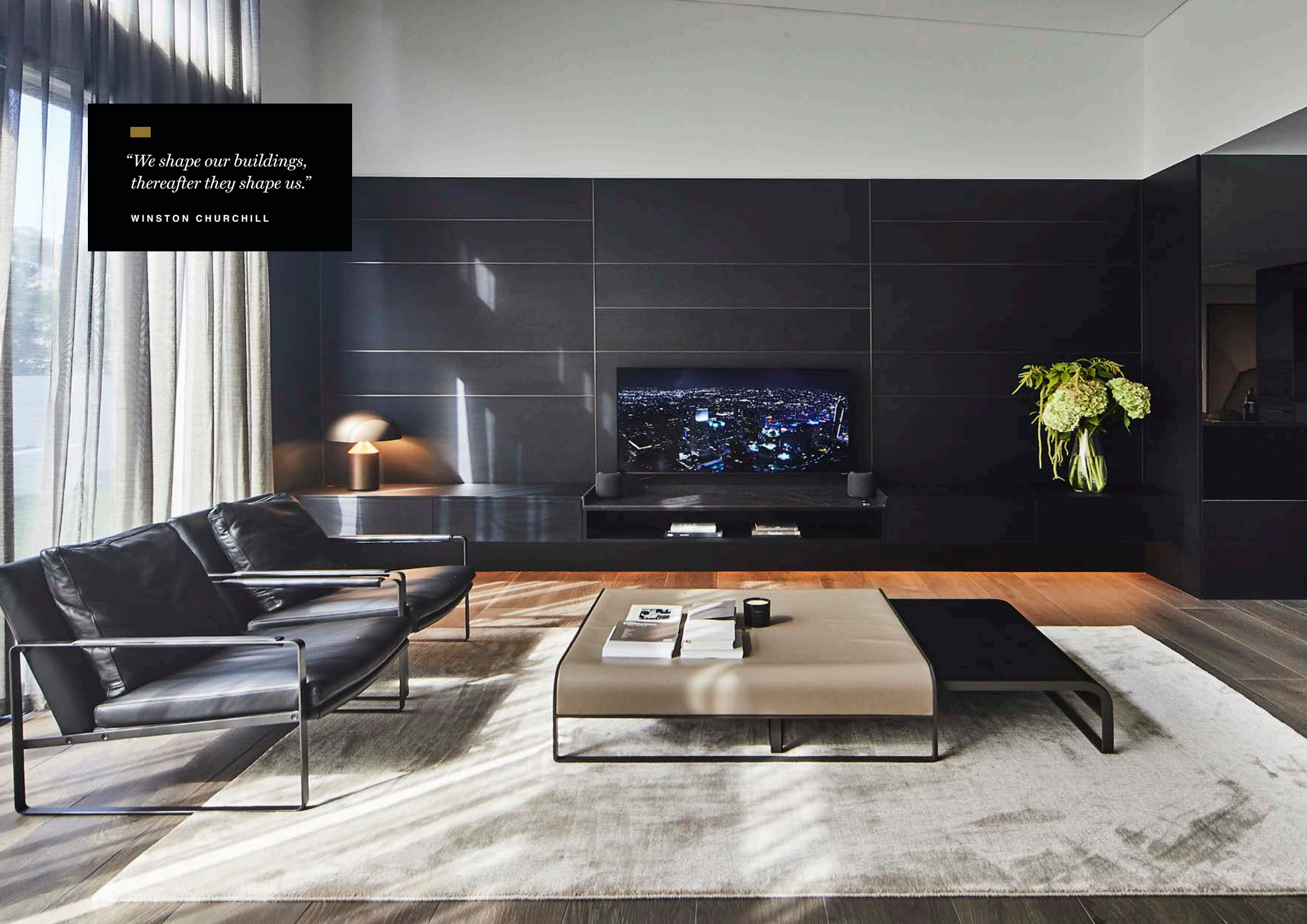


A HOME TO ENABLE

# Beacon Hill, 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.

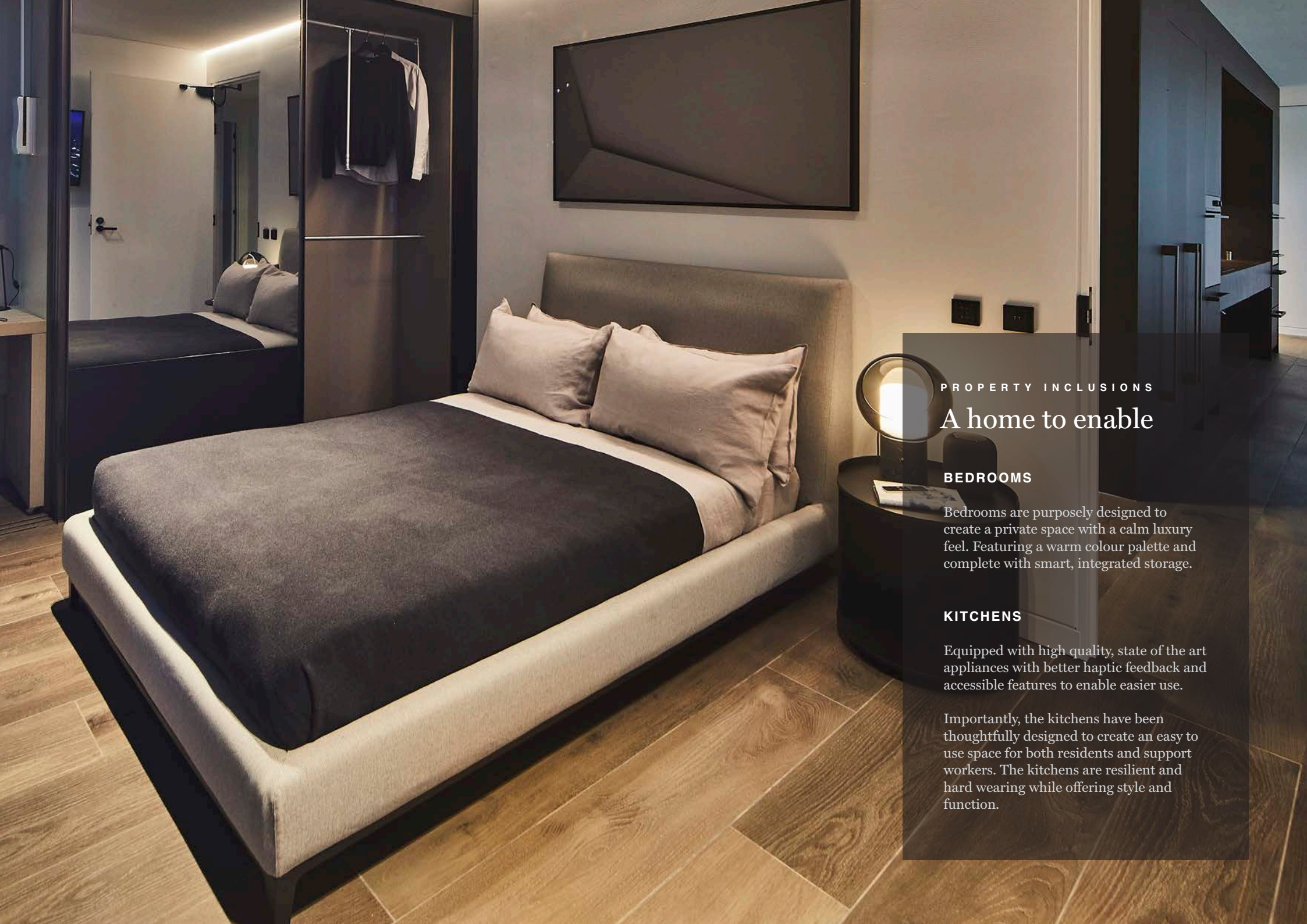
It is planned that this property will be suitable for participants at the following SDA Design Categories as detailed in the table adjacent.



*Note: The above floor plan and render shown have been developed in good faith and are indicative, and are subject to adjustments required for development consent, compliance, feasibility, construction requirements, material availability and operational requirements.*

				HIGH PHYSICAL SUPPORT	FULLY ACCESSIBLE	ROBUST	IMPROVED LIVEABILITY
Dwelling 1	3 	3 	1 	✓	✓	X	X
Dwelling 2	3 	3 	1 	✓	✓	X	X
Dwelling 3	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

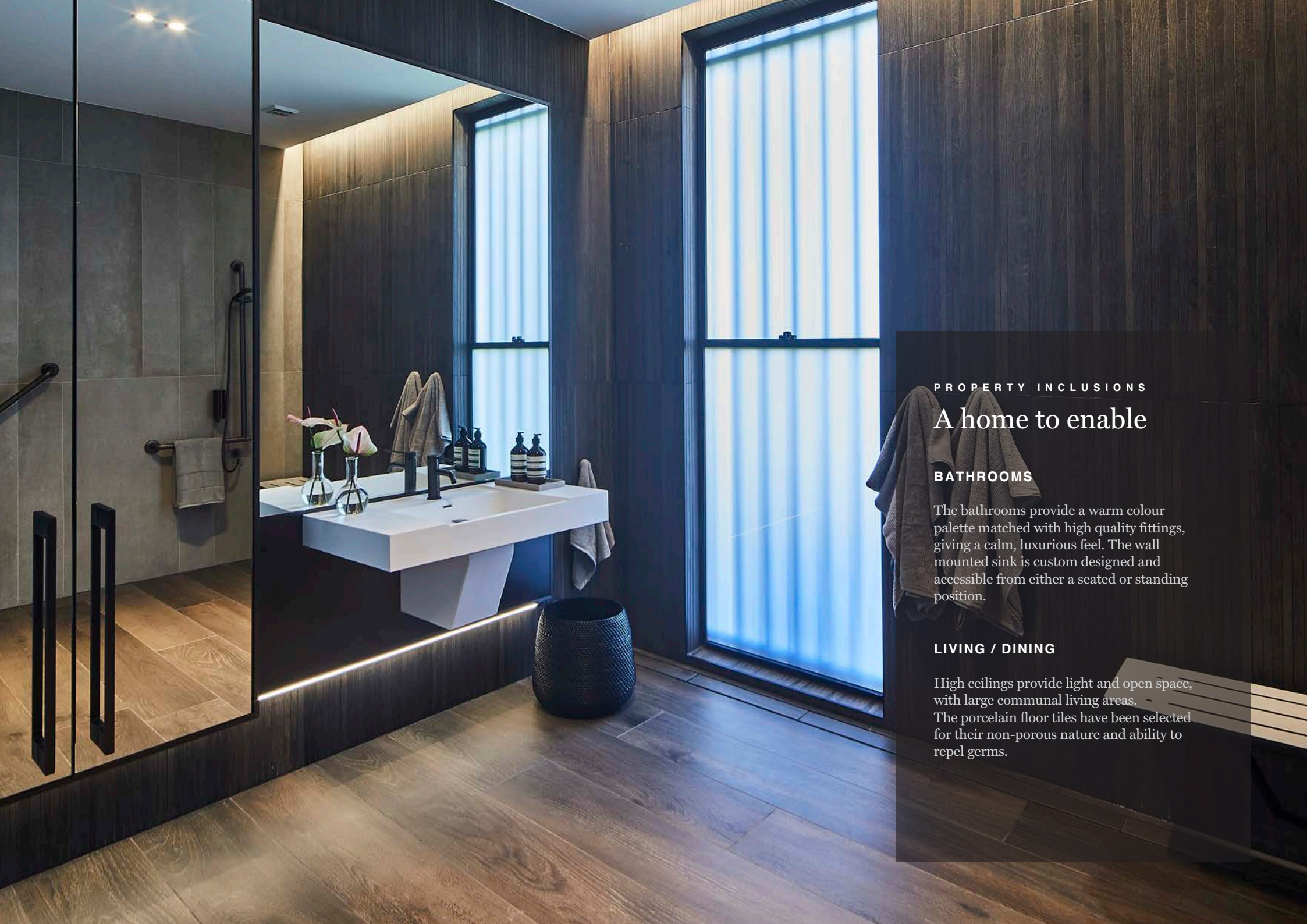
An admin control panel on the wall gives full access to all automation in the house. Support workers can sleep, if required, on a fold out bed for maximum space efficiency. Storage is available for resident and support worker's safety and privacy. The office is also lockable with a secure exit.



Property includes two street frontages, rear view shown here.







#### PROPERTY INCLUSIONS

## A home to enable

### BATHROOMS

The bathrooms provide a warm colour palette matched with high quality fittings, giving a calm, luxurious feel. The wall mounted sink is custom designed and accessible from either a seated or standing position.

### 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.

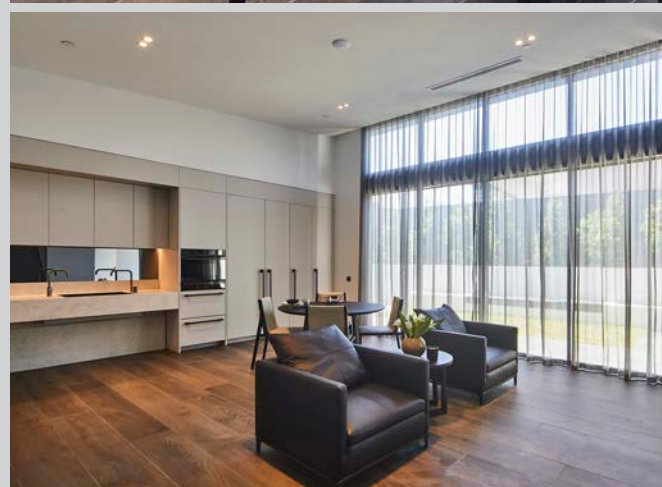
### OUTDOOR LIVING

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



BEACON HILL, NSW

## Community profile

### SHOPPING

There are many shopping centres close by including Westfield/Warringah Mall which is 6mins drive, 2.8 km from Beacon Hill. Forestway Shopping center is 2.0 km away or 2mins drive. There is also Dee Why Grand Shopping Centre, which is 7mins drive, 3.3 km from Beacon Hill.

### MEDICAL

Northern Beaches Hospital is 3mins drive, 2.0 kms from Beacon Hill. There is also Delmar Private Hospital which is 3.9 km away as well as Warringah Medical & Dental Centre, 5mins drive, 2.5 km. There are many more local medical centres located within a 10km drive.

### ENTERTAINMENT

Enjoy a range of entertainment with many clubs, pubs, cafes, and restaurants close by. Among these are Dee Why and Forestville RSLs. There is also Forest Hotel, which is 4mins drive, 1.7km, Belrose Hotel 9mins drive, 5.4km, Glen Street Theatre, 11mins drive, 6km and McDonald's which is 600meters away or 8mins walk. Within a short distance are movie cinemas, Hoyts at Warringah Mall and Chatswood as well as United Cinemas at Warriewood and Collaroy.

### FITNESS

To keep active, you can access local swimming pools (Warringah Aquatic Centre), parks and fitness centres (Plus Fitness 24/7 and Anytime Fitness) within a short distance. Dee Why beach is 12mins drive, 5km and Collaroy beach is 12mins drive. Both rock pools have easy access for people with disabilities. There is also Narrabeen lake, which is 13mins drive, 11km (The scenic Narrabeen lagoon trail is an 8.6km accessible circuit and has beautiful picnic areas). Central Coast is also close to some wonderful lakes and beaches the area has to offer.

### TRANSPORT

The nearest bus stop is on Tristram Road, which is the 166-bus route Manly to/from Frenchs Forest via Dee Why Beach. Both 174X-bus route City (Wynyard) to Beacon Hill (Narrabeen) and 160X-bus route Beacon Hill (Dee Why) to Chatswood via Frenchs Forest are accessed via cnr Warringah Rd and Ellis Road / Government Road bus stops.







#### 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

P: 1300 723 318

E: mycasa@dpn.com.au

SIL PROVIDER

Base Housing Collective

Base Housing Collective is reimagining supported independent living (SIL), empowered by Fighting Chance.

At Base, you're free to live life on your own terms. To sleep in, rise and shine with the sun, invite your mates over, or head out for a bite. Staff and housemates feel like family. Connection to community and transparency are key.

Base is committed to housemates having choice and control over every aspect of their daily lives – and that means doing things differently. Through our unique facilitated Family Governance model, housemates and their families are the decision-makers in how their homes are run while Base takes care of the day-to-day admin and logistics.

Make your own way, with Base Housing Collective.

P: 02 9905 0415 (Press 5)

E: hello@fightingchance.org.au



SPECIALIST  
DISABILITY  
ACCOMMODATION  
ALLIANCE



PROPERTY REFERENCE NUMBER CCP-0202

*Live the life you want™*