

10 August 2021

Penrith City Council
601 High Street
Penrith NSW 2750

To Whom It May Concern

Re: Development Application - 94-100 Explorers Way, St. Clair – Opal HealthCare Services

We refer to our soon to be lodged Development Application (DA) for a new residential aged care home at 94-100 Explorers Way, St. Clair.

This letter confirms advice relating to Clause 26 (1) of the Statement Environment Planning Policy – Housing for Seniors or People with Disability (SEPP SL).

All Residents entering the proposed new residential aged care home at 94-100 Explorers Way, St. Clair will be assessed as 'high care' under the Commonwealth Age Care Act and Aged Care funding Instrument (ACFI), as administered by the Commonwealth Department of Social Services. As such, these high-care residents will require significant assistance with their daily health care and individual needs such as personal hygiene and body sustenance (eating and drinking). Furthermore, given the limited mobility and frailty of these high-care Residents, they are not able to access external services independently such as medical, dental and personal care, shops, bank service providers and other retail and commercial services.

In order to satisfy the requirements of clause 26 (1) of the SEPP SL and provide a residential aged care environment that meets the needs and expectations of Residents, their families and other stakeholders, Opal will provide a range of fully integrated 'in home' services within the proposed new Opal St. Clair home, which includes, but is not limited to, the following:

- General Practitioner visits, including the provision of dedicate consult room (s) within the design of the proposed home;
- Dental care visits;
- Optometry care visits;
- Podiatry care visits;
- A purpose built wellness centre which provides for physiotherapy and re-ablement services, with appropriate consult rooms, exercise area and equipment for such services.
- Hairdressing salon, with in-house hairdresser;
- Food services, with all meals and snacks prepared on site;
- On site café with al-fresco eating area for residents and their families, staff and other stakeholders;
- Laundry services undertaken on site, including all personal items such as undergarments and linen;

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- Provision of library with a broad selection of books and novels;
- Delivery of pharmaceuticals, newspapers and magazines;
- Staff escorts for any specialist medical treatments;
- Entertainment services, which will include but are not limited to singers, musicians, comedians, trivia nights etc, and an in-home grand piano;
- Dedicated multi-purpose room with the audio rooms to view the latest movies via the home's Foxtel channels and access to activities co-ordinated by a dedicated Activities Officer such as bingo, cards, craft and painting etc.
- **Banking:**
 - Because our Home would have a private bus for excursions, this would include the ability for Opal to facilitate any Resident's request to visit a local bank (or indeed shopping centres and other facilities) as discussed below;
 - We provide internet access via computers and laptops to allow Residents to undertake on-line banking, and other services including retail, if so requested or required.
 - Whilst we have never had a request before, there would be ample space within the Home to accommodate an ATM should this be deemed appropriate.

A private mini-bus will be provided to take residents on organised and supervised excursions. This bus will service this facility and other Opal facilities in the area and provides the opportunity for supervised and assisted outings

In addition to the above services, Opal will provide recreational activities within the home that will be tailored to the specific interests of the Residents.

Additional supporting information is available in the Statement of Environmental Effects prepared by BBC Planning Consultants dated 2021, which shall be submitted to Penrith City Council as part of the DA submission.

We trust that this information fully satisfies the requirements of the SCPP in relation to Clause 26(1) of the SEPP SL, however if additional information is required or further clarification is sought on any of the matters outlined above, please do not hesitate to contact the undersigned.

Yours sincerely,

Tyron Nicholson
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Opal HealthCare

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