

AUGUST 21, 2024  
Revision A



# PLAN OF MANAGEMENT

FOR 236 NEW ENGLAND HIGHWAY, RUTHERFORD

## 1. Introduction:

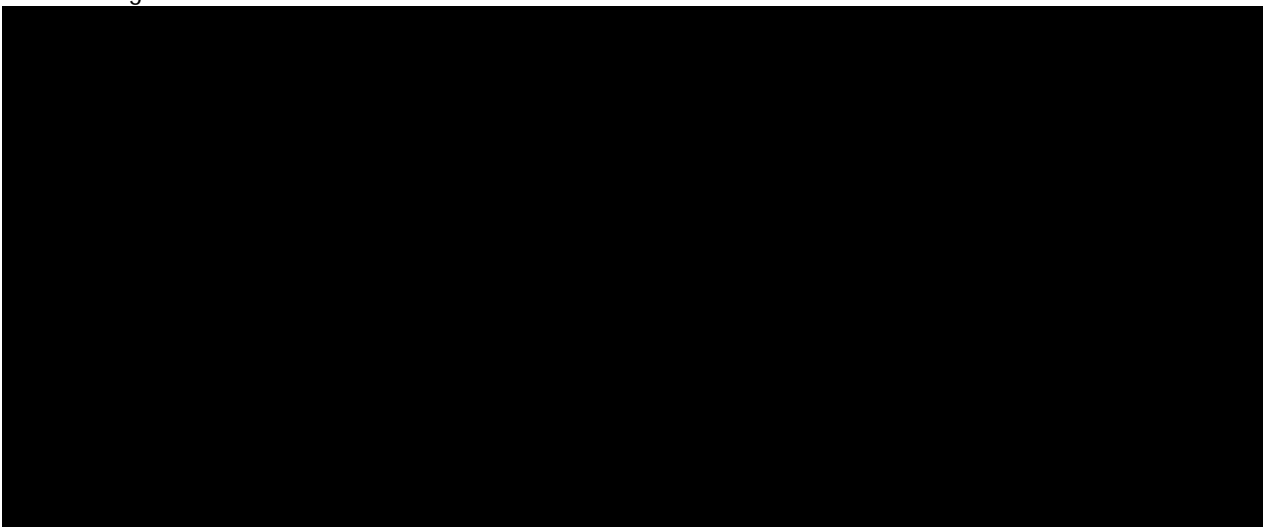
The purpose of this plan is to detail the use of the group home listed below based on the characteristics of the building and its anticipated residents.

The location of the buildings is as follows:

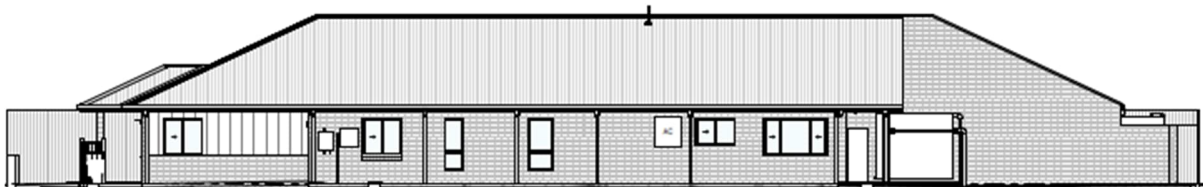
- 236 New England Highway, Rutherford NSW 2320
- Lot 31A in Deposited Plan 23700

## 2. Building Overview:

The building is a group home, considered class 3 under the NCC due to the purpose-built nature of being for people with disabilities that require care. The building is approximately 31.2m long by 12 m wide and 5.9 m high, it consists of mainly brick veneer external walls with a small section of profiled metal wall cladding to break up the front facade. The building has been designed to meet the Special Disability Accommodation (SDA) Requirements of High Physical Support and can accommodate three (3) users + two (2) Onsite Overnight Assistance (OOA) personnel across the two (2) units. Refer to the below floor plan and elevations for overall building design.



*Figure 1 - Floor Plan*



*Figure 2 – North Elevation*



Figure 3 – East Elevation



Figure 4 – West Elevation



Figure 5 - South Elevation

### 3. Purpose of the Building, Occupants and Users:

The anticipated purpose of the building based on the occupants and users includes but is not limited to the following:

- Unit 01 is designed and will be eligible to accommodate two (2) disabled residents.
- Unit 02 is designed and will be eligible to accommodate one (1) disabled resident.
- It's anticipated the residents of the house fall within the 'High Physical Support' category under The Specialist Disability Accommodation (SDA) Design Standard under the National Disability Insurance Scheme (NDIS).
- The residents of the house, due to their disabilities, will not likely be holders of a driver's license.
- The disabled residents of each unit will each have exclusive use of one (1) Bedroom, one (1) Robe and one (1) Ensuite bathroom.
- The remaining areas within the house will be for common/shared use.

- Provision of care to the residents living at the house will be provided by an external third-party company. The care providers will not be residents living at the house.
- Care for the three (3) disabled residents will be provided by, on average, a total of 1 – 2 carers within each unit at any given time.
- Carers will provide care in rolling shifts of approximately 8 hours.

#### 4. Building Features:

Due to the purpose of the buildings, it houses a number of important features to better allow users who are mobility restricted greater freedoms. There include but are not limited to the below:

- Flush transitions throughout from the boundary to everywhere within the dwelling.
- Provisions for overhead hoists to all user bedrooms
- Rocker style power points all located above 600mm off the floor to allow ease of use in a wheelchair.
- Custom kitchen and laundry joinery to allow for greater use of the spaces include:
  - Plinths in laundry for washing machine and dryer.
  - Adjustable benchtops in the kitchen
  - Below-sink recess to allow a wheelchair under
  - Side opening wall oven located around 1m to the center.
- Fully compliant large bathrooms with showers to each room
- Large bedrooms to accommodate the turning of wheelchairs.
- Backup UPS to accommodate life support systems.

Should you wish to discuss the above please feel free to contact me on my details listed below.

Yours sincerely

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