

People First – Requirements for Supported Accommodation Design

Legend: E = New build essential;
D = Desirable new build

- E Purpose designed new build ‘comfortable’ units/villas/apartments
- E Multi-model well spaced clusters rather than rows of conjoined units
- E All external/internal access wheelchair friendly**
- E Maximum eco/self sustainable – solar power system (including re-sale to the grid)/recycled bore water (purification plant to potable level – as readily available locally)/organic vegetable gardens
- E Underground rainwater tank(s)/waste treatment plants
- E Ensuite, kitchenette (microwave only in majority of units)**
- E Ground level throughout, incline/ramp only, no internal/external steps**
- D As spacious surroundings around clusters/model types as site allows

- D Private sitting out screened patios which can accommodate a limited clothes drying facility
- E **Auto climate control within**
- E **Set and forget water temperature taps**
- E **In house re-circulation water line system**
- E **** Emergency intercom/alarm push**
- D Open plan perimeter commensurate with security
- D Ratio of 1, 2 or 3 bedrooms in accordance with established preferences and levels of support required. Flexibility to allow back conversion to cater for individual future needs/choice.
- D Minimise degree of “centralised” support buildings
- D Maximise use of open, light, patio spaces, landscaping
- D Mix of shaded/open patio spaces
- D Ample outdoor furniture, BBQ areas etc
- D Avoid intrusion by traffic/car parking/signage etc

- E Common room(s) (TV/table top games etc)**
- E Central laundry facilities but fittings for washing machine for selected low care units**
- E Leased/owned transport (minibus)**
- E Disability friendly bathroom/kitchenette fittings throughout (rails, auto temperature control water taps in bathrooms), climate control, water re-circulation system etc.**
- E Maximise use of easy clean wall and floor design materials
- D Dedicated grassed sport/recreation area (quarter/half acre) adjacent to specialised gymnasium
- D Dedicated hobby/arts/crafts building(s)
- D One-way entrance/exit road system pedestrian crossings unobstructed by plantings
- D No designated 'Staff Room' – (this input by a current residential support provider)
- D Ducting to cater for current and future co-axial/fibre optic/copper cable sound/video
- D Circuit gymnasium embodying ramp access swimming/hydrotherapy pool to depth one and a half metres with keypad safety access**

E Lockable/tamper proof electricity breaker box; site smoke alarm clear of kitchenette

E Dedicated medical treatment/examination room for visiting specialists

D Safe pedestrian access to shopping centre

D Low allergen landscape plantings

D Raised easy care produce beds to maximise self-sustainability in fresh produce

D Embody natural light skylighting within units

Notes

1. This is very much an evolving exercise and, as such, obvious groupings (external/internal etc) have not been made at this stage, nor has any attempt been made to prioritise items.

2. Any option to 'individualise' a residents' units/surroundings or cater for differing present and future abilities (as opposed to disability) is highly desirable.

3. It is considered essential to consult with Toowoomba Regional Council, specifically the Sustainable Living Project team, throughout accommodation planning and construction phases.

