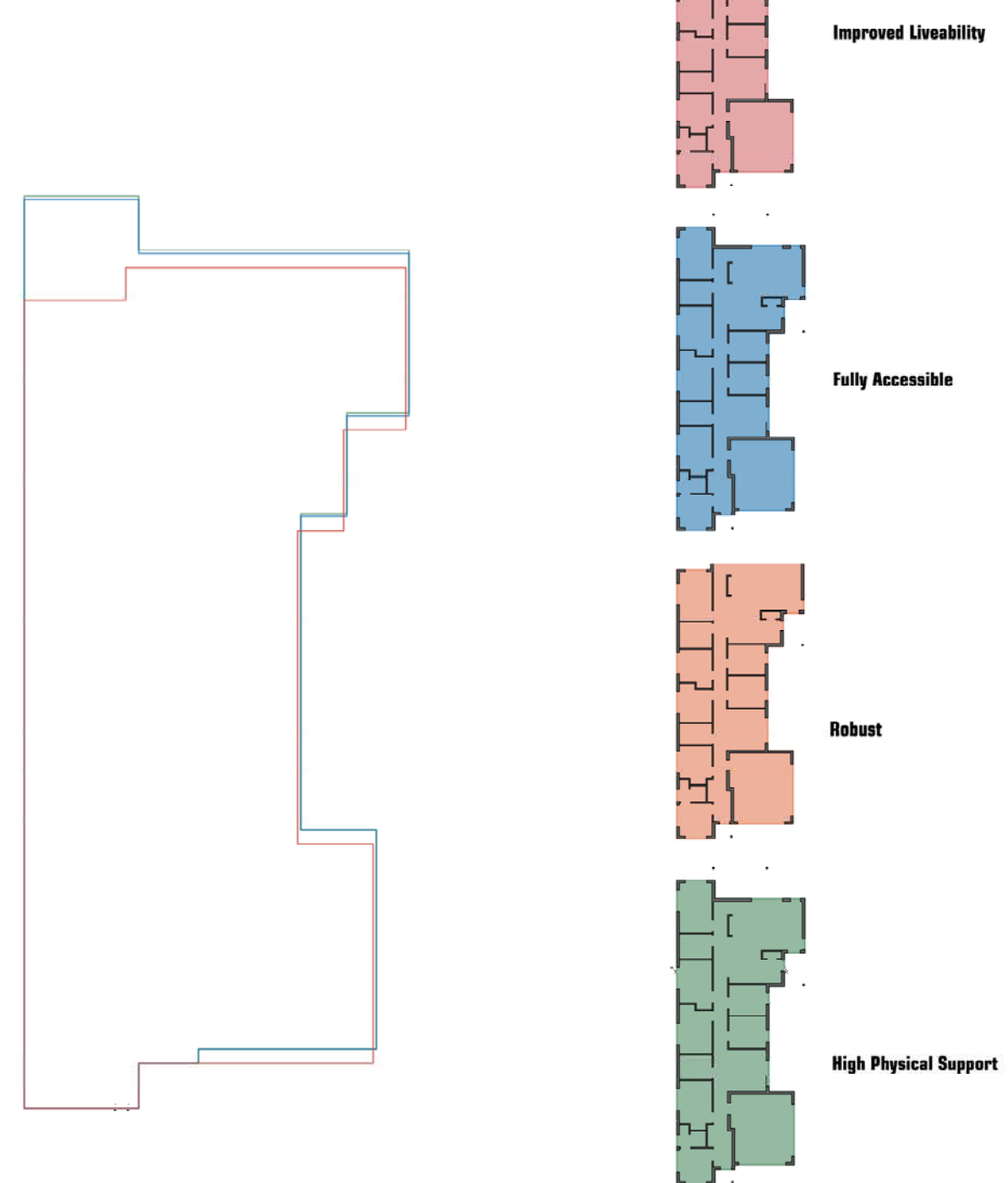
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- LEGEND**
- SDA - Improved Liveability
 - SDA - Fully Accessible
 - SDA - Robust
 - SDA - High Physical Support



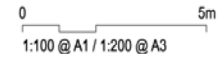
Area Comparison	
SDA Type - House, 4 Residents (No OOA)	Total Built Floor Area
Improved Liveability	244 sq m
Fully Accessible	258 sq m
Robust	244 sq m
High Physical Support	259 sq m

SDA TYPE - GROUP HOME, 4 RESIDENTS (NO OOA)

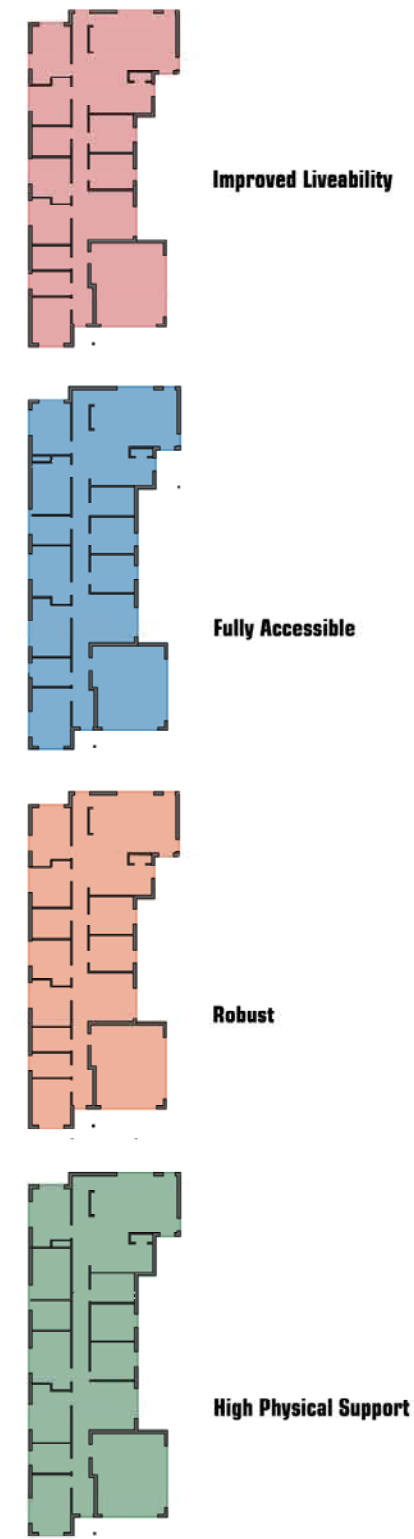
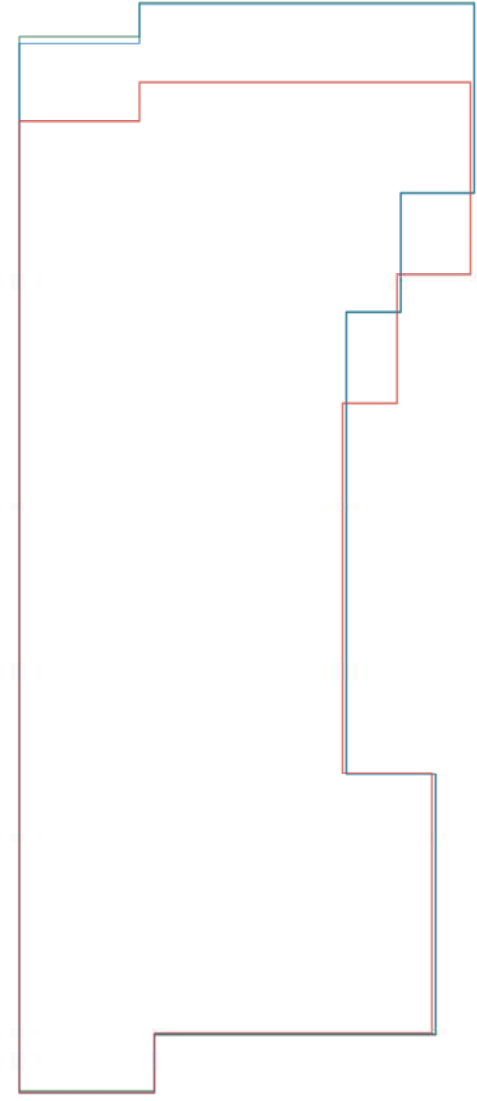


Area Comparison	
SDA Type - House, 4 Residents	Total Built Floor Area
Improved Liveability	267 sq m
Fully Accessible	282 sq m
Robust	267 sq m
High Physical Support	283 sq m

SDA TYPE - GROUP HOME, 4 RESIDENTS (WITH OOA)

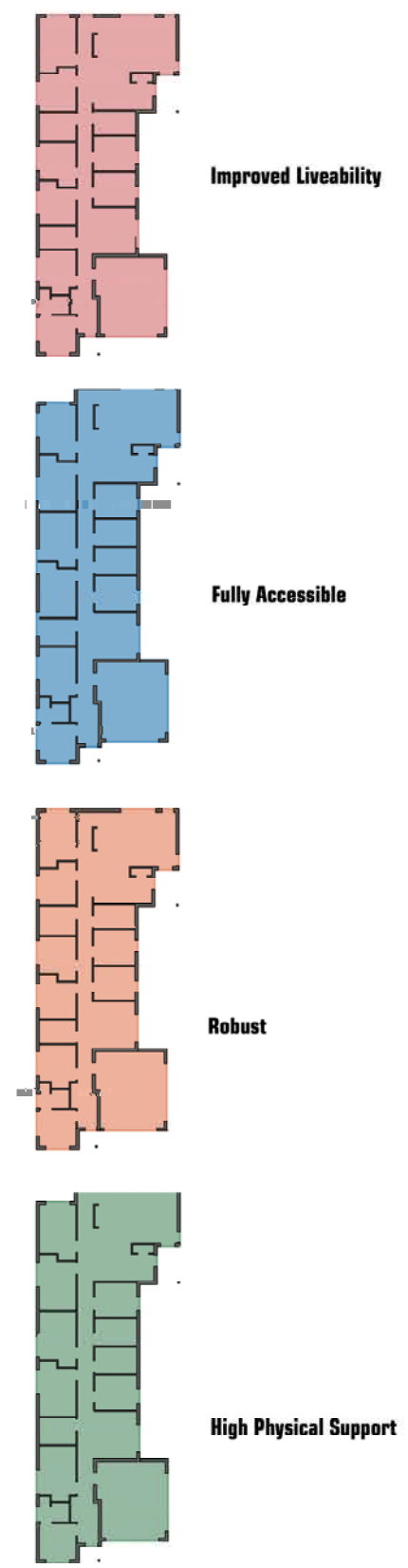
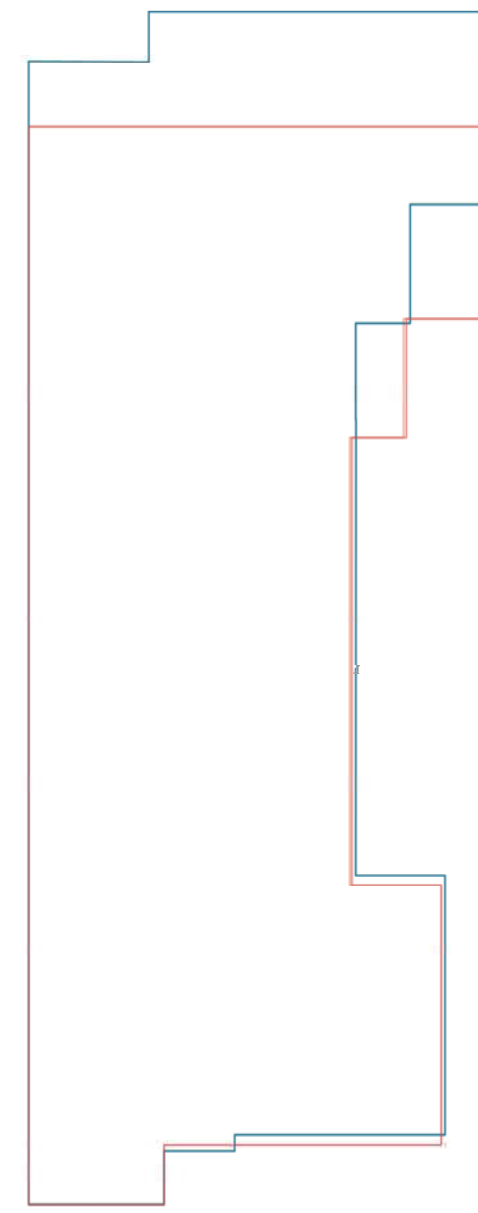


- LEGEND**
- SDA - Improved Liveability
 - SDA - Fully Accessible
 - SDA - Robust
 - SDA - High Physical Support



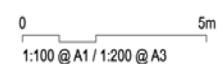
Area Comparison	
SDA Type - House, 5 Residents (No OOA)	Total Built Floor Area
Improved Liveability	271 sq m
Fully Accessible	291 sq m
Robust	271 sq m
High Physical Support	293 sq m

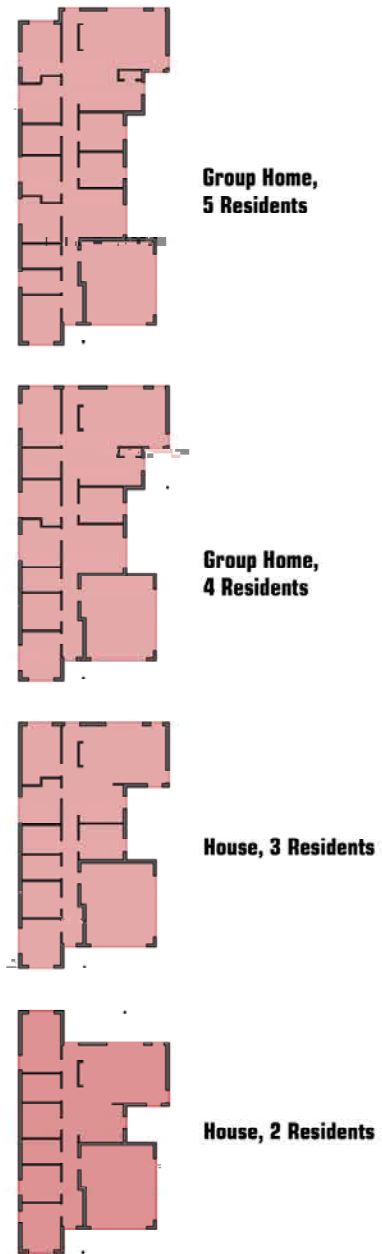
SDA TYPE - GROUP HOME, 5 RESIDENTS (NO OOA)



Area Comparison	
SDA Type - House, 5 Residents (OOA)	Total Built Floor Area
Improved Liveability	290 sq m
Fully Accessible	315 sq m
Robust	289 sq m
High Physical Support	315 sq m

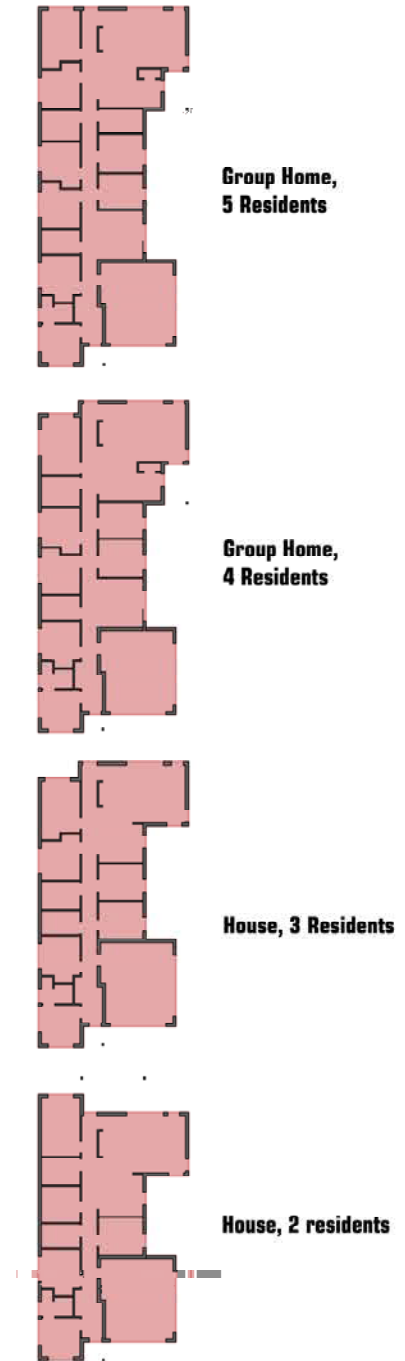
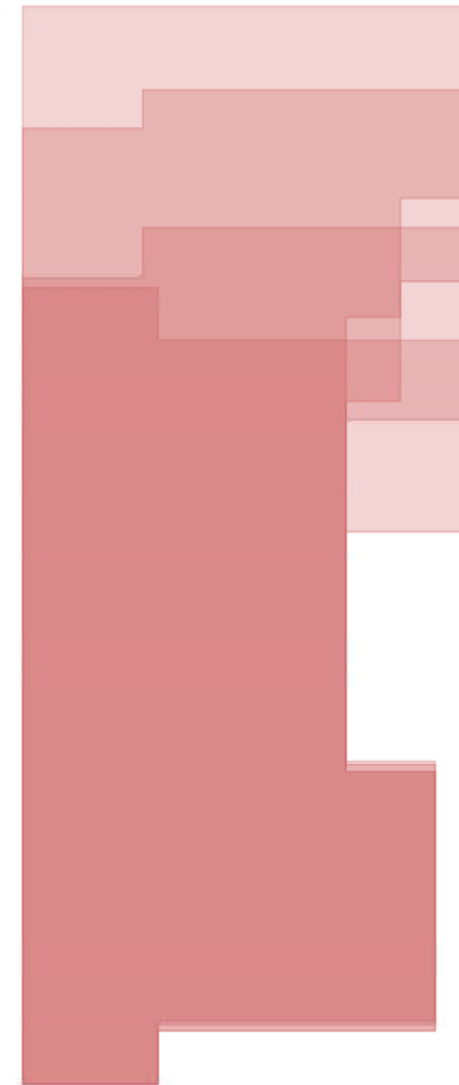
SDA TYPE - GROUP HOME, 5 RESIDENTS (WITH OOA)





SDA Type - Improved Liveability (No OOA)	Total Built Floor Area
House, 2 Residents	186 sq m
House, 3 Residents	203 sq m
Group Home, 4 Residents	244 sq m
Group Home, 5 Residents	271 sq m

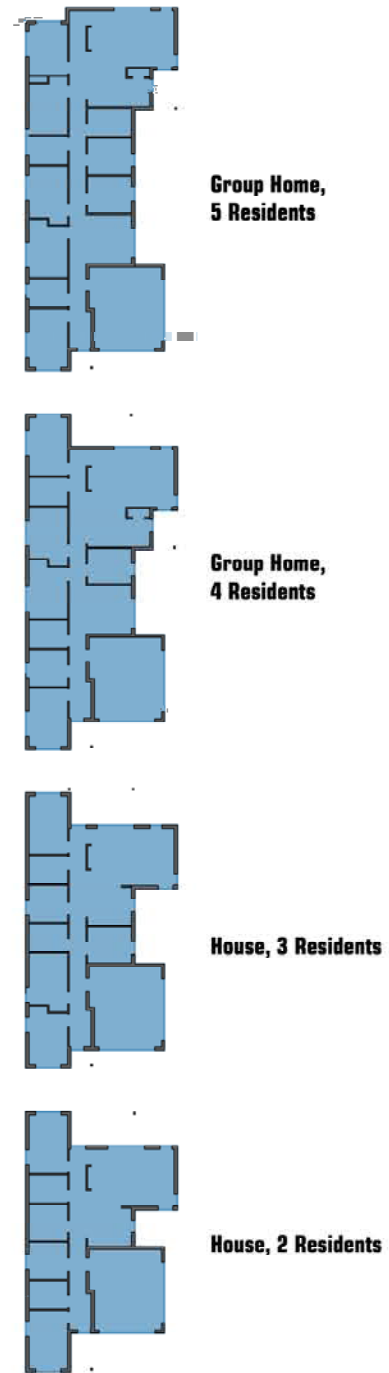
SDA TYPE - IMPROVED LIVEABILITY (NO OOA)



SDA Type - Improved Liveability (OOA)	Total Built Floor Area
House, 2 Residents	211 sq m
House, 3 Residents	227 sq m
Group Home, 4 Residents	267 sq m
Group Home, 5 Residents	290 sq m

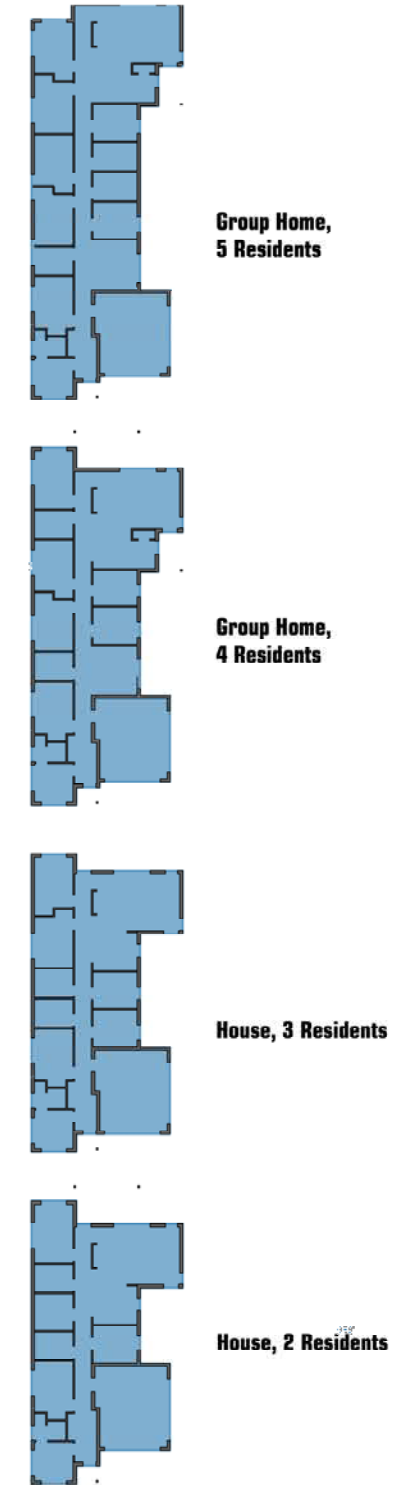
SDA TYPE - IMPROVED LIVEABILITY (WITH OOA)

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Area Comparison	
SDA Type - Fully Accessible (No OOA)	Total Built Floor Area
House, 2 Residents	193 sq m
House, 3 Residents	214 sq m
Group Home, 4 Residents	258 sq m
Group Home, 5 Residents	291 sq m

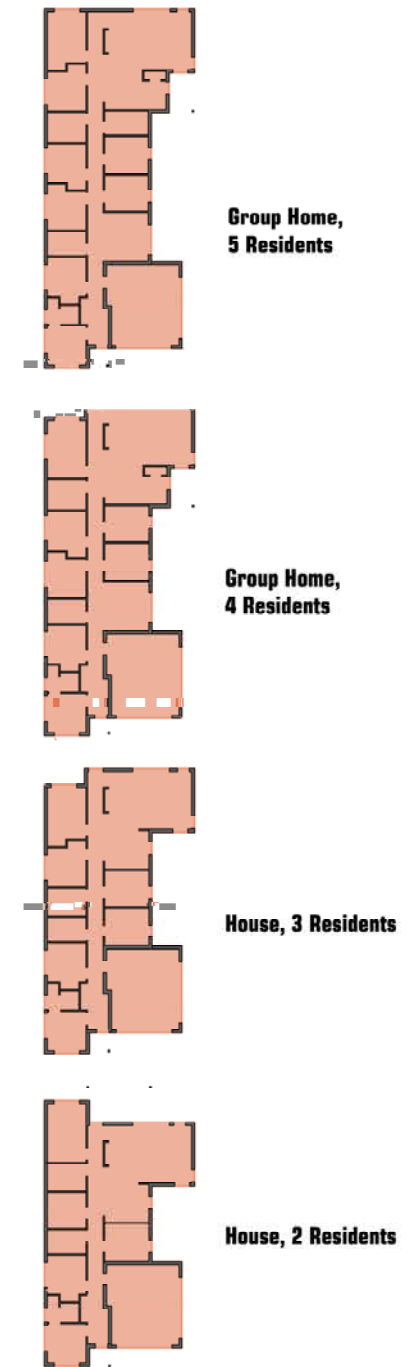
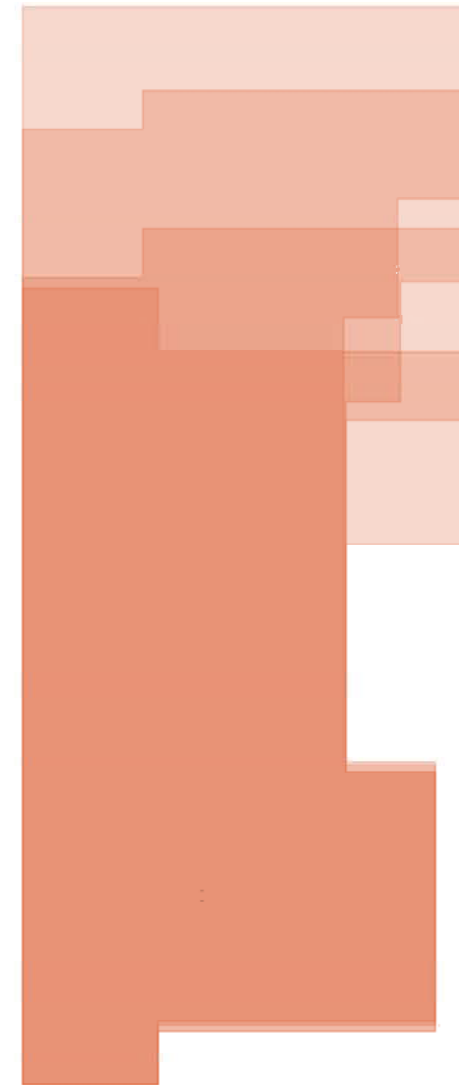
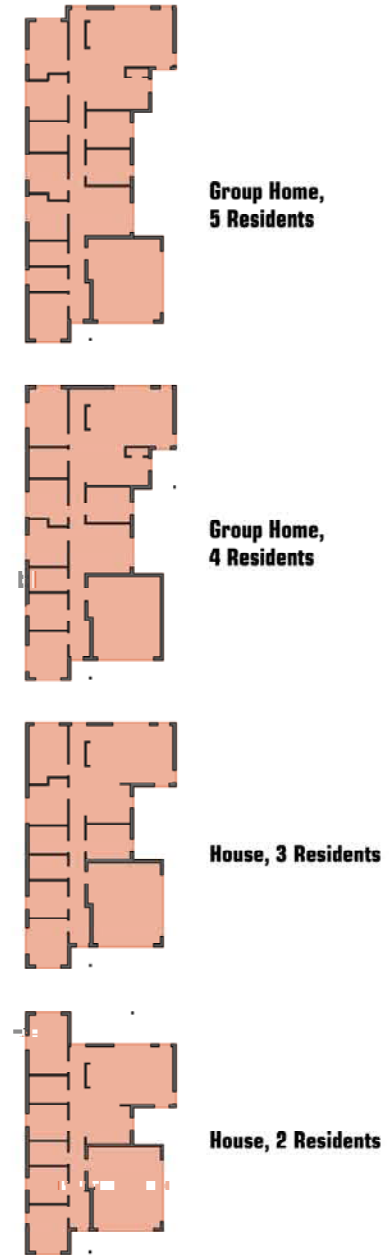
SDA TYPE - FULLY ACCESSIBLE (NO OOA)



Area Comparison	
SDA Type - Fully Accessible (OOA)	Total Built Floor Area
House, 2 Residents	219 sq m
House, 3 Residents	237 sq m
Group Home, 4 Residents	282 sq m
Group Home, 5 Residents	315 sq m

SDA TYPE - FULLY ACCESSIBLE (WITH OOA)

0 5m
1:100 @ A1 / 1:200 @ A3



Area Comparison	
SDA Type - Robust (No OOA)	Total Built Floor Area
House, 2 Residents	186 sq m
House, 3 Residents	203 sq m
Group Home, 4 Residents	244 sq m
Group Home, 5 Residents	271 sq m

SDA TYPE - ROBUST (NO OOA)

Area Comparison	
SDA Type - Robust (OOA)	Total Built Floor Area
House, 2 Residents	210 sq m
House, 3 Residents	227 sq m
Group Home, 4 Residents	267 sq m
Group Home, 5 Residents	289 sq m

SDA TYPE - ROBUST (WITH OOA)

0 5m
1:100 @ A1 / 1:200 @ A3



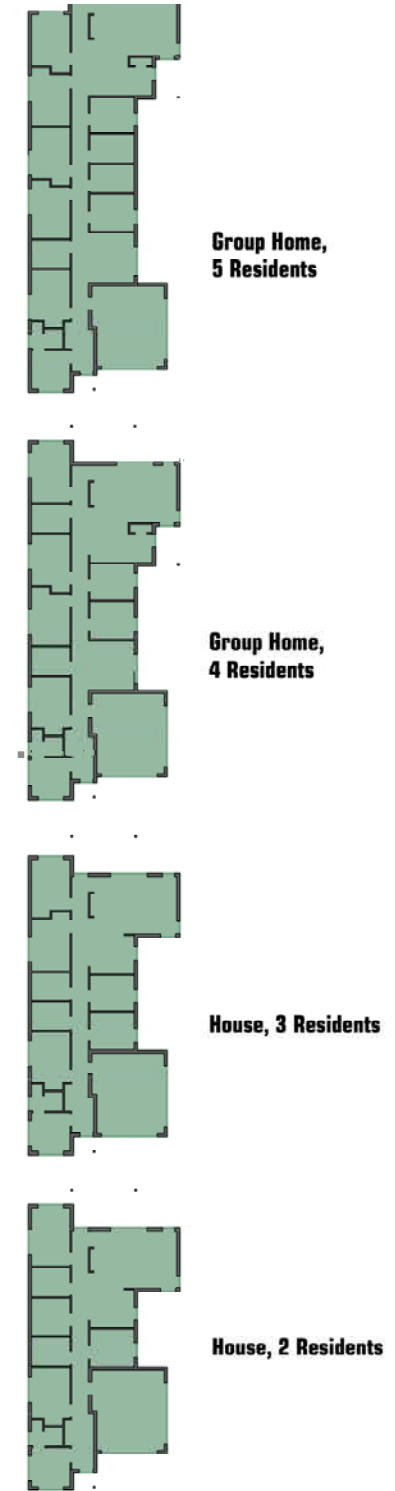
Area Comparison	
SDA Type - High Physical Support (No OOA)	Total Built Floor Area
House, 2 Residents	194 sq m
House, 3 Residents	214 sq m
Group Home, 4 Residents	259 sq m
Group Home, 5 Residents	293 sq m

SDA TYPE - HIGH PHYSICAL SUPPORT (NO OOA)



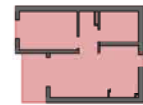
Area Comparison	
SDA Type - High Physical Support (OOA)	Total Built Floor Area
House, 2 Residents	220 sq m
House, 3 Residents	237 sq m
Group Home, 4 Residents	283 sq m
Group Home, 5 Residents	315 sq m

SDA TYPE - HIGH PHYSICAL SUPPORT (WITH OOA)

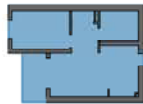


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- LEGEND**
- SDA - Improved Liveability
 - SDA - Fully Accessible
 - SDA - High Physical Support



Improved Liveability



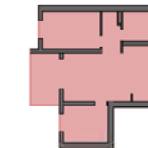
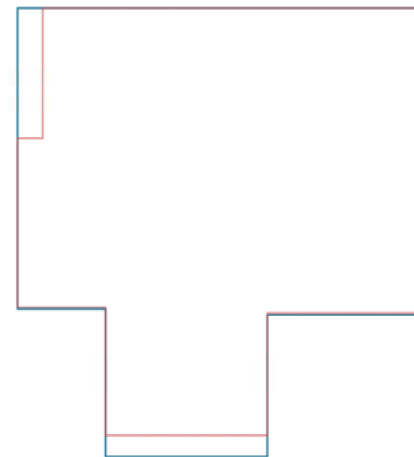
Fully Accessible



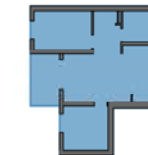
High Physical Support

Area Comparison	
SDA Type - Apartment, 1 Bed 1 Resident	Total Built Floor Area
Improved Liveability	81 sq m
Fully Accessible	83 sq m
High Physical Support	83 sq m

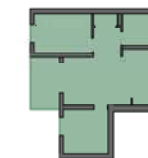
SDA TYPE - APARTMENT, 1 BED 1 RESIDENT



Improved Liveability



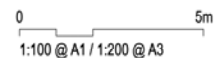
Fully Accessible



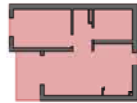
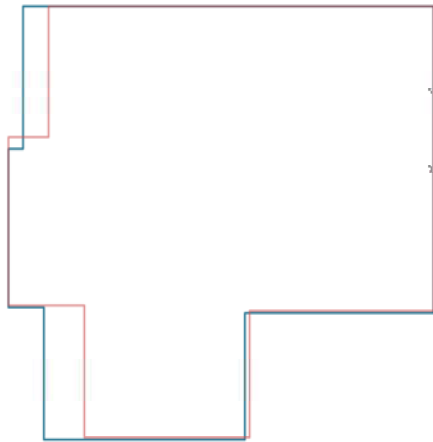
High Physical Support

Area Comparison	
SDA Type - Apartment, 2 Bed 1 Resident	Total Built Floor Area
Improved Liveability	105 sq m
Fully Accessible	110 sq m
High Physical Support	110 sq m

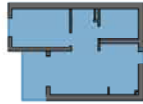
SDA TYPE - APARTMENT, 2 BED 1 RESIDENTS



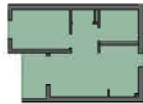
- LEGEND**
- SDA - Improved Liveability
 - SDA - Fully Accessible
 - SDA - High Physical Support



Improved Liveability



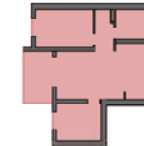
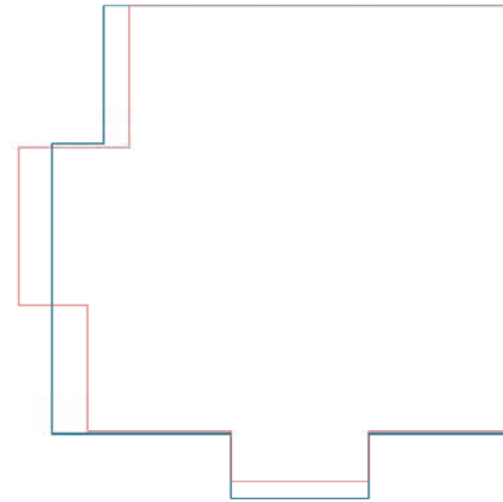
Fully Accessible



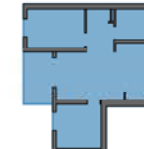
High Physical Support

Area Comparison	
SDA Type - Apartment, 2 Bed 2 Resident	Total Built Floor Area
Improved Liveability	107 sq m
Fully Accessible	114 sq m
High Physical Support	114 sq m

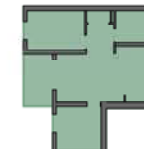
SDA TYPE - APARTMENT, 2 BED 2 RESIDENT



Improved Liveability



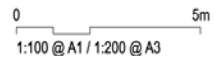
Fully Accessible

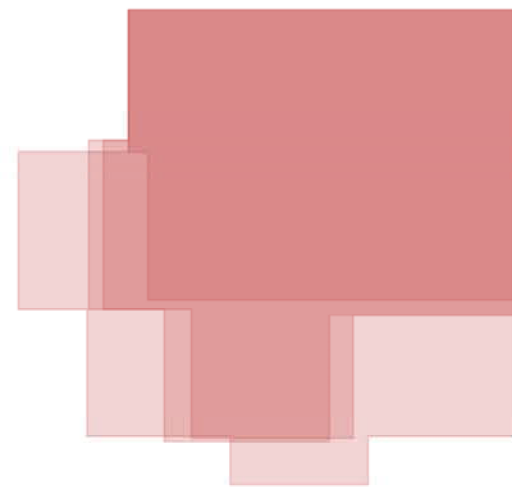


High Physical Support

Area Comparison	
SDA Type - Apartment, 3 Bed 2 Resident	Total Built Floor Area
Improved Liveability	143 sq m
Fully Accessible	148 sq m
High Physical Support	148 sq m

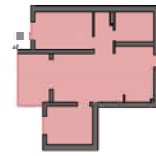
SDA TYPE - APARTMENT, 3 BED 2 RESIDENTS



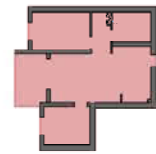


Area Comparison	
SDA Type - Improved Liveability	Total Built Floor Area
Apartment, 1 Bed 1 Resident	81 sq m
Apartment, 2 Bed 1 Resident	105 sq m
Apartment, 2 Bed 2 Residents	107 sq m
Apartment, 3 Bed 2 Residents	143 sq m

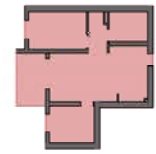
SDA TYPE - APARTMENT - IMPROVED LIVEABILITY



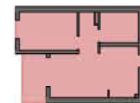
Apartment, 3 Bed 2 Residents



Apartment, 2 Bed 2 Residents



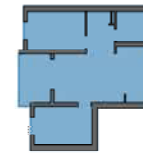
Apartment, 2 Bed 1 Resident



Apartment, 1 Bed 1 Resident



Apartment, 3 Bed 2 Residents



Apartment, 2 Bed 2 Residents



Apartment, 2 Bed 1 Resident

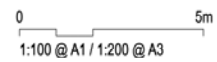


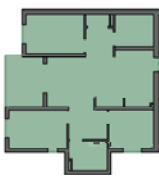
Apartment, 1 Bed 1 Resident



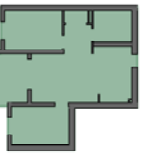
Area Comparison	
SDA Type - Fully Accessible	Total Built Floor Area
Apartment, 1 Bed 1 Resident	83 sq m
Apartment, 2 Bed 1 Resident	110 sq m
Apartment, 2 Bed 2 Residents	114 sq m
Apartment, 3 Bed 2 Residents	148 sq m

SDA TYPE - APARTMENT - FULLY ACCESSIBLE

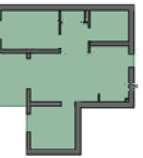




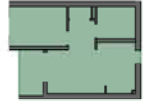
Apartment, 3 Bed 2 Residents



Apartment, 2 Bed 2 Residents



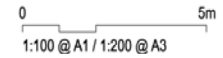
Apartment, 2 Bed 1 Resident



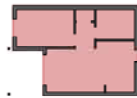
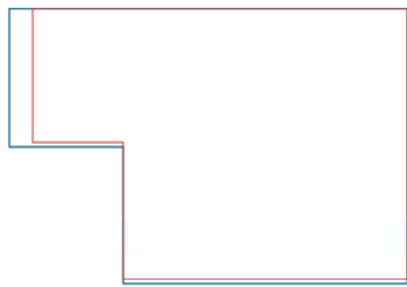
Apartment, 1 Bed 1 Resident

SDA Type - High Physical Support	Total Built Floor Area
Apartment, 1 Bed 1 Resident	83 sq m
Apartment, 2 Bed 1 Resident	110 sq m
Apartment, 2 Bed 2 Residents	114 sq m
Apartment, 3 Bed 2 Residents	148 sq m

SDA TYPE - APARTMENT - HIGH PHYSICAL SUPPORT



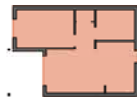
- LEGEND**
- SDA - Improved Liveability
 - SDA - Fully Accessible
 - SDA - Robust
 - SDA - High Physical Support



Improved Liveability



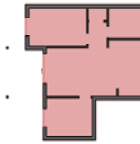
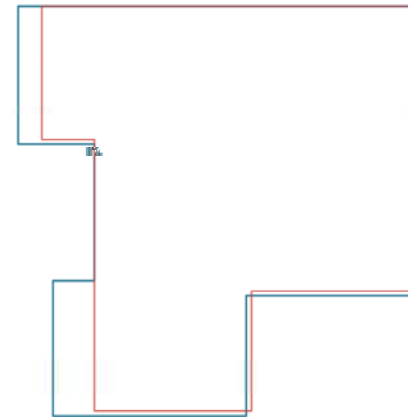
Fully Accessible



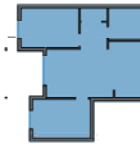
Robust



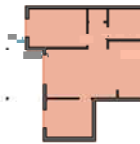
High Physical Support



Improved Liveability



Fully Accessible



Robust



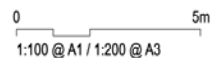
High Physical Support

Area Comparison	
SDA Type - Villa, 1 Residents	Total Built Floor Area
Improved Liveability	66 sq m
Fully Accessible	69 sq m
Robust	66 sq m
High Physical Support	69 sq m

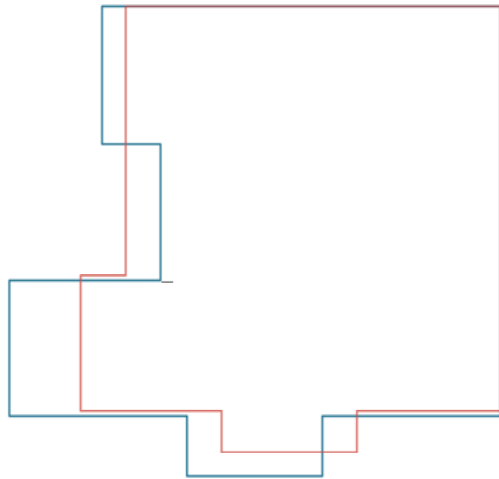
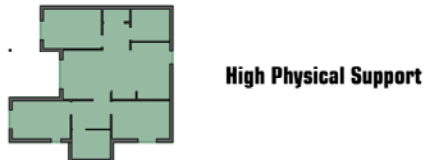
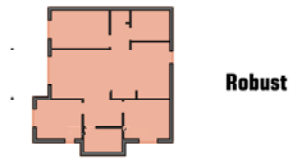
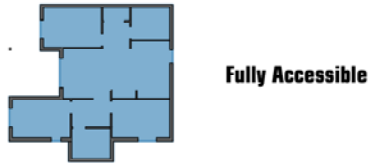
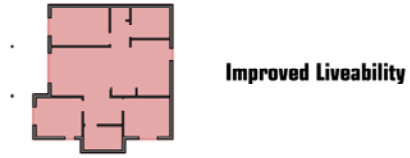
SDA TYPE - VILLA, 1 RESIDENT

Area Comparison	
SDA Type - Villa, 2 Residents	Total Built Floor Area
Improved Liveability	87 sq m
Fully Accessible	94 sq m
Robust	87 sq m
High Physical Support	94 sq m

SDA TYPE - VILLA, 2 RESIDENTS



- LEGEND**
- SDA - Improved Liveability
 - SDA - Fully Accessible
 - SDA - Robust
 - SDA - High Physical Support



Area Comparison	
SDA Type - Villa, 3 Residents	Total Built Floor Area
Improved Liveability	121 sq m
Fully Accessible	130 sq m
Robust	121 sq m
High Physical Support	130 sq m

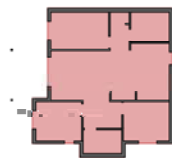
SDA TYPE - VILLA, 3 RESIDENTS

0 5m
1:100 @ A1 / 1:200 @ A3

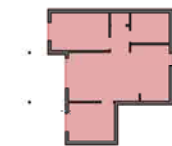


Area Comparison	
SDA Type - Improved Liveability	Total Built Floor Area
Villa, 1 Residents	66 sq m
Villa, 2 Residents	87 sq m
Villa, 3 Residents	121 sq m

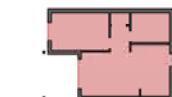
SDA TYPE - VILLA - IMPROVED LIVEABILITY



Villa, 3 Residents



Villa, 2 Residents

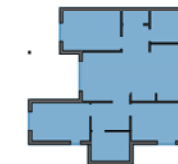


Villa, 1 Residents



Area Comparison	
SDA Type - Fully Accessible	Total Built Floor Area
Villa, 1 Residents	69 sq m
Villa, 2 Residents	94 sq m
Villa, 3 Residents	130 sq m

SDA TYPE - VILLA - FULLY ACCESSIBLE



Villa, 3 Residents



Villa, 2 Residents



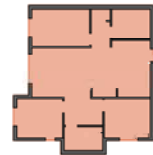
Villa, 1 Residents

0 5m
1:100 @ A1 / 1:200 @ A3

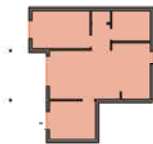


Area Comparison	
SDA Type - Robust	Total Built Floor Area
Villa, 1 Resident	66 sq m
Villa, 2 Residents	87 sq m
Villa, 3 Residents	121 sq m

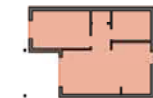
SDA TYPE - VILLA - ROBUST



Villa, 3 Residents



Villa, 2 Residents

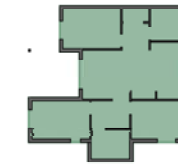


Villa, 1 Residents

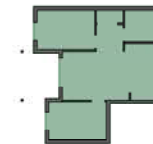


Area Comparison	
SDA Type - High Physical Support	Total Built Floor Area
Villa, 1 Resident	69 sq m
Villa, 2 Residents	94 sq m
Villa, 3 Residents	130 sq m

SDA TYPE - VILLA - HIGH PHYSICAL SUPPORT



Villa, 3 Residents



Villa, 2 Residents



Villa, 1 Residents

0 5m
1:100 @ A1 / 1:200 @ A3

- LEGEND**
- bedroom
 - wet area
 - living / dining / kitchen area
 - private outdoor space

- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - O oven
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard



Area Counts	Location	Area sq m
GFA		51.2 sq m

Room Dimension	Room Name	Net Area	Dimensions
BATH 1		5.1 sq m	2430 x 2100
BED 1		11.1 sq m	3650 x 3050
HALLWAY		3.5 sq m	2280 x 1550
LDY		1.3 sq m	1250 x 1020
LIV / DIN / KIT		25.9 sq m	7200 x 3600
POS		8.1 sq m	4050 x 2000



BUILDING LAYOUT
BASE - Apartments - 1 Bed 1 Resident

ACCESS LAYOUT



Area Counts	Location	Area sq m
GFA		70.6 sq m

Room Dimension	Room Name	Net Area	Dimensions
BATH 1		5.3 sq m	2430 x 2200
BED 1		11.1 sq m	3650 x 3050
BED 2		11.1 sq m	3650 x 3050
HALLWAY		3.9 sq m	2180 x 1800
LDY		1.5 sq m	1500 x 1020
LIV / DIN / KIT		31.8 sq m	7950 x 4000
POS		8 sq m	4000 x 2000



BUILDING LAYOUT
BASE - Apartments - 2 Bed 2 Resident

ACCESS LAYOUT

0 5m
1:100 @ A1 / 1:200 @ A3



Area Counts Location	Area sq m	
GFA	97.4 sq m	
Room Dimension	Net Area	Dimensions
BATH 1	5.3 sq m	2430 x 2200
BATH 2	5.7 sq m	2580 x 2200
BED 1	11.1 sq m	3650 x 3050
BED 2	11.1 sq m	3650 x 3050
BED 3	11.1 sq m	3650 x 3050
HALLWAY	4.6 sq m	2180 x 2100
HALLWAY	5.5 sq m	2580 x 2290
LDY	1.8 sq m	1800 x 1020
LIV / DIN / KIT	33 sq m	8250 x 4000
POS	12.6 sq m	4295 x 3000



- LEGEND**
- bedroom
 - wet area
 - living / dining / kitchen area
 - private outdoor space
- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - O oven
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard

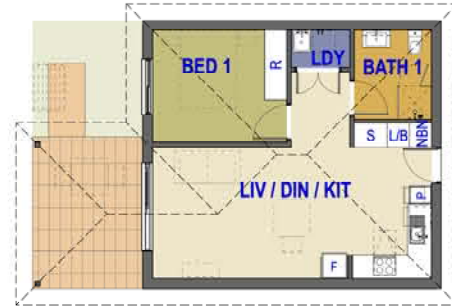
BUILDING LAYOUT
BASE - Apartments - 3 Bed 3 Resident

ACCESS LAYOUT

0 5m
 1:100 @ A1 / 1:200 @ A3

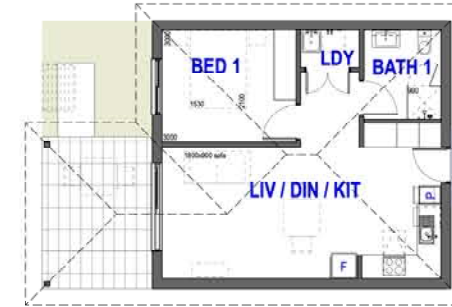
- LEGEND**
- bedroom
 - wet area
 - living / dining / kitchen area
 - private outdoor space

- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - O oven
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard

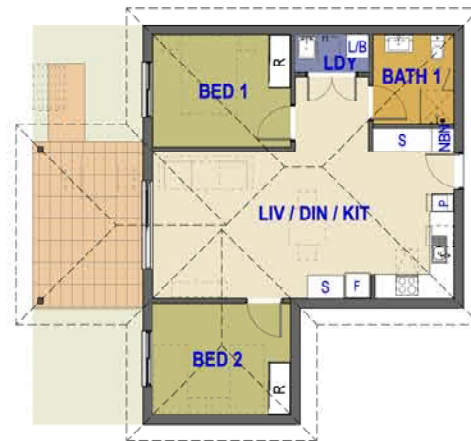


Area Counts	Location	Area sq m
GFA		51.4 sq m

Room Dimension	Net Area	Dimensions
BATH 1	5.1 sq m	2430 x 2100
BED 1	11.1 sq m	3650 x 3050
HALLWAY	3.2 sq m	2030 x 1600
LDY	1.6 sq m	1600 x 1020
LIV / DIN / KIT	27.3 sq m	7590 x 3600

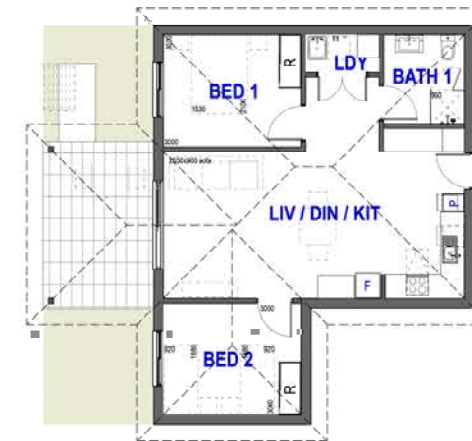


BASE - Villa - 1 Bed 1 Resident

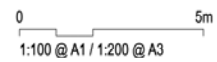


Area Counts	Location	Area sq m
GFA		70.6 sq m

Room Dimension	Net Area	Dimensions
BATH 1	5.3 sq m	2430 x 2200
BED 1	11.4 sq m	3750 x 3050
BED 2	11.4 sq m	3750 x 3050
HALLWAY	4.1 sq m	2030 x 2000
LDY	2 sq m	2000 x 1020
LIV / DIN / KIT	32.8 sq m	8195 x 4000

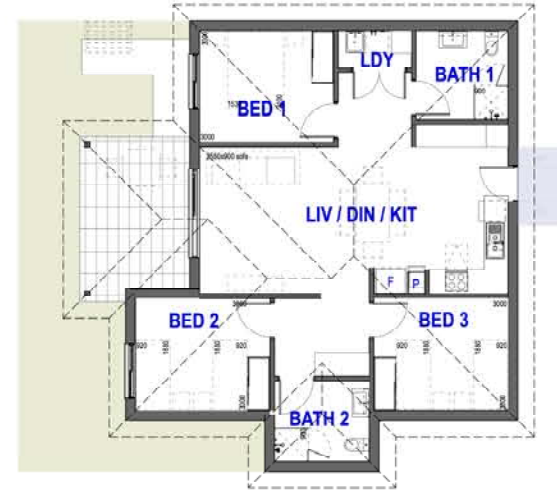


BASE - Villa - 2 Bed 2 Resident



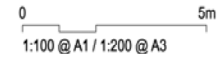


Area Counts Location	Area sq m	
GFA	95.7 sq m	
Room Dimension	Net Area	Dimensions
BATH 1	6.1 sq m	2500 x 2430
BATH 2	5.7 sq m	2580 x 2200
BED 1	11.1 sq m	3650 x 3050
BED 2	11.1 sq m	3650 x 3050
BED 3	11.1 sq m	3650 x 3050
HALLWAY	5.6 sq m	2580 x 2240
HALLWAY	4.1 sq m	2030 x 2000
LDY	2 sq m	2000 x 1020
LIV / DIN / KIT	33.5 sq m	8390 x 4000



- LEGEND**
- bedroom
 - wet area
 - living / dining / kitchen area
 - private outdoor space
- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - O oven
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard

BASE - Villa - 3 Bed 3 Resident



LEGEND

- site boundary
- driveway / carparking
- private / common paved area
- common landscaped area
- clothesline

LEGEND

- bedroom
- wet area
- living area
- kitchen / laundry

ACCESS LEGEND

- AS 2890.1

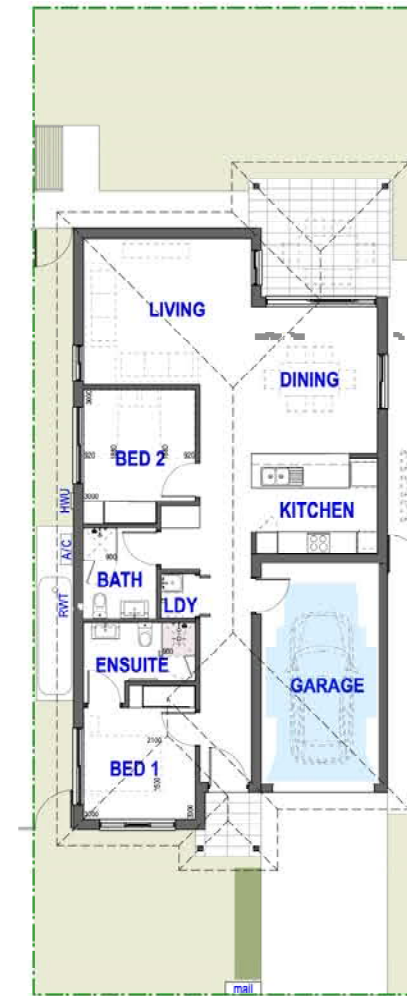
ABBREVIATION LEGEND

- F fridge
- P pantry
- O oven
- S storage
- R robe
- L linen cupboard
- B broom cupboard
- RWT rainwater tank
- A/C air conditioning unit
- HWU hot water unit
- FIP fire indicator panel
- mail mail boxes



Area Counts	Dimensions	Area sq m
Location	(11 x 27m)	287.4 sq m
Enclosed floor area		115.7 sq m
GFA		94.0 sq m
Garage		38.1 sq m
External paved area		40.4 sq m
Entry ramp & stairs		2.9 sq m
Driveway		38.1 sq m

Room Dimensions	Net Area	Dimensions
BATH	4.9 sq m	2450 x 1990
BED 1	10.4 sq m	3650 x 3050
BED 2	10.5 sq m	3650 x 3050
DINING	13.7 sq m	4000 x 3430
ENSUITE	5.5 sq m	3050 x 2200
GARAGE	19.2 sq m	6000 x 3200
HALLWAY	17 sq m	10830 x 2465
KITCHEN	9.6 sq m	3505 x 2730
LDY	1.1 sq m	1200 x 940
LIVING	18.4 sq m	4600 x 4000



ACCESS LAYOUT

BUILDING LAYOUT

**Base Case Layout
2 Resident House**

0 5m
1:100 @ A1 / 1:200 @ A3

LEGEND

- site boundary
- driveway / carparking
- private / common paved area
- common landscaped area
- clothesline

LEGEND

- bedroom
- wet area
- living area
- kitchen / laundry

ACCESS LEGEND

- AS 2890.1

ABBREVIATION LEGEND

- F fridge
- P pantry
- O oven
- S storage
- R robe
- L linen cupboard
- B broom cupboard
- RWT rainwater tank
- A/C air conditioning unit
- HWU hot water unit
- FIP fire indicator panel
- mail mail boxes



BUILDING LAYOUT

Area Counts		
Location	Dimensions	Area sq m
Site Area	(11 x 28m)	297.5 sq m
Enclosed floor area		124.9 sq m
GFA		103.2 sq m
Garage		38.2 sq m
External paved area		41.4 sq m
Entry ramp & stairs		2.9 sq m
Driveway		38.2 sq m

Room Dimensions		
Room Name	Net Area	Dimensions
BATH	4.9 sq m	2450 x 1990
BED 1	11.8 sq m	4000 x 3050
BED 2	10.2 sq m	3650 x 3050
BED 3	10.2 sq m	3650 x 3050
DINING	10.3 sq m	3430 x 3000
ENSUITE	3.8 sq m	2460 x 1550
GARAGE	19.2 sq m	6000 x 3200
HALLWAY	17.8 sq m	11730 x 1995
KITCHEN	9.5 sq m	3445 x 2745
LDY	2.9 sq m	2450 x 1200
LIVING	18.3 sq m	4575 x 4000



ACCESS LAYOUT

**Base Case Layout
3 Resident House**

0 5m
1:100 @ A1 / 1:200 @ A3

LEGEND

- site boundary
- driveway / carparking
- private / common paved area
- common landscaped area
- clothesline

LEGEND

- bedroom
- wet area
- living area
- kitchen / laundry

ACCESS LEGEND

- AS 2890.1

ABBREVIATION LEGEND

- F fridge
- P pantry
- O oven
- S storage
- R robe
- L linen cupboard
- B broom cupboard
- RWT rainwater tank
- A/C air conditioning unit
- HWU hot water unit
- FIP fire indicator panel
- mail mail boxes



BUILDING LAYOUT

Area Counts	Dimensions	Area sq m
Location	(11 x 34m)	359.2 sq m
Site Area		
Enclosed floor area		169.8 sq m
GFA		148.1 sq m
Garage		38.1 sq m
External paved area		48.9 sq m
Entry ramp & stairs		2.8 sq m
Driveway		38.1 sq m

Room Dimensions	Net Area	Dimensions
BATH	5.9 sq m	3050 x 1920
BED 1	11.4 sq m	4000 x 3050
BED 2	10.2 sq m	3650 x 3050
BED 3	10.2 sq m	3650 x 3050
BED 4	10.2 sq m	3650 x 3050
DINING	13.7 sq m	4000 x 3430
ENSUITE	5 sq m	2750 x 2460
GARAGE	19.2 sq m	6000 x 3200
HALLWAY	25.9 sq m	17540 x 1995
KITCHEN	9.4 sq m	3305 x 2860
LDY	5.2 sq m	2450 x 2110
LIVING 1	13.7 sq m	4000 x 3430
LIVING 2	18.3 sq m	4575 x 4000
WC	2.6 sq m	2450 x 1080



ACCESS LAYOUT

**Base Case Layout
4 Resident Group Home**

0 5m
1:100 @ A1 / 1:200 @ A3

LEGEND

- site boundary
- driveway / carparking
- private / common paved area
- common landscaped area
- clothesline

LEGEND

- bedroom
- wet area
- living area
- kitchen / laundry

ACCESS LEGEND

- AS 2890.1

ABBREVIATION LEGEND

- F fridge
- P pantry
- O oven
- S storage
- R robe
- L linen cupboard
- B broom cupboard
- RWT rainwater tank
- A/C air conditioning unit
- HWU hot water unit
- FIP fire indicator panel
- mail mail boxes



Area Counts	Dimensions	Area sq m
Location	(11 x 34m)	365.8 sq m
Site Area		
Enclosed floor area		175.8 sq m
GFA		154.1 sq m
Garage		38.1 sq m
External paved area		54.3 sq m
Entry ramp & stairs		2.9 sq m
Driveway		38.1 sq m

Room Dimensions	Net Area	Dimensions
BATH	5.9 sq m	3050 x 1920
BED 1	11.4 sq m	4000 x 3050
BED 2	10.2 sq m	3650 x 3050
BED 3	10.2 sq m	3650 x 3050
BED 4	10.2 sq m	3650 x 3050
BED 5	10.2 sq m	3650 x 3050
DINING	14.5 sq m	4835 x 3000
ENSUITE	4.5 sq m	2460 x 2150
GARAGE	19.2 sq m	6000 x 3200
HALLWAY	22.9 sq m	15660 x 1995
KITCHEN	9.8 sq m	3430 x 2860
LDY	5.2 sq m	2450 x 2110
LIVING 1	13.3 sq m	3880 x 3430
LIVING 2	16.9 sq m	4835 x 3500
WC	2.6 sq m	2450 x 1080



ACCESS LAYOUT

BUILDING LAYOUT

**Base Case Layout
5 Resident Group Home**

0 5m
1:100 @ A1 / 1:200 @ A3

- LEGEND**
- bedroom
 - wet area
 - living / dining / kitchen area
 - private outdoor space

- ACCESS LEGEND**
- AS 1428.1
 - SDA - improved livability

- NDIS - SDA LEGEND**
- BCA Accessible
 - SDA - Improved Liveability

- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - O oven
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard



Area Counts Location	Area sq m	
GFA	58.2 sq m	
Room Dimension	Net Area	Dimensions
BATH 1	7.8 sq m	3150 x 2480
BED 1	15.2 sq m	4720 x 3220
HALLWAY	3.6 sq m	2300 x 1550
LDY	1.2 sq m	1250 x 970
LIV / DIN / KIT	25.9 sq m	7200 x 3600
POS	8.1 sq m	4050 x 2000



BUILDING LAYOUT
SDA IL - Apartments - 1 Bed 1 Resident

ACCESS LAYOUT

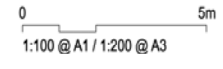


Area Counts Location	Area sq m	
GFA	76.8 sq m	
Room Dimension	Net Area	Dimensions
BATH 1	7.8 sq m	3150 x 2480
BED 1	14.6 sq m	4720 x 3100
BED 2	11.1 sq m	3650 x 3050
HALLWAY	3.5 sq m	2280 x 1550
LDY	1.2 sq m	1250 x 970
LIV / DIN / KIT	32 sq m	8010 x 4000
POS	10.3 sq m	4300 x 2400



BUILDING LAYOUT
SDA IL - Apartments - 2 Bed 1 Resident

ACCESS LAYOUT





Area Counts		Area sq m
Location	GFA	78.2 sq m
Room Dimension		
Room Name	Net Area	Dimensions
BATH 1	7.8 sq m	3150 x 2480
BED 1	14.6 sq m	4720 x 3100
BED 2	11.8 sq m	3750 x 3150
HALLWAY	3.6 sq m	2330 x 1550
LDY	1.2 sq m	1250 x 970
LIV / DIN / KIT	32.9 sq m	8230 x 4000
POS	11 sq m	4300 x 2600



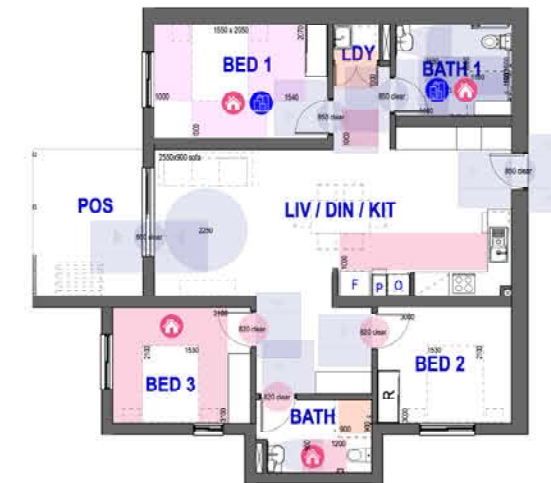
- LEGEND**
- bedroom
 - wet area
 - living / dining / kitchen area
 - private outdoor space
- ACCESS LEGEND**
- AS 1428.1
 - SDA - improved liveability
- NDIS - SDA LEGEND**
- BCA Accessible
 - SDA - Improved Liveability
- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - O oven
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard

BUILDING LAYOUT
SDA IL - Apartments - 2 Bed 2 Resident

ACCESS LAYOUT



Area Counts		Area sq m
Location	GFA	113.2 sq m
Room Dimension		
Room Name	Net Area	Dimensions
BATH	6.2 sq m	3150 x 1975
BATH 1	7.8 sq m	3150 x 2480
BED 1	14.6 sq m	4720 x 3100
BED 2	11.5 sq m	3650 x 3155
BED 3	11.8 sq m	3750 x 3150
HALLWAY	3.6 sq m	2330 x 1550
HALLWAY	8.1 sq m	3150 x 2660
LDY	1.2 sq m	1250 x 970
LIV / DIN / KIT	38.9 sq m	9720 x 4000
POS	12 sq m	4000 x 3000



BUILDING LAYOUT
SDA IL - Apartments - 3 Bed 2 Resident

ACCESS LAYOUT

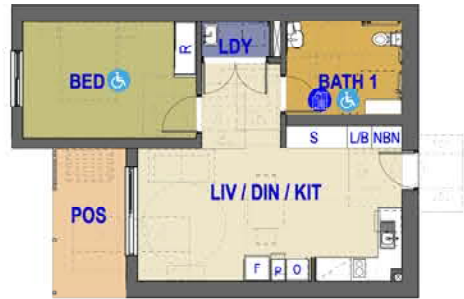
0 5m
1:100 @ A1 / 1:200 @ A3

- LEGEND**
- bedroom
 - wet area
 - living / dining / kitchen area
 - private outdoor space

- ACCESS LEGEND**
- AS 1428.1
 - SDA - fully accessible

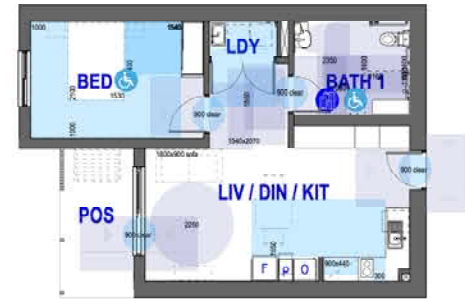
- NDIS - SDA LEGEND**
- BCA Accessible
 - SDA - Fully Accessible

- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - O oven
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard



Area Counts	Location	Area sq m
GFA		60.6 sq m

Room Dimension	Net Area	Dimensions
BATH 1	8 sq m	3150 x 2530
BED 1	14.9 sq m	4720 x 3150
HALLWAY	5 sq m	2330 x 2150
LDY	1.8 sq m	1850 x 970
LIV / DIN / KIT	25.9 sq m	7200 x 3600
POS	8.1 sq m	4050 x 2000



BUILDING LAYOUT
SDA FA - Apartments - 1 Bed 1 Resident

ACCESS LAYOUT



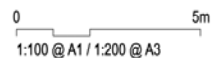
Area Counts	Location	Area sq m
GFA		81.4 sq m

Room Dimension	Net Area	Dimensions
BATH 1	8 sq m	3150 x 2530
BED 1	14.9 sq m	4720 x 3150
BED 2	13.1 sq m	3650 x 3575
HALLWAY	5.2 sq m	2330 x 2240
LDY	1.9 sq m	1940 x 970
LIV / DIN / KIT	32 sq m	8010 x 4000
POS	10.3 sq m	4300 x 2400



BUILDING LAYOUT
SDA FA - Apartments - 2 Bed 1 Resident

ACCESS LAYOUT





Area Counts Location	Area sq m	
GFA	83.9 sq m	

Room Dimension	Net Area	Dimensions
BATH 1	8 sq m	3150 x 2530
BED 1	14.9 sq m	4720 x 3150
BED 2	14.9 sq m	4720 x 3150
HALLWAY	5.2 sq m	2330 x 2240
LDY	1.9 sq m	1940 x 970
LIV / DIN / KIT	32.9 sq m	8230 x 4000
POS	10.7 sq m	4300 x 2600



- LEGEND**
- bedroom
 - wet area
 - living / dining / kitchen area
 - private outdoor space

- ACCESS LEGEND**
- AS 1428.1
 - SDA - fully accessible

- NDIS - SDA LEGEND**
- BCA Accessible
 - SDA - Fully Accessible

- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - O oven
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard

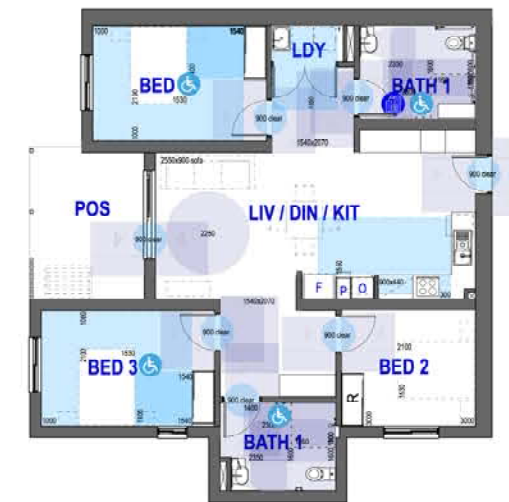
BUILDING LAYOUT
SDA FA - Apartments - 2 Bed 2 Resident

ACCESS LAYOUT



Area Counts Location	Area sq m	
GFA	115.6 sq m	

Room Dimension	Net Area	Dimensions
BATH 1	7.6 sq m	3150 x 2400
BATH 1	8 sq m	3150 x 2530
BED 1	14.9 sq m	4720 x 3150
BED 2	11.5 sq m	3650 x 3155
BED 3	14.9 sq m	4720 x 3150
HALLWAY	5.2 sq m	2330 x 2240
HALLWAY	8.1 sq m	3150 x 2660
LDY	1.9 sq m	1940 x 970
LIV / DIN / KIT	34.8 sq m	8710 x 4000
POS	12.7 sq m	4150 x 3110



BUILDING LAYOUT
SDA FA - Apartments - 3 Bed 2 Resident

ACCESS LAYOUT

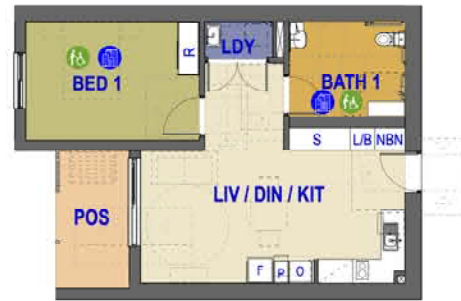
0 5m
1:100 @ A1 / 1:200 @ A3

- LEGEND**
- bedroom
 - wet area
 - living / dining / kitchen area
 - private outdoor space

- ACCESS LEGEND**
- AS 1428.1
 - SDA - high physical support

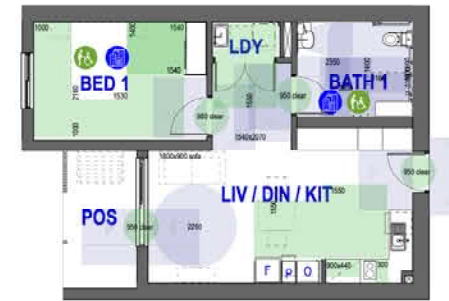
- NDIS - SDA LEGEND**
- BCA Accessible
 - SDA - High Physical Support

- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - O oven
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard



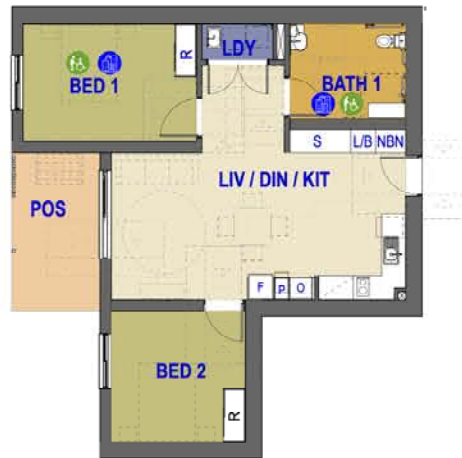
Area Counts Location	Area sq m
GFA	60.6 sq m

Room Dimension	Net Area	Dimensions
BATH 1	8.1 sq m	3150 x 2575
BED 1	15.1 sq m	4720 x 3200
HALLWAY	5.1 sq m	2385 x 2150
LDY	1.9 sq m	1850 x 1020
LIV / DIN / KIT	25.9 sq m	7200 x 3600
POS	8.1 sq m	4050 x 2000



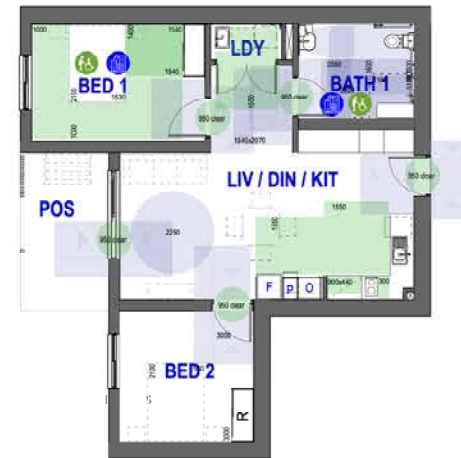
BUILDING LAYOUT
SDA HPS - Apartments - 1 Bed 1 Resident

ACCESS LAYOUT



Area Counts Location	Area sq m
GFA	81.4 sq m

Room Dimension	Net Area	Dimensions
BATH 1	8.1 sq m	3150 x 2575
BED 1	15.1 sq m	4720 x 3200
BED 2	13.1 sq m	3650 x 3575
HALLWAY	5.3 sq m	2385 x 2240
LDY	1.9 sq m	1940 x 970
LIV / DIN / KIT	32 sq m	8010 x 4000
POS	10.3 sq m	4300 x 2400



SDA HPS - Apartments - 2 Bed 1 Resident

0 5m
1:100 @ A1 / 1:200 @ A3



Area Counts Location	Area sq m	
GFA	83.9 sq m	
Room Dimension	Room Name	Dimensions
	BATH 1	8.1 sq m 3150 x 2575
	BED 1	15.1 sq m 4720 x 3200
	BED 2	14.9 sq m 4720 x 3150
	HALLWAY	5.3 sq m 2385 x 2240
	LDY	1.9 sq m 1940 x 970
	LIV / DIN / KIT	32.9 sq m 8230 x 4000
	POS	10.7 sq m 4300 x 2600



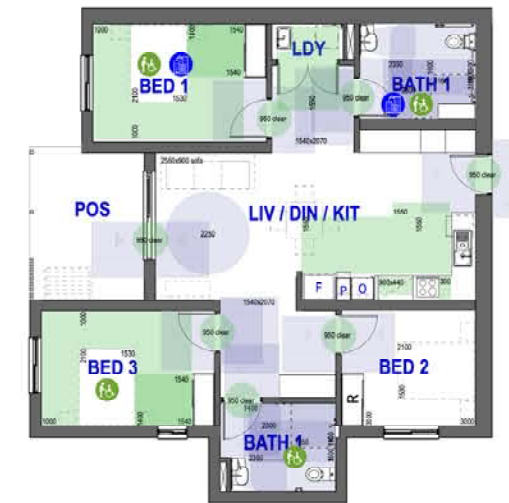
- LEGEND**
- bedroom
 - wet area
 - living / dining / kitchen area
 - private outdoor space
- ACCESS LEGEND**
- AS 1428.1
 - SDA - high physical support
- NDIS - SDA LEGEND**
- BCA Accessible
 - SDA - High Physical Support
- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - O oven
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard

BUILDING LAYOUT
SDA HPS - Apartments - 2 Bed 2 Resident

ACCESS LAYOUT



Area Counts Location	Area sq m	
GFA	115.6 sq m	
Room Dimension	Room Name	Dimensions
	BATH 1	8.1 sq m 3150 x 2575
	BATH 2	7.6 sq m 3150 x 2400
	BED 1	15.1 sq m 4720 x 3200
	BED 2	11.5 sq m 3650 x 3155
	BED 3	14.9 sq m 4720 x 3150
	HALLWAY	5.3 sq m 2385 x 2240
	HALLWAY	8.1 sq m 3150 x 2660
	LDY	1.9 sq m 1940 x 970
	LIV / DIN / KIT	34.8 sq m 8710 x 4000
	POS	12.7 sq m 4150 x 3110



BUILDING LAYOUT
SDA HPS - Apartments - 3 Bed 2 Resident

ACCESS LAYOUT

0 5m
1:100 @ A1 / 1:200 @ A3

LEGEND

- site boundary
- driveway / carparking
- private / common paved area
- common landscaped area
- clothesline

LEGEND

- bedroom
- wet area
- living area
- kitchen / laundry

ACCESS LEGEND

- AS 1428.1
- AS 2890.1
- AS 2890.6
- AS 1670.1
- SDA - improved livability

NDIS - SDA LEGEND

- BCA Accessible
- SDA - Improved Liveability

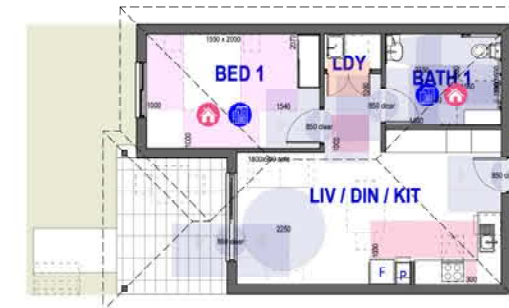
ABBREVIATION LEGEND

- F fridge
- P pantry
- O oven
- S storage
- R robe
- L linen cupboard
- B broom cupboard
- RWT rainwater tank
- A/C air conditioning unit
- HWU hot water unit
- FIP fire indicator panel
- mail mail boxes

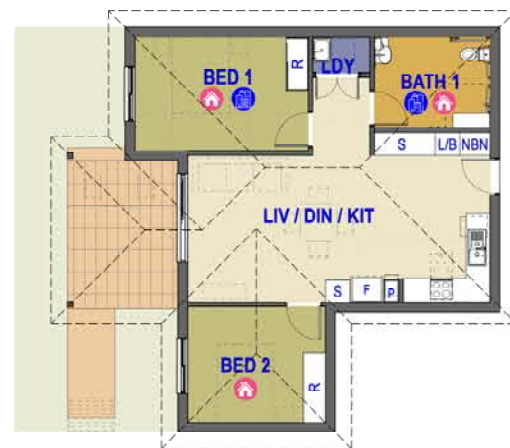


Area Counts Location	Dimensions	Area sq m
GFA		56.7 sq m

Room Dimension	Net Area	Dimensions
BATH 1	7.8 sq m	3150 x 2480
BED 1	14.6 sq m	4720 x 3100
HALLWAY	3.3 sq m	2130 x 1550
LDY	1.5 sq m	1550 x 970
LIV / DIN / KIT	25.9 sq m	7200 x 3600

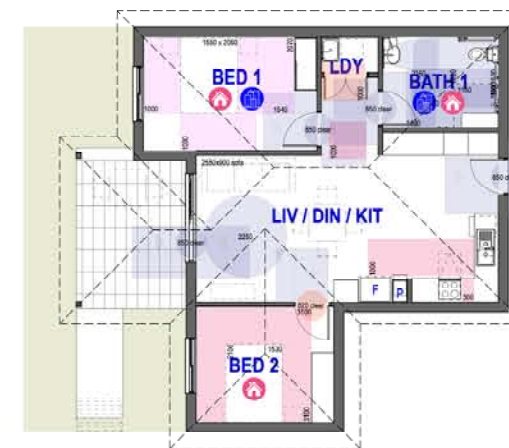


SDA IL - Villa - 1 Bed 1 Resident

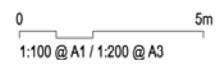


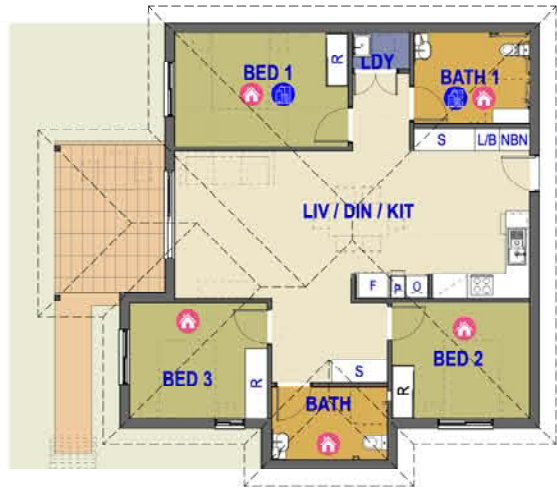
Area Counts Location	Dimensions	Area sq m
GFA		76.1 sq m

Room Dimension	Net Area	Dimensions
BATH 1	7.8 sq m	3150 x 2480
BED 1	14.6 sq m	4720 x 3100
BED 2	11.8 sq m	3760 x 3150
HALLWAY	3.6 sq m	2330 x 1550
LDY	1.5 sq m	1550 x 980
LIV / DIN / KIT	32.9 sq m	8230 x 4000



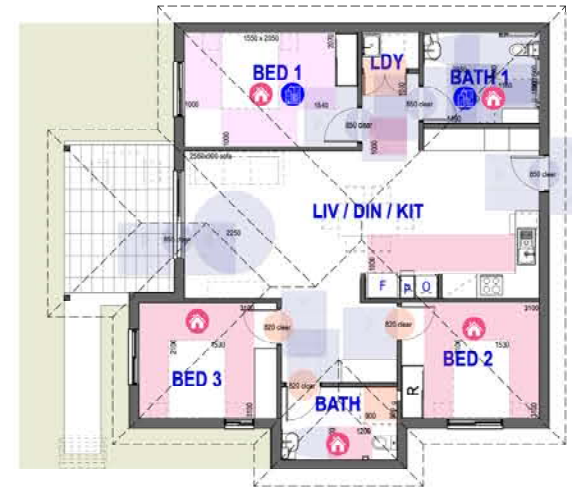
SDA IL- Villa - 2 Bed 2 Resident





Area Counts Location GFA	Dimensions	Area sq m
		108.8 sq m

Room Dimension Room Name	Net Area	Dimensions
BATH	6.2 sq m	3150 x 1975
BATH 1	7.8 sq m	3150 x 2480
BED 1	14.6 sq m	4720 x 3100
BED 2	11.8 sq m	3750 x 3150
BED 3	11.8 sq m	3750 x 3150
HALLWAY	7.2 sq m	3150 x 2330
HALLWAY	3.3 sq m	2120 x 1550
LDY	1.5 sq m	1550 x 980
LIV / DIN / KIT	38.7 sq m	9675 x 4000



- LEGEND**
- site boundary
 - driveway / carparking
 - private / common paved area
 - common landscaped area
 - clothesline
- LEGEND**
- bedroom
 - wet area
 - living area
 - kitchen / laundry
- ACCESS LEGEND**
- AS 1428.1
 - AS 2890.1
 - AS 2890.6
 - AS 1670.1
 - SDA - improved livability
- NDIS - SDA LEGEND**
- BCA Accessible
 - SDA - Improved Liveability
- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - O oven
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard
 - RWT rainwater tank
 - A/C air conditioning unit
 - HWU hot water unit
 - FIP fire indicator panel
 - mail mail boxes

SDA IL - Villa - 3 Bed 3 Resident

0 5m
1:100 @ A1 / 1:200 @ A3

project architect:
KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street annandale 2038
nominated architect - anthony nolan - 6773
p + 61 2 9557 6466



SDA Pricing Review 2023, Reference Designs

SDA IL - Villa - 3 Resident

job no - sheet no - revision:
F22144 - CD-095 - A

date:
8/5/23 FINAL ISSUE

LEGEND

- site boundary
- driveway / carparking
- private / common paved area
- common landscaped area
- clothesline

LEGEND

- bedroom
- wet area
- living area
- kitchen / laundry

ACCESS LEGEND

- AS 1428.1
- AS 2890.1
- AS 2890.6
- AS 1670.1
- SDA - fully accessible

NDIS - SDA LEGEND

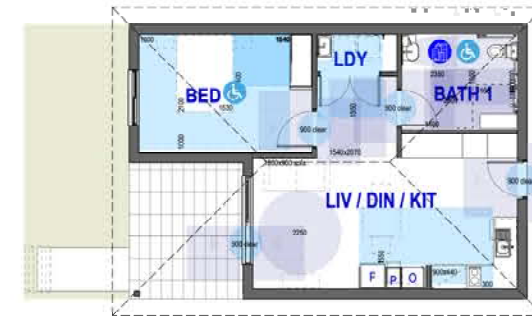
- BCA Accessible
- SDA - Fully Accessible

ABBREVIATION LEGEND

- F fridge
- P pantry
- O oven
- S storage
- R robe
- L linen cupboard
- B broom cupboard
- RWT rainwater tank
- A/C air conditioning unit
- HWU hot water unit
- FIP fire indicator panel
- mail mail boxes

Area Counts Location	Dimensions	Area sq m
GFA		59.9 sq m

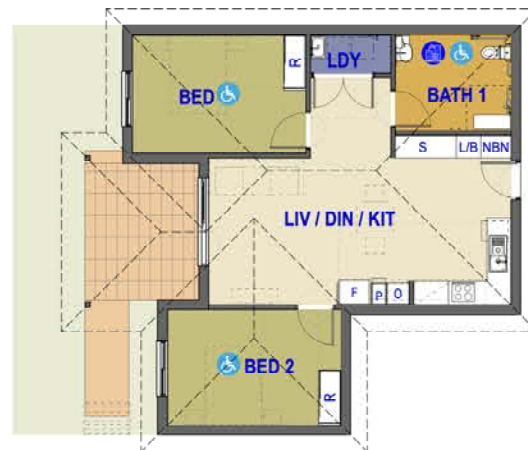
Room Dimension Room Name	Net Area	Dimensions
BATH 1	8.2 sq m	3150 x 2590
BED 1	15.2 sq m	4720 x 3225
HALLWAY	4.8 sq m	2195 x 2195
LDY	2.3 sq m	2190 x 1030
LIV / DIN / KIT	25.9 sq m	7200 x 3600



SDA FA - Villa - 1 Bed 1 Resident

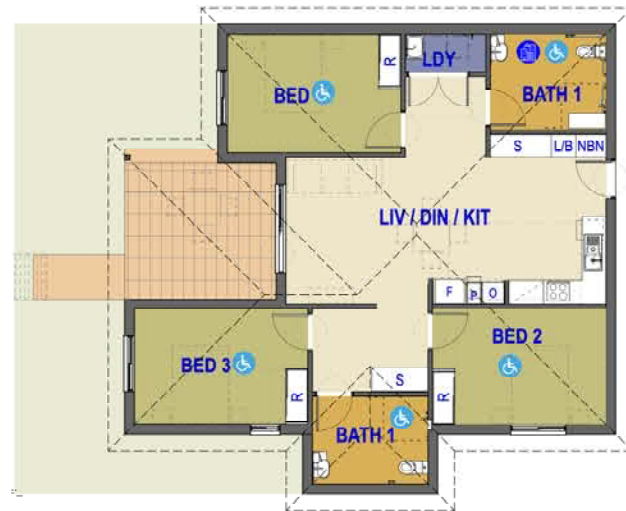
Area Counts Location	Dimensions	Area sq m
GFA		82.4 sq m

Room Dimension Room Name	Net Area	Dimensions
BATH 1	8.2 sq m	3150 x 2590
BED 1	15.2 sq m	4720 x 3225
BED 2	14.9 sq m	4720 x 3150
HALLWAY	4.8 sq m	2195 x 2195
LDY	2.3 sq m	2190 x 1030
LIV / DIN / KIT	32.9 sq m	8230 x 4000



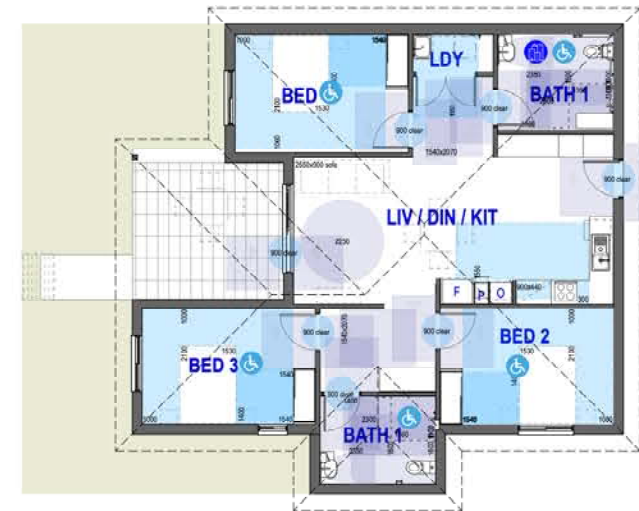
SDA FA- Villa - 2 Bed 2 Resident

0 5m
1:100 @ A1 / 1:200 @ A3



Area Counts Location	Dimensions	Area sq m
GFA		115.7 sq m

Room Dimension	Net Area	Dimensions
BATH 1	7.6 sq m	3150 x 2400
BATH 1	8.2 sq m	3150 x 2590
BED 1	15.2 sq m	4720 x 3225
BED 2	14.9 sq m	4720 x 3150
BED 3	14.9 sq m	4720 x 3150
HALLWAY	4.8 sq m	2195 x 2195
HALLWAY	7.3 sq m	3150 x 2380
LDY	2.3 sq m	2190 x 1030
LIV / DIN / KIT	34.8 sq m	8710 x 4000



- LEGEND**
- site boundary
 - driveway / carparking
 - private / common paved area
 - common landscaped area
 - clothesline

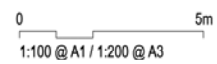
- LEGEND**
- bedroom
 - wet area
 - living area
 - kitchen / laundry

- ACCESS LEGEND**
- AS 1428.1
 - AS 2890.1
 - AS 2890.6
 - AS 1670.1
 - SDA - fully accessible

- NDIS - SDA LEGEND**
- BCA Accessible
 - SDA - Fully Accessible

- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - O oven
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard
 - RWT rainwater tank
 - A/C air conditioning unit
 - HWU hot water unit
 - FIP fire indicator panel
 - mail mail boxes

SDA FA - Villa - 1 Bed 1 Resident



LEGEND

- site boundary
- driveway / carparking
- private / common paved area
- common landscaped area
- clothesline

LEGEND

- bedroom
- wet area
- living area
- kitchen / laundry

ACCESS LEGEND

- AS 1428.1
- AS 2890.1
- AS 2890.6
- AS 1670.1
- SDA - robust

NDIS - SDA LEGEND

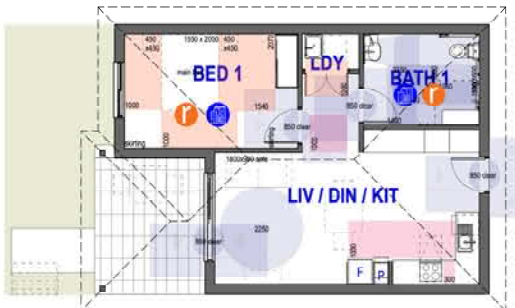
- BCA Accessible
- SDA - Robust

ABBREVIATION LEGEND

- F fridge
- P pantry
- O oven
- S storage
- R robe
- L linen cupboard
- B broom cupboard
- RWT rainwater tank
- A/C air conditioning unit
- HWU hot water unit
- FIP fire indicator panel
- mail mail boxes

Area Counts Location	Dimensions	Area sq m
GFA		56.7 sq m

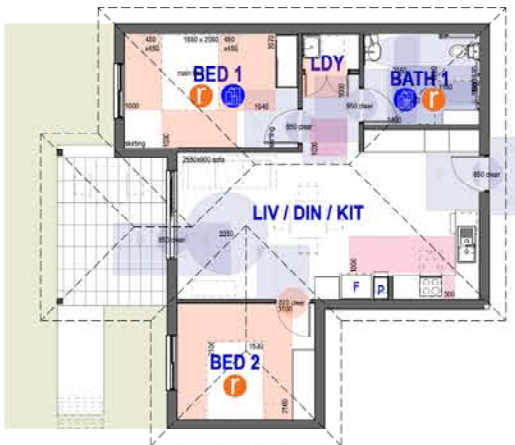
Room Dimension Room Name	Net Area	Dimensions
BATH 1	7.8 sq m	3150 x 2480
BED 1	14.6 sq m	4720 x 3100
HALLWAY	3.3 sq m	2130 x 1550
LDY	1.5 sq m	1550 x 970
LIV / DIN / KIT	25.9 sq m	7200 x 3600



SDA R - Villa - 1 Bed 1 Resident

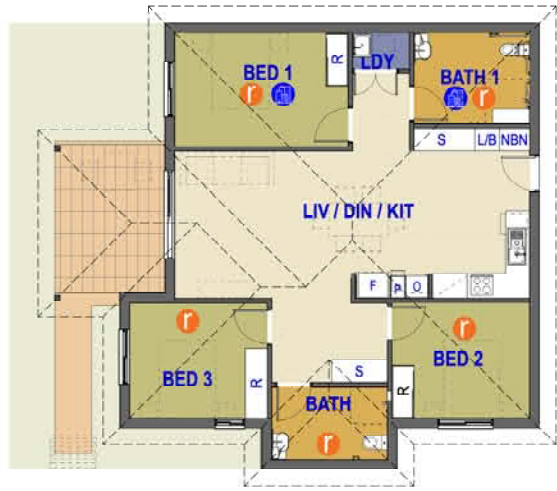
Area Counts Location	Dimensions	Area sq m
GFA		76.1 sq m

Room Dimension Room Name	Net Area	Dimensions
BATH 1	7.8 sq m	3150 x 2480
BED 1	14.6 sq m	4720 x 3100
BED 2	11.8 sq m	3760 x 3150
HALLWAY	3.6 sq m	2330 x 1550
LDY	1.5 sq m	1550 x 980
LIV / DIN / KIT	32.9 sq m	8230 x 4000



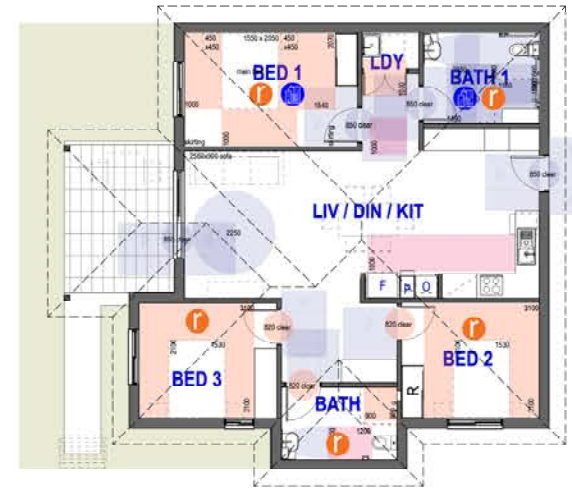
SDA R- Villa - 2 Bed 2 Resident

0 5m
1:100 @ A1 / 1:200 @ A3



Area Counts Location	Dimensions	Area sq m
GFA		108.8 sq m

Room Dimension Room Name	Net Area	Dimensions
BATH	6.2 sq m	3150 x 1975
BATH 1	7.8 sq m	3150 x 2480
BED 1	14.6 sq m	4720 x 3100
BED 2	11.8 sq m	3750 x 3150
BED 3	11.8 sq m	3750 x 3150
HALLWAY	7.2 sq m	3150 x 2330
HALLWAY	3.3 sq m	2120 x 1550
LDY	1.5 sq m	1550 x 980
LIV / DIN / KIT	38.7 sq m	9675 x 4000



- LEGEND**
- site boundary
 - driveway / carparking
 - private / common paved area
 - common landscaped area
 - clothesline

- LEGEND**
- bedroom
 - wet area
 - living area
 - kitchen / laundry

- ACCESS LEGEND**
- AS 1428.1
 - AS 2890.1
 - AS 2890.6
 - AS 1670.1
 - SDA - robust

- NDIS - SDA LEGEND**
- BCA Accessible
 - SDA - Robust

- ABBREVIATION LEGEND**
- F fridge
 - P pantry
 - O oven
 - S storage
 - R robe
 - L linen cupboard
 - B broom cupboard
 - RWT rainwater tank
 - A/C air conditioning unit
 - HWU hot water unit
 - FIP fire indicator panel
 - mail mail boxes

SDA R - Villa - 3 Bed 3 Resident

0 5m
1:100 @ A1 / 1:200 @ A3

project architect:
KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street annandale 2038
nominated architect - anthony nolan - 6773
p + 61 2 9557 6466



SDA Pricing Review 2023, Reference Designs

SDA R - Villa - 3 Resident

F22144 - PLANS MASTER.vsw

job no - sheet no - revision:
F22144 - CD-117 - A

date:
8/5/23 FINAL ISSUE