

## Access Statement: Zaffiro Beach House

**Coffs Coast Accommodation** aims to ensure that our guest experience is as comfortable and enjoyable as possible. We are committed to providing suitable access for all our guests where possible, whatever their individual needs. In this statement we aim to accurately describe this property and its facilities in order to give you confidence that this home will meet your specific requirements.

### Zaffiro Beach House Overview



Zaffiro Beach house is a three-level dwelling in a quiet neighbourhood street. The house has been modified to include access ramps with the living areas, kitchen, accessible bedroom and bathroom and the pool access all on the entry (main) level. The upstairs space comprises a second master bedroom with spa and ensuite along with an adjoining children's bedroom.

This property is suitable for people with mobility issues, hearing or vision impairment, older people and families with young children. Each of our properties has a compendium outlining facilities and the local area, provided in large print format.

## Facilities and Critical Measurements

### Entrance

#### Parking

The double car port has an overhead clearance of 2350mm and a ramp leading to the front door.



**Main Entrance:**



*Photo showing ramp from garage to front door.*



*Clear access to the front double doors, with opening width of 1610mm.*

**Foyer:**

The double front doors flow to a level open foyer area leading through to the living areas.  
The flooring is terracotta tile in the entry way, and hardwood timber throughout the living areas.



*Open plan foyer at front door entrance.*

## Living Areas

The foyer flows through to the level, open plan living areas. The living areas comprise of open plan lounge area dining area and kitchen. There is ample clear space move around or sit. Beyond the lounge area, sliding doors with ramp lead to the outside BBQ and pool area.

## Lounge



## Lounge Specification:

- Fabrication: Leather lounge with back rest and cushions
- Height of lounge: 400mm
- Height of coffee table 450mm.
- Height of other lounge seating: 440mm
- The blue leather single lounges are on caster wheels, making it easy to move them around to make extra room if required.

## Dining area

The dining and kitchen areas flow seamlessly.



### Dining Table Specifications:

- Dining table dimensions: 1500 X 1500mm
- Clearance under dining table: 630mm.
- Number of seats: 8
- Height of seats: 470mm

## Kitchen

The kitchen is a U shape, with the fridge being located opposite the dishwasher and sink.



*View of kitchen looking from the dining area*



*Fridge and freezer with spacious surrounds*

## Kitchen specifications:

- Height of benchtops: 920mm (approximately)
- Height of stove top: 920mm (approximately)

## Walk in Pantry

Adjoining the kitchen and dining area is a walk-in pantry. The doorway width is 800mm.



*Pantry located next to kitchen and dining areas.*

## **Pool and BBQ Area**

The pool and BBQ area are accessed via sliding doors off the main living areas. There is a movable rubber ramp to the sliding door track. The width of the sliding door is 890mm.



*Sliding door to the pool, outdoor dining and BBQ area.*

The outdoor dining area, BBQ and pool are through the pool gate. The width of the gate opening is 980mm.



### Dining Table Specifications:

- Clearance under dining table: 700mm
- Number of seats: 8
- BBQ: Webber

The outdoor dining areas adjoins the pool area, with non slip tiling.



*Pool with electric hoist*

## Accessible Bedroom and Ensuite – Main Level

The accessible bedroom is accessed by turning right at the entrance foyer on the main level. The corridor is 860mm wide. In the below photo, the bedroom is accessed at the end of the corridor to the left, the ensuite is to the right.



*Hallway to the accessible bedroom*

The bedroom features a queen bed, single chair and an open wardrobe.



*Queen size bed in the accessible bedroom*

### **Specifications:**

- Doorway width: 820mm
- Are the doors easy to open with one hand? Yes, lever handle.
- Floor covering: Timber
- Is there enough room to easily maneuver around the furniture? Yes
- Can the furniture be easily moved to create more space? Yes
- Are lights within reach of the bed? Yes
- Height of bed: 550mm
- Height of light switches: 1170mm
- Clearance under bed: 176mm
- Do you have a hoist available? Available on request.



*Open wardrobe to the right side of the bed.*

## **Accessible Ensuite**

The ensuite has open plan shower and grab rail near toilet.



*Ensuite with open plan shower and grab rail near toilet.*



*Open plan shower*

**Specifications:**

- Doorway width: 840mm (sliding door)
- Narrowest part of hallway entrance to ensuite: 820mm
- Is the toilet area fitted with grab rails? Yes
- Toilet height: 430mm
- Is a booster available? Yes
- Is the shower area fitted with grab rails? No
- Shower dimensions: 1090mm X 1860mm
- Is the access to the shower free of any step, hob or sliding door track? Yes
- Can you provide a portable shower chair? Yes, on request.
- Is the shower head extendable? Yes
- Can the shower fittings and fixtures be reached from a seated position? Yes
- Taps: Lever

## Upstairs - Level 2

The stairs to level 2 are located adjacent to the entrance foyer. The upstairs area consists of a large master bedroom with open spa, balcony, ensuite, a walk-in wardrobe and a toddler's room with 2 beds.

### Stairway



### Specifications:

- Number of Steps: 18
- Height of steps: 180mm
- Handrail: Yes

## Master Bedroom 2 – Level 2

The bedroom features a king bed and has ocean views.



*The spacious bedroom 2 with veranda and seating area. The Children's room and walk in robe are at the southern end of the room.*

The spa is in the north eastern corner of the room and has views. The spa has a grab rail.



*Photo showing area at the top of the steps with open spa and tile surrounds*

### **Specifications of bedroom 2:**

- Doorway width: No doorway
- Floor covering: Carpet
- Is there enough room to easily maneuver around the furniture? Yes
- Are lights and TV controls within reach of the bed? Yes
- Height of light switches: 1300mm
- Height of bed: 570mm
- Clearance under bed: 210mm
- Door width to outside: 870mm (sliding door to balcony)

## Toddler's Room

The toddler's room adjoins bedroom 2 and shares the ensuite. It features a trundle bed to sleep 2 children if required.



## Ensuite Level 2

The ensuite is reasonably spacious with a shower cubical.



### Specifications:

- Doorway to ensuite width: 780mm
- Is the toilet area fitted with grab rails? No
- Toilet height: 450mm
- Is a booster available? On request
- Is the shower area fitted with grab rails? No
- Shower dimensions: 1000mm X 1280mm
- Is the access to the shower free of any step, hob or sliding door track? No there is a sliding door track.
- Is the shower head extendable? No
- Height of basin: 870mm
- Clearance under basin: 320mm

## Lower Ground Level

### Stairway to the lower ground level

The lower ground level consists of a bedroom with 2 single beds, ensuite, laundry and access to the lawn area (via steps)



### Specifications:

- Number of Steps: 14
- Is there a handrail: There is a handrail past the middle landing.

### Bedroom 3 with Ensuite



*Bedroom 3 featuring 2 single beds*

#### **Specifications:**

- Doorway width: There is no doorway
- Floor covering: Timber with adjoining tile ensuite
- Can the furniture be easily moved to create more space? No
- Are lights and TV controls within reach of the bed? Yes
- Height of beds: 530mm
- Clearance under beds: 270mm

## Ensuite for Bedroom 3

The ensuite is open plan and has an open walkway with glass brick privacy screen rather than a door. The laundry also adjoins the ensuite via a sliding door.



*Walkthrough entrance to ensuite for the bedroom 3*



*Alternate view of ensuite showing sliding doorway through to laundry*

## Laundry:

The laundry has external access to a tiled area with clothesline and steps leading onto the lawn area and beach access.

## Laundry specifications:

- Door width: 770mm
- Exit doorway width (to outside): 760mm
- Floor mounted front loader washing machine: Yes
- Top loader washing machine: No
- Drier height: 950mm
- Height of outdoor clothesline: 1680mm

## Lawn Area

Adjacent to the BBQ and pool area are steps leading down to the large lawn area, which has a track to the beach. The beach track is not suitable for those with access requirements.



*Steps leading from the pool deck to the lawn.*



*Substantial lawn area with beach access.*

If you would like more information on the home or surrounding beaches, we would be pleased to provide it. Please contact Monique Fitzgerald on 0434 486 660 or [monique@coffscoastaccommodation.com.au](mailto:monique@coffscoastaccommodation.com.au)

**For bookings and to view our other properties, please visit  
[www.coffscoastaccommodation.com.au](http://www.coffscoastaccommodation.com.au)**

**We look forward to welcoming you to Zaffiro Beach House.**

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ABN 14 164 164 532  
Ph. 1300 88 11 94