



INDEPENDENT LIVING COLLECTION

Where thoughtful design meets comfort, confidence, and accessibility

THE SILKY OAK – INDEPENDENT LIVING UPGRADE



Overview

This design offers the perfect balance between compact comfort and thoughtful accessibility. Careful space planning ensures ease of movement, visibility, and independence without compromising style.

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Key Features

- *Built off-site, fully complete, delivered & connected*
- *Tailored for independent accessible living*
- *Spacious living area with open-plan kitchen*
- *90mm internal walls; steel frame*
- *Colourbond roof / Weathertex external cladding*
- *Gutters, downpipes for water collection*
- *BAL 29 rated subfloor – SIP (structural insulated panel) or,*
- *Concrete slab (site dependent)*

Accessibility & Compliance

- *AS 1428.1-compliant clearances to kitchen work zones where specified*
- *Step-free thresholds and low-profile door sills*
- *Lever handles, D-pull cabinetry, rocker switches at accessible heights*
- *Pull out bench top for ease*
- *Open wheelchair spaces under kitchen & vanity spaces for ease of access*
- *Lowered bench tops & cupboards for access*
- *Robe open with lowered racks & storage facilities*
- *Side by side washer / dryer combo*
- *Walk-in access, grab rail & pull-down seating to shower space*
- *Grab rail to toilet facility*
- *Wheelchair access, wider door openings and clear circulation paths*
- *Accessible bathroom and laundry facilities*
- *Covered deck / outdoor relaxation area & compliant access ramp with handrail*



Inclusions

- *Floor coverings, lighting, air con & ceiling fans*
- *Quality kitchen appliances and fixtures, 20mm stone bench tops*
- *Double-glazed windows*
- *Wall, ceiling & floor insulation to meet 7-Star Energy rating for your climate zone*
- *BASIX & NatHers certification*
- *Delivery, installation and service connections (quote-dependent)*



Additional optional upgrades:

- *Timber feature accents, skylit shower*
- *Additional grab rails, fold-down benches, pull-out pantries*
- *Solar-ready wiring and battery enclosure*
- *Technology installation for voice control*
- *BAL 40 material & glazing upgrades*



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Dimensions & Layout Notes

- Standard doors & windows: 920mm wide x 2400mm high (upgrade options available)
- Sliding doors to deck: 2400mm high x 1200mm wide per panel (pair)
- Deck posts: 90×90mm supporting roof
- Internal circulation paths planned for 1540mm turning circles in key zones (project-dependent)



Warranty & Contact



- Phone: 1300 443 043
- Web: www.uneearthedcabins.com.au
- E: info@uneearthedcabins.com.au
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