

26 George St,
Murwillumbah

Plan of Management

Draft for discussion

Prepared for RGBAH Holdings Pty Ltd

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Contact

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1.1 Introduction

This Plan of Management has been prepared to accompany a development application (DA18/0486) for the construction and use of group homes (permanent) at 26 George St, Murwillumbah under State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP).

This Plan of Management has been prepared to help ensure that the development will operate within the parameters of a Group home (permanent) land use for its lifetime. This Plan of Management is to apply to the land regardless of the operator(s). The operator of the site is to implement and comply with the requirements of this Plan. North Coast Community Housing (NCCH) will operate the development initially.

The development application proposes up to 10 Group homes (permanent) at the site. Each Group home (permanent) will provide 6 – 7 suites, which will be occupied by eligible Tenants. Suitable supports will be in place for each of the tenancies, where required, based on initial intake assessments, carried out by the operator.

1.2 Context

This Plan of Management accompanies a development application (DA18/0486), which has been lodged with Tweed Shire Council. It is anticipated that a condition of the consent will require that the proposed development is operated in accordance with this Plan of Management in order to help ensure that the development will operate within the parameters of a Group home (permanent) land use over its lifetime.

The development application has been submitted under the State Environmental Planning Policy (Affordable rental housing) 2009 (SEPP). A Group home (permanent) is defined in Clause 42 of the SEPP as follows;

'permanent group home means a dwelling:

- a) *that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and*
- b) *that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,*

but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies'.

Clause 42 of the SEPP goes on to define people with a disability and people who are socially disadvantaged:

*'a reference to **people with a disability** is a reference to people of any age who, as a result of having an intellectual, psychiatric, sensory, physical or similar impairment, or a combination of such impairments, either permanently or for an extended period, have substantially limited opportunities to enjoy full and active lives, and*

*a reference to people who are **socially disadvantaged** is a reference to:*

- (i) *people who are disadvantaged because of their alcohol or drug dependence, extreme poverty, psychological disorder or other similar disadvantage, or*
- (ii) *people who require protection because of domestic violence or upheaval'*

This Plan of Management provides a criteria that prospective Tenants need to ensure the site only provides accommodation for people with a disability or people who are socially disadvantaged.

1.3 Accommodation

Up to 10 Group homes (permanent) are proposed at the site. Each Group home (permanent) will provide 6 – 7 suites, which will be occupied by eligible Tenants. The design of the Group home allows for a level of privacy for each Tenancy in their suite within an integrated Group home housing model.

Each suite will be designated one car park space, the location of which will be determined by the Operator. Disabled car parking will be made available for Tenants with the relevant permit.

Shared laundry facilities will be provided within each Group home (permanent) and will be maintained by the Operator. Communal open space areas will be provided in two locations on site. Tenants and their visitors will have free access to these areas. The space includes a communal garden which is the responsibility of the Tenants. The communal space furniture and structures will be maintained and governed by the Operator. The Operator may update rules for the open space areas at their discretion.

1.4 Occupation Criteria

All prospective Tenants will be required to complete an 'Application for Tenancy' form and submit to the Operator or be an approved applicant on the NSW Housing Pathways waiting list.

In approving residents to occupy the Group homes the Operator will ensure that all Tenants are people with a disability or who are socially disadvantaged. This will be achieved by requiring that all Tenants comply with at least one of the following eligibility criteria;

- Person or household with a 'very low' or 'low' income. Households within the moderate income brackets will not be eligible;
- Person or household with a disability whether physical, intellectual or mental;
- Person or household requiring protection from domestic violence or upheaval who are not in crisis and have suitable support arrangements in place;
- Person or household in recovery from alcohol or drug dependence who have completed an approved detoxification program;
- People or households living with a psychological disorder or mental illness, who can sustain a community housing tenancy with suitable supports.

Proof of compliance with any of the above criteria, including proof of income or medical record, may be required to advance an application for tenancy.

1.5 Terms of Occupation

The Operator will ensure that Tenants will occupy the suites within each Group home under the terms of a Residential Tenancy Agreement, which covers matters such as anti-social behaviour, disciplinary procedures and aspects of health and safety. The agreement will include a requirement that the Tenants of each suite cooperate and share bills and chores with the other Tenants of the Group home.

Each Group home will be subject to a resident agreement requiring each resident to sign a resident's charter outlining rights and responsibilities. Shared rights and responsibilities will include cleaning

of the common areas and taking the bins to the servicing point on a rostered basis. Each Group home will be connected to water and electricity, the bills for each will be shared between each tenancy to ensure each Group home operates as a single household.

1.6 Lease

Successful applicants will be offered an initial lease with a minimum term of 6 months. It is the discretion of the Operator if a longer lease is offered.

1.7 Operator and Property Manager

The Operator will appoint a Property manager who will have a permanent office on site to assist Tenants with issues ranging from seeking support services to the general operation of the site. The Operator and Property manager will have control over the operation of all aspects of the site. The Property manager has the right to enforce rules or regulations for Tenants and their visitors.

1.8 Facilities

It will be the Property Manager's role to maintain the provided facilities on site including private and communal. Provided facilities include;

Private suite

- All plumbing and electrical fixtures

Communal spaces

- All plumbing and electrical fixtures
- Outdoor seating and furniture

Tenants are able to report faults to the Property manager at the on site office or by the provided contact details.

1.9 Emergency Procedure

The Property manager must prepare and adhere to an emergency evacuation procedure for events including fire, flood and severe storm event. This procedure may be updated as required including when Tenants with high needs move to the site. The site's emergency procedure will be drafted in accordance with the approved Flood emergency management strategy.

1.10 Review

This Plan of Management will be reviewed by the Operator as required over the lifetime of the development. Any variations will need to be made by agreement between the Operator and the Local Planning Authority.

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