



# Empowering Extraordinary Lives.

Open the door to your new  
home Banksia, Bradbury.





## Specialist Disability Accommodation (SDA)

**SDA Registered:** Pending Completion  
**Building Class:** New Building  
**Building Type:** Villas  
**Design Category:** HPS/IL  
**Location:** Bradbury, NSW

### Details

**Rent Cost:** The SDA funding in your NDIS plan will be paid to Good Housing. In addition, tenants will pay the 'Reasonable Rent Contribution', which is 25% of your Disability Support Pension (or equivalent), and 100% Commonwealth Rent Assistance.

**Total Number of Villas:** 3 x 1-Bedroom Villas and adjoining 2-Resident Villa (all-inclusive of living, dining, kitchen, bedroom with ensuite, and private outdoor space). All Good Housing homes include an adjacent carer's room with bathroom facilities.

### Tenants

**Age of applicants:** Open to adults (18-64 yrs)

### Support

All tenants have access to our preferred SIL provider Northcott, located on site 24/7.



# Introducing Banksia

A suite of three 1-Bedroom (HPS) Villas and an adjoining 2-Resident (HPS + IL) Villa in Sydney's Outer South West, Banksia offers independence, comfort and peace of mind for all tenants.

We invite you to check out our  
**Good Home: Banksia, Bradbury.**

Scheduled for completion in October/November 2022, these villas have been designed to meet the needs of High Physical Support (HPS) and Improved Liveability (IL) participants.

## Features



Villas are designed for complete independent living, with a shared living area for tenant interaction



Close to local shops, sheltered bus stop, train station, parks and hospital



Villas feature the latest in assistive and smart technology



Large private bedrooms and personal courtyards



Adopting Healthy Building Standards (i.e. thermal health, moisture, air quality, ventilation)



Common courtyard with maintained garden

- Air conditioning/ducted heating
- Covered parking spaces
- Open-plan and spacious living and courtyard areas
- Wheelchair accessible

- Integrated security system
- Wide doorways/pathways
- Modern, private and shared kitchens with customisable features
- No steps (indoor and outdoor) with ramp access at both street frontages

## The Good Housing mission

Good Housing is a registered Specialist Disability Accommodation Provider empowering extraordinary lives through specialist disability housing. It's our mission to deliver 50 smart and healthy homes to transform close to 200 lives by 2023.

We are actively working to assist individuals currently residing in nursing homes, aged care facilities and hospital transition programs, helping each to comfortably transition into one of our Good Homes.

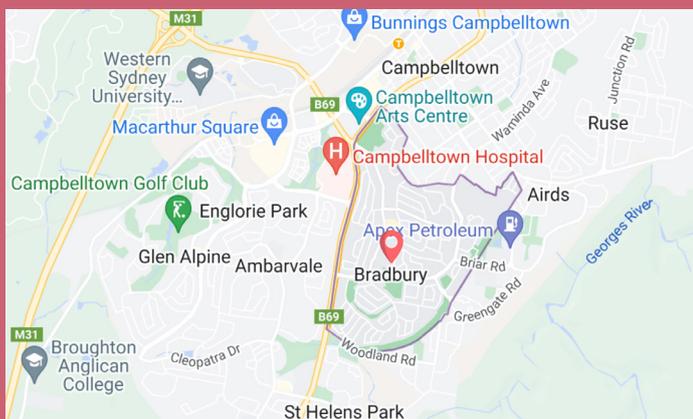
## Our home, Banksia

Banksia is a stylishly designed, smart and healthy home in the suburb of Bradbury. Banksia's dwelling design is made up of 3 x 1-Bedroom Villas and an adjoining 2-Resident Villa (all-inclusive of living, dining, kitchen, bedroom with ensuite, and private outdoor space).

This home has been specifically designed for High Physical Support (HPS) and Improved Liveability (IL) participants, with the option for additional assistive technology modifications to be made under tenants' funding.

## Smart and healthy homes

We have been relentless in pursuing the ideal design and floor plan for our future tenants. Our team have actively collaborated with individuals, their families, support coordinators and our SIL partners to ensure we optimise independence, social interaction and the provision of high quality support.



## Each Good Home features:

Each home can be customised to suit the individual needs of our tenants, and features the latest in smart-home technology. This includes the ability to use a personal device to control lights, blinds, access doors, air-conditioning and video intercom (using Assistive Technology funding within your plan).

### Features include:

- All villas accessible via common internal walk-through corridor
- No steps with ramp access at both street frontages
- Modern and striking architectural design
- Spacious, functional kitchens with the option to customise adjustable benchtops
- Safe and functional bathroom facilities designed for wheelchair access
- Open-plan living common area
- Wide doorways/pathways
- Common courtyard with maintained garden
- The latest in assistive technology, capable of customised home automation and communication technology
- Emergency communication systems
- Emergency back-up power systems
- Certification under Liveable Housing design guidelines
- The 9 Healthy Building Standards (air quality, thermal health, moisture, dust and pests, safety and security, water quality, noise, lighting and views and ventilation)

## Support Provider and SDA Design Category

We're thrilled to have partnered with support providers Northcott on our Good Home, Banksia. One of Australia's largest and most trusted not-for-profit disability service organisations, Northcott provides personalised support to participants across metropolitan and regional locations throughout NSW and the ACT. The team are passionate about empowering individuals to live independently in their homes and local communities and will be on hand 24/7 to ensure the safety and comfort of all tenants.

Banksia is designed for the SDA High Physical Support (HPS) and Improved Liveability (IL) Design Categories. To apply, you will need to be approved for or likely to be eligible for SDA funding in your NDIS plan.

## Express your interest in our Good Home, Banksia

We realise that you may have lots of questions. Please don't hesitate to send through your queries and register your interest at [goodhousing.com.au](http://goodhousing.com.au). One of our friendly tenant empowerment managers will be in touch!