NAGAMBIE SUPPORTED LIVING FOR VULNERABLE COMMUNITY MEMBERS

Treasury Pre-Budget Submission
Date: 01/02/19
Project No. 18008
NAGAMBIE SUPPORTED LIVING

Population health review and Community Consultation March 2016

• Strong themes of desire to age at home in the community
• Lack of supported living options for vulnerable members of the community who are without assets
• Seeking supported living options that do not require moving from a supportive community and severing ties
• A commitment from Nagambie Health Care to extend services to enable supported living for community members many of whom are Veterans

Consultation with Department of Veterans Affairs (Hon Dan Tehan) and RSL March 2016 – September 2018

• 2016 RSL offered non-financial support for the development of ex housing to accommodate veterans
• 2017 – 17 Department of Veterans acknowledgment of issues associated with lack of adequate supported living options for aging veterans
• 2018 Agreed upon need for development of supported living community, in collaboration with Senior Citizens Centre and RSL and residents
• 2018 – Review and endorsement of Master Plans for a supported living village (first draft) by Community, RSL, Strathbogie Shire and Nagambie HealthCare

"Health and well-being are determined not only by our genes and personal characteristics but also by the physical and social environments in which we live our lives.” WHO (World Health organization)
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key
1. new dwellings
2. child care centre
3. existing units (6 total)
4. RSL / senior citizens centre
5. proposed clinic
6. existing library
7. to hospital
8. to town
9. Parking
10. Monument

site plan (not to scale)
1. Medical Clinic / Hospital
   • access to clinic
   • casual care by hospital staff
   • Access to hospital for emergency

2. Library
   • adjacent clinic
   • community programs
   • meeting point

3. Childcare / Schools
   • interaction with children
   • gardening programs
   • activities to mutual benefit

4. RSL / Seniors
   • shared kitchen facilities / community rooms
   • regular community programs
   • shared park area

5. Town
   • proximity to town centre
   • access to shopping centre
   • access to train line

walkability
Our Principles

**liveability**

- **My home**
  - Affordable
  - Control
  - Safe
  - Comfortable
  - Light
  - Views
  - Connected

- **My community**
  - Community
  - Connected
  - Pedestrian
  - Inspiring

**accessibility**

- **My home**
  - Affordable
  - Control
  - Adaptable
  - DDA compliant

- **My community**
  - Walkability
  - DDA compliant
  - Seating opportunities
  - Parking

“The concept of ‘home’ is intrinsically linked with identity; it is ‘one of the fundamental places that gives shape and meaning to people’s everyday lives’.”

*Best Practice discussion Paper – Monash University*
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sustainability

My home
- Passive design
- Water collection
- Solar power
- Material selection
- Heating / cooling
- Shared facilities

My community
- Plant selection
- Material selection
- Water
- Shade cover
- Food growing / sharing

connected

My home
- Street presentation
- Connection
- Belonging
- Public / Private entry points

My community
- Connections
- Seating opportunities
- Outdoor entertaining
- Shared

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key
1. adjacent development
2. existing one bedroom units
   (2a – new two bedroom unit)
3. rsl
4. library / clinic
5. community garden / gathering space
6. existing monument - relocated
7. new one bedroom units
8. new two bedroom unit with car park
9. shared kitchen / dining / laundry
10. parking (incl accessible parking)
11. adjacent property
12. child care centre
13. walking paths (for pedestrians only)
14. low garden wall (for sitting)
15. car access (to front units)
16. storage units
17. plaza for civic functions
18. stair to nurses accommodation
19. flag pole
20. communal outdoor gathering for residents

proposed site plan

note: an alternative proposal (opt B) is to replace the existing northern units with new units with improved solar orientation.
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**NAGAMBIE HEALTH CARE**

### units:  
<table>
<thead>
<tr>
<th>existing</th>
<th>proposed – option a</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 x 1 bed units</td>
<td>5 x 1 bed (modified)</td>
</tr>
<tr>
<td>1 x 2 bed (modified)</td>
<td></td>
</tr>
<tr>
<td>5 x 1 bed (new)</td>
<td></td>
</tr>
<tr>
<td>2 x 2 bed (new)</td>
<td></td>
</tr>
<tr>
<td>1 x 1.5 bed (staff accommodation)</td>
<td></td>
</tr>
<tr>
<td><strong>14 units</strong></td>
<td></td>
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</tbody>
</table>

### parking:  
<table>
<thead>
<tr>
<th>existing</th>
<th>proposed – option a</th>
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</thead>
<tbody>
<tr>
<td>27 public</td>
<td>27 general public</td>
</tr>
<tr>
<td>4 all abilities</td>
<td>11 all abilities (incl 2 dedicated to housing)</td>
</tr>
<tr>
<td></td>
<td>9 dedicated to housing</td>
</tr>
<tr>
<td></td>
<td>4 private</td>
</tr>
</tbody>
</table>

### features:  
<table>
<thead>
<tr>
<th>existing</th>
<th>proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>x</td>
<td>central hub (incl shared facilities / outdoor room)</td>
</tr>
<tr>
<td>x</td>
<td>resident storage</td>
</tr>
<tr>
<td>x</td>
<td>community garden</td>
</tr>
<tr>
<td>x</td>
<td>dedicated nurses station / accommodation</td>
</tr>
<tr>
<td>x</td>
<td>seniors forecourt and refurbishment</td>
</tr>
<tr>
<td>x</td>
<td>formal entry to RSL</td>
</tr>
<tr>
<td>x</td>
<td>plaza for civic functions</td>
</tr>
<tr>
<td>x</td>
<td>library outdoor reading room</td>
</tr>
<tr>
<td>x</td>
<td>walking paths connecting facilities with residential area</td>
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</tbody>
</table>

### Quantity Surveyors cost estimate

<table>
<thead>
<tr>
<th>Supported living community</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>units</td>
<td>$1,924.5K</td>
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<tr>
<td>community facility</td>
<td>$541K</td>
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<tr>
<td>landscape, parking, roads and paths</td>
<td>$407.5K</td>
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<tr>
<td>gen site demolition</td>
<td>$13K</td>
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<tr>
<td>community garden</td>
<td>$137K</td>
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<tr>
<td>RSL</td>
<td>$250K</td>
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<tr>
<td>clinic</td>
<td>$100K</td>
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<tr>
<td>library</td>
<td>$96K</td>
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<tr>
<td>associated landscape</td>
<td>$343K</td>
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<tr>
<td>landscape(public)</td>
<td></td>
</tr>
<tr>
<td>parking</td>
<td></td>
</tr>
<tr>
<td>roads and paths</td>
<td></td>
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<tr>
<td>gen site demolition</td>
<td>$12K</td>
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<tr>
<td>professional fees</td>
<td>$494K</td>
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<tr>
<td>authorities fees</td>
<td>$41K</td>
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<tr>
<td>loose furniture + equip</td>
<td>$300K</td>
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<tr>
<td>construction contingency</td>
<td>$206K</td>
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</tbody>
</table>

**Total:** $4,659K

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**schedule of works**
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perspective

view to community hub from community garden