

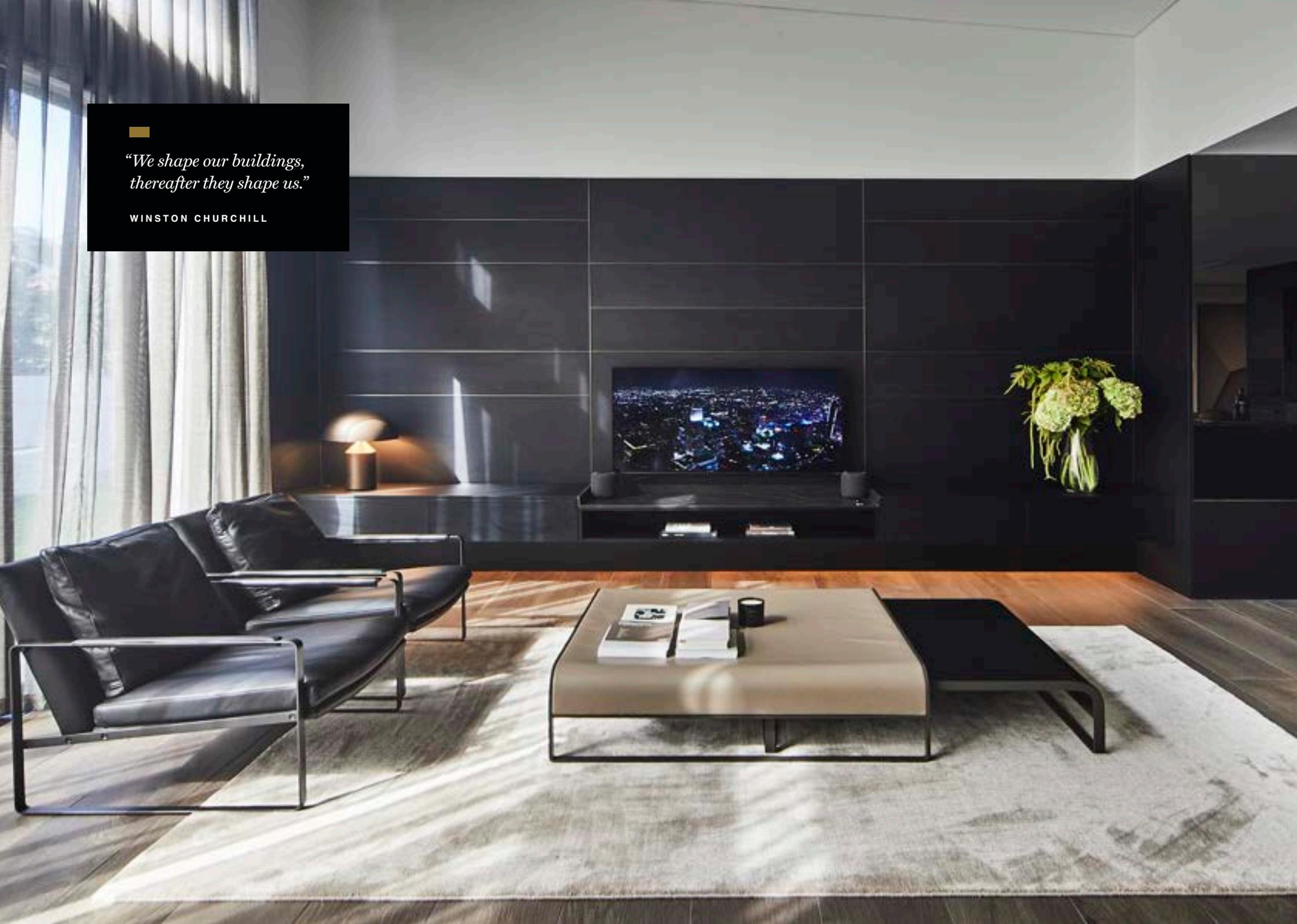
A HOME TO ENABLE

# Flora Hill, VIC



■  
*“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.

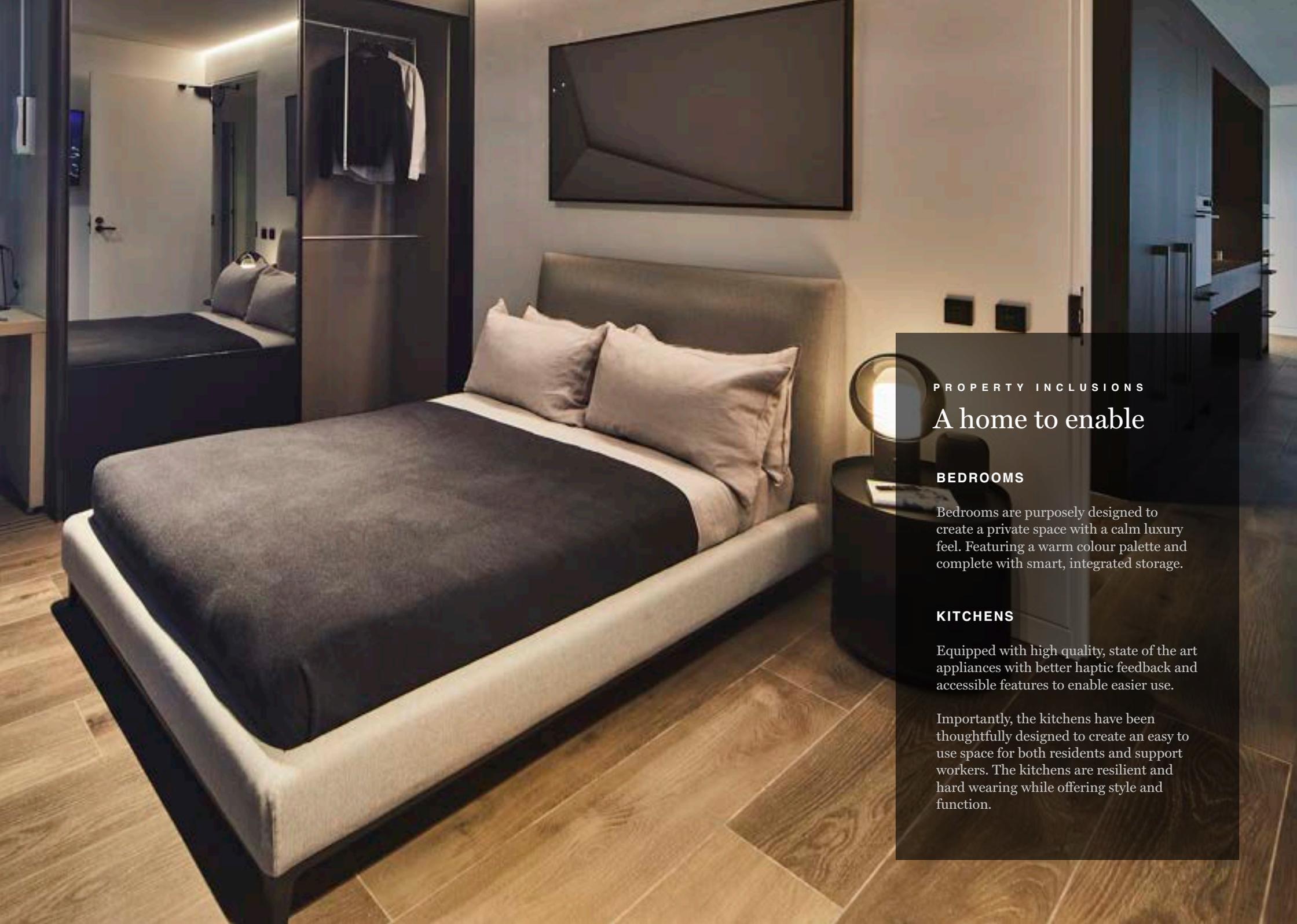
Like nothing before, this home has been purposely designed with the residents in mind. It offers occupants functionality, accessibility and durability. This stylish home lives up to rigorous quality and safety standards, providing an exceptional living space.

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.



				HIGH PHYSICAL SUPPORT	FULLY ACCESSIBLE	ROBUST	IMPROVED LIVEABILITY			
<b>Dwelling 1</b>	3		2		1		X	X	X	✓
<b>Dwelling 2</b>	2		2		1		X	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.

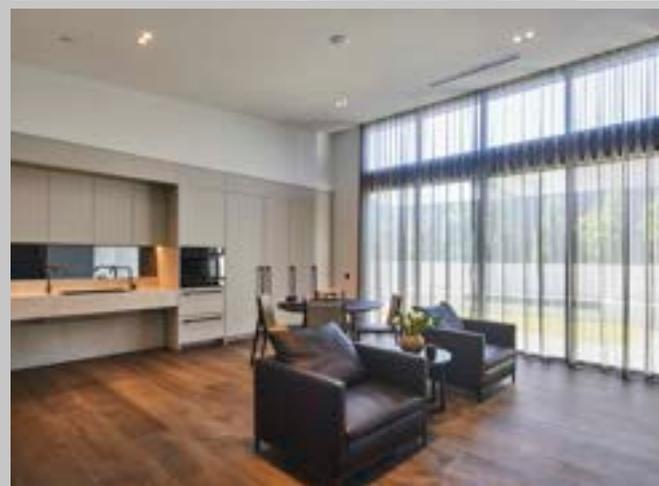
### **OUTDOOR LIVING**

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

FLORA HILL, VIC

## Community profile

### SHOPPING

Flora Hill is only a short distance (3km) from Kennington Village Shopping Mall and Strath Village Shopping Centre – home to the local Woolworths, bakery, pharmacy, post office, banks and a variety of speciality shops. Bendigo CBD is just 5 km away and provides convenient access to all major retail stores and services.

### HOSPITALS

The area is serviced by Bendigo Health public hospital, located just 6km away with an emergency department and a full suite of specialist clinics and medical services. The St. John of God private hospital is also located within 5 kms. More locally, Flora Hill and the surrounding area provides access to several medical centres and pharmacies within a 3km radius.

### ENTERTAINMENT

Enjoy Bendigo's vast range of entertainment options, including clubs, pubs, cafes and restaurants. Alternatively, keep it local and enjoy Flora Hill's casual dining options and Neighbourhood Hub. Flora Hill is also home to La Trobe University (Bendigo Campus).

### FITNESS

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

### TRANSPORT

Bus routes 62 and 63 takes you from Flora Hill to Spring Gully or into the city of Bendigo. From here you will be able to get the train into central Melbourne. Bendigo is located on the V Line Network.





#### 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



SDA PROVIDER

Casa Capace

E. [mycasa@dpn.com.au](mailto:mycasa@dpn.com.au)

P. 1300 723 318

W. [casacapace.com.au](http://casacapace.com.au)

SIL PROVIDER

ONCALL is a registered NDIS provider with a reputation for delivering tailored disability services to the highest professional standards.

ONCALL's specialist supported independent living team has the experience and skills needed to support people in all sorts of living arrangements across Metropolitan Melbourne and Regional Victoria.

Other personalised NDIS supports provided include social and community participation, support coordination and behaviour support – all designed to support people's goals to live full, safe and independent lives.

E. [housing@oncall.com.au](mailto:housing@oncall.com.au)

P. 1300 962 468



SPECIALIST  
DISABILITY  
ACCOMMODATION  
ALLIANCE



PROPERTY REFERENCE NUMBER CCP-0198

*Live the life you want™*