

# 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 pupose 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**

- 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 - high physical support

**NDIS - SDA LEGEND**

- BCA Accessible
- SDA - High Physical Support

**ABBREVIATION LEGEND**

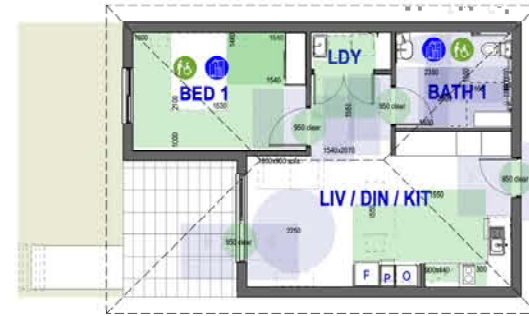
- F fridge
- P pantry
- O oven
- S storage
- R robe
- L linen cupboard
- B broom cupboard
- RWT rainwater tank
- A/C air conditioning unit
- HWU hot water unit
- FIP fire indicator panel
- mail mail boxes



| Area Counts Location | Dimensions | Area sq m |
|----------------------|------------|-----------|
| GFA                  |            | 59.9 sq m |

| Room Dimension  | 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 HPS - Villa - 1 Bed 1 Resident**



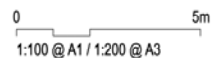
| Area Counts Location | Dimensions | Area sq m |
|----------------------|------------|-----------|
| GFA                  |            | 82.4 sq m |

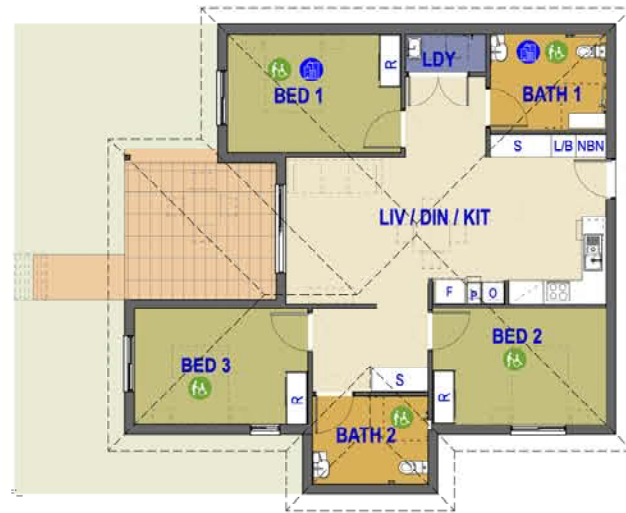
  

| Room Dimension  | Net Area  | Dimensions  |
|-----------------|-----------|-------------|
| BATH 1          | 8.2 sq m  | 3150 x 2590 |
| BED 1           | 15.2 sq m | 4720 x 3225 |
| BED 2           | 14.9 sq m | 4720 x 3150 |
| HALLWAY         | 4.8 sq m  | 2195 x 2195 |
| LDY             | 2.3 sq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



**SDA HPS- Villa - 2 Bed 2 Resident**

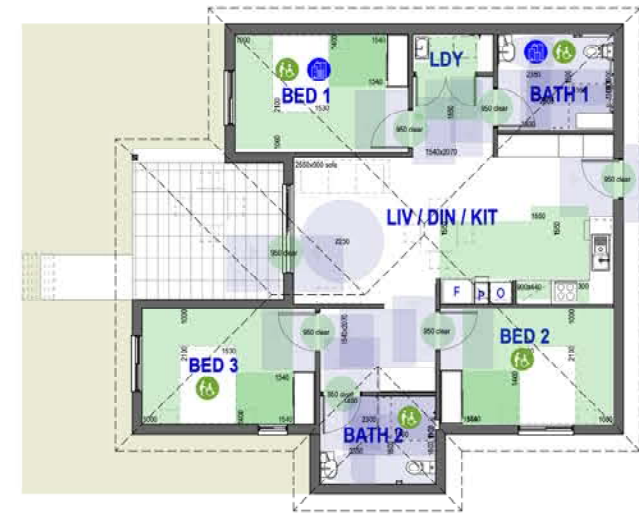




| Area Counts Location | Dimensions | Area sq m  |
|----------------------|------------|------------|
| GFA                  |            | 115.7 sq m |

| Room Name       | Net Area  | Dimensions  |
|-----------------|-----------|-------------|
| BATH 1          | 8.2 sq m  | 3150 x 2590 |
| BATH 2          | 7.6 sq m  | 3150 x 2400 |
| 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 - 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
  - RWT rainwater tank
  - A/C air conditioning unit
  - HWU hot water unit
  - FIP fire indicator panel
  - mail mail boxes

**SDA HPS - 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 HPS - Villa - 3 Resident**

F22144 - PLANS MASTER.vwy

job no - sheet no - revision:  
**F22144 - CD-125 - 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 - improved livability

**NDIS - SDA LEGEND**

- ⓘ BCA Accessible
- ⓘ SDA - Improved Liveability

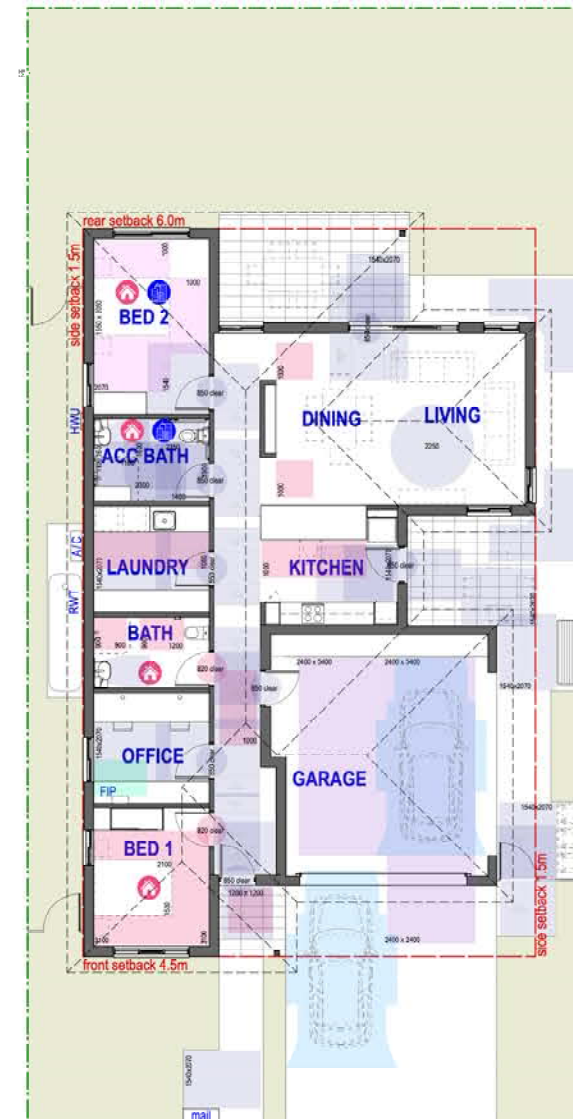
**ABBREVIATION LEGEND**

- 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         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 30m) | 463.9 sq m |
| Site Area           |            | 463.9 sq m |
| Enclosed floor area |            | 169.0 sq m |
| GFA                 |            | 128.5 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 63.8 sq m  |
| Entry ramp & stairs |            | 10.8 sq m  |
| Driveway            |            | 39.1 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.1 sq m  | 3150 x 2260  |
| BATH            | 6.2 sq m  | 3150 x 1975  |
| BED 1           | 11.9 sq m | 3770 x 3150  |
| BED 2           | 15.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 20.2 sq m | 14770 x 1700 |
| KITCHEN         | 12.1 sq m | 3720 x 3240  |
| LAUNDRY         | 9.1 sq m  | 3150 x 2890  |
| LIVING          | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 9.4 sq m  | 3150 x 3000  |

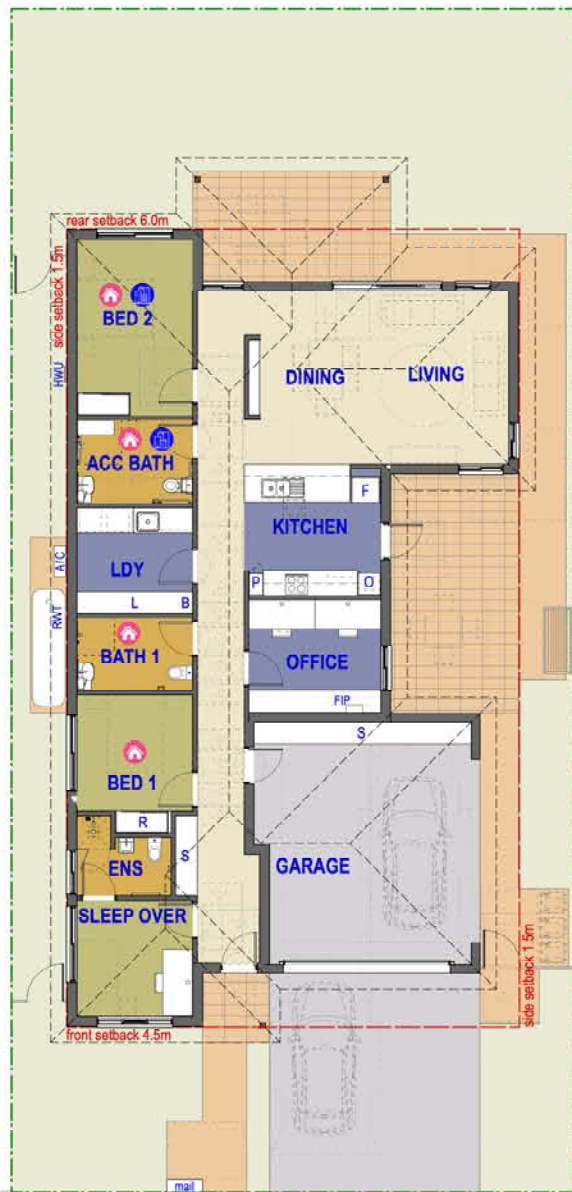


**ACCESS LAYOUT**

**BUILDING LAYOUT**

**SDA - IMPROVED LIVABILITY**  
**2 Resident House**

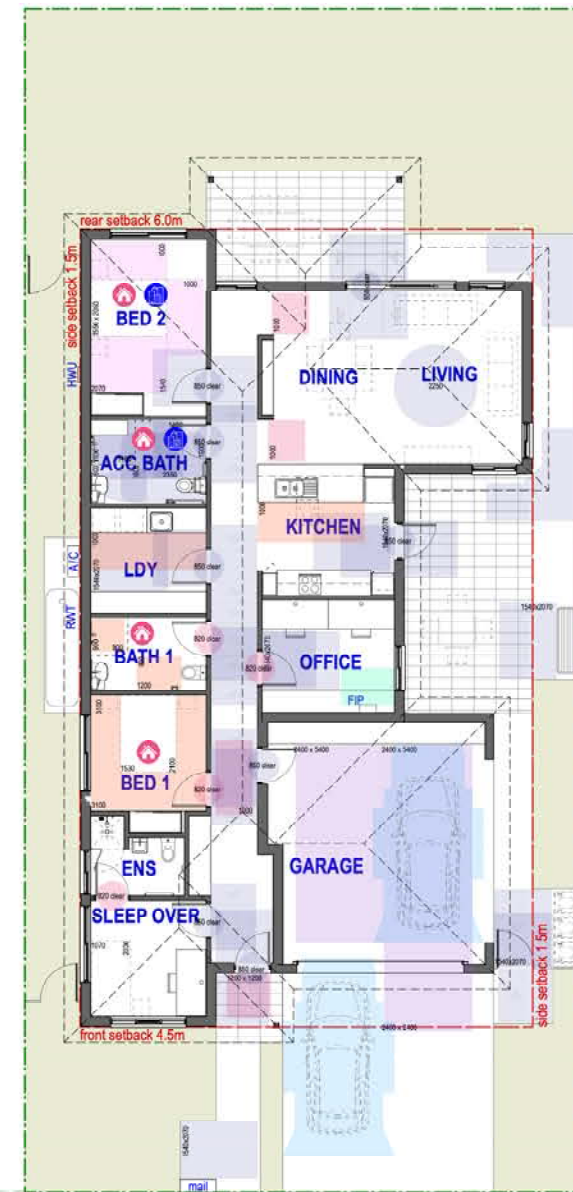
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**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 32m) | 493.3 sq m |
| Enclosed floor area |            | 192.9 sq m |
| GFA                 |            | 152.3 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 76.0 sq m  |
| Entry ramp & stairs |            | 10.8 sq m  |
| Driveway            |            | 36.5 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.1 sq m  | 3150 x 2260  |
| BATH 1          | 6.2 sq m  | 3150 x 1960  |
| BED 1           | 10.9 sq m | 3770 x 3150  |
| BED 2           | 15.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| ENS             | 4.6 sq m  | 2560 x 2190  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 24.6 sq m | 18275 x 1700 |
| KITCHEN         | 13.3 sq m | 3720 x 3570  |
| LDY             | 9.1 sq m  | 3150 x 2890  |
| LIVING          | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |
| SLEEP OVER      | 10 sq m   | 3160 x 3150  |



**ACCESS LAYOUT**

- 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 Livability

- 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 - IMPROVED LIVABILITY**  
2 Resident House w. OOA

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**

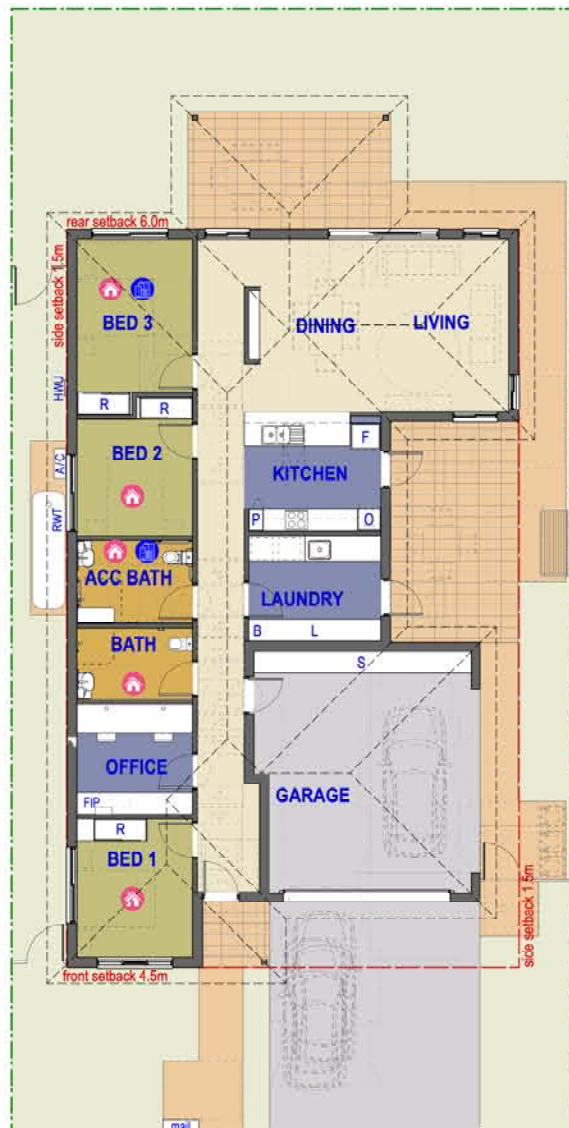
- ▭ AS 1428.1
- ▭ AS 2890.1
- ▭ AS 2890.6
- ▭ AS 1670.1
- ▭ SDA - improved livability

**NDIS - SDA LEGEND**

- ⊕ BCA Accessible
- ⊕ SDA - Improved Liveability

**ABBREVIATION LEGEND**

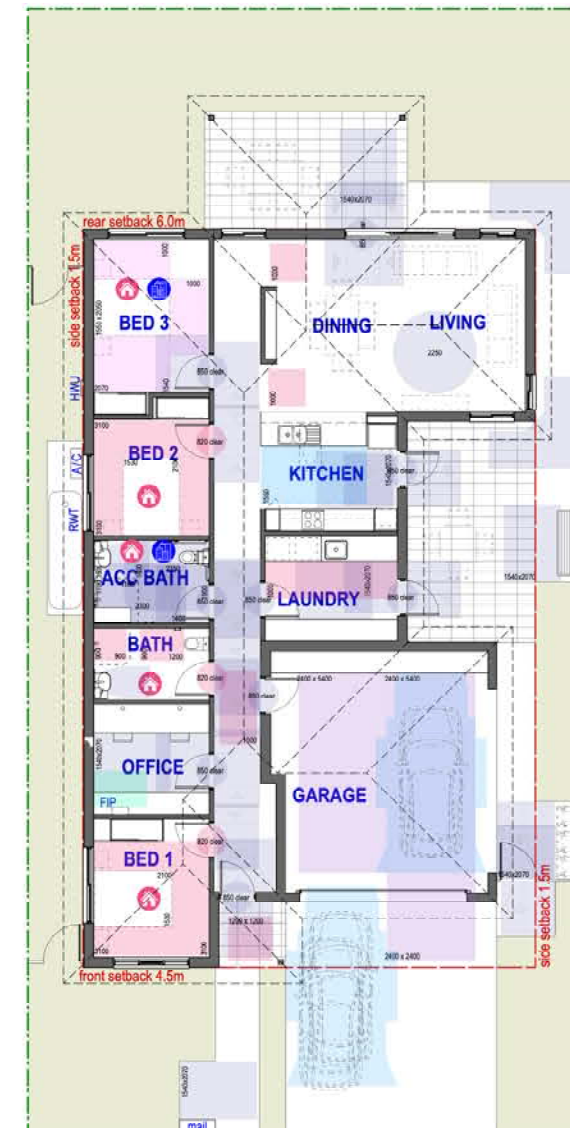
- F fridge
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- RWT rainwater tank
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- HWU hot water unit
- FIP fire indicator panel
- mail mail boxes



| Area Counts         |            |            |
|---------------------|------------|------------|
| Location            | Dimensions | Area sq m  |
| Site Area           | (15 x 31m) | 468.1 sq m |
| Enclosed floor area |            | 184.0 sq m |
| GFA                 |            | 144.8 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 73.8 sq m  |
| Entry ramp & stairs |            | 15.2 sq m  |
| Driveway            |            | 40.8 sq m  |

| Room Dimensions |           |              |
|-----------------|-----------|--------------|
| Room Name       | Net Area  | Dimensions   |
| ACC BATH        | 7.1 sq m  | 3150 x 2260  |
| BATH            | 6.2 sq m  | 3150 x 1960  |
| BED 1           | 11.9 sq m | 3770 x 3150  |
| BED 2           | 10.9 sq m | 3770 x 3150  |
| BED 3           | 14.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 24 sq m   | 17780 x 1700 |
| HALLWAY         | 19 sq m   | 13890 x 1700 |
| KITCHEN         | 12.1 sq m | 3720 x 3240  |
| LAUNDRY         | 10.4 sq m | 3600 x 2890  |
| LIVING          | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 9.4 sq m  | 3150 x 3000  |



**ACCESS LAYOUT**

**BUILDING LAYOUT**

**SDA - IMPROVED LIVABILITY**  
3 Resident House

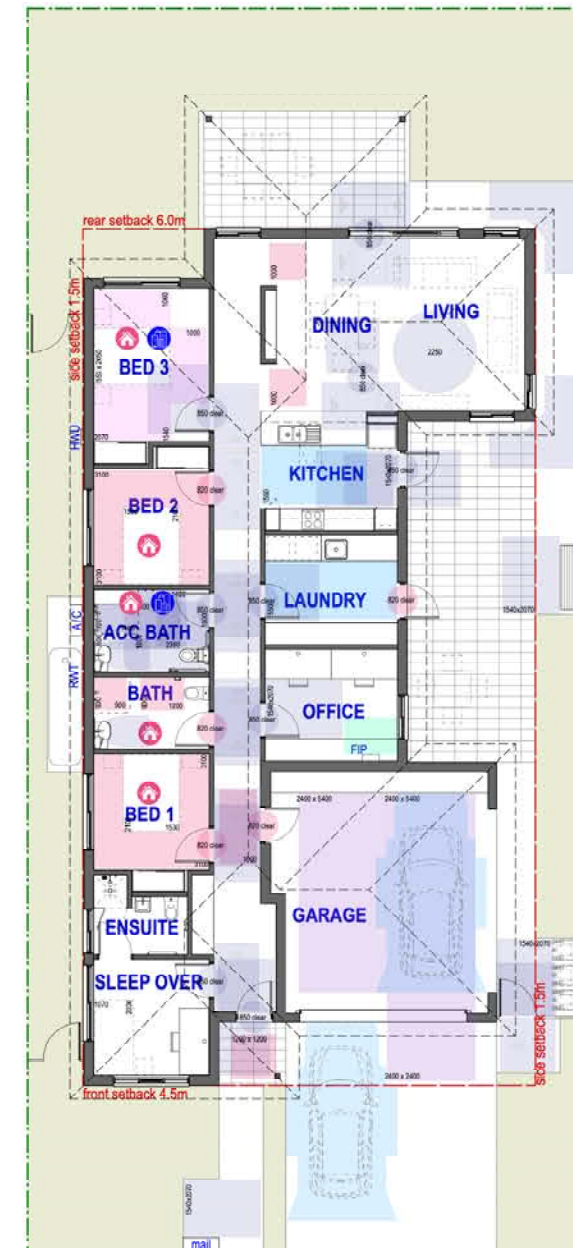
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**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 34m) | 516.9 sq m |
| Site Area           |            |            |
| Enclosed floor area |            | 207.8 sq m |
| GFA                 |            | 167.3 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 92.4 sq m  |
| Entry ramp & stairs |            | 10.4 sq m  |
| Driveway            |            | 37.9 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.1 sq m  | 3150 x 2260  |
| BATH            | 6.2 sq m  | 3150 x 1960  |
| BED 1           | 10.9 sq m | 3770 x 3150  |
| BED 2           | 10.9 sq m | 3770 x 3150  |
| BED 3           | 14.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| ENSUITE         | 4.6 sq m  | 2560 x 2190  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 29.5 sq m | 21050 x 2290 |
| KITCHEN         | 12.1 sq m | 3720 x 3240  |
| LAUNDRY         | 10.4 sq m | 3600 x 2890  |
| LIVING          | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |
| SLEEP OVER      | 10 sq m   | 3160 x 3150  |



**ACCESS LAYOUT**

- 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
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  - HWU hot water unit
  - FIP fire indicator panel
  - mail mail boxes

**SDA - IMPROVED LIVABILITY**  
3 Resident House w. OOA

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**

title:  
**SDA IL - House - 3 Resident - OOA**

job no - sheet no - revision:  
**F22144 - CD-134 - 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**

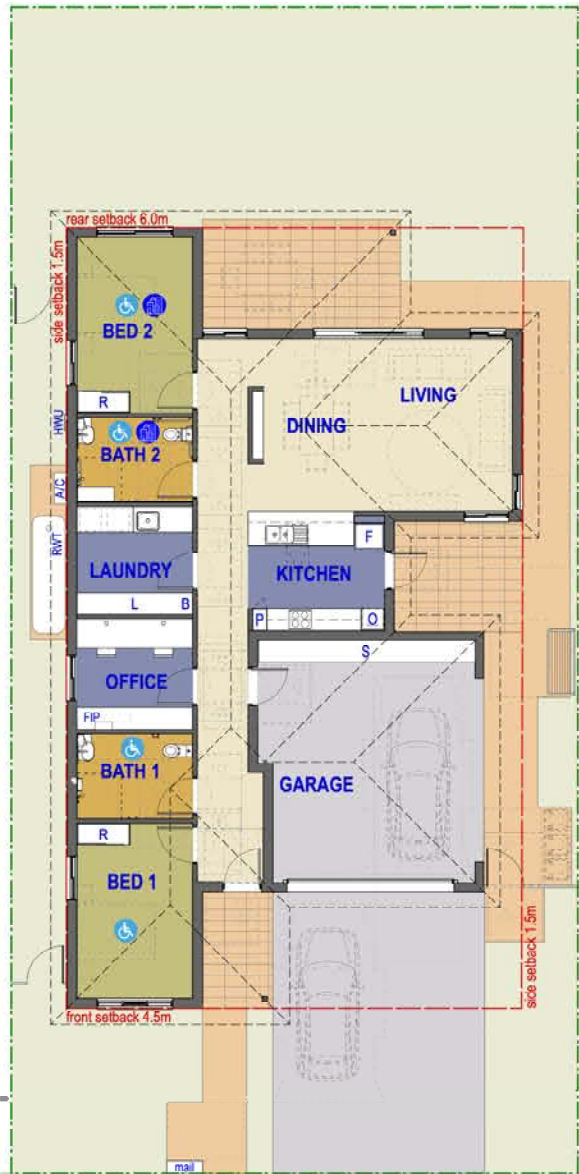
- AS 1428.1
- AS 2890.1
- AS 2890.6
- AS 1670.1
- SDA - fully accessible

**NDIS - SDA LEGEND**

- BCA Accessible
- SDA - Fully Accessible

**ABBREVIATION LEGEND**

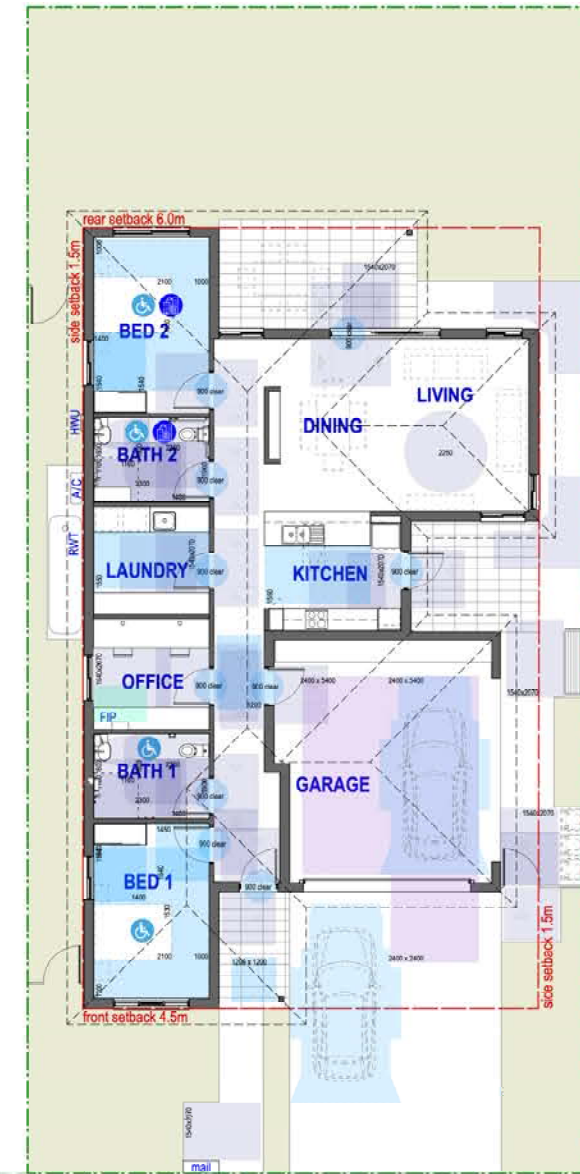
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- A/C air conditioning unit
- HWU hot water unit
- FIP fire indicator panel
- mail mail boxes



| Area Counts         |            |            |
|---------------------|------------|------------|
| Location            | Dimensions | Area sq m  |
| Site Area           | (15 x 32m) | 489.5 sq m |
| Enclosed floor area |            | 175.2 sq m |
| GFA                 |            | 134.6 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 64.3 sq m  |
| Entry ramp & stairs |            | 13.4 sq m  |
| Driveway            |            | 46.5 sq m  |

| Room Dimensions |           |             |
|-----------------|-----------|-------------|
| Room Name       | Net Area  | Dimensions  |
| BATH 1          | 7.3 sq m  | 3150 x 2310 |
| BATH 2          | 7.3 sq m  | 3150 x 2310 |
| BED 1           | 15 sq m   | 4770 x 3150 |
| BED 2           | 15.1 sq m | 4785 x 3150 |
| DINING          | 16 sq m   | 4700 x 3400 |
| GARAGE          | 33 sq m   | 6000 x 5500 |
| KITCHEN         | 12.1 sq m | 3720 x 3240 |
| LAUNDRY         | 9.3 sq m  | 3150 x 2940 |
| LIVING          | 17.9 sq m | 4700 x 3800 |
| OFFICE          | 9.4 sq m  | 3150 x 3000 |



**ACCESS LAYOUT**

**BUILDING LAYOUT**

**SDA - FULLY ACCESSIBLE**  
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 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



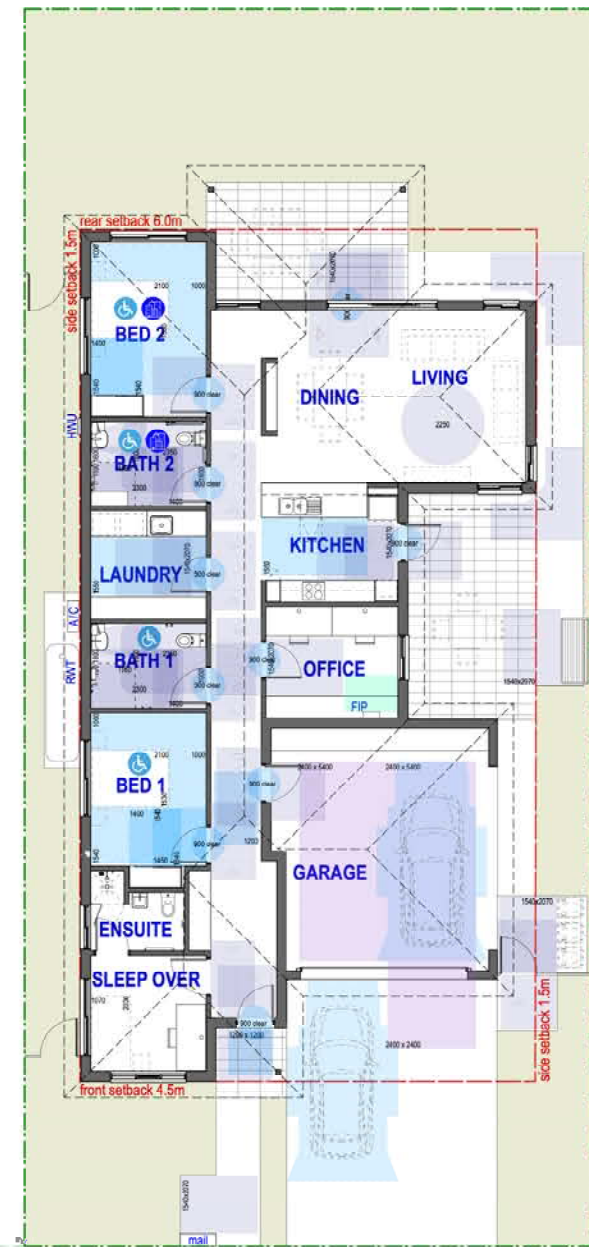
**Area Counts**

| Location            | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Site Area           | (15 x 34m) | 519.2 sq m |
| Enclosed floor area |            | 200.2 sq m |
| GFA                 |            | 159.6 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 76.1 sq m  |
| Entry ramp & stairs |            | 10.4 sq m  |
| Driveway            |            | 43.9 sq m  |

**Room Dimensions**

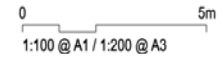
| Room Name  | Net Area  | Dimensions   |
|------------|-----------|--------------|
| BATH 1     | 7.3 sq m  | 3150 x 2310  |
| BATH 2     | 7.3 sq m  | 3150 x 2310  |
| BED 1      | 14 sq m   | 4770 x 3150  |
| BED 2      | 15.1 sq m | 4785 x 3150  |
| DINING     | 16 sq m   | 4700 x 3400  |
| ENSUITE    | 4.6 sq m  | 2560 x 2190  |
| GARAGE     | 33 sq m   | 6000 x 5500  |
| HALLWAY    | 29.7 sq m | 19255 x 2390 |
| KITCHEN    | 12.1 sq m | 3720 x 3240  |
| LAUNDRY    | 9.3 sq m  | 3150 x 2940  |
| LIVING     | 17.9 sq m | 4700 x 3800  |
| OFFICE     | 11 sq m   | 3600 x 3050  |
| SLEEP OVER | 10 sq m   | 3160 x 3150  |



**ACCESS LAYOUT**

**BUILDING LAYOUT**

**SDA - FULLY ACCESSIBLE**  
2 Resident House w. OOA



**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

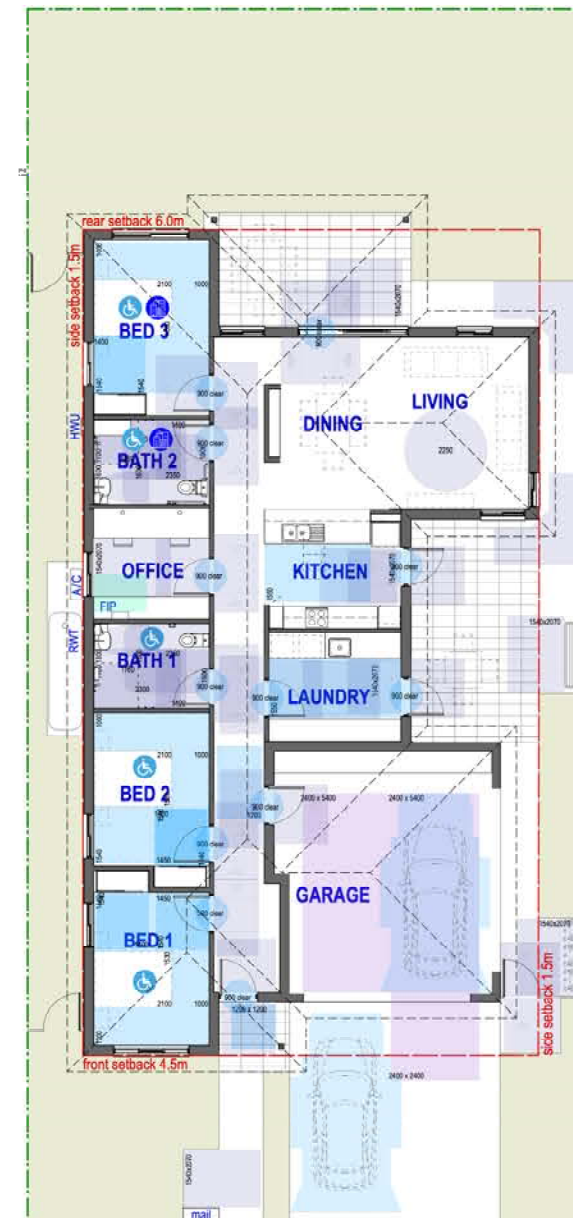
**ABBREVIATION LEGEND**

- 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         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            |            |            |
| Site Area           | (15 x 33m) | 508.3 sq m |
| Enclosed floor area |            | 194.9 sq m |
| GFA                 |            | 154.4 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 74.5 sq m  |
| Entry ramp & stairs |            | 10.4 sq m  |
| Driveway            |            | 36.4 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| BATH 1          | 7.3 sq m  | 3150 x 2310  |
| BATH 2          | 7.3 sq m  | 3150 x 2310  |
| BED 1           | 14 sq m   | 4770 x 3150  |
| BED 2           | 14 sq m   | 4770 x 3150  |
| BED 3           | 15.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 25.8 sq m | 17830 x 1800 |
| KITCHEN         | 12.1 sq m | 3720 x 3240  |
| LAUNDRY         | 10.6 sq m | 3600 x 2940  |
| LIVING          | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 9.4 sq m  | 3150 x 3000  |



**ACCESS LAYOUT**

**BUILDING LAYOUT**

**SDA - FULLY ACCESSIBLE**  
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 1428.1
  - AS 2890.1
  - AS 2890.6
  - AS 1670.1
  - SDA - fully accessible

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

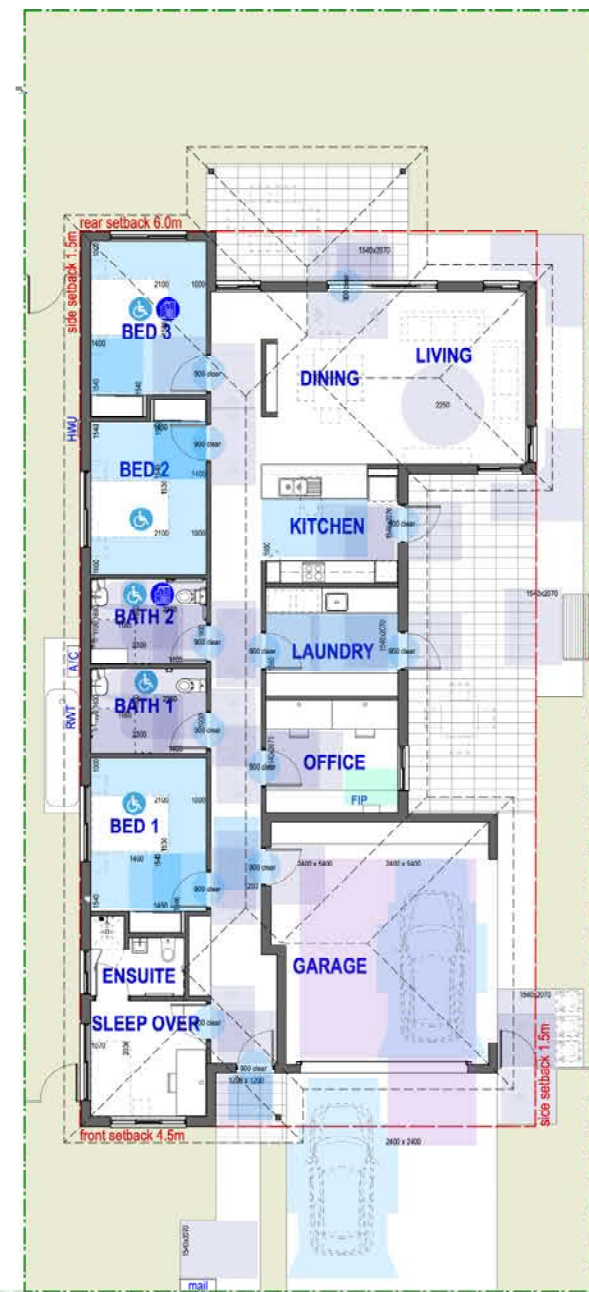
- ABBREVIATION LEGEND**
- F fridge
  - P pantry
  - O oven
  - S storage
  - R robe
  - L linen cupboard
  - B broom cupboard
  - RWT rainwater tank
  - A/C air conditioning unit
  - HWU hot water unit
  - FIP fire indicator panel
  - mail mail boxes



| Area Counts         |            |            |
|---------------------|------------|------------|
| Location            | Dimensions | Area sq m  |
| Site Area           | (15 x 35m) | 537.6 sq m |
| Enclosed floor area |            | 217.4 sq m |
| GFA                 |            | 176.9 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 87.5 sq m  |
| Entry ramp & stairs |            | 10.4 sq m  |
| Driveway            |            | 36.4 sq m  |

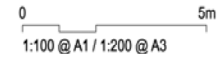
| Room Dimensions |           |              |
|-----------------|-----------|--------------|
| Room Name       | Net Area  | Dimensions   |
| BATH 1          | 7.3 sq m  | 3150 x 2310  |
| BATH 2          | 7.3 sq m  | 3150 x 2310  |
| BED 1           | 14 sq m   | 4770 x 3150  |
| BED 2           | 14 sq m   | 4770 x 3150  |
| BED 3           | 14.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| ENSUITE         | 4.6 sq m  | 2560 x 2190  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 31.5 sq m | 21000 x 2390 |
| KITCHEN         | 12.1 sq m | 3720 x 3240  |
| LAUNDRY         | 10.6 sq m | 3600 x 2940  |
| LIVING          | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |
| SLEEP OVER      | 10 sq m   | 3160 x 3150  |



**ACCESS LAYOUT**

**BUILDING LAYOUT**

**SDA - FULLY ACCESSIBLE**  
3 Resident House w. OOA



**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

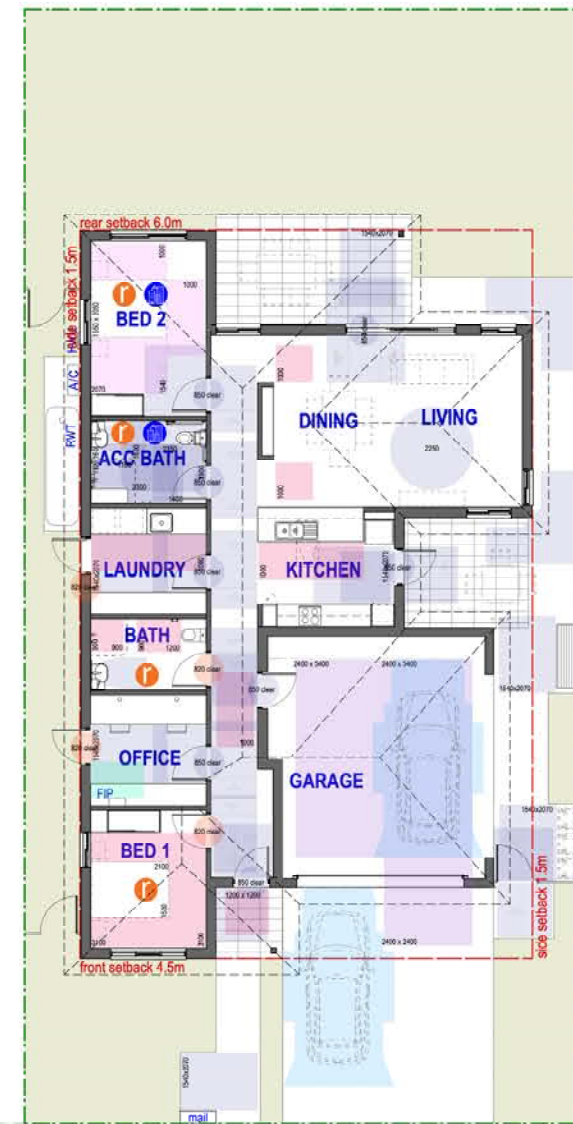
**ABBREVIATION LEGEND**

- 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         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 30m) | 464.3 sq m |
| Site Area           |            |            |
| Enclosed floor area |            | 169.1 sq m |
| GFA                 |            | 128.5 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 64.5 sq m  |
| Entry ramp & stairs |            | 10.8 sq m  |
| Driveway            |            | 39.1 sq m  |

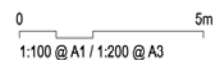
| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| Room Name       |           |              |
| ACC BATH        | 7.1 sq m  | 3150 x 2260  |
| BATH            | 6.2 sq m  | 3150 x 1975  |
| BED 1           | 11.9 sq m | 3770 x 3150  |
| BED 2           | 15.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 20.1 sq m | 14770 x 1700 |
| KITCHEN         | 12.1 sq m | 3720 x 3240  |
| LAUNDRY         | 9.1 sq m  | 3150 x 2890  |
| LIVING          | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 9.4 sq m  | 3150 x 3000  |



**ACCESS LAYOUT**

**BUILDING LAYOUT**

**SDA - ROBUST**  
**2 Resident House**



**LEGEND**

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

**LEGEND**

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

**ACCESS LEGEND**

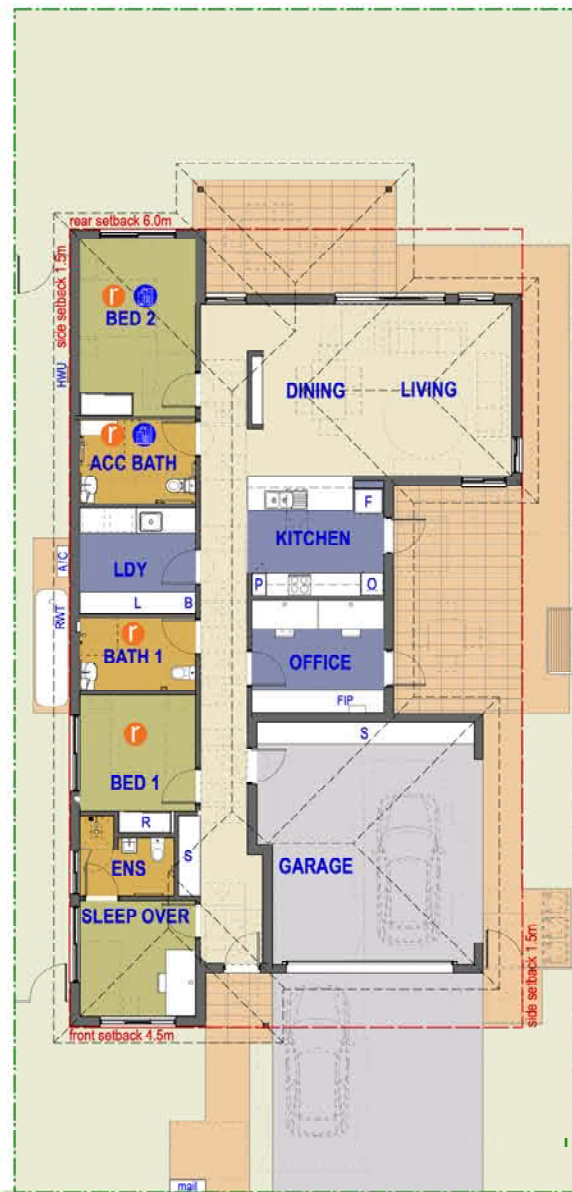
- AS 1428.1
- AS 2890.1
- AS 2890.6
- AS 1670.1
- SDA - robust

**NDIS - SDA LEGEND**

- BCA Accessible
- SDA - Robust

**ABBREVIATION LEGEND**

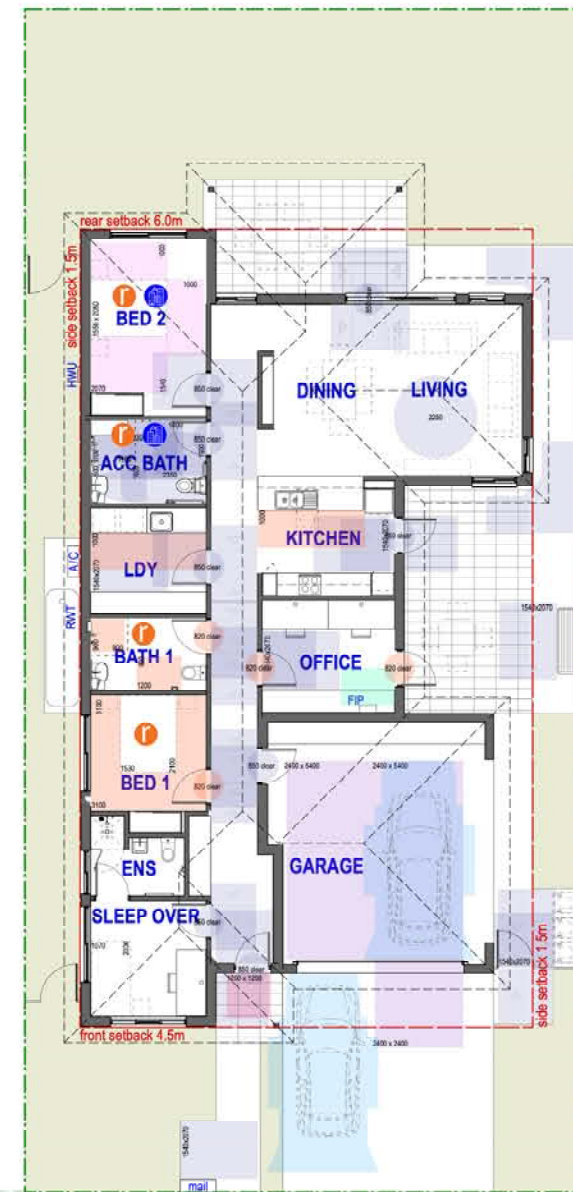
- F fridge
- P pantry
- O oven
- S storage
- R robe
- L linen cupboard
- B broom cupboard
- RWT rainwater tank
- A/C air conditioning unit
- HWU hot water unit
- FIP fire indicator panel
- mail mail boxes



**BUILDING LAYOUT**

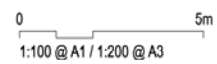
| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 32m) | 493.3 sq m |
| Enclosed floor area |            | 191.2 sq m |
| GFA                 |            | 160.7 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 76.5 sq m  |
| Entry ramp & stairs |            | 10.8 sq m  |
| Driveway            |            | 36.5 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.1 sq m  | 3150 x 2260  |
| BATH 1          | 6.2 sq m  | 3150 x 1960  |
| BED 1           | 10.9 sq m | 3770 x 3150  |
| BED 2           | 15.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| ENS             | 4.6 sq m  | 2560 x 2190  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 25.5 sq m | 17940 x 2290 |
| KITCHEN         | 12.1 sq m | 3720 x 3240  |
| LDY             | 9.1 sq m  | 3150 x 2890  |
| LIVING          | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |
| SLEEP OVER      | 10 sq m   | 3160 x 3150  |



**ACCESS LAYOUT**

**SDA - ROBUST**  
2 Resident House w. OOA



**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**

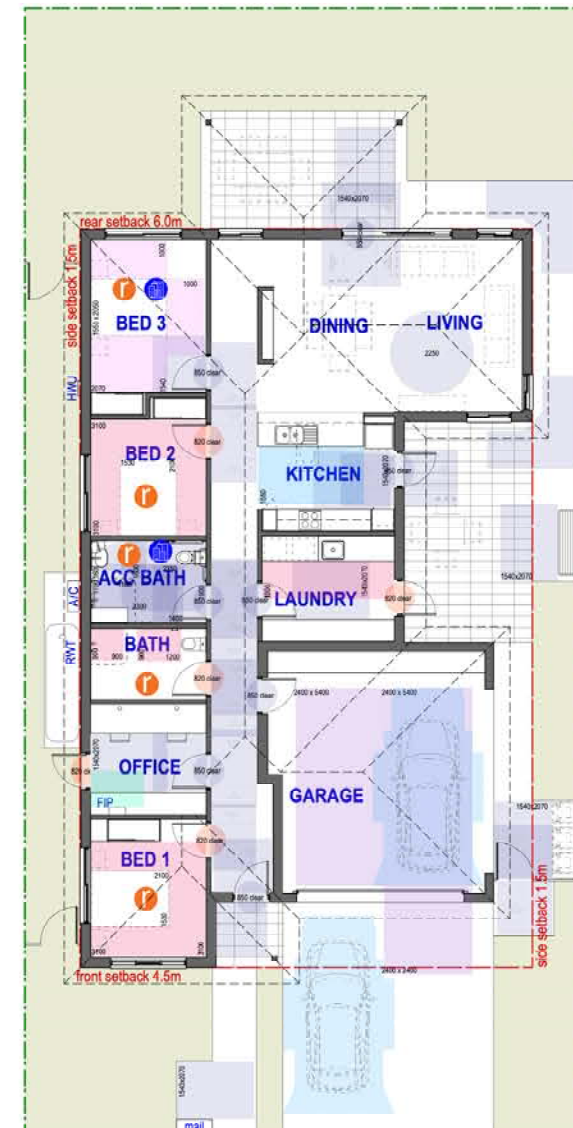
- F fridge
- P pantry
- O oven
- S storage
- R robe
- L linen cupboard
- B broom cupboard
- RWT rainwater tank
- A/C air conditioning unit
- HWU hot water unit
- FIP fire indicator panel
- mail mail boxes



**BUILDING LAYOUT**

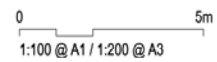
| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 31m) | 468.4 sq m |
| Site Area           |            | 468.4 sq m |
| Enclosed floor area |            | 185.4 sq m |
| GFA                 |            | 144.6 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 74.2 sq m  |
| Entry ramp & stairs |            | 10.7 sq m  |
| Driveway            |            | 38.2 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.1 sq m  | 3150 x 2260  |
| BATH            | 6.2 sq m  | 3150 x 1960  |
| BED 1           | 11.9 sq m | 3770 x 3150  |
| BED 2           | 10.9 sq m | 3770 x 3150  |
| BED 3           | 14.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 24 sq m   | 17780 x 1700 |
| KITCHEN         | 12.1 sq m | 3720 x 3240  |
| LAUNDRY         | 10.4 sq m | 3600 x 2890  |
| LIVING          | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 9.4 sq m  | 3150 x 3000  |



**ACCESS LAYOUT**

**SDA - ROBUST**  
**3 Resident House**

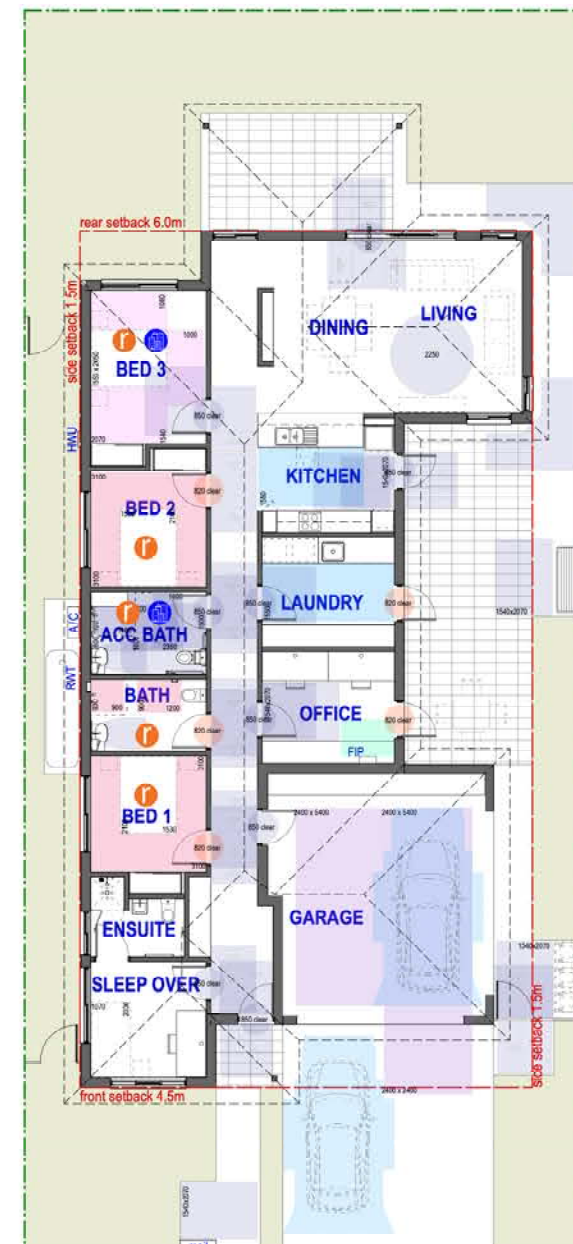




**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 34m) | 516.9 sq m |
| Site Area           |            |            |
| Enclosed floor area |            | 207.9 sq m |
| GFA                 |            | 167.2 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 92.0 sq m  |
| Entry ramp & stairs |            | 10.4 sq m  |
| Driveway            |            | 37.9 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.1 sq m  | 3150 x 2260  |
| BATH            | 6.2 sq m  | 3150 x 1960  |
| BED 1           | 10.9 sq m | 3770 x 3150  |
| BED 2           | 10.9 sq m | 3770 x 3150  |
| BED 3           | 14.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| ENSUITE         | 4.6 sq m  | 2560 x 2190  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 29.5 sq m | 21050 x 2290 |
| KITCHEN         | 12.1 sq m | 3720 x 3240  |
| LAUNDRY         | 10.4 sq m | 3600 x 2890  |
| LIVING          | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |
| SLEEP OVER      | 10 sq m   | 3160 x 3150  |



**ACCESS LAYOUT**

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

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

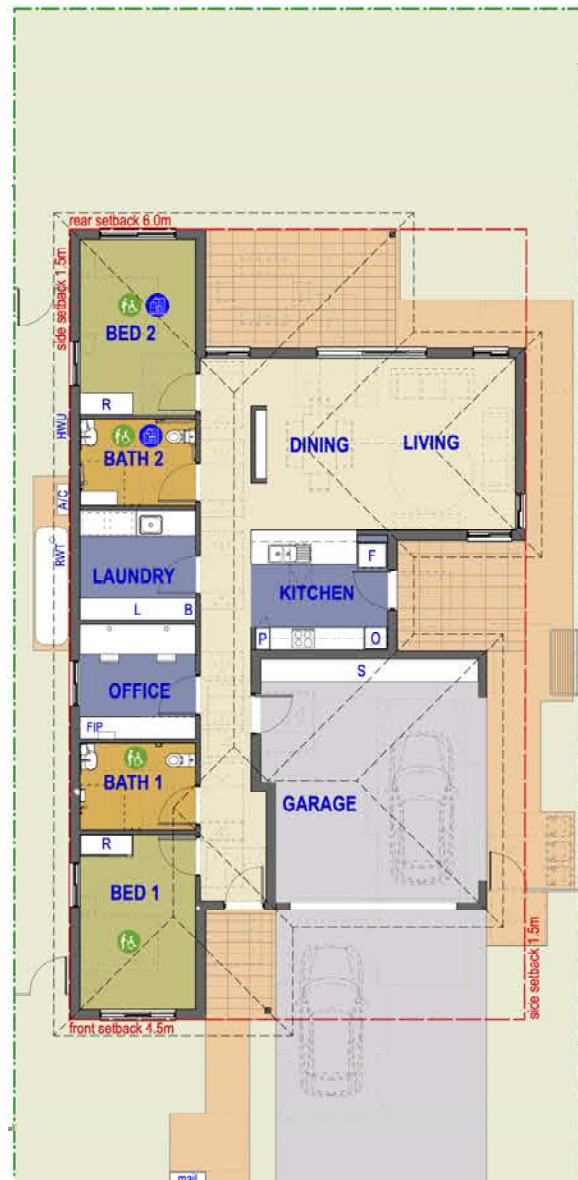
- ACCESS LEGEND**
- AS 1428.1
  - AS 2890.1
  - AS 2890.6
  - AS 1670.1
  - SDA - robust

- 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 - ROBUST**  
3 Resident House w. OOA

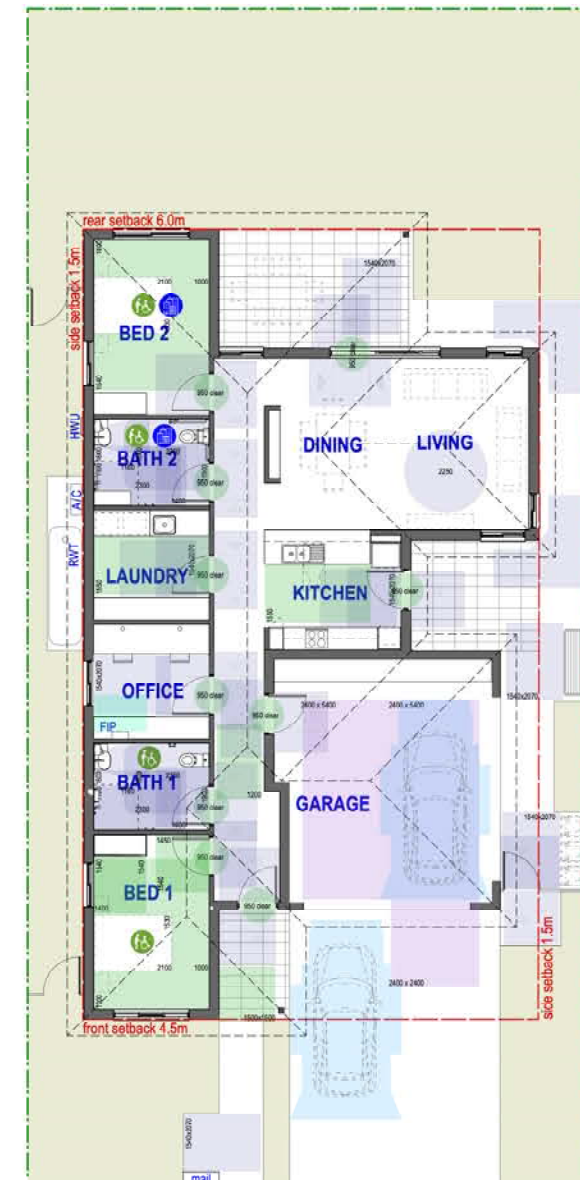
0 5m  
1:100 @ A1 / 1:200 @ A3



| Area Counts         |            |            |
|---------------------|------------|------------|
| Location            | Dimensions | Area sq m  |
| Site Area           | (15 x 32m) | 493.4 sq m |
| Enclosed floor area |            | 175.9 sq m |
| GFA                 |            | 135.3 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 64.4 sq m  |
| Entry ramp & stairs |            | 13.0 sq m  |
| Driveway            |            | 47.4 sq m  |

| Room Dimensions |           |              |
|-----------------|-----------|--------------|
| Room Name       | Net Area  | Dimensions   |
| BATH 1          | 7.4 sq m  | 3150 x 2360  |
| BATH 2          | 7.4 sq m  | 3150 x 2360  |
| BED 1           | 15 sq m   | 4770 x 3150  |
| BED 2           | 15.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 21.6 sq m | 14770 x 1800 |
| KITCHEN         | 12.1 sq m | 3720 x 3240  |
| LAUNDRY         | 9.4 sq m  | 3150 x 2990  |
| LIVING          | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 9.8 sq m  | 3150 x 3100  |



- 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 - 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
  - RWT rainwater tank
  - A/C air conditioning unit
  - HWU hot water unit
  - FIP fire indicator panel
  - mail mail boxes

**BUILDING LAYOUT**

**ACCESS LAYOUT**

**SDA - HIGH PHYSICAL SUPPORT  
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 1428.1
  - AS 2890.1
  - AS 2890.6
  - AS 1670.1
  - 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
  - RWT rainwater tank
  - A/C air conditioning unit
  - HWU hot water unit
  - FIP fire indicator panel
  - mail mail boxes

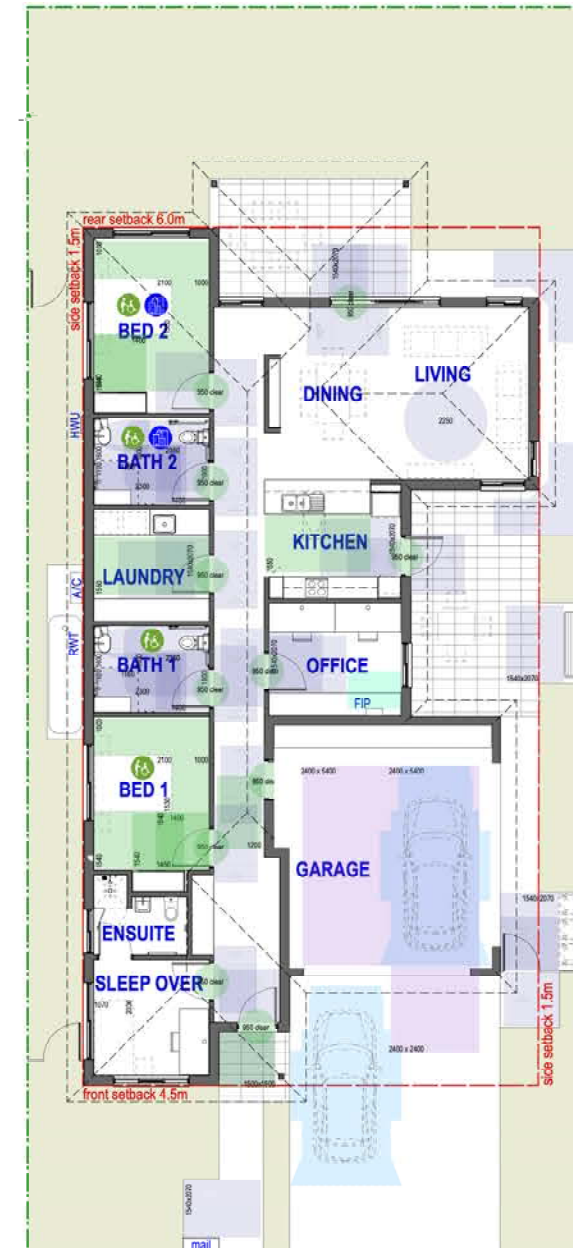


**Area Counts**

| Location            | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Site Area           | (15 x 34m) | 521.7 sq m |
| Enclosed floor area |            | 194.0 sq m |
| GFA                 |            | 160.5 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 73.5 sq m  |
| Entry ramp & stairs |            | 10.4 sq m  |
| Driveway            |            | 45.1 sq m  |

**Room Dimensions**

| Room Name  | Net Area  | Dimensions   |
|------------|-----------|--------------|
| BATH 1     | 7.4 sq m  | 3150 x 2360  |
| BATH 2     | 7.4 sq m  | 3150 x 2360  |
| BED 1      | 14 sq m   | 4770 x 3150  |
| BED 2      | 15.1 sq m | 4785 x 3150  |
| DINING     | 16 sq m   | 4700 x 3400  |
| ENSUITE    | 4.6 sq m  | 2560 x 2190  |
| GARAGE     | 33 sq m   | 6000 x 5500  |
| HALLWAY    | 30 sq m   | 19455 x 2390 |
| KITCHEN    | 12.1 sq m | 3720 x 3240  |
| LAUNDRY    | 9.4 sq m  | 3150 x 2990  |
| LIVING     | 17.9 sq m | 4700 x 3800  |
| OFFICE     | 11 sq m   | 3600 x 3050  |
| SLEEP OVER | 10 sq m   | 3160 x 3150  |



**ACCESS LAYOUT**

**BUILDING LAYOUT**

**SDA - HIGH PHYSICAL SUPPORT**  
2 Resident House w. OOA

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**

job no - sheet no - revision:  
**SDA HPS - House - 2 Resident - OOA**

**F22144 - CD-162 - A**

date:  
8/5/23 FINAL ISSUE

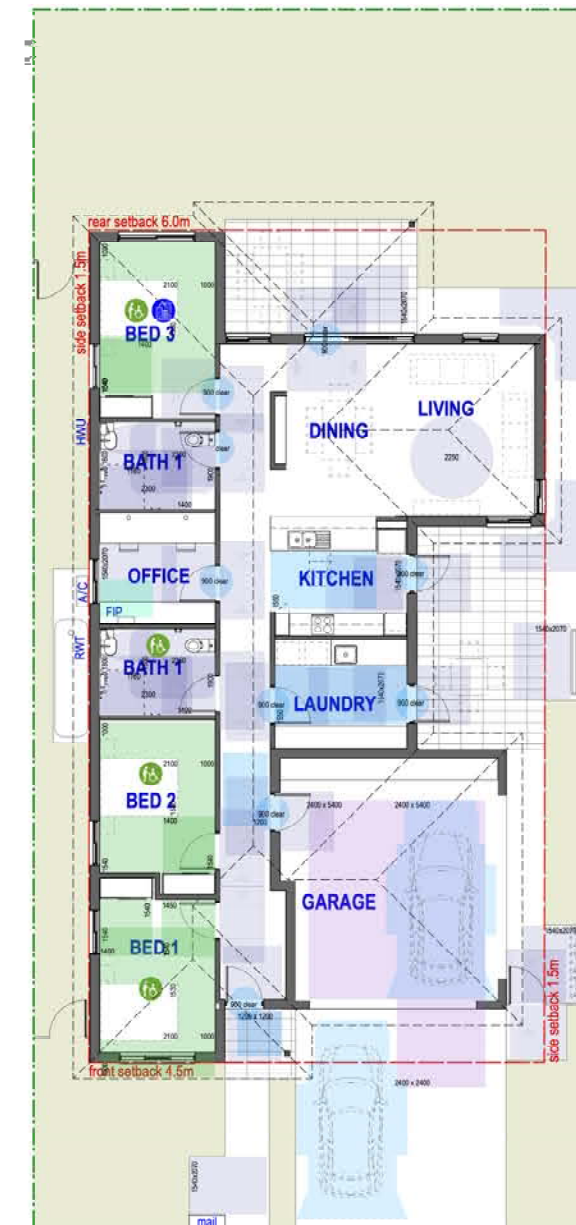


**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 33m) | 511.1 sq m |
| Site Area           |            | 511.1 sq m |
| Enclosed floor area |            | 195.3 sq m |
| GFA                 |            | 155.8 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 74.3 sq m  |
| Entry ramp & stairs |            | 10.4 sq m  |
| Driveway            |            | 36.4 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| BATH 1          | 7.4 sq m  | 3150 x 2360  |
| BATH 1          | 7.4 sq m  | 3150 x 2360  |
| BED 1           | 14 sq m   | 4770 x 3150  |
| BED 2           | 14 sq m   | 4770 x 3150  |
| BED 3           | 15.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 25.8 sq m | 17830 x 1800 |
| KITCHEN         | 12.1 sq m | 3720 x 3240  |
| LAUNDRY         | 10.6 sq m | 3600 x 2940  |
| LIVING          | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 9.4 sq m  | 3150 x 3000  |

**ACCESS LAYOUT**



- 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 - 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
  - RWT rainwater tank
  - A/C air conditioning unit
  - HWU hot water unit
  - FIP fire indicator panel
  - mail mail boxes

**SDA - HIGH PHYSICAL SUPPORT  
3 Resident House**

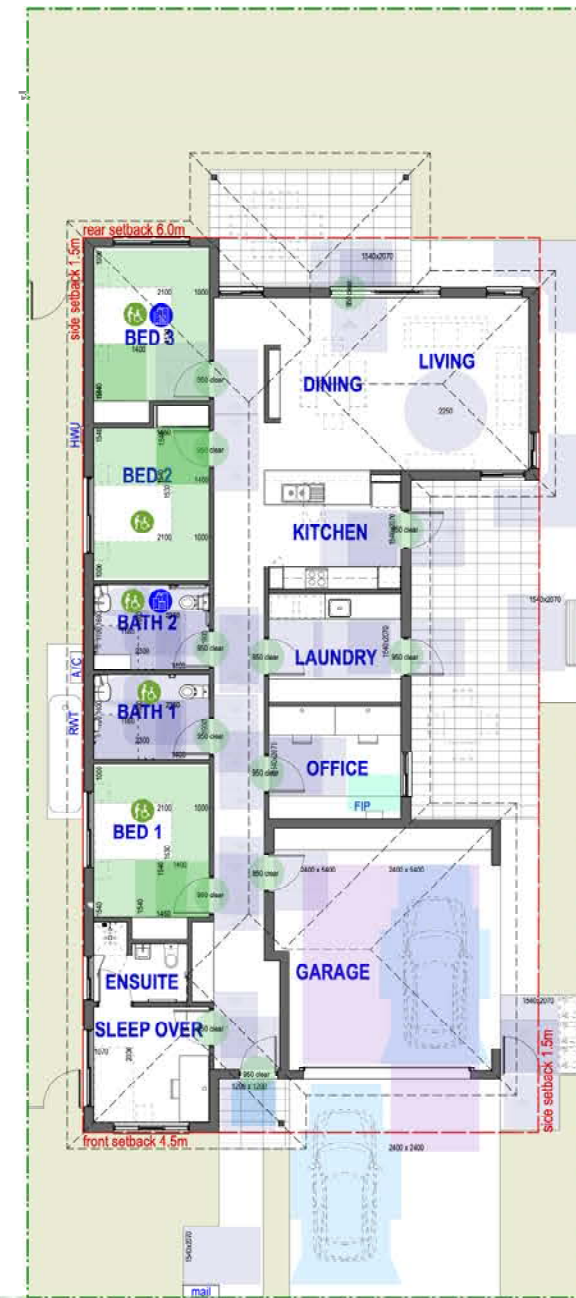
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| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 35m) |            |
| Site Area           |            | 540.9 sq m |
| Enclosed floor area |            | 217.9 sq m |
| GFA                 |            | 179.0 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 87.5 sq m  |
| Entry ramp & stairs |            | 10.4 sq m  |
| Driveway            |            | 36.4 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| BATH 1          | 7.3 sq m  | 3150 x 2310  |
| BATH 2          | 7.3 sq m  | 3150 x 2310  |
| BED 1           | 14 sq m   | 4770 x 3150  |
| BED 2           | 14 sq m   | 4770 x 3150  |
| BED 3           | 14.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| ENSUITE         | 4.6 sq m  | 2560 x 2190  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 31.5 sq m | 21000 x 2390 |
| KITCHEN         | 12.1 sq m | 3720 x 3240  |
| LAUNDRY         | 10.6 sq m | 3600 x 2940  |
| LIVING          | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |
| SLEEP OVER      | 10 sq m   | 3160 x 3150  |



- 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 - 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
  - RWT rainwater tank
  - A/C air conditioning unit
  - HWU hot water unit
  - FIP fire indicator panel
  - mail mail boxes

**BUILDING LAYOUT**

**ACCESS LAYOUT**

**SDA - HIGH PHYSICAL SUPPORT**  
3 Resident House w. OOA

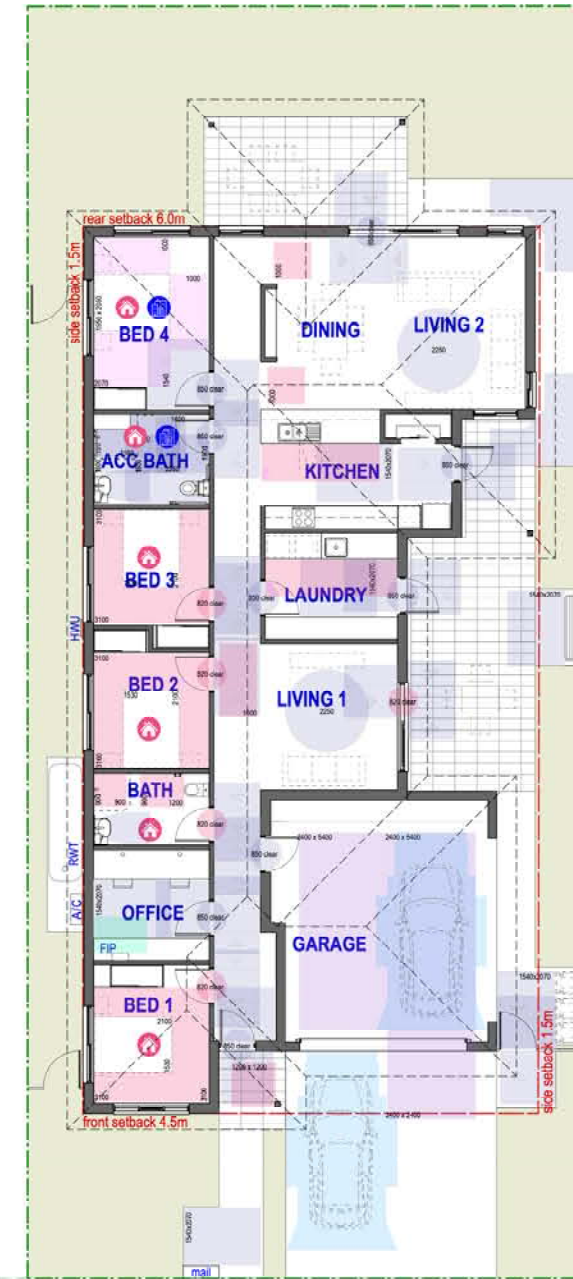
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| Area Counts         |            |            |
|---------------------|------------|------------|
| Location            | Dimensions | Area sq m  |
| Site Area           | (15 x 35m) | 533.7 sq m |
| Enclosed floor area |            | 223.9 sq m |
| GFA                 |            | 183.3 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 82.1 sq m  |
| Entry ramp & stairs |            | 10.6 sq m  |
| Driveway            |            | 37.8 sq m  |

| Room Dimensions |           |              |
|-----------------|-----------|--------------|
| Room Name       | Net Area  | Dimensions   |
| ACC BATH        | 7.8 sq m  | 3150 x 2485  |
| BATH            | 6.2 sq m  | 3150 x 1975  |
| BED 1           | 11.9 sq m | 3770 x 3150  |
| BED 2           | 10.9 sq m | 3770 x 3150  |
| BED 3           | 10.9 sq m | 3770 x 3150  |
| BED 4           | 14.9 sq m | 4720 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 29.3 sq m | 21890 x 1700 |
| KITCHEN         | 16.8 sq m | 5200 x 3240  |
| LAUNDRY         | 10.4 sq m | 3600 x 2890  |
| LIVING 1        | 14.9 sq m | 4000 x 3720  |
| LIVING 2        | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 9.4 sq m  | 3150 x 3000  |



- 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

**BUILDING LAYOUT**

**ACCESS LAYOUT**

**SDA - IMPROVED LIVABILITY**  
4 Resident Group Home

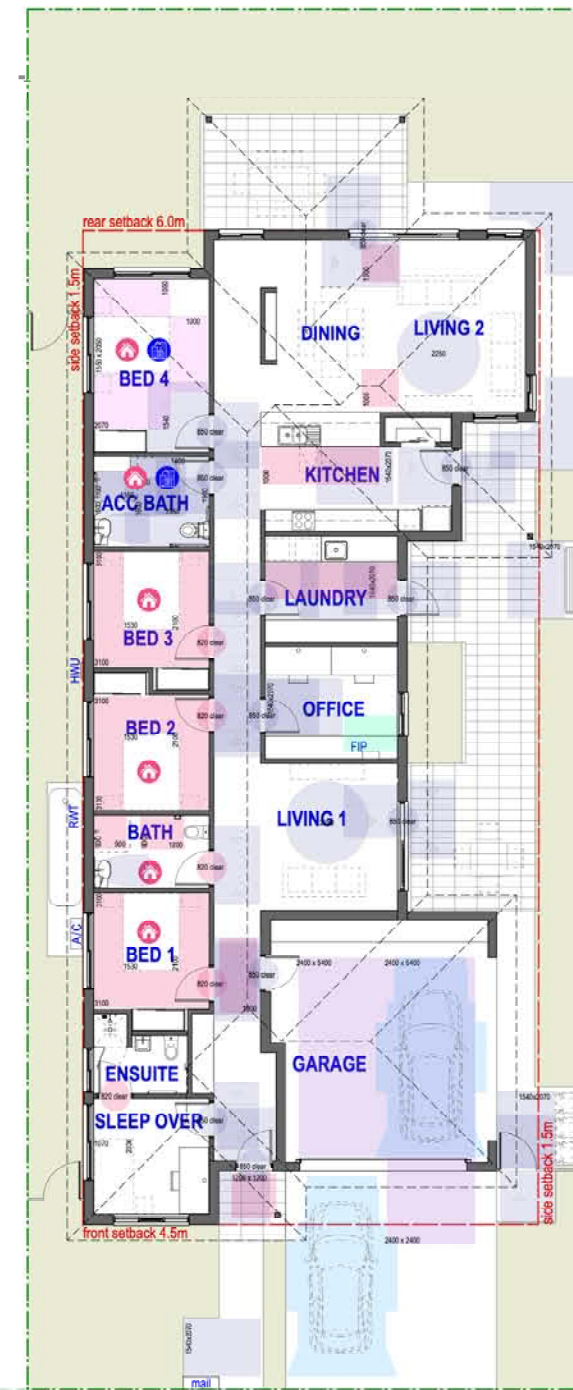
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**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 38m) | 579.0 sq m |
| Site Area           |            | 579.0 sq m |
| Enclosed floor area |            | 245.9 sq m |
| GFA                 |            | 205.4 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 89.0 sq m  |
| Entry ramp & stairs |            | 10.2 sq m  |
| Driveway            |            | 36.4 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.8 sq m  | 3150 x 2485  |
| BATH            | 6.2 sq m  | 3150 x 1975  |
| BED 1           | 10.9 sq m | 3770 x 3150  |
| BED 2           | 10.9 sq m | 3770 x 3150  |
| BED 3           | 10.9 sq m | 3770 x 3150  |
| BED 4           | 14.9 sq m | 4720 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| ENSUITE         | 4.6 sq m  | 2560 x 2190  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 37.1 sq m | 25070 x 2390 |
| KITCHEN         | 16.8 sq m | 5200 x 3240  |
| LAUNDRY         | 10.4 sq m | 3600 x 2890  |
| LIVING 1        | 14.9 sq m | 4000 x 3720  |
| LIVING 2        | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |
| SLEEP OVER      | 10 sq m   | 3160 x 3150  |



**ACCESS LAYOUT**

- 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 - IMPROVED LIVABILITY**  
4 Resident Group Home w. OOA

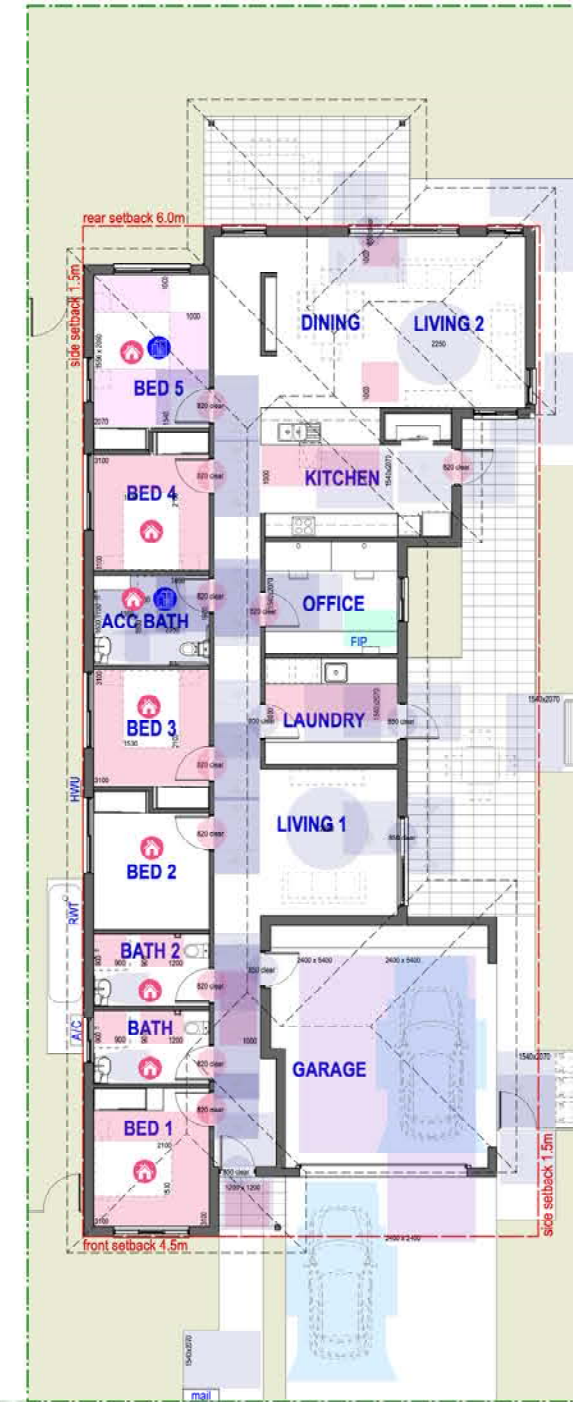
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**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 38m) | 585.7 sq m |
| Site Area           |            | 249.1 sq m |
| Enclosed floor area |            | 207.5 sq m |
| GFA                 |            | 33.0 sq m  |
| Garage              |            | 89.4 sq m  |
| External paved area |            | 11.3 sq m  |
| Entry ramp & stairs |            | 40.6 sq m  |
| Driveway            |            |            |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.8 sq m  | 3150 x 2485  |
| BATH            | 6.2 sq m  | 3150 x 1975  |
| BATH 2          | 6.2 sq m  | 3150 x 1975  |
| BED 1           | 11.9 sq m | 3770 x 3150  |
| BED 2           | 10.9 sq m | 3770 x 3150  |
| BED 3           | 10.9 sq m | 3770 x 3150  |
| BED 4           | 10.9 sq m | 3770 x 3150  |
| BED 5           | 14 sq m   | 4770 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 33.7 sq m | 25330 x 1700 |
| KITCHEN         | 18.2 sq m | 5200 x 3505  |
| LAUNDRY         | 10.4 sq m | 3600 x 2890  |
| LIVING 1        | 14.9 sq m | 4000 x 3720  |
| LIVING 2        | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |



**ACCESS LAYOUT**

- 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 - IMPROVED LIVABILITY**  
5 Resident Group Home

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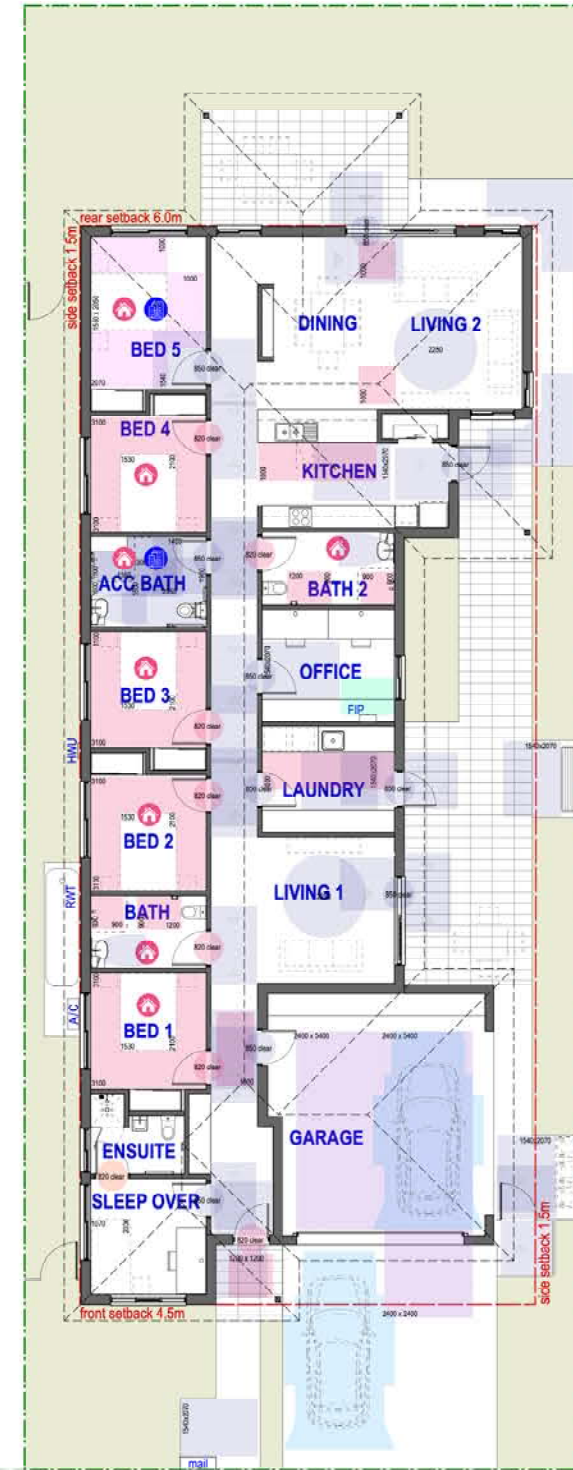


**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 40m) | 614.3 sq m |
| Site Area           |            | 614.3 sq m |
| Enclosed floor area |            | 267.3 sq m |
| GFA                 |            | 226.8 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 93.4 sq m  |
| Entry ramp & stairs |            | 10.5 sq m  |
| Driveway            |            | 38.0 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| Room Name       |           |              |
| ACC BATH        | 7.8 sq m  | 3150 x 2485  |
| BATH            | 6.2 sq m  | 3150 x 1975  |
| BATH 2          | 7.1 sq m  | 3600 x 1975  |
| BED 1           | 10.9 sq m | 3770 x 3150  |
| BED 2           | 10.9 sq m | 3770 x 3150  |
| BED 3           | 10.9 sq m | 3770 x 3150  |
| BED 4           | 10.9 sq m | 3770 x 3150  |
| BED 5           | 14 sq m   | 4770 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| ENSUITE         | 4.6 sq m  | 2560 x 2190  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 37.3 sq m | 27165 x 2290 |
| KITCHEN         | 16.8 sq m | 5200 x 3240  |
| LAUNDRY         | 10.4 sq m | 3600 x 2890  |
| LIVING 1        | 14.9 sq m | 4000 x 3720  |
| LIVING 2        | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |
| SLEEP OVER      | 10 sq m   | 3180 x 3150  |

**ACCESS LAYOUT**



- 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 - IMPROVED LIVABILITY**  
5 Resident Group Home w. OOA

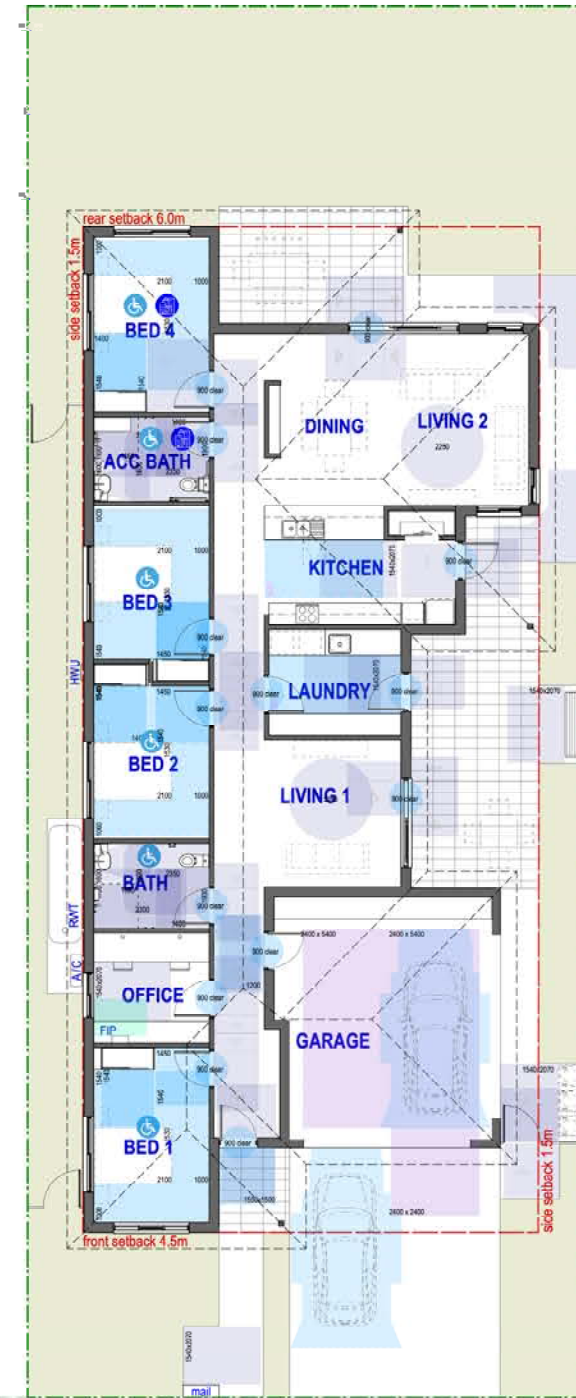
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**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 38m) | 583.8 sq m |
| Site Area           |            | 583.8 sq m |
| Enclosed floor area |            | 236.3 sq m |
| GFA                 |            | 195.8 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 81.7 sq m  |
| Entry ramp & stairs |            | 11.7 sq m  |
| Driveway            |            | 41.3 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.3 sq m  | 3150 x 2310  |
| BATH            | 7.3 sq m  | 3150 x 2310  |
| BED 1           | 15 sq m   | 4770 x 3150  |
| BED 2           | 14 sq m   | 4770 x 3150  |
| BED 3           | 14.1 sq m | 4770 x 3150  |
| BED 4           | 15.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 31.5 sq m | 21900 x 1800 |
| KITCHEN         | 16.8 sq m | 5200 x 3240  |
| LAUNDRY         | 10.6 sq m | 3600 x 2940  |
| LIVING 1        | 14.9 sq m | 4000 x 3720  |
| LIVING 2        | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 9.4 sq m  | 3150 x 2990  |



**ACCESS LAYOUT**

- 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 - FULLY ACCESSIBLE**  
4 Resident Group Home

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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 FA - Group Home - 4 Resident**

F22144 - PLANS MASTER.vsw

job no - sheet no - revision:  
**F22144 - CD-181 - A**

date:  
8/5/23 FINAL ISSUE



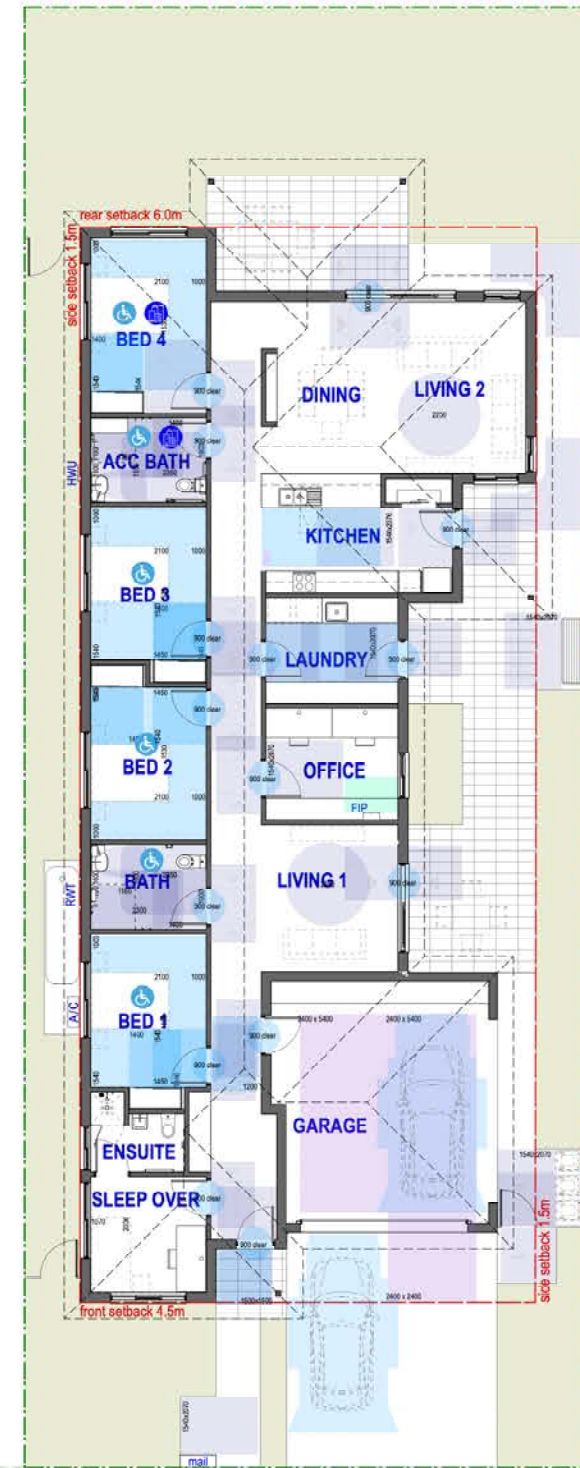


**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 40m) | 612.7 sq m |
| Site Area           |            | 612.7 sq m |
| Enclosed floor area |            | 259.7 sq m |
| GFA                 |            | 219.1 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 91.0 sq m  |
| Entry ramp & stairs |            | 10.4 sq m  |
| Driveway            |            | 39.0 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.3 sq m  | 3150 x 2310  |
| BATH            | 7.3 sq m  | 3150 x 2310  |
| BED 1           | 14 sq m   | 4770 x 3150  |
| BED 2           | 14 sq m   | 4770 x 3150  |
| BED 3           | 14.1 sq m | 4770 x 3150  |
| BED 4           | 15.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| ENSUITE         | 4.6 sq m  | 2560 x 2190  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 19 sq m   | 13890 x 1700 |
| HALLWAY         | 37.9 sq m | 25520 x 2390 |
| KITCHEN         | 16.8 sq m | 5200 x 3240  |
| LAUNDRY         | 10.6 sq m | 3600 x 2940  |
| LIVING 1        | 14.9 sq m | 4000 x 3720  |
| LIVING 2        | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |
| SLEEP OVER      | 10 sq m   | 3160 x 3150  |

**ACCESS LAYOUT**



- 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 - FULLY ACCESSIBLE**  
4 Resident Group Home w. OOA

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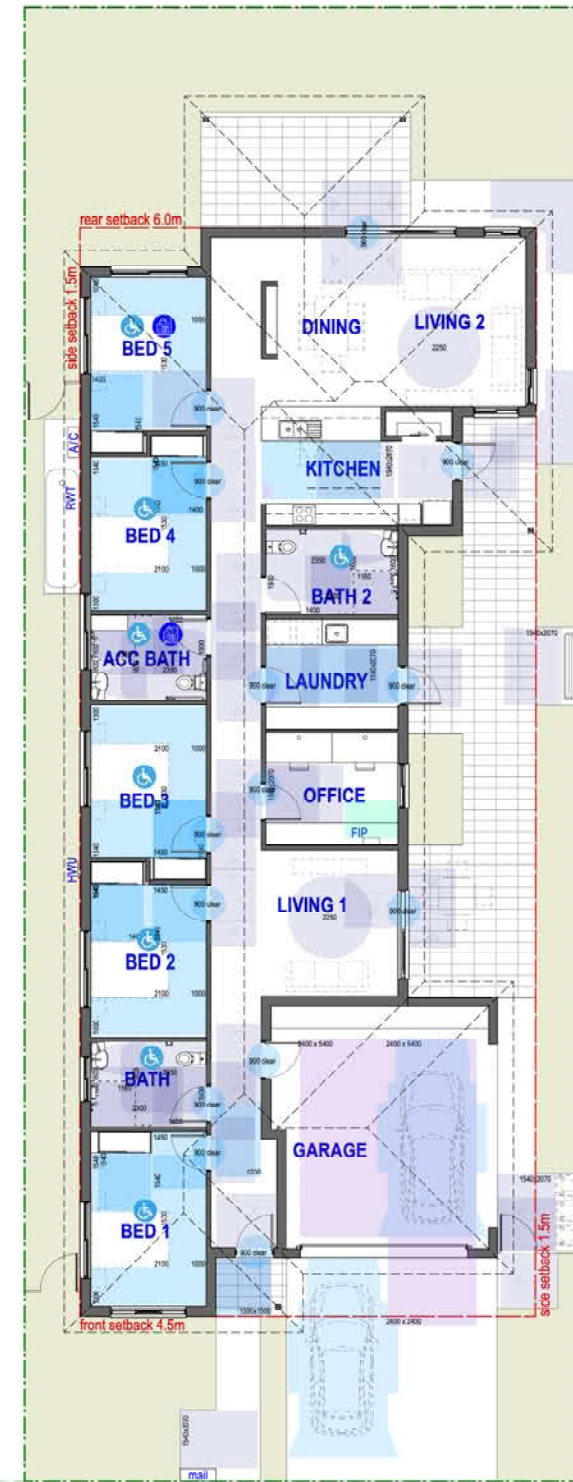
**Area Counts**

| Location            | Dimensions (15 x 40m) | Area sq m  |
|---------------------|-----------------------|------------|
| Site Area           |                       | 618.6 sq m |
| Enclosed floor area |                       | 268.5 sq m |
| GFA                 |                       | 228.2 sq m |
| Garage              |                       | 33.0 sq m  |
| External paved area |                       | 94.5 sq m  |
| Entry ramp & stairs |                       | 10.4 sq m  |
| Driveway            |                       | 37.3 sq m  |

**Room Dimensions**

| Room Name | Net Area  | Dimensions   |
|-----------|-----------|--------------|
| ACC BATH  | 7.3 sq m  | 3150 x 2310  |
| BATH      | 7.3 sq m  | 3150 x 2310  |
| BATH 2    | 8.3 sq m  | 3600 x 2310  |
| BED 1     | 15 sq m   | 4770 x 3150  |
| BED 2     | 14 sq m   | 4770 x 3150  |
| BED 3     | 14.1 sq m | 4770 x 3150  |
| BED 4     | 14 sq m   | 4770 x 3150  |
| BED 5     | 14.1 sq m | 4785 x 3150  |
| DINING    | 16 sq m   | 4700 x 3400  |
| GARAGE    | 33 sq m   | 6000 x 5500  |
| HALLWAY   | 39.2 sq m | 27485 x 1800 |
| KITCHEN   | 16.8 sq m | 5200 x 3240  |
| LAUNDRY   | 10.8 sq m | 3600 x 2990  |
| LIVING 1  | 14.9 sq m | 4000 x 3720  |
| LIVING 2  | 17.9 sq m | 4700 x 3800  |
| OFFICE    | 11 sq m   | 3600 x 3050  |



- 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

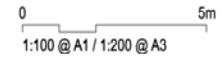
- NDIS - SDA LEGEND**
- BCA Accessible
  - SDA - Fully Accessible

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

**BUILDING LAYOUT**

**ACCESS LAYOUT**

**SDA - FULLY ACCESSIBLE**  
5 Resident Group Home



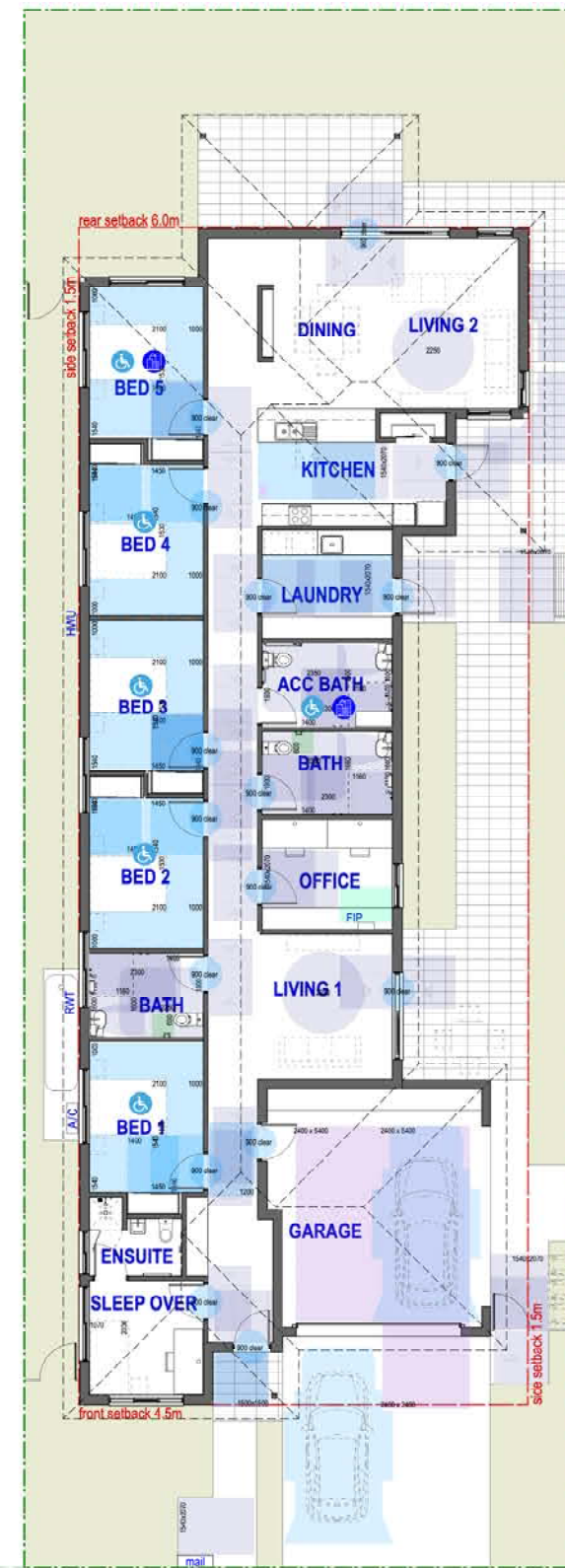


**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            |            |            |
| Site Area           | (15 x 43m) | 662.7 sq m |
| Enclosed floor area |            | 291.3 sq m |
| GFA                 |            | 250.7 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 102.9 sq m |
| Entry ramp & stairs |            | 10.4 sq m  |
| Driveway            |            | 38.9 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 8.3 sq m  | 3600 x 2310  |
| BATH            | 8.3 sq m  | 3600 x 2310  |
| BATH            | 7.3 sq m  | 3150 x 2310  |
| BED 1           | 14 sq m   | 4770 x 3150  |
| BED 2           | 14 sq m   | 4770 x 3150  |
| BED 3           | 14.1 sq m | 4770 x 3150  |
| BED 4           | 14 sq m   | 4770 x 3150  |
| BED 5           | 14.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| ENSUITE         | 4.6 sq m  | 2560 x 2190  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 44.8 sq m | 30465 x 2390 |
| KITCHEN         | 16.8 sq m | 5200 x 3240  |
| LAUNDRY         | 10.6 sq m | 3600 x 2940  |
| LIVING 1        | 14.9 sq m | 4000 x 3720  |
| LIVING 2        | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |
| SLEEP OVER      | 10 sq m   | 3180 x 3150  |

**ACCESS LAYOUT**



- 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 - FULLY ACCESSIBLE**  
5 Resident Group Home w. OOA

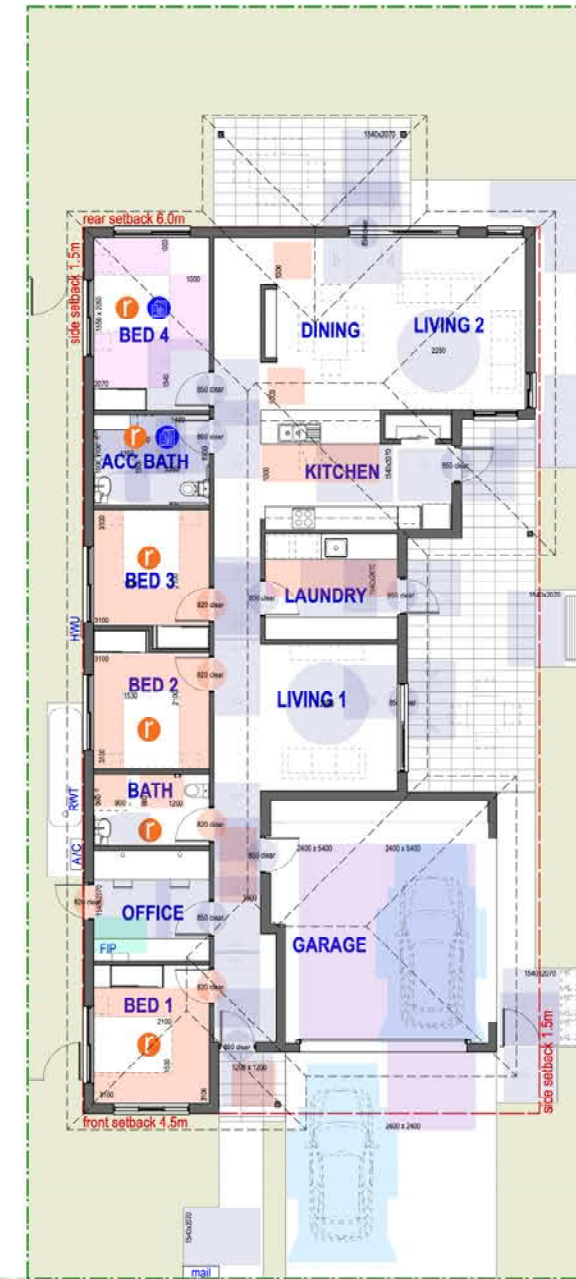
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**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 35m) | 533.7 sq m |
| Site Area           |            | 533.7 sq m |
| Enclosed floor area |            | 223.9 sq m |
| GFA                 |            | 183.4 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 81.1 sq m  |
| Entry ramp & stairs |            | 10.5 sq m  |
| Driveway            |            | 38.8 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.8 sq m  | 3150 x 2485  |
| BATH            | 6.2 sq m  | 3150 x 1975  |
| BED 1           | 11.9 sq m | 3770 x 3150  |
| BED 2           | 10.9 sq m | 3770 x 3150  |
| BED 3           | 10.9 sq m | 3770 x 3150  |
| BED 4           | 14.9 sq m | 4720 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 31.5 sq m | 21900 x 1800 |
| KITCHEN         | 16.8 sq m | 5200 x 3240  |
| LAUNDRY         | 10.4 sq m | 3600 x 2890  |
| LIVING 1        | 14.9 sq m | 4000 x 3720  |
| LIVING 2        | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 9.4 sq m  | 3150 x 2990  |



**ACCESS LAYOUT**

- 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 - ROBUST**  
4 Resident Group Home

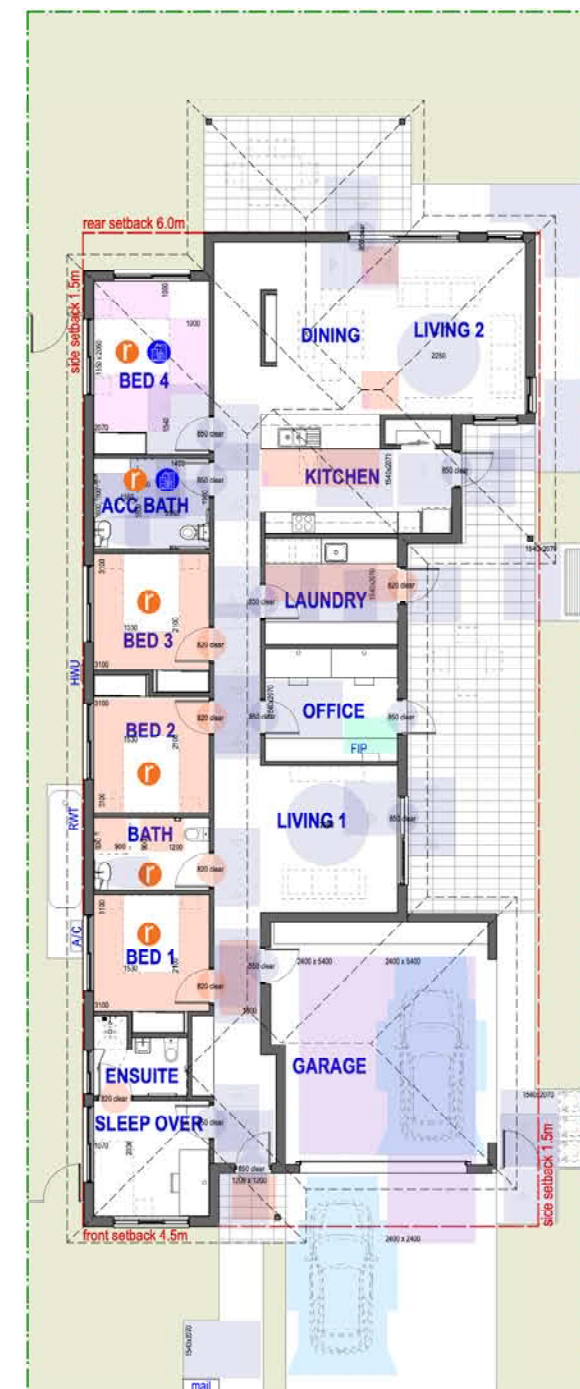
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**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 38m) | 579.0 sq m |
| Site Area           |            | 579.0 sq m |
| Enclosed floor area |            | 245.9 sq m |
| GFA                 |            | 205.4 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 93.8 sq m  |
| Entry ramp & stairs |            | 10.2 sq m  |
| Driveway            |            | 36.4 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.8 sq m  | 3150 x 2485  |
| BATH            | 6.2 sq m  | 3150 x 1975  |
| BED 1           | 10.9 sq m | 3770 x 3150  |
| BED 2           | 10.9 sq m | 3770 x 3150  |
| BED 3           | 10.9 sq m | 3770 x 3150  |
| BED 4           | 14.9 sq m | 4720 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| ENSUITE         | 4.6 sq m  | 2560 x 2190  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 34.6 sq m | 25070 x 2290 |
| KITCHEN         | 16.8 sq m | 5200 x 3240  |
| LAUNDRY         | 10.4 sq m | 3600 x 2890  |
| LIVING 1        | 14.9 sq m | 4000 x 3720  |
| LIVING 2        | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |
| SLEEP OVER      | 10 sq m   | 3160 x 3150  |



**ACCESS LAYOUT**

- 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 - ROBUST**  
4 Resident Group Home w. OOA

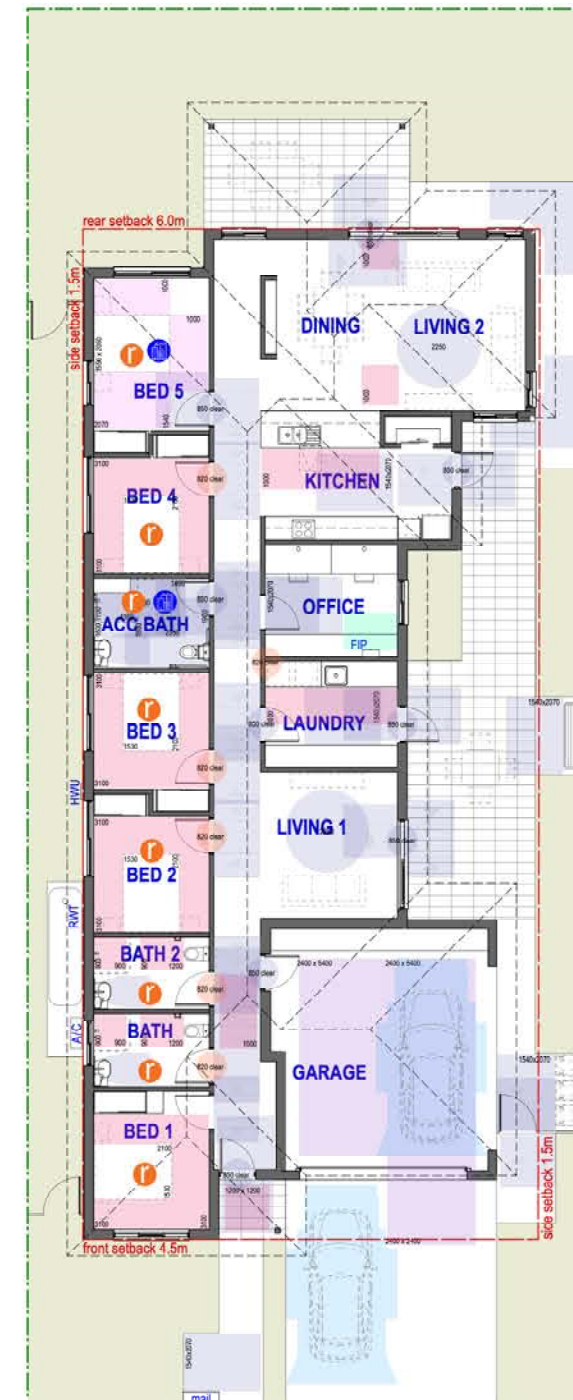
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**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 38m) | 585.7 sq m |
| Site Area           |            | 585.7 sq m |
| Enclosed floor area |            | 249.1 sq m |
| GFA                 |            | 207.5 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 89.4 sq m  |
| Entry ramp & stairs |            | 11.3 sq m  |
| Driveway            |            | 40.6 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.8 sq m  | 3150 x 2485  |
| BATH            | 6.2 sq m  | 3150 x 1975  |
| BATH 2          | 6.2 sq m  | 3150 x 1975  |
| BED 1           | 11.9 sq m | 3770 x 3150  |
| BED 2           | 10.9 sq m | 3770 x 3150  |
| BED 3           | 10.9 sq m | 3770 x 3150  |
| BED 4           | 10.9 sq m | 3770 x 3150  |
| BED 5           | 14 sq m   | 4770 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 33.7 sq m | 25330 x 1700 |
| KITCHEN         | 18.2 sq m | 5200 x 3505  |
| LAUNDRY         | 10.4 sq m | 3600 x 2890  |
| LIVING 1        | 14.9 sq m | 4000 x 3720  |
| LIVING 2        | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |



**ACCESS LAYOUT**

- 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 - ROBUST**  
5 Resident Group Home

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 - Group Home - 5 Resident**

F22144 - PLANS MASTER.vsw

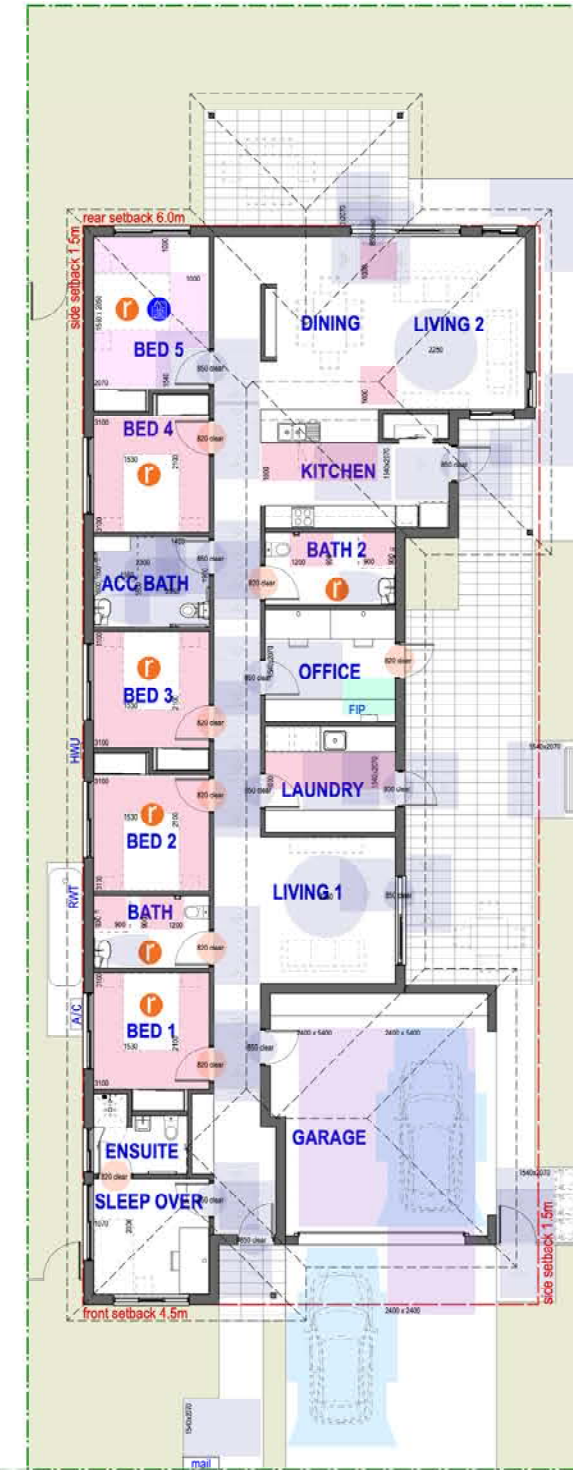
job no - sheet no - revision:  
**F22144 - CD-193 - A**

date:  
8/5/23 FINAL ISSUE



| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 40m) | 614.3 sq m |
| Site Area           |            | 614.3 sq m |
| Enclosed floor area |            | 286.3 sq m |
| GFA                 |            | 225.8 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 102.0 sq m |
| Entry ramp & stairs |            | 10.5 sq m  |
| Driveway            |            | 37.5 sq m  |

| Room Dimensions | Net Area  | Dimensions  |
|-----------------|-----------|-------------|
| Room Name       |           |             |
| ACC BATH        | 7.8 sq m  | 3150 x 2485 |
| BATH            | 6.2 sq m  | 3150 x 1975 |
| BATH 2          | 7 sq m    | 3545 x 1975 |
| BED 1           | 10.9 sq m | 3770 x 3150 |
| BED 2           | 10.9 sq m | 3770 x 3150 |
| BED 3           | 10.9 sq m | 3770 x 3150 |
| BED 4           | 10.9 sq m | 3770 x 3150 |
| BED 5           | 14 sq m   | 4770 x 3150 |
| DINING          | 16 sq m   | 4700 x 3400 |
| ENSUITE         | 4.6 sq m  | 2560 x 2190 |
| GARAGE          | 33 sq m   | 6000 x 5500 |
| KITCHEN         | 16.6 sq m | 5120 x 3240 |
| LAUNDRY         | 10.2 sq m | 3545 x 2890 |
| LIVING 1        | 14.7 sq m | 4000 x 3665 |
| LIVING 2        | 17.9 sq m | 4700 x 3800 |
| OFFICE          | 10.8 sq m | 3545 x 3050 |
| SLEEP OVER      | 10 sq m   | 3160 x 3150 |



- 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

**BUILDING LAYOUT**

**ACCESS LAYOUT**

**SDA - ROBUST**  
5 Resident Group Home w. OOA

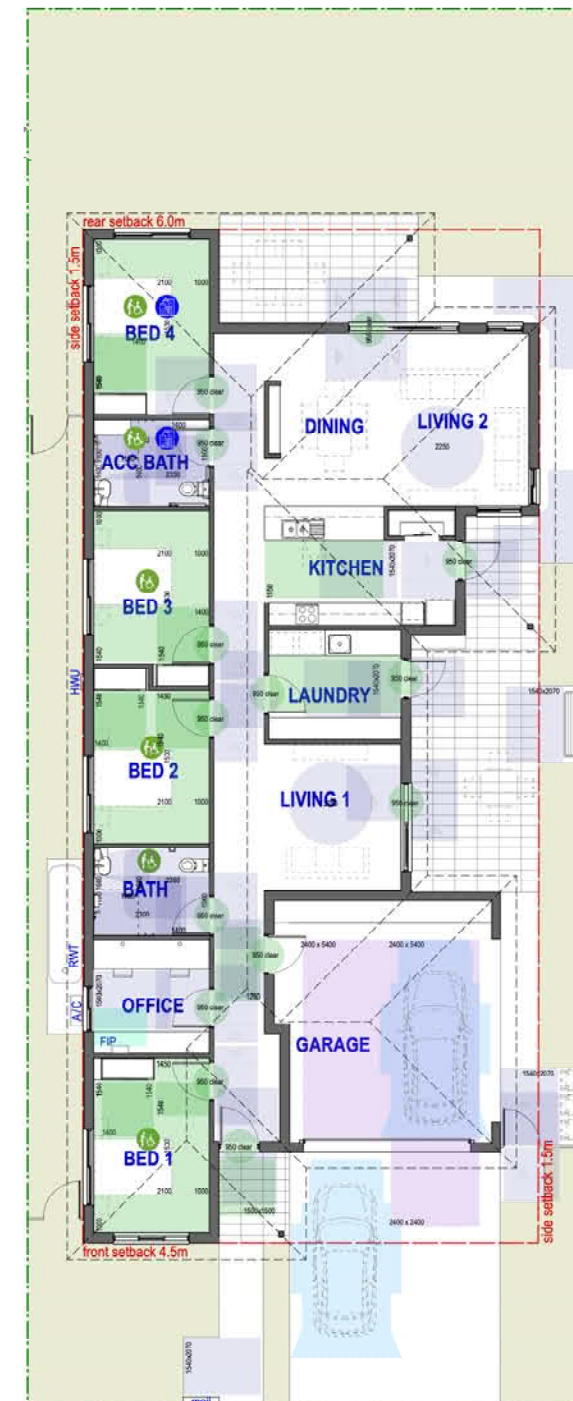
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**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 38m) | 587.0 sq m |
| Site Area           |            | 587.0 sq m |
| Enclosed floor area |            | 237.6 sq m |
| GFA                 |            | 197.1 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 80.8 sq m  |
| Entry ramp & stairs |            | 12.1 sq m  |
| Driveway            |            | 42.3 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.4 sq m  | 3150 x 2360  |
| BATH            | 7.4 sq m  | 3150 x 2360  |
| BED 1           | 15 sq m   | 4770 x 3150  |
| BED 2           | 14 sq m   | 4770 x 3150  |
| BED 3           | 14.1 sq m | 4770 x 3150  |
| BED 4           | 15.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 31.6 sq m | 22000 x 1800 |
| KITCHEN         | 16.8 sq m | 5200 x 3240  |
| LAUNDRY         | 10.8 sq m | 3600 x 2990  |
| LIVING 1        | 14.9 sq m | 4000 x 3720  |
| LIVING 2        | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 9.8 sq m  | 3150 x 3100  |



**ACCESS LAYOUT**

- 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 - high physical support

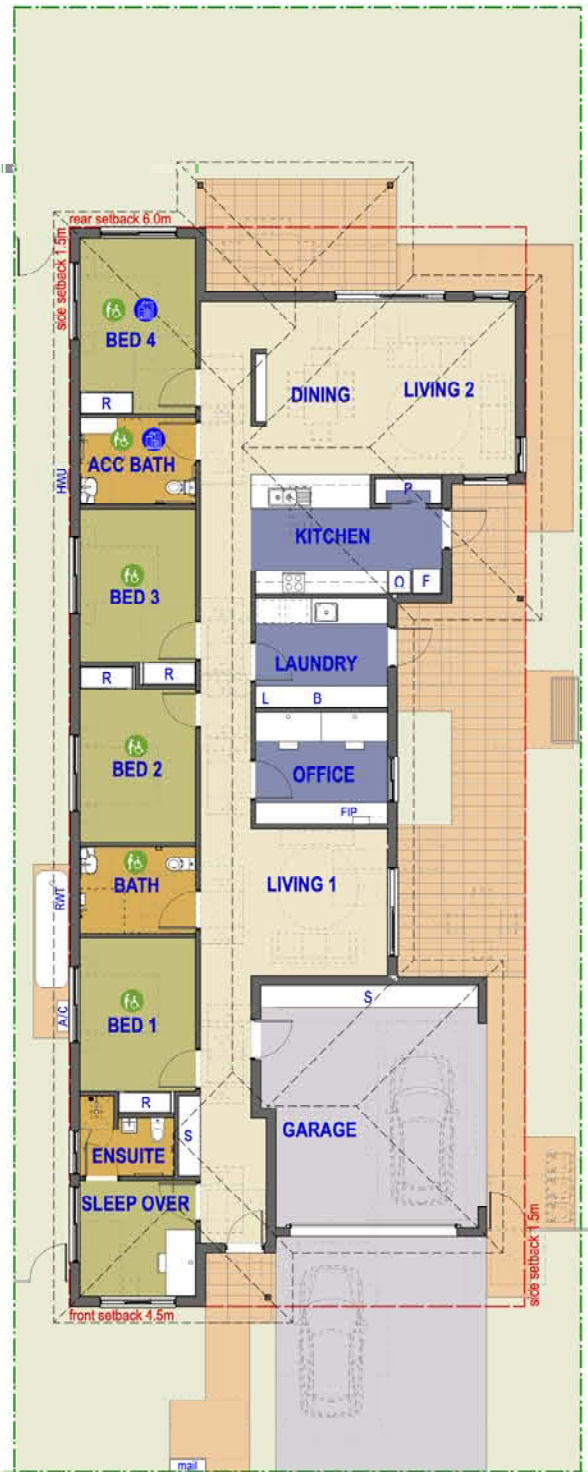
- NDIS - SDA LEGEND**
- BCA Accessible
  - SDA - High Physical Support

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

**SDA - HIGH PHYSICAL  
4 Resident Group Home**

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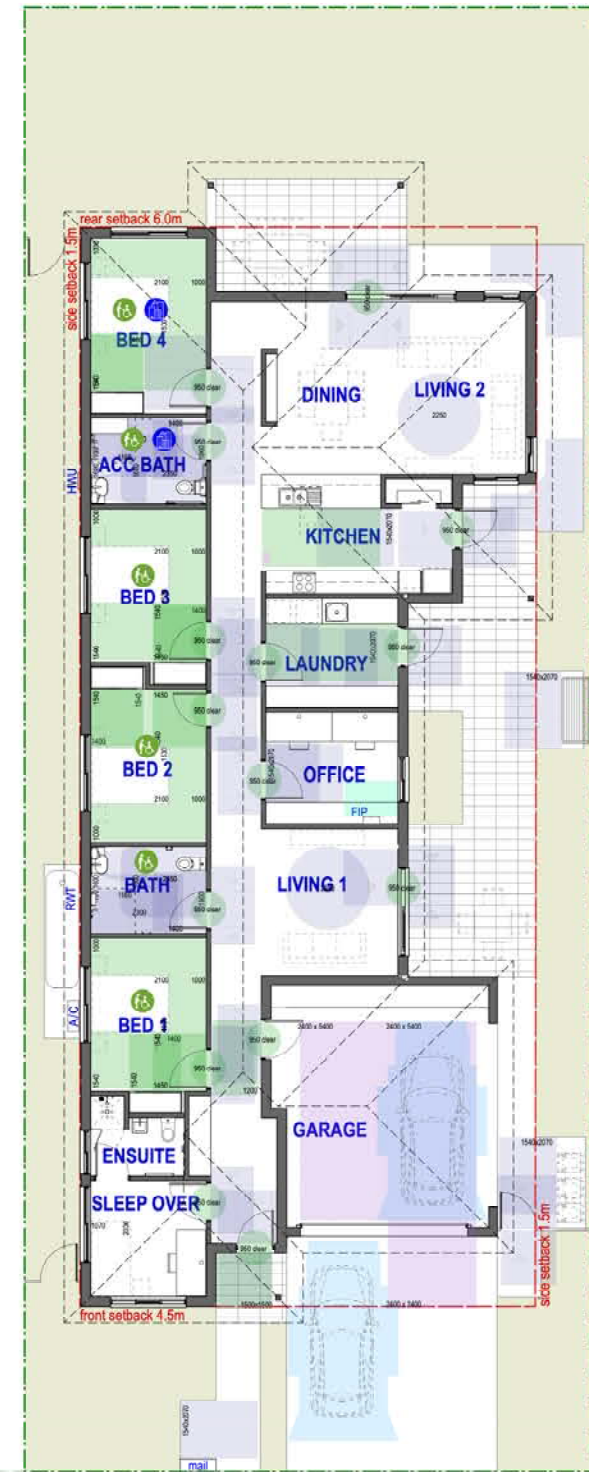




| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 40m) | 614.6 sq m |
| Site Area           |            | 614.6 sq m |
| Enclosed floor area |            | 260.5 sq m |
| GFA                 |            | 220.0 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 88.7 sq m  |
| Entry ramp & stairs |            | 10.4 sq m  |
| Driveway            |            | 40.1 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 7.4 sq m  | 3150 x 2360  |
| BATH            | 7.4 sq m  | 3150 x 2360  |
| BED 1           | 14 sq m   | 4770 x 3150  |
| BED 2           | 14 sq m   | 4770 x 3150  |
| BED 3           | 14.1 sq m | 4770 x 3150  |
| BED 4           | 15.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| ENSUITE         | 4.6 sq m  | 2560 x 2190  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 38.1 sq m | 25620 x 2390 |
| KITCHEN         | 16.8 sq m | 5200 x 3240  |
| LAUNDRY         | 10.8 sq m | 3600 x 2990  |
| LIVING 1        | 14.9 sq m | 4000 x 3720  |
| LIVING 2        | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |
| SLEEP OVER      | 10 sq m   | 3160 x 3150  |

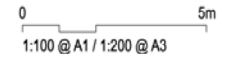


- LEGEND**
- site boundary
  - driveway / carparking
  - private / common paved area
  - common landscaped area
  - clothesline
- LEGEND**
- bedroom
  - wet area
  - living area
  - kitchen / laundry
- ACCESS LEGEND**
- AS 1428.1
  - AS 2890.1
  - AS 2890.6
  - AS 1670.1
  - SDA - high physical support
- 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
  - RWT rainwater tank
  - A/C air conditioning unit
  - HWU hot water unit
  - FIP fire indicator panel
  - mail mail boxes

**BUILDING LAYOUT**

**ACCESS LAYOUT**

**SDA - HIGH PHYSICAL SUPPORT**  
4 Resident Group Home w. OOA





| Area Counts Location | Dimensions (15 x 40m) | Area sq m  |
|----------------------|-----------------------|------------|
| Site Area            |                       | 619.1 sq m |
| Enclosed floor area  |                       | 269.0 sq m |
| GFA                  |                       | 228.6 sq m |
| Garage               |                       | 33.0 sq m  |
| External paved area  |                       | 95.4 sq m  |
| Entry ramp & stairs  |                       | 10.3 sq m  |
| Driveway             |                       | 41.2 sq m  |

| Room Dimensions Room Name | Net Area  | Dimensions   |
|---------------------------|-----------|--------------|
| ACC BATH                  | 7.4 sq m  | 3150 x 2360  |
| BATH                      | 7.4 sq m  | 3150 x 2360  |
| BATH 2                    | 8.5 sq m  | 3600 x 2360  |
| BED 1                     | 15 sq m   | 4770 x 3150  |
| BED 2                     | 14 sq m   | 4770 x 3150  |
| BED 3                     | 14.1 sq m | 4770 x 3150  |
| BED 4                     | 14 sq m   | 4770 x 3150  |
| BED 5                     | 14.1 sq m | 4785 x 3150  |
| DINING                    | 16 sq m   | 4700 x 3400  |
| GARAGE                    | 33 sq m   | 6000 x 5500  |
| HALLWAY                   | 39.3 sq m | 27550 x 1800 |
| KITCHEN                   | 16.8 sq m | 5200 x 3240  |
| LAUNDRY                   | 10.8 sq m | 3600 x 2990  |
| LIVING 1                  | 14.9 sq m | 4000 x 3720  |
| LIVING 2                  | 17.9 sq m | 4700 x 3800  |
| OFFICE                    | 11 sq m   | 3600 x 3050  |



- 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 - 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
  - RWT rainwater tank
  - A/C air conditioning unit
  - HWU hot water unit
  - FIP fire indicator panel
  - mail mail boxes

**BUILDING LAYOUT**

**ACCESS LAYOUT**

**SDA - HIGH PHYSICAL SUPPORT  
5 Resident Group Home**

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1:100 @ A1 / 1:200 @ A3

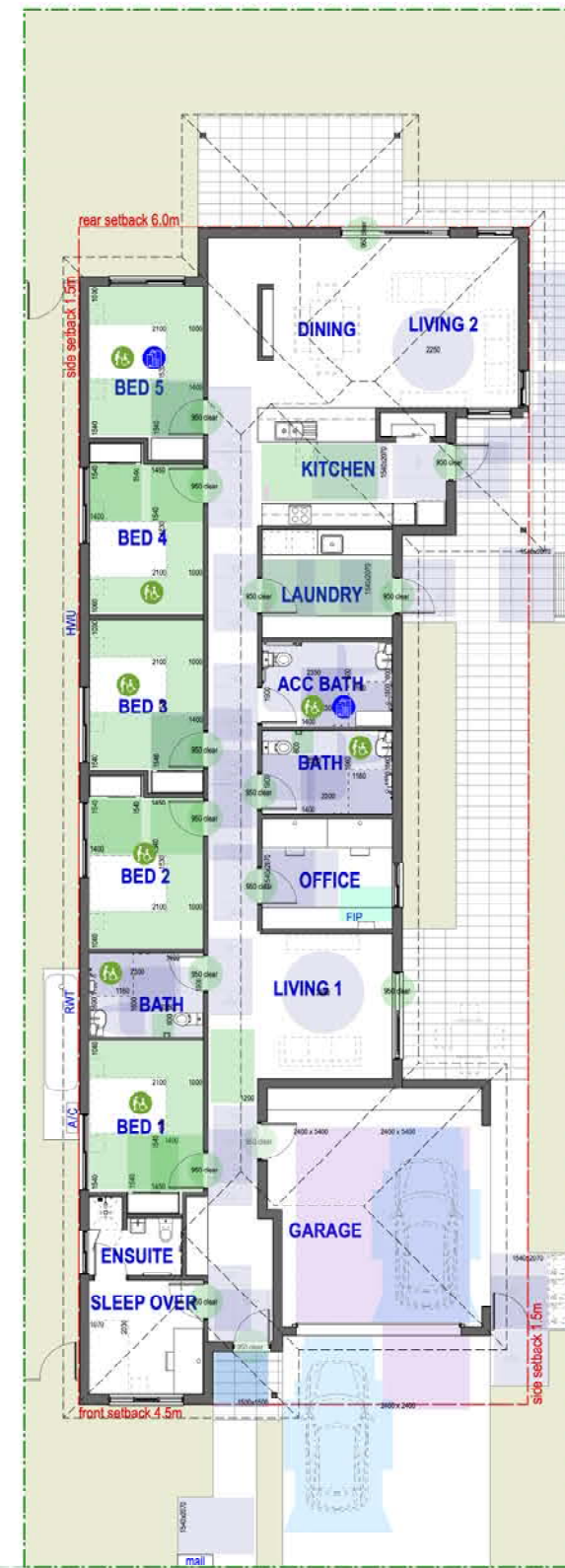


**BUILDING LAYOUT**

| Area Counts         | Dimensions | Area sq m  |
|---------------------|------------|------------|
| Location            | (15 x 43m) | 662.7 sq m |
| Site Area           |            | 662.7 sq m |
| Enclosed floor area |            | 291.3 sq m |
| GFA                 |            | 250.7 sq m |
| Garage              |            | 33.0 sq m  |
| External paved area |            | 101.6 sq m |
| Entry ramp & stairs |            | 10.4 sq m  |
| Driveway            |            | 38.9 sq m  |

| Room Dimensions | Net Area  | Dimensions   |
|-----------------|-----------|--------------|
| ACC BATH        | 8.3 sq m  | 3600 x 2310  |
| BATH            | 8.3 sq m  | 3600 x 2310  |
| BATH            | 7.3 sq m  | 3150 x 2310  |
| BED 1           | 14 sq m   | 4770 x 3150  |
| BED 2           | 14 sq m   | 4770 x 3150  |
| BED 3           | 14.1 sq m | 4770 x 3150  |
| BED 4           | 14 sq m   | 4770 x 3150  |
| BED 5           | 14.1 sq m | 4785 x 3150  |
| DINING          | 16 sq m   | 4700 x 3400  |
| ENSUITE         | 4.6 sq m  | 2560 x 2190  |
| GARAGE          | 33 sq m   | 6000 x 5500  |
| HALLWAY         | 44.8 sq m | 30465 x 2390 |
| KITCHEN         | 16.8 sq m | 5200 x 3240  |
| LAUNDRY         | 10.6 sq m | 3600 x 2940  |
| LIVING 1        | 14.9 sq m | 4000 x 3720  |
| LIVING 2        | 17.9 sq m | 4700 x 3800  |
| OFFICE          | 11 sq m   | 3600 x 3050  |
| SLEEP OVER      | 10 sq m   | 3180 x 3150  |

**ACCESS LAYOUT**



- 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 - 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
  - RWT rainwater tank
  - A/C air conditioning unit
  - HWU hot water unit
  - FIP fire indicator panel
  - mail mail boxes

**SDA - HIGH PHYSICAL SUPPORT**  
5 Resident Group Home w. OOA

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