

- ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA, STATE BUILDING REGULATIONS & LOCAL AUTHORITY REQUIREMENTS.
- CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.
- WRITTEN DIMENSIONS HAVE PREFERENCE TO SCALE.
- PLANS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION.
- IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE IS SHOWN CORRECT.
- IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY SERVICES WHICH MAY ENDANGER CONSTRUCTION OR CAUSE ALTERATIONS TO DESIGN BEFORE COMMENCING ANY WORK.
-  NOTED: MONITOR DETECTOR INSTALLED TO BE INTERCONNECTED IN ACCORDANCE WITH AS 3786 - 2014.
-  BUILDERS ARTICULATION JOINT TO BE CONSTRUCTED IN ACCORDANCE WITH CASH TECHNICAL NOTE 61.
- GLAZING TO COMPLY WITH 1288 - 2000 'GLASS IN BUILDINGS- SELECTION & INSTALLATION'.
- OVERFLOW RELIEF GULLY REQUIREMENTS ARE TO COMPLY WITH AS 3500.2 - 1990 'STAINLESS PLUMBING & SANITARY DRAINAGE'.
- SOLID FUEL COMBUSTION HEATERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS 2918 - 1990 'DOMESTIC SOLID FUEL'.
-  DETACHED EXHAUST FAN WIRED TO LIGHT SWITCH.
- FINISHED FLOOR LEVELS ARE A GUIDE ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS
- (LBW) LOAD BEARING WALL SUPPORTING ROOF TRUSSES
- ALL FRAMEWORK TO COMPLY WITH AS1684-2010.

No.	SERIAL NO.	[H] FRAME SIZE [W]	QTY.	LINTEL SIZE
1.	A1521	1500 x 2110mm	2	240 x 45mm LVL
2.	A1215	1200 x 1450mm	3	190 x 45mm LVL
SD1.	SD2135	2105 x 3584mm	2	290 x 45mm F17 KD
SD2.	SD2115	2105 x 1450mm	1	190 x 45mm F17 KD
D1	2182	2100 x 820mm	1	140 x 45mm MGP17

REFER TO ENERGY RATING REPORT FOR GLAZING REQUIREMENTS.

WINDOW TYPE	ALUMINIUM AWNING (A) & SLIDING (S)
LINTEL TYPE	SMARTFIR F17 KDHW
FLYWIRE TO ALL OPENINGS	*CHECK LINTELS SUPPORTING GIRDER TRUSSES

ALUMINIUM AWNING / SLIDING WINDOWS AND SLIDING DOORS -
POWDERCOAT FINISH.

* DENOTES SELECTED 'OBSCURE' GLAZING

SP DENOTES SPECIAL MADE 'NON STANDARD' WINDOW FRAME

S DENOTES SLIDING STYLE WINDOW

A DENOTES AWNING STYLE WINDOW

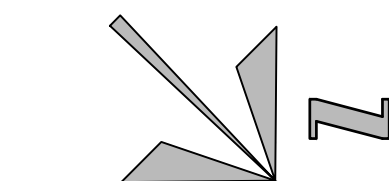
contractors are to verify all dimensions on the job prior to the commencement of any works

AREA:		
DWELLING	166.60 m ²	17.93 sqs
GARAGE	43.66 m ²	
OUTDOOR	29.55 m ²	
PORCH/VERANDAHS	5.70 m ²	
TOTAL	245.51 m ²	26.42 sqs

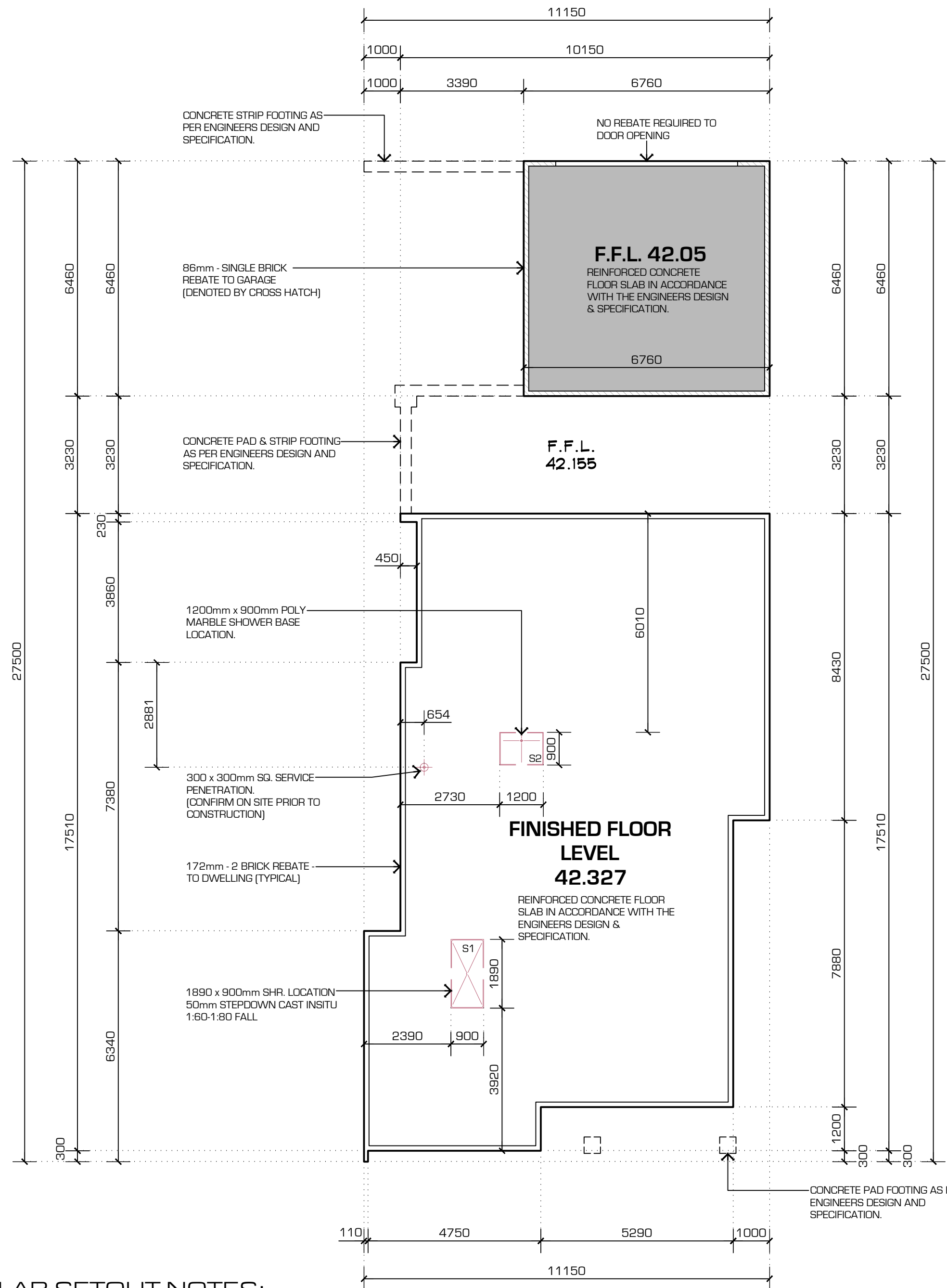


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S O U T H W E S T
E L E V A T I O N 1:100



F L O O R P L A N 1:100



SLAB SETOUT NOTES:

1. SLAB AND FOOTING DESIGN AS PER INLAND CONSULTANTS DESIGN AND SPECIFICATION IN ACCORDANCE WITH AS 2870 RESIDENTIAL SLABS & FOOTINGS
2. ALL FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. DENOTES 86MM (1 BRICK) REBATE - TYPICAL ORDER FOR CLARITY
4. DENOTES GARAGE FLOOR AREA - CONCRETE

SLAB SETOUT PLAN 1:100

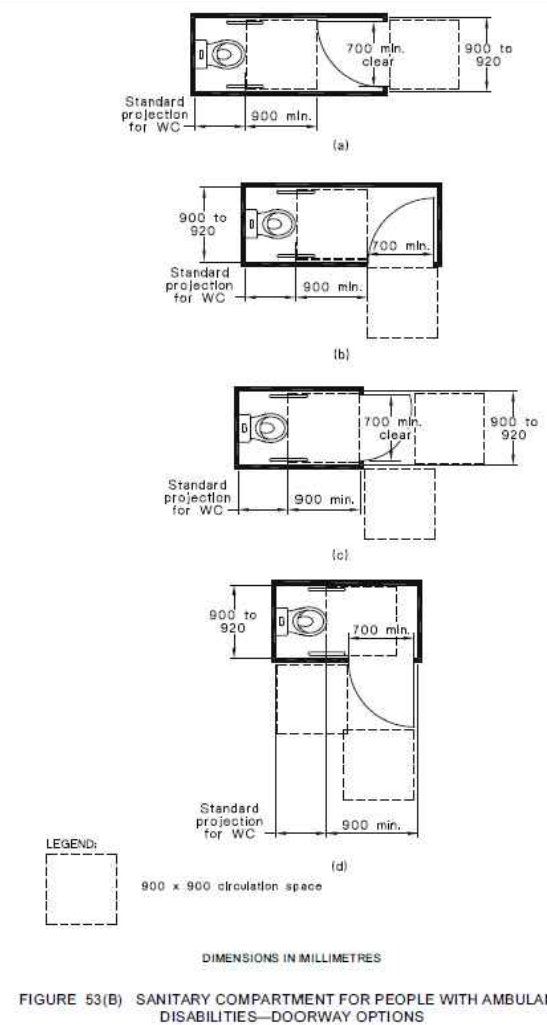
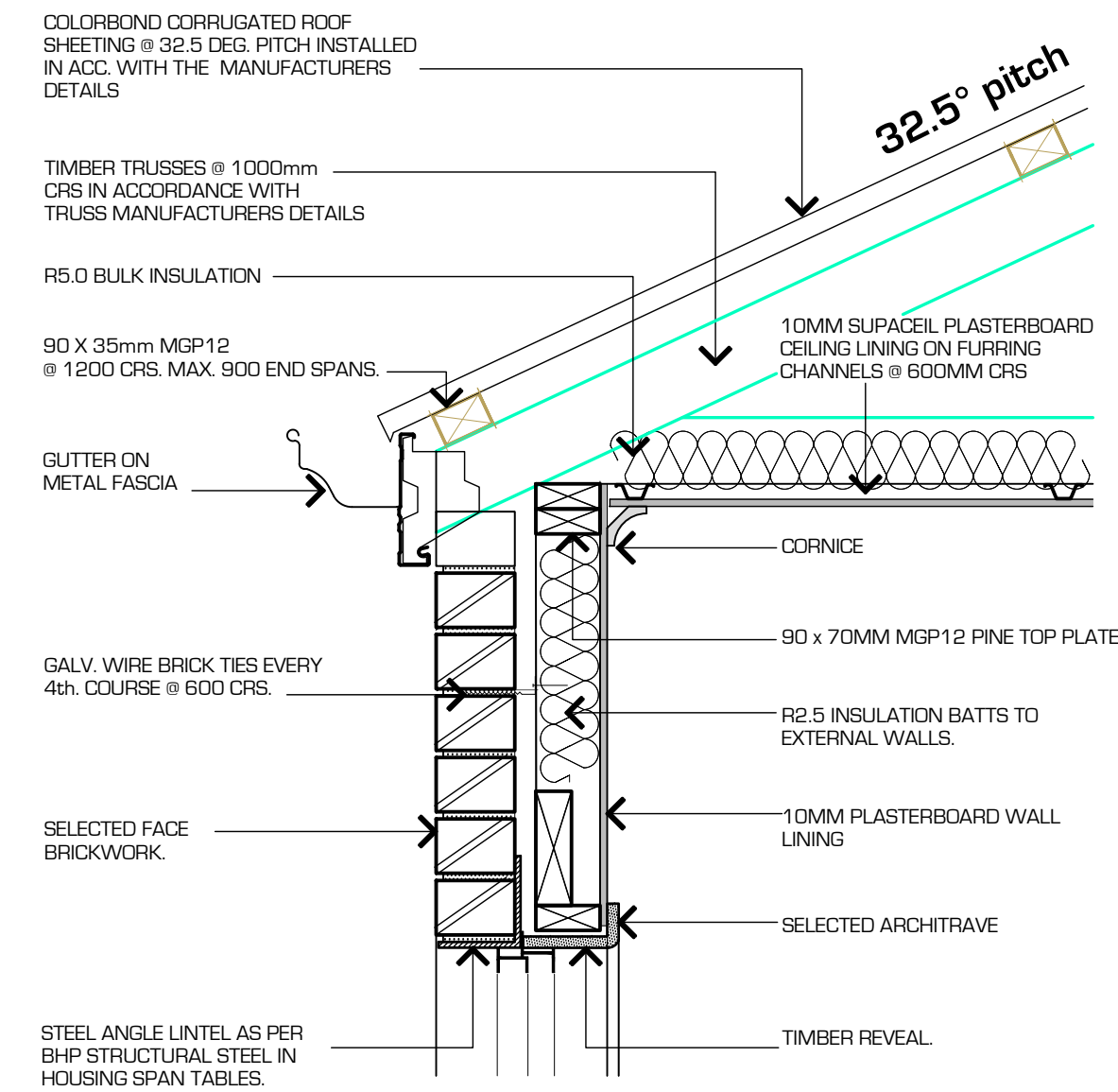
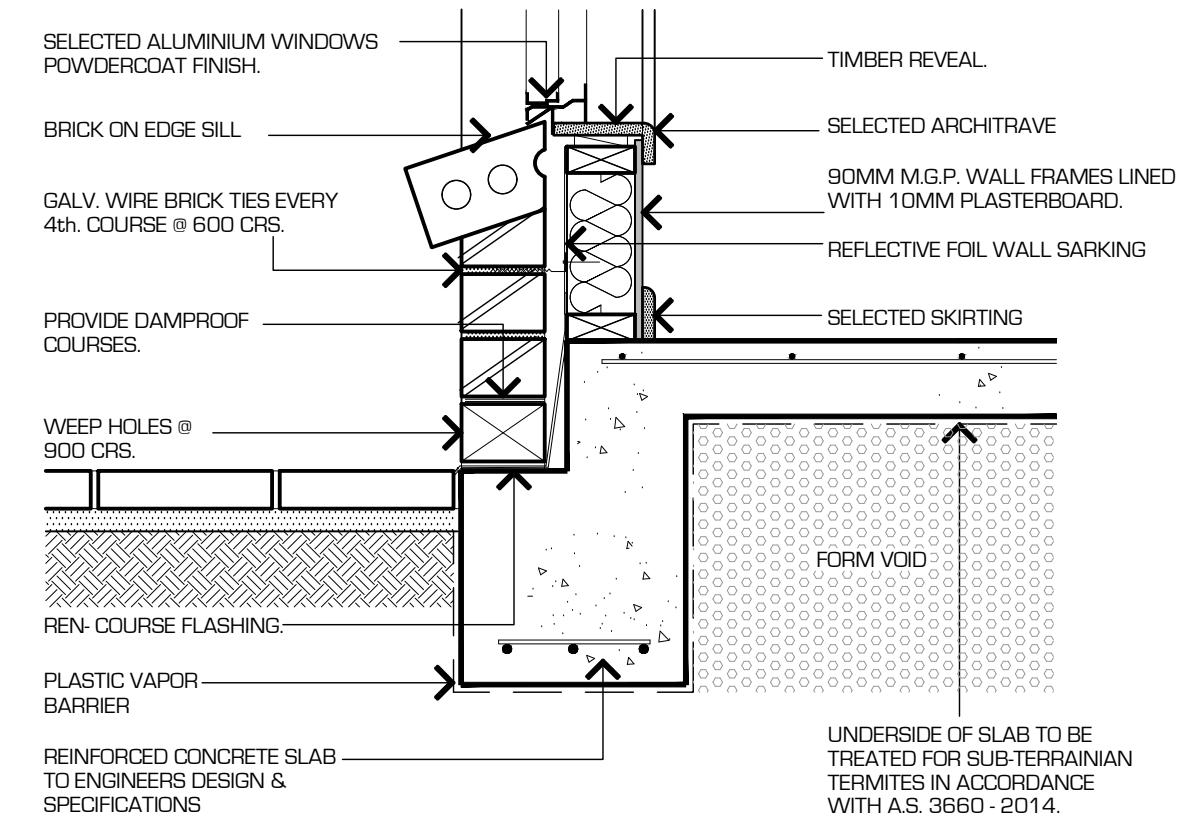


FIGURE 53(B) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—DOORWAY OPTIONS

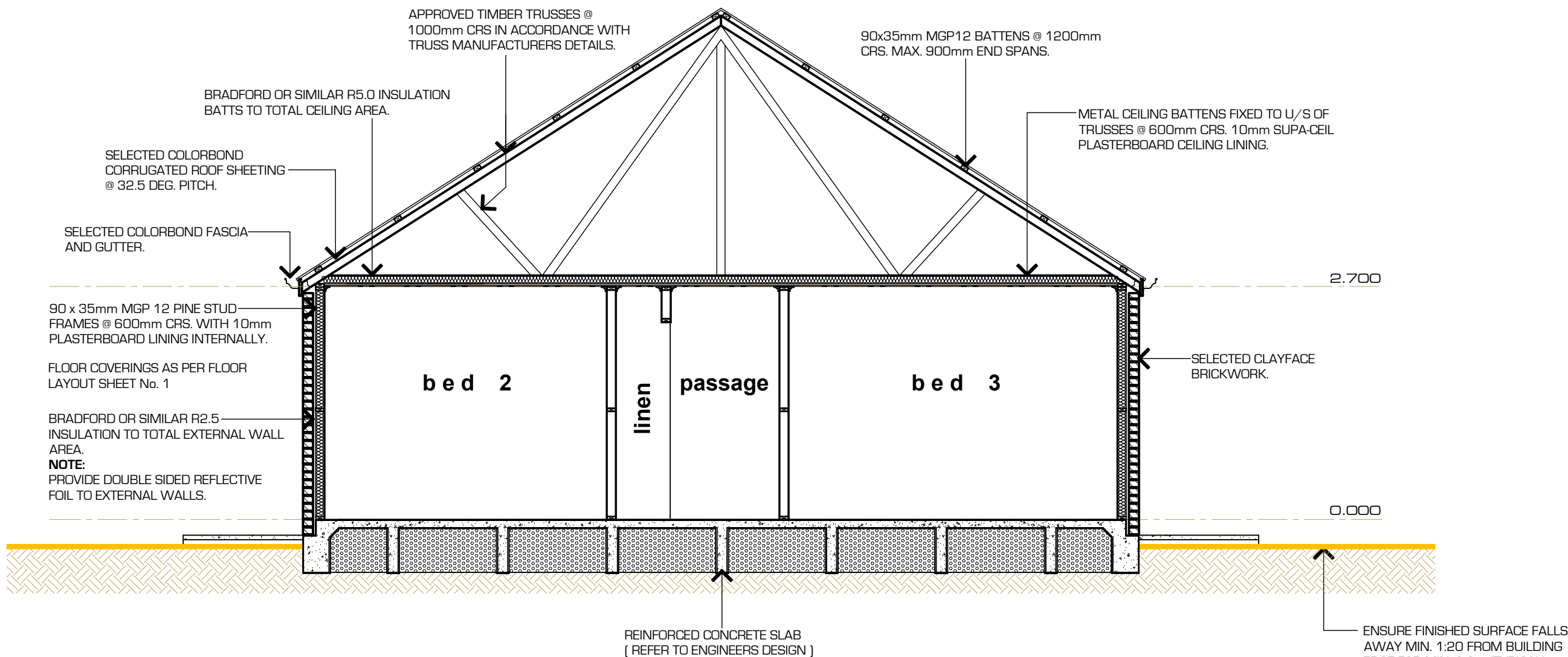
THIS DOCUMENT HAS BEEN ASSESSED AND CERTIFIED BY
TIMOTHY TRICKEY – SDA ASSESSOR #110 TO COMPLY
WITH THE SPECIALIST DISABILITY ACCOMMODATION STANDARDS
EDITION 1.1 DATED 25TH OCTOBER 2019 (AS AMENDED)



HEAD DETAIL 1:10

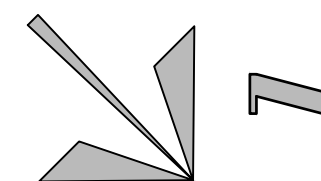


SILL DETAIL 1:10



SECTION A - A 1:50

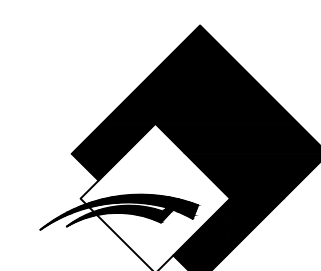
contractors are to verify all dimensions on the job prior to the commencement of any works



PROJECT: PROPOSED DWELLING
CLIENT: DOLFEN DEVELOPMENTS
ADDRESS: LOT 5 SIXTEENTH STREET MILDURA, VICTORIA.
SCALE: AS SHOWN

AREA:		
DWELLING	166.60 m ²	17.93 sqs
GARAGE	43.86 m ²	
OUTDOOR	29.55 m ²	
PORCH/VERANDAHS	5.70 m ²	
TOTAL	245.51m²	26.42 sqs

SHEET NO: A2 OF 4
DATE: JULY 2022
JOB NO: 22 117
DR. NICK MAZZA



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TIMOTHY TRICKEY – SDA ASSESSOR #110 TO COMPLY

WITH THE SPECIALIST DISABILITY ACCOMMODATION STANDARDS

EDITION 1.1 DATED 25TH OCTOBER 2019 (AS AMENDED)

RES CODE DETAILS:

AREA OF SITE - 323.35m²
AREA OF BUILDINGS - 245.51m²
*** THIS REPRESENTS 75.92%
OF SITE COVERAGE
PERMEABLE AREA OF SITE - 64.67m²
TO BE PROVIDED. (20% OF SITE)
PROVIDE PRIVATE OPEN SPACE OF
SPACE OF 80.0m² MIN.

SOLAR PANEL GENERAL NOTES:

1. SOLAR PANELS TO BE INSTALLED WITH A NORTHERLY ORIENTATION TO ACHIEVE A 60% MINIMUM SOLAR GAIN
2. SOLAR PANELS TO BE FIXED IN ACCORDANCE WITH THE MANUFACT. SPECIFICATIONS.
3. WHERE SOLAR UNITS HOLD WATER ON ROOF STRUCTURE, TRUSS MANUF. TO BE NOTIFIED TO STRENGTHEN STRUCTURE AS REQUIRED.
4. SOLAR PANEL INSTALLATION TO BE IN ACCORDANCE WITH PLUMBING REGULATION 2008.

SITE NOTES:

90mmØ U.P.V.C. STORMWATER DRAINS DIRECTED TO KERB & CHANNEL.

PROVIDE INSPECTION OPENINGS EVERY 9m OF RUN & CHANGE IN DIRECTION.

100 x 50 ZINCALUME DOWNPIPES D.P.
300 x 50 SPREADER TO LOWER ROOF S.P.
200W x 150 x 300D RAINHEAD R.H.

ALL LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
RECHECK LEVELS AFTER GRADING OF SITE

300mm W. x 150mm D. GALVANIZED BOX GUTTER FORMED ON TRUSS TOP CHORD WITH 1 in 100 FALL TOWARDS RAIN HEAD & DOWNPIPE. (min. FALL 1:100) BOX GUTTER STRAPS @ 600mm CRS. - DWELLING.

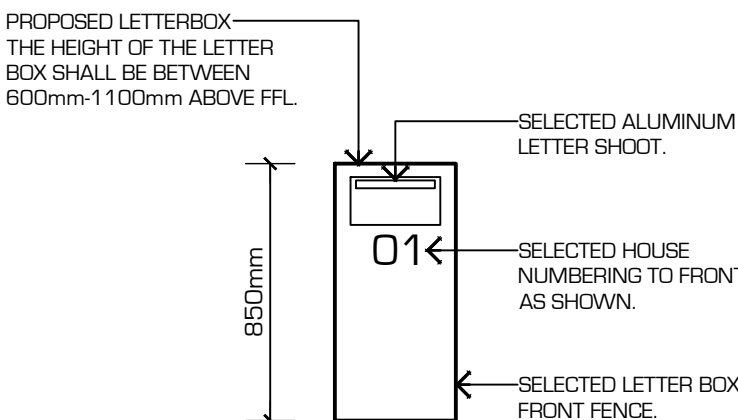
300mm SQ. X 100mm DEEP SUMP CONNECTED TO DOWNPIPE.

OVERFLOW RELIEF FROM DWELLING BOX GUTTER TO PORTICO ROOF.

FILL TO BE COMPACTED IN ACCORDANCE WITH A.S. 2870 - 2011. & TO BE TESTED BY AN APPROVED ENGINEER.

NOTES:

- * DIMMABLE LIGHTING SWITCHES SHALL BE PROVIDED IN LIVING AREAS AND BEDROOMS.
- * ALL DOORWAYS SHALL HAVE A MIN. LUMINANCE CONTRAST OF 30% PROVIDED BETWEEN DOOR LEAF AND DOOR JAMB OR DOOR LEAF AND ADJACENT WALL, OR ARCHITRAVE AND WALL, OR DOOR JAMB AND ADJACENT WALL.
- * TOILET SEAT SHALL HAVE A MINIMUM LUMINANCE CONTRAST OF 30% WITH THE BACKGROUND (EXAMPLE, PAN WALL OR FLOOR AGAINST WHICH IS VIEWED)
- * ALL WORKS TO BE CARRIED OUT BY A LICENSED CONTRACTOR IN ACCORDANCE WITH STATUTORY REQUIREMENTS AND THE RESPECTIVE AUSTRALIAN STANDARDS.
- * ALL ELECTRICAL WORKS TO BE CHECKED ON SITE TO ENSURE THEY COMPLY WITH EQUIPMENT, AUSTRALIAN STANDARDS, COUNCIL & OR CENTRE MANAGEMENT.
- * POWER AND CONTROL CABLE TO WINDOWS OF BEDROOMS AND LIVING AREAS TO BE PROVIDED FOR FUTURE WINDOW BLIND AUTOMATION. A CARPED GPO AT THE WINDOW HEAD MAY BE PROVIDED TO COMPLY.



FENCE LETTER BOX

SERVICES

COMMUNICATIONS

COMPUTER/ PHONE [300] MOUNTING HEIGHT

TV CONNECTION POINT [300] MOUNTING HEIGHT

ELECTRICAL

DOUBLE GPO 240V HPM [300] MOUNTING HEIGHT

SINGLE GPO 240V HPM [300] MOUNTING HEIGHT

SEN MOTION SENSOR ACTIVATED LIGHTS

NOTES:

- * LOCATION OF ALL ELECTRICAL POINTS ARE APPROXIMATE ONLY, AND ARE SUBJECT TO POSITION OF STRUCTURAL MEMBERS ON PLAN.
- * SOLAR HOT WATER SERVICE INCLUDING SOLAR PANELS INSTALLED AS PER MANUFACTURER'S SPECIFICATION.
- * PROVIDE TELEPHONE CABLEING FROM STREET TO HOUSE.
- * PROVIDE T.V. ANTENNA CONNECTED TO T.V. POINTS.

LIGHTING LEGEND				
DWELLING				
No.	SYMBOL	TYPE	WATTS	TOTAL WATTS
0		CEILING LIGHT BATTEN HOLDER	15	-
2		CEILING EXHAUST FAN SWITCHED WITH LIGHT (SELF-SEALING)	-	-
2		SMOKE DETECTOR	-	-
0		HEATER/FAN/LIGHT - 2 GLOBE	30	-
2		HEATER/FAN/LIGHT - 4 GLOBE	60	120
38		LED, LOW VOLTAGE DOWNLIGHTS	12	456
2		CEILING FAN WITH LIGHT	18	36
2		SELECTED SPOT LIGHT	-	-
DWELLING TOTAL WATTS			612	
DWELLING AREA (166.60m ²) W/m ² PROVIDED			3.67W/m ²	
VERANDAH / OUTDOOR OF DWELLING				
2		1200 FLUORO - DOUBLE	2X36	72
0		LED, LOW VOLTAGE DOWNLIGHTS	12	0
4		SELECTED FEATURE LIGHTING	-	-
PORTICO / OUTDOOR AREA TOTAL WATTS			84	
PORTICO / OUTDOOR OF DWELLING AREA (35.25m ²) W/m ² PROVIDED			2.38W/m ²	
CLASS 1 BUILDING TOTAL WATTS ALLOWED 5W/m ² VERANDAH OR BALCONY ATTACHED TO A CLASS 1 BUILDING, TOTAL WATTS ALLOWED 4W/m ²				
GARAGE				
2		1200 FLUORO - DOUBLE	2X36	72
0		LED, LOW VOLTAGE DOWNLIGHTS	12	0
GARAGE TOTAL WATTS			72	
GARAGE AREA (43.66) W/m ² PROVIDED			1.64W/m ²	
GARAGE ATTACHED TO A CLASS 1 BUILDING, TOTAL WATTS ALLOWED 3W/m ²				

BCA 3.12.1.2 (E)

COMPENSATION FOR CEILING INSULATION LOSS AROUND EXHAUST FANS, DOWNLIGHTS & FLUES
REDUCTION OF CEILING INSULATION IS LESS THAN 0.5% (NO ADJUSTMENT TO CEILING INSULATION REQUIRED)

BCA 3.12.3

BUILDING SEALING

BUILDING IS TO BE ADEQUATELY SEALED
SEALS TO BE PROVIDED:
* CHIMNEYS & FLUES
* ROOF LIGHTS
* EXTERNAL DOORS & WINDOWS
* EXHAUST FANS

BCA 3.12.5.3

HEATING & COOLING DUCTWORK

CLIMATE ZONE: 4
COOLING SYSTEM: COMBINED HEATING & REFRIGERATED COOLING SYSTEM
MINIMUM MATERIAL R-VALUE FOR DUCTWORK: R1.5
MINIMUM MATERIAL R-VALUE FOR FITTINGS: R0.4

BCA 3.12.5.5

ARTIFICIAL LIGHTING

REFER TO LIGHTING CALCULATIONS TABLE BELOW FOR ARTIFICIAL LIGHTING CALCULATIONS.
NOTE: ARTIFICIAL LIGHTING AROUND THE PERIMETER OF A BUILDING MUST BE CONTROLLED BY A DAYLIGHT SENSOR, OR HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/W.

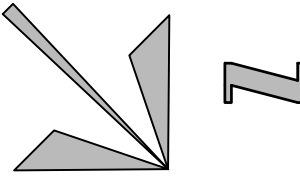
NOTES:

TO COMPLY WITH THE B.C.A PART 3.12.5.5 (ARTIFICIAL LIGHTING) REQUIREMENTS, EACH LIGHT FIXTURE NOMINATED BELOW IS NOT TO BE FITTED WITH A LIGHT GLOBE THAT EXCEEDS THE DESIGN ILLUMINATION POWER LOAD AS STATED ON THE ENERGY REPORT.

PLEASE NOTE THAT ANY CHANGE / ALTERATION TO THE ARTIFICIAL LIGHTING DESIGN / RECOMMENDATIONS WILL NEED TO BE SUPPLIED TO THE DRAFTSPERSON / BUILDING SURVEYOR, AND MAY NOT NECESSARILY COMPLY WITH THE B.C.A.

ELECTRICAL CONTRACTOR TO CONFIRM WITH BUILDING CONTRACTOR ALLOWANCES WITHIN SPECIFICATIONS PRIOR TO INSTALLATION OF ANY FIXTURES / FITTINGS.

contractors are to verify all dimensions on the job prior to the commencement of any works



PROJECT:

PROPOSED DWELLING

CLIENT:

DOLFEN DEVELOPMENTS

ADDRESS:

LOT 5
SIXTEENTH STREET
MILDURA, VICTORIA

SCALE:

AS SHOWN

AREA:

DWELLING	166.60 m ²	17.93 sqs
GARAGE	43.66 m ²	
OUTDOOR	29.55 m ²	
PORCH/VERANDAH'S	5.70 m ²	
TOTAL	245.51m ²	26.42 sqs

SHEET NO:

A3 OF 4

DATE:

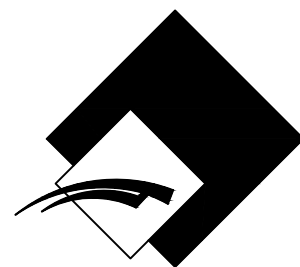
JULY 2022

JOB NO:

22 117

DR.

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ELECTRICAL / LIGHTING
CEILING PLAN 1:100

Condensation to comply with Part 3.8.7 of NCC Volume 2 2019

3.8.7.3 Flow rate and discharge of exhaust systems

(a) An exhaust system in a kitchen, bathroom sanitary compartment or laundry must have a minimum flow rate of-

- 25L/s for a bathroom or sanitary compartment; and
- 40L/s for a kitchen or laundry

(b) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged-

- directly or via a shaft or duct to outdoor air; or
- to a roof space that is ventilated in accordance with 3.8.7.4.

3.8.7.4 Ventilation of Roof spaces

(a) where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.

(b) openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22 degrees or 1/150 of the respective ceiling area if the roof pitch is not more than 22 degrees.

(c) 30% of the total unobstructed are required by (b) must be located not more than 900mm below the ridge or the highest point of the roof space, measured vertically, with the remaining required area provided by eave vents

ONTARIO AVENUE

SIXTEENTH STREET

SITE PLAN 1:200

REQUIREMENTS FOR IMPROVED LIVEABILITY SDA. DWELLING NOTES:

REQUIREMENTS FOR IMPROVED LIVEABILITY SDA DWELLING

NOTE: THE DWELLING IS TO BE CONSTRUCTED STRICTLY IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS, WITHOUT EXCEPTION

PEDESTRIAN ENTRY:

A safe, continuous step-free accessway shall be provided from the front boundary of the site to an entry doorway of the dwelling.

Note: The accessway may include a walkway, step ramp or ramp and shall include any additional enhanced requirements of the particular design category or if a safe, continuous step-free accessway from the front boundary of the site to an entry doorway of the dwelling cannot be provided, then step free accessway shall be provided from a car parking space.

An accessway shall have no steps, a level transition of surface materials, a maximum vertical tolerance of 3mm or 5mm between abutting surfaces is permitted, as long as the lip is rounded or bevelled, an even and firm surface and a crossfall of not more than 1:40. 1:20 grade is permitted as a part of the accessway and where provided shall incorporate the following:

- 1200mm length mid-landings, in the direction of travel (of the same width as walkway width) provided every 15m. Additional landing size shall be provided as per AS1428.1 where a change in direction is required.
- The floor surface abutting the sides of a 1:20 grade walkway is provided with a firm and level surface which can be a different material at the same level and grade of the walkway, and extend horizontally for an additional minimum of 600mm, from an accessway unless one of the following is provided: kerb, kerb-rail and handrail or wall (min 450mm height) to comply with the requirements of AS1428.1.
- Slip resistance shall be a minimum of P4 or R11.

1:10 grade step ramp is permitted as a part of the accessway and where provided shall incorporate the following:

- The maximum level change or transition which can be dealt with by a step ramp is 190mm and maximum length of ramp is 1900mm.
- All features of 1:10 step ramp including landing sizes, handrails / kerbrails (if required) shall comply with the requirements of AS1428.1.
- Slip resistance shall be a minimum of P5 or R12

Where the level difference is over 190mm, a maximum grade of 1:14 ramp is permitted as a part of the accessway and where provided shall incorporate the following:

- 1200mm length landings, in the direction of travel (of the same width as ramp width) provided at base and top of the ramp and at maximum intervals of 9m.

Additional landing spaces shall be provided at turns and changes in direction as required under AS1428.1.

- All features of 1:14 ramps including handrail profile, handrail extensions and kerb rails shall comply with the requirements of AS1428.1
- Slip resistance shall be a minimum of P4 or R11

The minimum clear width of an accessway shall be 1000mm measured from the narrowest part of the accessway (for example skirting to skirting). This includes all ramps within the accessways.

Where a ramp or walkway is part of the accessway, level landings no less than 1200mm x 1200mm, exclusive of the swing of the door or gate that opens onto them, shall be provided. The landing size shall increase based on the required gate / door circulation spaces or change of direction requirements as per AS1428.1.

Minimum vertical clearance along all paths of travel to be 2000mm.

CAR PARKING:

A safe, continuous step-free shall be provided from both the front boundary of the site and from any car parking space associated with the dwelling (excluding staff only parking), to an entry doorway of the dwelling.

Where access cannot be provided as per above, then a safe, continuous step-free accessway shall be provided from a car parking space to an entry doorway of the dwelling as per the following.

If providing a car parking space, for use of the participant, it shall be provided with:

- Minimum dimensions of 3200mm (width) x 5400mm (length),
- An even, firm and slip-resistant surface of P4 or R11, and
- A level surface with a maximum 1:40 gradient (in any direction).

Based on the building classification, the NCC or the local government authority may require the provision of an accessible parking space in accordance with AS2890.6, in which case the full compliance with AS2890.6 shall be required.

ENTRANCES AND DOORWAYS:

A level landing area of at least 1200mm x 1200mm with a maximum 1:40 gradient and crossfall shall be provided at the level (step-free) external entry doorway, on the arrival side of the door (i.e. the external side of the door).

A doorway threshold ramp (if required) is permitted to be within the landing area. The entire doorway width shall be in front of the landing area.

A covered roof shall be provided over the entire required landing area outside the main external entry doorway.

A step-free doorway threshold shall be provided to an external entry doorway. Where the threshold at an external entry doorway exceeds 5mm and is less than 35mm, a doorway threshold ramp in accordance with AS1428.1 shall be provided with a maximum 1:8 grade.

The dwelling shall provide all doors to and within all areas normally used by the participants, including all external doorways with a minimum clear opening width of 820mm, when measured in accordance with Figure 5 of the SDA standards.

All internal doorways shall have a level (step-free) transition and threshold (maximum vertical tolerance of 3mm vertical or 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).

Doorways shall have door handles installed at between 900mm to 1100mm above the FFL.

Door handles selection and location shall comply with AS1428.1 as shown in Figures 6 and 19 of the SDA standards.

CORRIDORS:

All internal corridors and passageways shall provide a minimum clear width of 1000mm when measured from skirting to skirting.

WINDOWS:

Provide lockable windows.

SANITARY FACILITIES:

The entry level, or a level serviced by a lift, shall be provided with sanitary facilities that include a WC pan, a shower and a hand wash basin.

At least one WC pan on the entry level, or a level serviced by a lift, shall provide for a minimum clear space of 900mm (width) x1200mm (length immediately forward of the toilet pan) clear of the swing of the door and any other fixtures such as the shower screens or shower screen fixtures or hand wash basin.

At least one shower on the entry level, or level serviced by a lift, shall be provided in a corner of the room with a hobless shower recess of minimum 900mm x 900mm clear of any shower screens or shower screen fixtures.

If providing a fixed bathtub, it shall be clear of the circulation space requirements of WC pan, shower and hand wash basin.

Slip resistance of all floors to sanitary facilities shall be minimum of P3 or R10.

Except for walls constructed of masonry or concrete, the internal side of the full sanitary room with the required WC pan, shower, hand wash basin and fixed bathtub (if provided) shall have wall reinforcement of minimum 12mm thick sheeting, from FFL and extending to a height of minimum 2100mm from FFL.

The WC pan shall have an adjacent side wall (on at least one side of the WC pan) with a 600mm minimum length of wall reinforcement, forward of the WC pan. In designs where the nearside wall adjacent to the WC pan includes a doorway (and the wall is not available on the other side of the WC pan) then a 600mm minimum length reinforced wall shall be clear of the door frame.

KITCHEN:

A kitchen shall be provided with the following minimum fixtures: a fixed cooktop (with a rangehood), an in-built oven, a sink (with tap) and a dishwasher.

At least 1000mm clearance shall be provided in front of fixed benches and appliances (being the leading edge of the outermost bench and not from the face of cupboards or the kickplate and excluding handles).

Where the appliances are not installed, the recessed area provision for an appliance shall be a minimum of 700mm in depth.

Task lighting shall be provided above workspaces. A minimum level of 300 lux shall be achieved when tested at maximum intervals of 1500mm, directly over the surface of the benchtops.

Types of appropriate mechanisms for operation of kitchen cabinetry shall be one or more of the options as noted below:

- D pull cupboard handles located towards the top of below-bench cupboards;
- D pull cupboard handles located towards the bottom of overhead cupboards;
- Overhanging lip of minimum 20mm for overhead cupboards;
- Push to release mechanisms for both overhead and below-bench cupboards.

Standard or drawer style dishwasher shall be provided.

Slip resistance of all kitchen flooring shall be minimum of P3 or R10

LAUNDRY:

A laundry shall be provided with the following minimum fixtures: a sink or tub (with taps). The laundry could be a shared laundry and not necessarily located within the dwelling.

At least 1000mm clearance shall be provided in front of fixed benches and appliances (being the leading edge of the outermost bench and not from the face of cupboards or the kickplate and excluding handles).

Where the appliances are not installed the recessed area provision for an appliance shall be a minimum of 700mm in depth.

Slip resistance of all laundry flooring shall be a minimum of P3 or R10.

BEDROOMS:

- Bedroom size shall be 3100mm x 3100mm when measured from wall surface to wall surface.
- A robe of minimum 1400mm width shall be provided within the bedroom, clear of the required bedroom size.

SWITCHES AND POWER POINTS:

Light switches shall be positioned in a consistent location:

- Between 900mm – 1000mm above the FFL, and
- Horizontally aligned with the door handle at the entrance to a room.

Light and GPO switches shall be rocker action, toggle or push pad in design with a width of 35mm.

Dimmable lighting switches shall be provided in living areas and bedrooms.

FLOORING AND SLIP RESISTANCE:

All internal flooring (including wet areas) shall be firm, even and feature a level transition between abutting surfaces of a maximum vertical tolerance of 3mm or 5mm (provided the lip is rounded or bevelled).

All internal floor finishes shall have a minimum slip resistance of P3 or R10.

INTERNAL STAIRWAYS:

Stairways within dwellings shall feature a continuous handrail on both sides of the stairway.

A minimum clear width of 1000mm shall be provided; between the handrails and handrail profile and handrail extensions shall be as per AS1428.1.

The stairway shall have no winders on landings and shall have closed risers.

The stairway shall provide slip resistance of P3 or R10.

USE OF LIFTS:

A passenger lift if provided within a dwelling or for access to a dwelling shall be as permitted under the NCC Clause E3.6, excluding the use of stairway platform lifts.

Lift door to provide a minimum clear opening of 900mm.

The lift car size shall be minimum 1100mm (width) x 1400mm (in direction of travel).

COMMON USE EXTERNAL AREAS, PRIVATE OPEN SPACE AND LANDSCAPING:

All common use external stairways shall comply with AS1428.1.

All ramps and accessways provided to all external common use and external private use areas shall comply with the requirements of ramps and accessways as noted in Clauses 2.4 to 2.12 of the SDA standards.

Storage:

A dwelling shall be provided with a storage cupboard with a minimum 600mm width and adjustable shelf heights.

LUMINANCE CONTRAST REQUIREMENTS:

All doorways shall have a minimum luminance contrast of 30% provided between:

- Door leaf and door jamb; OR

- Door leaf and adjacent wall; OR

- Architrave and wall; OR

- Door leaf and architrave; OR

- Door jamb and adjacent wall.

The minimum width of the area of luminance contrast shall be 50 mm. The formula used for assessment of luminance contrast shall be the Bowman-Sapolinski equation of; $125(Y2-Y1)/(Y1+Y2+25)$ where Y2 is the LRV of the lighter area and Y1 is the LRV of the darker area.

Solid (and non-translucent) contrasting glazing strip of 75mm width and between 900mm to 1000mm above FFL shall be provided for the full width of a glazed area which could be mistaken for an opening.

Toilet seat shall have a minimum luminance contrast of 30% with the background (example: pan, wall or floor against which it is viewed).

Colour contrast shall be provided between floor surfaces and wall surfaces.

FIRE SAFE DESIGN:

Smoke alarms that are in keeping with a home environment shall be provided in bedrooms and living spaces.

Emergency evacuation plans shall be provided to the occupier or their supports, which may include a path of travel to a safe place.

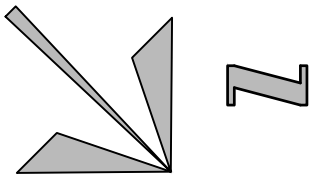
THIS DOCUMENT HAS BEEN ASSESSED AND CERTIFIED BY

TIMOTHY TRICKEY – SDA ASSESSOR #110 TO COMPLY

WITH THE SPECIALIST DISABILITY ACCOMMODATION STANDARDS

EDITION 1.1 DATED 25TH OCTOBER 2019 (AS AMENDED)

contractors are to verify all dimensions on the job prior to the commencement of any works



PROJECT:

PROPOSED DWELLING

CLIENT:

DOLFEN DEVELOPMENTS

ADDRESS:

LOT 5
SIXTEENTH STREET
MILDURA, VICTORIA.

SCALE:

AS SHOWN

AREA:

DWELLING	166.60 m ²	17.93 sqs
GARAGE	43.66 m ²	
OUTDOOR	29.55 m ²	
PORCH/VERANDAH'S	5.70 m ²	
TOTAL	245.51m ²	26.42 sqs

SHEET NO:

A4 OF 4

DATE:

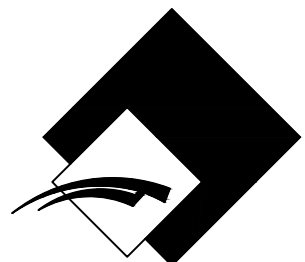
JULY 2022

JOB NO:

22 117

DR.

NICK MAZZA



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