

A HOME TO ENABLE

# Spring Farm, NSW



*"We shape our buildings,  
thereafter they shape us."*

WINSTON CHURCHILL



# Beautiful living experiences for Australians with disabilities

A home to enable. We've created a beautiful living environment that offers flexibility to accommodate residents with various different support needs. The home represents contemporary living at its finest.

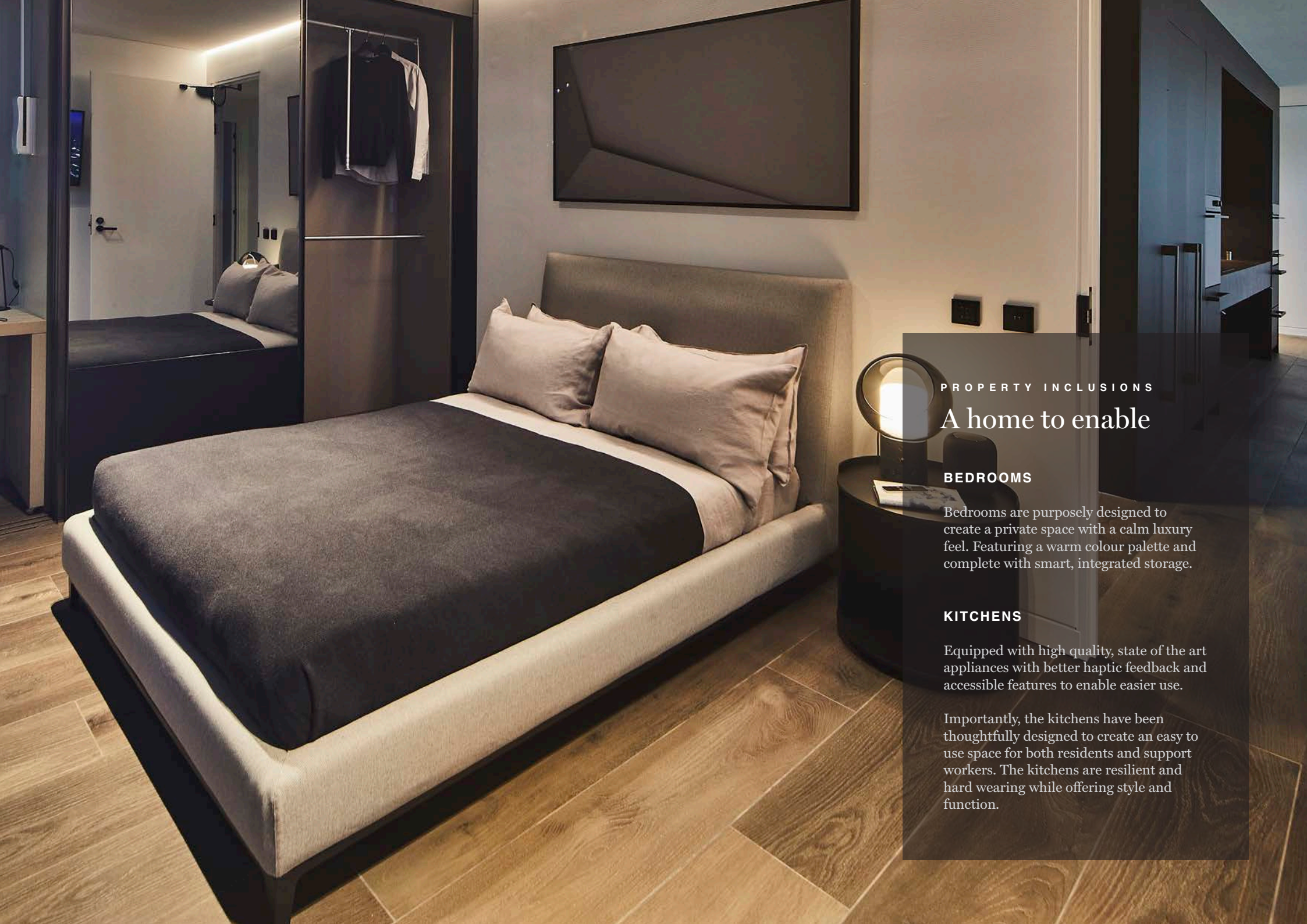
Like nothing before, this home has been purposely designed with the residents in mind. It offers occupants functionality, accessibility and durability. This stylish home lives up to rigorous quality and safety standards, providing an exceptional living space.

Located in an established community, this home brings hand-picked, curated interiors and colour palettes, fixtures and finishes with an emphasis on design, coupled with a calm, luxury feel.

It is planned that this property will be suitable for participants at the following SDA Design Categories as detailed in the table adjacent.



				IMPROVED LIVEABILITY	ROBUST	FULLY ACCESSIBLE	HIGH PHYSICAL SUPPORT
<b>Dwelling 72</b>	4 	2 	1 	✓	✓	X	X
<b>Dwelling 72a</b>	2 	2 	1 	✓	✓	X	X



PROPERTY INCLUSIONS

## A home to enable

### BEDROOMS

Bedrooms are purposely designed to create a private space with a calm luxury feel. Featuring a warm colour palette and complete with smart, integrated storage.

### KITCHENS

Equipped with high quality, state of the art appliances with better haptic feedback and accessible features to enable easier use.

Importantly, the kitchens have been thoughtfully designed to create an easy to use space for both residents and support workers. The kitchens are resilient and hard wearing while offering style and function.

## LAUNDRIES

All cupboards have full length handles in colours carefully selected to provide contrast for the visually impaired.

## SUPPORT WORKER OFFICES

Secure medicine fridge, filing and storage is available for resident and support worker's safety and privacy. The office is lockable with a secure exit. An admin control panel on the wall gives full access to all automation in the house. Support workers can sleep, if required, on a fold out bed for maximum space efficiency.





#### PROPERTY INCLUSIONS

## A home to enable

### BATHROOMS

The bathrooms provide a warm colour palette matched with high quality fittings give a calm, luxurious feel. The wall mounted sink is custom designed and accessible from either a seated or standing position and a storage unit is provided for each participant.

### LIVING / DINING

High ceilings provide light and open space, with large communal living areas. The porcelain floor tiles have been selected for their non-porous nature and ability to repel germs.

## CAR SPACES

The carport and car spaces are fully accessible and designed for transport vehicles. A mini-bus with rear or side loading can pull up and easily get people in and out.

## OUTDOOR LIVING

The doorway to the garden has a zero threshold, meaning the surfaces are completely flush, with no steps or trip hazards. With participants in mind, where possible, raised garden beds will be 600mm high, enabling gardening from a wheelchair.

Additionally, where possible integrated seating will create a perfect spot for able bodied visitors and participants to sit.

## SECURITY

The video intercom system is linked with support workers and participants as required. The house features flood lights and security cameras can be installed.



## Participant suitability

### High Physical Support:

- Doors and paths of travel have a wider than standard design for wheelchair access.
- The living room, automation of the lights, curtains and entertainment system can easily be included and controlled by Siri, Apple Home app, or Android devices.
- Height adjustable benches in the kitchen to accommodate cooking from a wheelchair.
- Structural supports can accommodate a hoist if required.
- An accessible, wheelchair friendly wardrobe including an additional wheelchair charging bay.
- Fully accessible bathrooms to Australian Standards 1428.1. Reinforced ceilings and walls to take hoist, and grab rail fittings and fixtures, if required.
- The bathroom doors can be automated to provide easy access to the room. Where automation is installed, an information panel will be placed on both sides of the door allowing occupants to see if the room is in use and if the door has been successfully locked.

- Height adjustable benchtops in the laundry are accessible from a standing or seated position to enable chores to be done independently.
- Emergency power solution to allow for a minimum of a 2 hour outage.
- Power supply to door and windows (blinds) for retrofit of automation as necessary.
- Assistive technology ready

### Fully Accessible:

- Doors have a wider than standard design for wheelchair access.
- Height adjustable benches in the kitchen to accommodate cooking from a wheelchair.
- An accessible, wheelchair friendly wardrobe including an additional wheelchair charging bay.
- Fully accessible bathrooms to Australian Standards 1428.1. Reinforced walls to cater for various grab rails as required.
- Power supply to door and windows (blinds) for retrofit of automation as necessary.
- Height adjustable benchtops in the laundry are accessible from a standing or seated position to enable chores to be done independently.

### Robust:

Resilient but inconspicuous materials that can withstand heavy use and minimises the risk of injury and neighbourhood disturbance, including:

- High impact wall linings, fittings and fixtures
- Secure windows, doors and external areas
- Laminated glass
- Sound proofing

### Improved Liveability:

Designed to respond to needs of participants through:

- Improved physical access
- Provisions for sensory, intellectual and cognitive impairment. These include - luminance contrast, improved wayfinding and lines of sight



SPRING FARM, NSW

## Community profile

### SHOPPING

The Spring Farm Shopping Centre is conveniently located in the heart of Spring Farm. It is home to Woolworths, a pharmacy, a medical centre, dentist and other speciality shops. Narellan Town Centre is only a short drive away (4km) and provides you with all the well-known retailers, casual dining and a cinema.

Located 10 minutes' drive away is Richmond which is a larger town and home to many more speciality shops.

### HOSPITALS

The area is well serviced with public hospitals including Camden Hospital, Campbelltown Hospital and Northside MacArthur Clinic. Supported by over 50 specialist medical services within 10km, including physiotherapy, speech pathologists and occupational therapists.

### ENTERTAINMENT

Enjoy a range of entertainment with many clubs, pubs and restaurants including plenty to choose from at Narellan Town Centre and Camden on a short distance away.

### FITNESS

To keep active, you can access local swimming pools, parks and fitness centres within a short distance.

### TRANSPORT

Spring Farm is well serviced with public transport. Campbelltown Station is the closest train station, which is accessible by taking the 893 bus route from Narellan Town Centre to Campbelltown Station via Spring Farm. The S17 bus also goes via Spring Farm and can take you to either Narellan Town Centre or Camden.





#### ABOUT CASA CAPACE

## Changing the landscape, for good

Casa Capace has been developed specifically to cater for Australians requiring Specialist Disability Accommodation (SDA). Our experience and expertise enables a more attractive home, with greater flexibility and value for participants of the National Disability Insurance Scheme (NDIS).

It's our mission to challenge the unmet demand for SDA housing and to positively influence the lives

of thousands of NDIS participants, their families, friends and those who care for them.

Casa Capace is a registered provider of SDA with the NDIS.


We partner with high quality Supported Independent Living (SIL) providers to create beautiful homes for Australians with disabilities.

**BELIEVING IN BETTER**

**How do I live in a Casa Capace home?**

To live in our homes you need to:

1. Be a participant of the NDIS.
2. Have SDA included in your NDIS plan.  
If you are not sure about this, please contact us and we will assist you in finding out if you qualify.
3. Once you qualify, we work with our SIL partner(s) to help get you into a beautiful Casa Capace home.



*“Our passion is to help you live the life you want.”*

**SAM KHALIL**  
*Group Managing Director*

CONTACT US TODAY

 **DPN** | *Casa Capace*

SDA PROVIDER

Casa Capace

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SPECIALIST  
DISABILITY  
ACCOMMODATION  
ALLIANCE



PROPERTY REFERENCE NUMBER CCP-0171

*Live the life you want™*