

The Overflow Cottages

3458 Maroondah Highway
Mansfield

Overflow Cottages consists of 4 self contained units set on approximately 50 acres. Of these Unit 4 is set up with accessible facilities. The unit is well laid out and quite spacious with good clearance in the main traffic areas, notably to the bedrooms and the bathroom.

Reservations:

Phone: 03 5779 1790
Fax: 03 5779 1790
Email: n/a
Web: <http://www.overflowcottages.com.au/>
TTY: n/a

Transport:

Transport is available via private car.
There is a bus service to Mansfield.
Overflow Cottages are less than 1km from the centre of Mansfield and there is a local taxi service

Parking:

Parking is available at either reception or next to each unit, however reception is not accessible. Reception is at the owners house. There is a gravel parking area with a path (including 5 steps) to the front door.



Picture 1: Entry

The owners are happy to meet guests at the unit to complete check-in. Please call ahead to make arrangements.

The carport at the unit is concrete and reasonably spacious at 3.9 metres wide.

Accommodation:

Entry:

From the carport there is a 5 metre long ramp (at 6.9%) to the veranda. The threshold is flat onto a flat tiled surface. The doorway is 825mm wide. The door is not heavy and has straight lever handles 930mm high.



Picture 2: Lounge Area

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Kitchen/ Dining/ Lounge Area:

The living area is quite spacious with good circulation space between furniture. The floors are either a smooth tiled surface or wheelchair friendly medium pile carpet.

All switches are at 1080mm high and are easily reachable with the exception of the kitchen where the switches are above the bench and require a reach of about 580mm.

There is a remote control for the TV and the heating/airconditioning unit.

The seat height of the lounge chairs 450mm.

The dining table is 750mm high with knee clearance of 580mm.

The kitchen benches are 890mm high. The right hand bench return has leg space 860mm high and 580mm deep.

The compact stove and grill is on top of the bench with the hot plates 1240mm high. The first hot plate is 290mm from the front.

The microwave is located in the pantry cupboard at a height of 900mm.

The sink tap is 485mm back from the front of the bench and 100mm higher than the bench.



Picture 3: Dining/Kitchen Area



Picture 5: Kitchen/Microwave

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Bedroom 1:

The door to Bedroom 1 is 830mm wide. The door lever is 940mm high and is a straight lever type. The floor is covered with a medium pile carpet. The bedroom has good circulation space, although not sufficient for a hoist. The bed height is 600mm with a 120mm high space underneath.

While there is a bench chair next to the bed this can be easily moved or removed if needed. Just let the owner know.

The clothes hanging rail in the wardrobe is at 1200mm high.



Picture 6: Bedroom 1

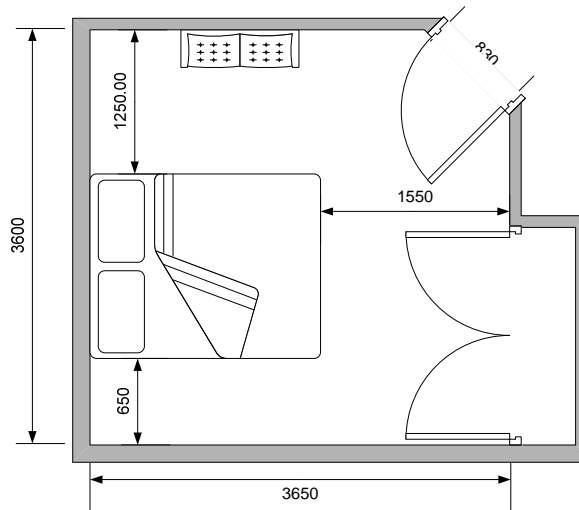


Figure 1: Bedroom 1

Bedroom 2

The door to Bedroom 2 is 780mm wide. The door lever is 930mm high and is a straight lever type. The floor is also covered with a low to medium pile carpet. The bedroom isn't as large as bedroom one but still has fair circulation space. The bed height is 600mm.

The clothes hanging rail in the wardrobe is at 1200mm high.

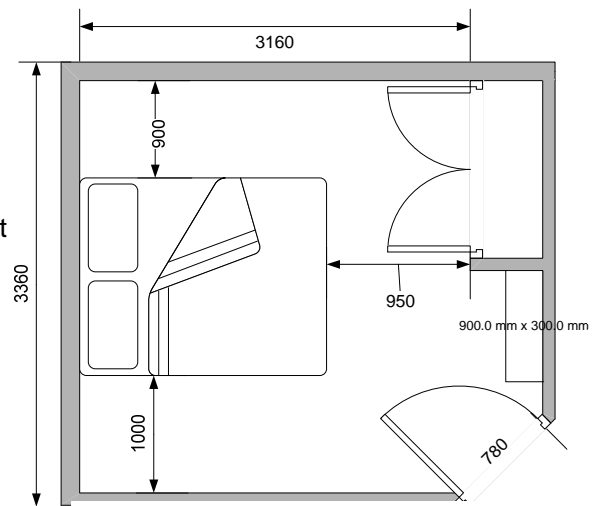


Figure 2: Bedroom 2

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Bathroom

The bathroom is accessed from a wide tiled hallway. The sliding door to the bathroom has an opening 800mm wide. It has a shallow recessed door handle and is not heavy. The bathroom has good circulation space.

The floor is a smooth tiled surface. The basin is 830mm high with a 150mm protrusion from the front of the vanity. This protrusion has a knee clearance of 670mm. The mixer tap at the back of the basin is 930mm high.



Picture 7: Toilet



Picture 8: Shower

The mirror is behind the vanity with a minimum height of 1000mm.

The toilet is 400mm high. The side grab rail is 800mm high. There is no rear rail.

The front of the toilet seat is 600mm from the back wall and the centreline of the toilet is 480mm from the side wall. There is good space beside the toilet for a right hand transfer (approx. 950mm).

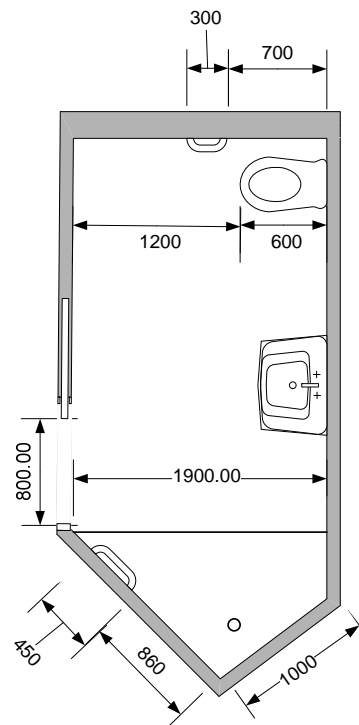


Figure 3: Bathroom

The shower is accessible with an open flat entry. There is a small 5mm high ridge on the floor. There is a 450mm long hand grab rail at 870mm high and is about 400mm from the shower mixer tap, which is 970mm high. The shower is a hand held nozzle type.

Emergency

While there is a back door to a small back veranda, it is not accessible as it has 2 steps with a total rise of 340mm. Therefore the only practical emergency exit is the front door. Exit from the site would be via the driveway