

2006010968

Original creative work

DESLEY LUSCOMBE

Lifestyle Manor, Flood Street, Bondi.

2006 | *Campbell Luscombe*

Lifestyle Manor Bondi is a unique advance in architectural design for Australian retirement living. Taking advantage of the dense urban, eastern suburb context, the development strategy built a vital, engaging seniors community.

The research focus takes the core of the development for 42 apartments to develop a 'vertical village'. By internally revealing resident movement over four levels through an atrium, the sense of physical, social and visual communication reinforces communality. The practice research approach of Campbell Luscombe emerges from the issues that have influenced retirement living in the past; dominated either by controlling mechanisms of care or by simply housing the older and underprivileged through organizations like church bodies or charities. Our research focused on the attitude of 'ageing with dignity', a design approach (tested successfully over a number of projects, each with markedly different site conditions and aesthetic expressions) with three main attributes :

- self-confidence of the residents should be paramount, supported through all architectural decisions;
- architecture should be aspirational for residents rather than diminishing in its expression and experience;
- retirement living complexes should return suitable gains for their financiers without undermining sustainability of their aesthetic value.

In Lifestyle Manor Bondi the ESD strategy maximizes the number of corner apartments with increased access to natural daylighting and cross-ventilation. The complex incorporates rainwater harvesting, grey water recycling system, solar hot water and thermal stack ventilation. The style of the building responds to aesthetic aspirations and memories of senior residents by utilizing a dignified contemporary interpretation of the 'grand' apartment buildings of the 1920s.

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Flood Street exterior



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Left top and bottom, then right.

1. External environmental screens
2. Atrium opening to communal facilities
3. Hydrotherapy facilities.



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Supporting Evidence

 Nominated and shortlisted for
the Urban Development Industry
Awards (to be finalized Aug 2009)

Aged Care Association Australia - NSW




Chronicle

September 2008

Please circulate

Approved Provider

DDON

DDON

Facility Manager

Educator

Quality Manager

Staff

Retirement and Ageing - Leadership and Innovation in Design and Building

Susanne Macri AM
Consultant, Health & Aged Care

Campbell, Luscombe, Foltz, Lufthman (CLFL) Architects hosted a Round Table on the 27th June to explore and discuss issues around leadership and innovation in design and building in the retirement and aged care industries. Key industry stakeholders involved in the retirement and aged care industries were invited to give a fifteen minute presentation on what they saw as promoting innovation and leadership from the design, building, building management and provision of care and services to the retirement and aged care sectors.

Charles Wurff, CEO, ACAA-NSW set the scene in addressing "The Political Climate in Funding Building & Design in Residential Aged Care". Charles discussed the political climate under the new Rudd Government and sadly stated that aged care continues to take a back seat and does not appear to be a priority with the Labour Government. It has been made very clear that there will be no funds in high care care that the current arrangements are set until 2011.

Under the current funding regime the opportunity for innovation in both design and building was inhibited by the building of high care facilities in the aged care sector across Australia. Whilst the introduction and provision of the Zero Real - Interest Loans are a welcome addition they will fall far short of the capital injection needed to maintain the current building stock and sustain the residential aged care industry in the future. Charles expressed his opinion that there will continue to be a strong push for care to be delivered in the community and that there will also be a focus on staff and staffing and issues around the whole area of workplace relations.

Bill Riddington, Director, Vision Lifestyle then provided an outline of "The Future Direction of the Retirement Village Industry". Bill spoke about the new sector, church, charity and community based organisations and the fact that they tended to have an encompassing model, which included high care, low care, community care and independent living units. Whilst the private sector tended to be run and owned by private companies and large corporate investors, it was acknowledged that more and more retirement villages are offering community aged care packages through both the Commonwealth Government's scheme as well as on a 'user pays' basis.

The future profile of the retirement industry will be an interesting one as it is increasingly being consumer driven with consumers demanding higher quality in design, room management services, good locations, being able to 'age in place' and the desire to not have to make another move. The debate between the traditional retirement village, the lifestyle village and smaller gated communities is gaining momentum, residents (and their offspring) are increasingly questioning Deferred Management Fees and the negative often perceived by those seeking these options. Vertical or high rise villages are also becoming more popular, particularly in capital cities where land size and values are high and people wish to remain in their local community.

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Leo Campbell, Director, CLFL Architects explored the topic of "Leadership and Innovation in Design". Leo commented from his firm's experience with a number of their clients in both residential aged care and independent living that he saw a distinct separation, and sometimes a polarity, between these industry groups as a significant challenge to design. In residential aged care the "Care" factor very much influenced the architectural configuration. There needed to be a balance between care, independence and dignity with an emphasis on the inter-relatedness of the individual in group spaces. There is increasingly a break down of the institutional model, already common in low care and beginning to emerge in high care, that designs around a "house" model with groups of private rooms as well as taking into account cultural issues and a greater sense of community. Despite the influence of rising consumer expectations from the independent living sector now influencing the environmental quality of residential aged care, the number of many operators is still struggling to accommodate an operating model that enhances the desired design quality of residential aged care.



The retirement and lifestyle market is being very much driven by the market and choice rather than primarily by need or physical incapacity. In these comprises the underlying attitude of "care" is more about the ability to live securely and socially with independence and dignity. The "housework" and services being the concept that drives the design as well as the need to be close to familiar urban centres, villages are becoming increasingly more lifestyle orientated.

Ron Thompson, CEO, RSL LifeCare spoke about "Leading Innovation in a Large Not for Profit Multisector Aged Care Organisation". Ron very much focused on the residents and what they wanted. The question that he constantly asked is "Do residents enjoy living here?" With a comprehensive quality management programme across the organisation which also includes resident and relative feedback, the organisation is very focused on ensuring residents in residential aged care or the villages are central to all activities.

Ron used the "crisis ship" analogy of resident's choice of activities, fitness programmes, social integration and providing a physical environment internally and externally which enhances lifestyle. His motto is "Use it, Break it, Love it". Ron also believed that innovation is difficult with the amount of regulation at a Federal and State level, building regulations (BCA), ZEP, Caravanisation and Local Government involvement do not make for an easy time when designing and building for retirement and aged care. Peter Congrove (House at Hansbeen in their flagship) and the wall of water at the refectory is thrusting to say the least. The facility has many innovative design features which make it a great place for residents to live and also for staff to work.

Graeme Prior, CEO, Hall & Fox presented the topic of "Leading Innovation in the Private Sector" and Graeme had some wonderful graphics around the area of management philosophy where People, Services and Brand were central to a solution based approach. Graeme focused on the issues facing the aged care industry and rather than see them as negatives, very much saw them as challenges and the Hall & Fox management approach of solutions and being an employer of choice.

Part of the innovation and leadership strategy was in having a commitment to policy development at both a State and Federal level, that is being involved in committees, working parties etc. Also a commitment to technology development, clinical research and participating in a major practitioner trial, as well as the development of management information systems and clinical care management information systems was central in the Hall & Fox management philosophy. This organisation wide approach in turn influences the continued expansion of the group, the design and building programme going forward and ensures the organisation will continue to be a leader in the private sector both in NSW and VIC.

Bill Duncan, Business Development Manager, Kell & Rigby Living addressed the issue of "What Makes a Building Company in Aged Care a Leader?". Bill started out with the history of the company and the fact that it had been established in 1910 in Bathurst, with Kell & Rigby Living created in 2005 as focus on the retirement and aged care industries. Kell & Rigby believe that building starts with a mission (Build Well) and a passion and that "Democratizing building through building within aged care starts well before the site leaves are assembled and the concrete tracks

roll up". Kell & Rigby have worked hard to understand the aged care industry so that the mission of building well is not just words, but is put into action.

Kell & Rigby is focused on three areas, Vision, Values and Action and wish to be known for being:

- One of the best builders in Australia by 2010;
- Able to consistently delight our end users, and
- Proactive in developing our staff and be an employer of choice.

Bill finished up with some ideas and examples on what makes Kell & Rigby different as a business, that is questioning, being innovative with solutions and caring about the end product.

Michael Taylor, Director, TSA Management, is the final presentation on "Managing Innovation in Building and Design" spoke about the construction sector and the perception that it was conservative and low on innovation. Michael saw innovation and initiative as being very important and must involve:

- Early definition of client objectives;
- Involvement over an extended period;
- Early involvement of all the differing parties;
- A partnering culture;
- Allocation of risk and reward, and
- Ongoing relationships, repeat business.

Michael also spoke about the different procurement models, such as Lump Sum, Design and Construct and Alliance.

Following Michael's presentation Susanne Macri and Jeremy Kahn facilitated general discussion over lunch. All participants agreed that it was an extremely educational and useful exercise in being able to hear from a broad range of industry experts in a more intimate setting than a conference, and all agreed that whilst there is innovation and leadership within the industry it has not to date been properly recognised.

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