

> architecture

# SENIORS LIVING



thomson  
adsett



We travel the world to bring you the latest information on trends, facilities and products to ensure your project works now and into the future.

# Why us

ThomsonAdsett is one of the world's largest architecture firms, specialising in seniors living, with studios in Melbourne, Sydney, Brisbane, Cairns, Rockhampton, Hong Kong and Jakarta. In addition, we have established strong partnerships with like-minded Australian firms in Adelaide, Hobart and Perth.

For over 47 years, ThomsonAdsett has been exploring integrated solutions and opportunities with our clients. Our strong understanding of the current trends and needs across a number of sectors gives us insight into the possibilities of integration. This exciting and rapidly changing future drives our team to learn and explore.

ThomsonAdsett has delivered over 2,500 seniors living projects, from small scale independent living developments to large hospital care facilities. We draw on our other sectors including retail, education and health to design integrated communities that suit any brief.

- We work with you to create strategies which benefit all business models, and consider your existing and future needs.
- We have a long history of translating our seniors design knowledge and experience into innovative buildings.
- Our designs reflect a unique understanding of industry and client needs, as well as the impact physical surroundings have on the lives of our elderly.
- We share the responsibility of ensuring our seniors enjoy their later years with the care and level of choice they deserve.
- Our team produces policy-driven solutions that work across multiple states of Australia as well as in international markets. In every case, we are passionate about producing seniors housing that is home.

Our 'one-studio' approach brings together a broad range of expertise and experience from within Australia and Southeast Asia. We translate the research, theory and findings from this experience to your projects.

## How we deliver

A strong belief in social responsibility and corporate participation has given us a unique understanding of how costs are changing and how new regulations will translate in the industry. We are passionate about finding creative solutions to improve cost-per-bed rates together with our clients by challenging physical design parameters to keep building costs down.

Our solutions reflect an understanding of the industry's business drivers and operational parameters such as observation control, travel distances, and separation of front and back of house. We realise that with constant cost pressures facing the industry, seniors living providers strive to increase profitability in operations by increasing efficiencies. As industry experts, ThomsonAdsett willingly participates in discussions with clients to help improve their accountability in respect to compliance in a complex industry.

Rather than deal with certification issues on each individual project, our seniors living specialists draw from an accumulation of internal knowledge acquired through participation in the development and interpretation of regulations over many years. In addition, our team includes clinical specialists and facility planners who understand the implications of accreditation and models of care, as they relate to building. Our knowledge of these issues allows us to identify and implicitly design out problems early.



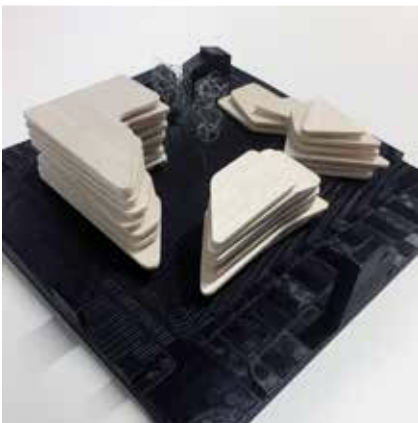
**ThomsonAdsett designs Korongee dementia village**

<https://thomsonadsett.com/3899/>





Concept sketch of retirement village



Above, from left: Physical model; Design vision internal workshop



Projects





## Aveo Newstead

- Interior architecture for Brisbane's first vertical seniors village

ThomsonAdsett designed a number of the key interior spaces of Aveo Newstead that capitalise on this key urban location and views to the city and surrounds.

There are multiple wellness and lifestyle options within the building including a day spa, gym, hair and beauty, wellness studio, lounge, bar, function room, café, virtual reality golf, theatre and a technology hub.

The vertical village provides residents with multiple living options ranging from independent living apartments, assisted living and residential aged care. These options allow residents the choice to remain within the same building as their needs change. There are 144 independent living units, 55 assisted living units and 99 residential aged care bedrooms.

The 19-storey tower is constructed over the existing Gasworks retail precinct, giving residents and their visitors access to high-quality retail and commercial spaces. These include a supermarket, boutique markets, coffee shops, restaurants, hair and beauty, pharmacy and doctors.

The residential aged care floors are arranged around a number of courtyards. The indoor/outdoor relationship across multiple levels of the building reinforces the connection to our subtropical environment.

### **Client**

Aveo

### **Location**

Brisbane, Queensland, Australia

### **Services**

Interior architecture (residential aged care facility, lifestyle and wellness facilities, and assisted living unit common areas).

External architecture by DBI.

### **Timeframe**

Completed 2018

### **Construction value**

\$111 million

### **Awards**

2018 Property Council Retirement Living Design Excellence Award Winner





Exterior architecture by DBI  
Exterior photography by Angus Martin Photography



Interior photography by Christopher Frederick Jones

Aveo Newstead

## Campbell Place

- Quality, co-located retirement living and aged care facilities

Campbell Place highlights the success of co-locating aged care with retirement living. The two facilities sit side-by-side, and convenient back-of-house connections allow for ageing in place and the delivery of additional services to the retirement living apartments.

Campbell Place Aged Care has 102 beds and is designed to deliver a flexible house model of care with a strong emphasis on individual choice and home-like living.

Campbell Place Retirement Community has 54 apartments located in three separate towers, each three-to-four storeys high. It offers low maintenance secure living and a range of community amenities for the residents to enjoy.

The project has been a success for the client, Australian Unity, which has been delighted with the fast occupation of apartments.

### **Client**

Australian Unity

### **Location**

Glen Waverley, Victoria, Australia

### **Services**

Masterplan, architecture

### **Timeframe**

Completed 2017

### **Construction value**

\$55 million



Campbell Place



## Macquarie Lodge Aged Care Plus Centre and Retirement Village – Stage 2

- Offering vibrant new living spaces and refreshed outdoor areas in a homely setting

Stage 2 of the Macquarie Lodge development marks an expansion of The Salvation Army Australia Eastern Territory residential aged care services. The new building offers vibrant new living spaces and refreshed outdoor areas with 54 independent living units ranging from one to three bedrooms with the added option of a study, together with a new community hall on the ground floor of the building. Glass balustrade balconies wrap around the building's façade giving each unit an outdoor area to enjoy the surrounding view.

Located in picturesque Arncliffe just 20 minutes from the CBD, the apartments offer a low maintenance lifestyle whilst still surrounded by support and care staff who are on call 24 hours a day. Each unit contains kitchen and laundry facilities, allowing for the preservation of an independent lifestyle in a place that easily transforms into home.

### **Client**

The Salvation Army

### **Location**

Arncliffe, New South Wales, Australia

### **Services**

Masterplan, architecture, interior architecture

### **Timeframe**

Completed 2017

### **Construction value**

\$23 million



Macquarie Lodge Aged Care Plus Centre and Retirement Village – Stage 2

## Aveo Durack

- A contemporary three-storey facility which looks towards the city

Aveo Durack is a 123-bed residential aged care facility. Constructed on the edge of an existing retirement village, this facility is part of an expansion and renewal of this site which will allow Aveo to provide all levels of care to their clients.

Planned around two central courtyards, a range of room types are provided which offer residents choice in their level of finish of their room. Large living and communal areas are provided along the central spine of the building and in taking advantage of its prominent hilltop position, this facility provides resident amenities on the top floor which look towards the city.

### **Client**

Aveo

### **Location**

Durack, Queensland, Australia

### **Services**

Masterplan, architecture, interior architecture

### **Timeframe**

Completed 2017

### **Construction value**

\$30 million





Aveo Durack

## MiCare 741 Luxury Retirement Apartments

- Panoramic views of the Yarra Ranges
- The community centre is like an extension of the residents' homes

MiCare 741 delivers high-level supported care through a mix of contemporary two-bedroom and two-bedroom-plus-study apartments. A large community centre and secure onsite parking are located at the heart of the development.

The design is a response to the site's extreme falling contours. Clusters of residential apartments are built on four stepped levels across the site. The floor plans and stepped building levels create numerous intimate semi-private landscaped courtyards.

Many of the apartments and the community centre have commanding views to the north including panoramic views of the Yarra Ranges.

The community centre offers a large dining area, commercial kitchen, chapel, club lounge, library, gym/wellness centre, hair salon and a covered outdoor terrace (including a barbeque).

The development also offers additional support to its residents through a nearby MiCare-operated aged care complex, which provides immediate health, administration and well-being services support.

### **Client**

MiCare (previously known as DutchCare)

### **Location**

Kilsyth, Victoria, Australia

### **Services**

Masterplan, architecture

### **Timeframe**

Completed 2018

### **Construction value**

\$13.5 million



MiCare 741 Luxury Retirement Apartments



## TriCare Cypress Gardens

- An elegant facility with a look and feel in keeping with the surrounding resorts and hotels on the Gold Coast

TriCare's new building at Cypress Gardens confirms their commitment to providing high quality care on this site.

The brief for this project was to provide the new accommodation wing, new main entry and resident amenities. Resident rooms are spacious and well-appointed, as are the resident lounge and dining rooms. The facility has been planned with a focus on delivering person-centred care. Staffing areas are centrally but discretely located, and technological solutions are embedded into the infrastructure of the building.

TriCare Cypress Gardens is an elegant facility that allows a high standard of residential care and amenity to be offered.

### **Client**

TriCare

### **Location**

Clear Island Waters, Queensland, Australia

### **Services**

Architecture, interior architecture

### **Timeframe**

Completed 2017

### **Construction value**

\$20 million



TriCare Cypress Gardens

## Shuangqiao Golden Homes

- Mixed-use development including a seniors living community and a medical centre

Shuangqiao Golden Homes is located close to the 4th Ring Road of Beijing – a controlled-access expressway which runs around the city. It comprises 350 independent living apartments with a mix of studios as well as one and two bedroom apartments.

The site also features a 60-bed geriatric hospital, with the amenities related to independent living themed around ‘festivals’.

Shortly after its launch in 2017, this development attracted the highest sales rate to date of any seniors living facility in China. Its community-focused design provides inviting settings for social groups of all sizes, and this feature is immediately evident on entering the building.

### **Client**

Landgent Group

### **Location**

Beijing, China

### **Services**

Masterplan, architecture, interior architecture

### **Timeframe**

Completed 2017



Shuangqiao Golder Homes



## Streeton Park

- Lifestyle retirement for patrons of the arts

The site for this retirement village, located on Vine Street cul de sac, overlooks dense foliage alongside banks of the Yarra. A short walk from Melbourne's Museum of Modern Art at Heidi, the location is a long established hub for an elite arts community in Melbourne. A retirement village for these patrons of the arts has been keenly awaited.

This village accommodates 85 premium independent living apartments, complemented with a large variety of community areas. They include several lounges, a business centre, fine dining restaurant, café bar, sports bar, salon and a wellness centre. There is provision for one car parking space to each apartment. There are over 20 apartment layouts ranging from single bedroom apartments to three-bedroom penthouses.

Market research described the target segment as innovators. Its concept, interiors and numerous small details underwent rigorous design reviews to ensure the product pitched perfectly at this target market.

### **Client**

Royal Freemasons Ltd

### **Location**

Melbourne, Victoria, Australia

### **Services**

Masterplan, architecture

### **Timeframe**

Completed 2016

### **Construction value**

\$38 million

### **Award**

2017 Finalist 5th Asia Pacific Eldercare Innovation Award – Best Silver Architecture



Streeton Park

# People

ThomsonAdsett's people are passionate behavioural designers, thinkers, educators, leaders and collaborators. We believe that the true value of consultation exists without preconceived ideas. We are specialists who appreciate that designing with people, their experiences, aspirations and appetite for re-imagining what is possible, is where success resides. ThomsonAdsett has a team of people with diverse experiences and skills that are committed to the positive impact education spaces can have on people's lives.



**Tieran Kimber**  
Group Director  
Seniors Living, Partner  
Registered Architect (VIC)

Tieran has over 18 years' experience in designing and delivering seniors living facilities, with a passion for creating user-focused designs that enhance quality of life. Tieran brings a wealth of knowledge and expertise in the current and future directions of designing accommodation for the elderly – an area of which he first investigated in his university thesis, and continues to be passionate about today.

Key seniors living projects: Streeton Park Independent Living Apartments, VIC; Heathcote Dementia Village, Glenorchy, TAS; UAW Manor Lakes, Manor Lakes, VIC; Campbell Place RAC & Residences, Glen Waverly, VIC; Japara Albury, Albury, NSW; UAC Kingsville + Amarco Apartments, Kingsville, VIC; UAC Noble Park, VIC; Millward Aged Care, Doncaster East, VIC; Shenley Manor, Camberwell, VIC; Assisi Centre, Rosanna, VIC.



**Chris Straw**  
Managing Director, Partner  
Registered Architect  
(VIC, NSW, TAS, SA, WA, QLD),  
Member of Australian Institute  
of Architects

Chris joined the practice in 1993, bringing extensive and varied business and architecture experience. Chris' main focus over the last 20 years has been in seniors living design with his interest extending beyond just the built form to assisting clients achieve operational success and understanding the impact of design on an individual and their quality of life. Chris is invested in the development of future models for aged care, focusing on emerging trends and the cultural and market shifts shaping this sector.

Key seniors living projects: Assisi Centre, VIC; Sutherland Park Retirement Village; Coronella Nursing Home Apartments, VIC; Barossa Park Retirement Village, TAS; St Anne's Aged Care, TAS; RFH Nursing Home; Low Cost Housing Studies, City of Manningham, VIC; Sisters of Nazareth, Ballarat, VIC; Cosgrove Park Retirement Village, Launceston, TAS.



### **Pino Gentile**

Architect, Senior Associate

Registered Architect (QLD & TAS),  
Member of Australian Institute  
of Architects

Architecture has the ability to define and reinforce social behaviours. From this position, Pino works to achieve outcomes that not only meet the clients' requirements, but also result in designs that are functional, safe and enjoyable for the buildings end users. He has developed a thorough working knowledge of the drivers affecting the seniors living sector. Pino has demonstrated that through building a strong rapport with clients, coupled with an understanding of their business, that specific design outcomes to suit a client's long term needs can be achieved. Testament to this are the multiple projects carried out for client groups over a long period of time.

Key seniors living projects: The Salvation Army Cairns Centre – alterations and additions, QLD; Nazareth Care – refurbishment, QLD; Various retirement village unit refurbishments for Anglicare; Pino Lodge masterplan and proposed extensions, QLD; TriCare Sunnybank Hills, QLD; TriCare Cypress Gardens, Gold Coast, QLD; Aveo Newstead at Gasworks, QLD.



### **Robert Puflett**

Regional Director, Partner

Registered Architect (NSW),  
Member of Australian Institute  
of Architects

Robert has over 30 years of experience in architectural practice spanning throughout Europe, Asia and Australia. He has expertise in most facets of architecture, having worked on major aged care, hospitality, residential and high-end single dwelling projects across the public, private and charitable sectors. Robert's commitment to design theory and concept design is one of his many strengths, as is his client-focused approach. He delivers design excellence by considering every factor of a project, whether social, economic, physical or cultural.

Key seniors living projects: Scalibrini Village, Chipping Norton, NSW; Horton House, Gordon, NSW; Tinonee Gardens the Multicultural Village, Waratah, NSW; Macquarie Lodge Stage 2, Arncliffe, NSW; Lane Cove Council Australian Unity Competition, NSW; Longueville Road, Lane Cove, NSW; Japara Seniors Living, Belrose, NSW.



### **David Lane**

Chairman Emeritus, Partner

Registered Architect  
(QLD, NSW, VIC, SA, WA, NT,  
Malaysia, Indonesia and  
Hong Kong)

David is one of Australia's best known architectural specialists in the seniors living industry, having directed over 500 projects in Australia and internationally over the past 30 years. David is a passionate advocate for social and corporate responsibility, particularly relating to issues impacting the elderly and their built environment. He is a prolific and highly regarded public speaker and has authored several papers on this issue.

Key seniors living projects: Salvation Army Redevelopment Program, Salvation Army Eastern Territory, QLD & NSW; Salvation Army Fire Safety Review, QLD & NSW; Rockhampton Eventide Nursing Home, QLD; Leinster Place Retirement Village, Sisters of Mercy, QLD; The Range Redevelopment, Sisters of Mercy, QLD; Iona Retirement Village, Centres for Retirement Living, QLD.





### **Patrick Ong**

Architect, Partner

Registered Architect (VIC),  
Member of Australian Institute  
of Architects

Patrick is one of Australia's leading design architects in seniors living, ranging from aged care through to assisted living, and in particular, lifestyle independent living. He understands the industry well and frequently manages teams of experts to arrive at design solutions based on sound financial and operational models. Those skills are applicable and valuable to other types of developments designed around such models.

He has been a key note speaker at conferences throughout Australia and, more recently, Asia. Subjects often include adapting Australian models to those of specific regions.

Key seniors living projects: Erina Village, Erina, NSW; Woodport Retirement Village, NSW; Monaro Street, Merimbula, NSW; Cranbourne Retirement Village, VIC; Coronella Nursing Home, Nunawading, VIC; Wyndham Lodge, Werribee, VIC; Karingal, Geelong, VIC.



### **Wei Yap Ooi**

National Design Director

Registered Architect (VIC),  
AIA Member, Certified Universal  
Design Assessor

Wei is a practice-based award-winning design academic. He has worked on a diverse range of projects, and is heavily involved in architectural education. He has delivered design excellence on projects valued up to \$1.8b. His range and quality of work demonstrate his acumen for critical design thinking and best practice. Wei's advocacy for design intelligence is instrumental in achieving high-quality outcomes.

Key seniors living projects: Summerset Parnell, Auckland, New Zealand; Sungai Penchala Integrated Mixed-Use, Kuala Lumpur, Malaysia; Woodlands Integrated Health Campus, Singapore; St Joseph Home, Jurong, Singapore; Samarinda Lodge redevelopment, Ashburton, VIC; ChengDu Hospital, ChenDu, China.



### **Katrina Miranda**

Interior Design Lead

B Interior Architecture,  
Member of Women in Design  
and Construction (WIDAC)

Katrina is an award-winning, interior designer with more than eleven years of experience throughout Australia and in Southeast Asia creating crisp experience from retail and commercial, workplaces, government institution to resorts and leisure use. Her strengths are strategic design, visioning and place making, space programming, design management, observational and feasibility analysis, accommodation briefs and design/style/fitout guides, post-occupancy evaluations and graphic/verbal/written communication.





## Contact

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