

CURTIN DEMENTIA VILLAGE PLACE DEVELOPMENT BRIEF

March 2024
DRAFT



ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region.

We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.



Acknowledgement of contribution

The Suburban Land Agency would like to acknowledge and extend gratitude to the members of the Stakeholder Advisory Panel and Dementia Australia Advocates who generously volunteered their time to share their experience and knowledge, and assist in developing the vision, principles and objectives for the Curtin Dementia Village project.

Thanks is also extended to the members of the local community for their input and feedback on the special value of the site in the Curtin community.



Document version control

	Issue date	Description
1	22/12/2023	Emerging themes
2	23/01/2024	Working draft Vision, principles and objectives
3	08/02/2024	Working draft
4	13/02/24	Updated draft
5	04/03/24	Updated draft
6	26/03/24	Final draft

This Place Development Brief has been prepared by Judd Studio Pty Ltd.

Level 1, 7 Sargood Street
O'Connor ACT 2602
juddstudio.com.au



Table of contents

Section 1: introduction to the project	1
Agency Aspirations	
About this document	
Why we need a new approach to dementia care	
The dementia village approach	
Section 2: about the site	6
Planning context snapshot	
Local context	
Existing movement and connections	
A walk around the block	
What the community values about the site	
Opportunities and considerations	
Potential shared community or commercial uses	
Who are we designing for	
Imagining the future village	
Section 3: Place development requirements	19
National guidance documents	
Place Vision for the village	
Place Themes	
Site specific Principles and Objectives	
APPENDICES	38
Case studies	
Consolidated Draft National Aged Care Principles and Guidelines	
Gardens that Care: Planning Outdoor Environments for People with Dementia, 2010 (Alzheimer’s Australia SA)	

Section 1

Introduction to the project

Agency Aspirations

At the Suburban Land Agency, we create great places where communities thrive. This means we don't only deliver land – we take a community focused approach to deliver places that communities value and build a sense of belonging.

Ours is an engagement-driven approach that leads to a more authentic and valued living experience in every sense.

People and their environment are the focus and the heart of every neighbourhood.

We look to celebrate a living thriving Ngunnawal and other First Nations culture through our projects. Through greenfield development and urban renewal, we aspire to create place experiences and lifestyles that are uniquely Canberra, where everyone feels welcome and at home. We honour the history, features, and place stories of all developments we design, create and deliver.

We help bring to life the ACT Government's ambitious liveability, wellbeing and sustainability goals.

The development of the Curtin dementia village will help contribute to Canberra's wellbeing and sustainability targets. The project offers opportunities for best practice across both social and environmental sustainability. Through our site and outcome-specific urban land releases, SLA aspires to facilitate development that designs for best practice energy and water efficiency and thermal performance, helping manage ongoing utility costs during operation.

The development provides options for innovation at all levels of operation. SLA is committed to achieving an ambitious level of sustainability aligned with the objectives of the SLA Sustainability Strategy 2021-2025.

We value a development that does not harm our current or future environment. Sustainable initiatives should balance ecological robustness, social equity and economic viability. We value a development that does not harm our current environment, and aims to take steps to improve the environment in the future.

The successful tenderer for the Curtin site must meet a number of environmental sustainability requirements, such as green infrastructure and tree canopy, minimum energy efficiency ratings, minimum solar photovoltaic panel coverage and electric vehicle charging requirements.



About this document

The ACT Government has committed to release a site to support a new residential care development in Curtin with a focus on accommodating residents with a diagnosis of dementia. The intent is for the new development to offer a best practice, 'village-style' model of care for around 90 residents in dwellings of up to 10 residents per household, with potential for complementary co-located shared uses, contributing to an inclusive community hub for residents, their families and visitors.

Block 14 Section 99 Curtin is being released through a competitive tender process for development as the proposed dementia village.

This Place Development Brief (the Brief) will be included in the tender documentation. The brief articulates the Vision for the new village, expectations related to the project's contribution to the local setting and urban design, and the desired design outcomes to support a new standard in clinical care, and social and community well-being.

Structure and application

Section 1 of the Brief describes the drivers for the dementia village project with an overview of the demand for dementia specific care in Canberra, the national approach to best practice design of residential aged care, and the benefits of a village approach.

Section 2 provides information about the site, informed by consultation with the local Curtin community and key stakeholders. The section outlines what the community values about the site and identifies opportunities and key considerations for the design of the village.

The section also provides an insight into the anticipated users of the village, their expectations and potential functional and spatial needs.

Section 3 includes the vision for the new dementia village and design expectations, including principles and objectives that proponents will need to respond to in their tenders and examples of possible 'good' and 'great' outcomes. Examples of poor outcomes are also provided, together with opportunities for further research.

Interested developers will be required to refer to this Brief in their tender response, demonstrating how their proposal reflects the Vision for the project, and responds to the principles and objectives for the dementia village.

Why a Place Development Brief

Clear articulation of the vision and design requirements for a project ensures that there is clear understanding of the community and Government's expectations for the development. This puts everyone 'on the same page' from the beginning.

While developers will still be required to present a development proposal that meets the Territory Plan and relevant accessibility and health design guidelines, this Brief communicates the aspirations for PLACE - the 'heart and soul' of how spaces are experienced, and how those spaces can support a best practice model of care and successful community use.

The Brief provides an opportunity for proponents to reflect on how future residents and visitors will 'feel' when they are in the village, and how the village design can positively contribute to its local context.

Development of the Brief

This Place Development Brief has been informed by a collaborative engagement process, with input from people with lived experience of dementia, industry experts and dementia specialist organisations, community and special interest and peak representative groups, neighbouring residents and local community, the Woden Valley Community Council and Curtin Residents Association, representatives from the Aboriginal and Torres Strait Islander community, the ACT Health and Education Directorates and the Commonwealth Government.

The input of community and stakeholders has been important to ensure that the design and place aspirations for the village reflect not only the requirements for contemporary dementia care, but also best practice in the context of the village's site and community location.

The design principles and objectives, and associated examples of good and great outcomes, draw directly from insights shared during discussion with stakeholders and are also informed by review of precedent projects and other Australian guidelines for dementia friendly design, including the *draft National Aged Care Design Principles and Guidelines*.

For more detail on the engagement process and outcomes refer to the Curtin Dementia Village Project Listening Report, February 2024.

Why we need a new approach to dementia care

More than half of the people in residential aged care have a diagnosis of dementia, however there have been serious concerns raised nationally that substandard dementia care is persistent across the aged care sector.

In 2021, the *Royal Commission into Aged Care Quality and Safety* noted dementia care as one of four priority areas that required immediate improvement (together with food and nutrition, use of restrictive practices and palliative care).

Dementia is a broad term used to describe a collection of symptoms related to illnesses that cause progressive decline in a person's functioning. The symptoms of dementia are varied and may include loss of memory, intellect, rationality, social skills and physical functioning. Each person's experience of dementia is different.

There are many types of dementia including Alzheimer's disease, vascular dementia, frontotemporal dementia and Lewy body disease. Dementia is more common after the age of 65 (and most prevalent over 75 years of age), however it can affect younger people as well. Dementia affects a person's thinking, behaviour and their ability to perform everyday tasks. (Dementia Australia 'Key Facts and Statistics')

More information about dementia, symptoms and causes can be found at Dementia Australia's website: dementia.org.au/information

Dementia in our community

Australia's population is ageing. By 2066 it is estimated that nearly a quarter of the population will be aged 65 and over (ABS 2018). Dementia is highly prevalent in our elder community (and particularly in people over 75) and nearly two-thirds of Australians with dementia are women. Dementia is the second leading cause of death in Australia and the leading cause of death for women. The number of First Nations Australians (aged 60 and over) with dementia who live in urban and regional areas is about three times as high as the rate for all Australians (AIHW).

In the ACT in 2024 it is estimated there are more than 6,000 people living with dementia (projected to increase to almost 12,300 by 2054.)

While most people would prefer to stay in their homes as they age, this is not always possible. Demand for residential aged care is outstripping supply, particularly for specialist dementia care facilities, and the findings of the Royal Commission have indicated that many aged care providers do not have the skills or capacity to adequately address the complex needs of people living with dementia. An assessment by Dementia Australia of the shortfall of dementia care places in Canberra has indicated that more than 690 Canberrans were without the residential care they needed.

Without appropriate specialist care, people living with dementia are often referred to hospital, where support and care can be challenging in an environment that is not tailored to the specific needs of dementia behaviours and symptoms. Without proper pathways to appropriate residential care, the burden of care often falls to family. In 2024, it is estimated that more than 1.6 million people in Australia are involved in the care of someone living with dementia.

A better approach to residential dementia care

Traditional residential aged care does not typically meet the needs of people living with dementia. The Royal Commission noted that future residential care needs to offer a 'person-centred' dementia care approach that applies the principles of 'dignity in care' with the right number and mix of staff who are trained in dementia care. Contemporary care should respond to an individual's needs and preferences, empowering them to 'take control of their ageing experience'.

The built environment plays an important role in maximising the wellbeing of people with dementia. People living with dementia are particularly sensitive to their environment because dementia can change the way in which a person perceives their surroundings. The residential care environment can be supportive, familiar, and therapeutic, or it can be a barrier to independent functioning and a high quality of life.

The Royal Commission found that good design in residential aged care, particularly for people living with dementia, usually involves smaller, lower-density shared living arrangements rather than larger, more institutional settings.

My vision is that, over time, large aged care 'facilities' will give way to smaller, more personal residential care accommodation, located within communities, towns and suburbs.

Royal Commission into Aged Care Quality and Safety Final Report, 'Care Dignity and Respect', Executive Summary, p37

The dementia village approach

With the increasing number of older Canberrans living with dementia symptoms there is a growing need for purpose-built residential care options in our community. These need to be designed as dementia enabling places, providing a safe, active and engaging care environment.

The *Dementia Enabling Environment Principles* and draft *National Aged Care Principles and Guidelines* (discussed in more detail in Section 3) provide an excellent base for dementia-friendly, best practice residential aged care design.

The dementia village-style model of care is a contemporary approach to dementia care, originating in the Netherlands in 2009 with the De Hogeweyk dementia village. Unlike a traditional aged care facility, the village model is designed to provide a familiar ‘home-like’ environment for residents in a community context while supporting a best practice, person-centred model of care (aligning with the recommendations of the Royal Commission). Studies have indicated that these ‘villages’ result in residents being more active and requiring less medication compared to traditional nursing home environments.

Dementia villages typically include smaller, household dwellings (such as cottages or townhouse homes) with up to around eight residents per household. Households are connected to each other through the village landscape and residents have easy access to communal amenities and activities (such as communal activity rooms, or small shop).

A key feature of best practice dementia villages is their relationship with the surrounding residential community. Ideally, the village model promotes interactions (incidental and organised) with local neighbours. This is achieved through incorporation of shared community facilities (such as art workshop spaces or community rooms) or through businesses that can enrich the experience of the dementia village residents and can be used by the local community (such as a café, childcare or children’s play areas, allied health, hairdresser or grocery store).

A village in the heart of Curtin

This project is for a new dementia village in Curtin – a much-loved Canberra suburb. Curtin is set within central Canberra, located close to the Woden Town Centre and well-connected to the rest of the city. Suited to the dementia village model, the suburb has a strong sense of local community and neighbourhood amenity with a vibrant local shopping precinct. The original planning for the suburb also reflects innovative thinking in town planning with established pedestrian pathway connections through green links. The local community has shown support for the dementia village model with aspirations that the village would contribute to the valued local character and established natural environment.



Village Landais, France (right), and Hogeweyk, Netherlands (below). More case studies are available in the appendix



Images of the Curtin Group Centre, its early history (left) and at the 50th anniversary community celebration (right).



Section 2

about the site



*Words from Curtin residents
describing what makes Curtin
special to them (YourSay survey)*

Planning context snapshot



Source: ACTmap Territory Plan Map

Block 14 Section 99, 123 Carruthers Street, (the site) is located in Curtin within the Woden District. It is bounded by Carruthers Street to the south, Jenkins Street to the west and Storey Street at the northern edge.

The site area is 22,448 m² (2.24 hectares) and is zoned for Community Facilities (CFZ).

District strategies, relevant zoning and allowable uses

The Woden District Policy (D07) and Woden District Specifications (DS7) note the potential for future developments in Curtin to consider maintaining and improving the existing ‘Radburn’ housing pattern (in site planning, building design and building use).

The site is within a community facility zone. The neighbouring Storey Gardens independent living units and QEII Tresillian Family Centre (adjacent neighbouring blocks on the eastern edge) are also located within the CFZ zone.

Immediate neighbouring blocks to the north and west (on Storey and Jenkins Street) are zoned RZ1 Suburban. Blocks across Carruthers Street are zoned RZ2 Suburban Core.

A complete list of allowable uses in Community Facilities Zones under the Territory Plan is available within the Community Facility Zones Policy (Territory Plan Part E04). Some examples of permissible land uses in these zones include:

- ancillary use
- business agency
- community activity centre
- community housing
- community theatre
- complementary use
- cultural facility
- demolition
- early childhood education and care
- educational establishment
- emergency services facility
- health facility
- hospital
- indoor recreation facility
- minor use office
- outdoor recreation facility
- parkland
- place of worship
- religious associated use
- residential care accommodation
- retirement village
- sign
- social enterprise
- supportive housing
- veterinary clinic

Building height, setbacks and tree canopy

The Community Facilities Zones Specifications (ZS1) (assessment outcome 10) provide the following possible solutions to be considered in relation to building design and built form:

The maximum building height for a part of a building within 30m of a residential block is the greater of the following:

- a. 2 storeys
- b. The maximum number of storeys permitted on that residential block.

The maximum building height in all other cases is the lesser of the following:

- a. 4 storeys
- b. 15m

Minimum setback of buildings to boundaries of blocks in a residential zone is 6m.

‘Residential block’ means a block that is zoned residential or is affected by a lease which authorises residential use.

Assessment outcome 14 requires developments including residential care accommodation to provide 30% tree canopy cover at maturity.

(Note. Existing tree canopy cover for the site is 29%, (as identified in the ACT Canopy Cover Map 2020, actgis.com)

Local context

The future village site is located in the centre of Curtin, close to the local shops and to public green spaces.

The village will be located next to one of Curtin's public 'green links' - a core design element of the suburb's original Radburn planning foundations - which can be accessed from the cul-de-sac end of Storey Street. The green link includes a pedestrian footpath connection (passing under Carruthers Street) that extends to the southern end of the group centre. The link is frequented by cyclists and dog-walkers and includes a small playground. An early learning centre and pre-school are also located nearby.

The local shops (the Curtin Group Centre) are within walking distance (approximately 400m - refer comments about pedestrian paths later in this brief), including access to a range of businesses and amenities:

- large supermarket
- cafes (and pleasant public courtyard)
- medical centre
- dentist
- podiatrist
- chemist
- vet clinic
- post office
- community bank
- hairdresser and barber
- bottle shop
- gym
- service station



Existing movement and connections

Pedestrian / cycle paths



View from site looking south to Carruthers Street

The Village Site

Footpaths

Walking radius (approx 400m)



The site is currently connected to nearby public green spaces and the Curtin shops by the local footpath network. Of note, existing footpaths do not currently extend to the full site boundary (offering no formal pathways on either side of Jenkins or Storey Streets). An underpass allows safe crossing of Carruthers Street near the site. No other formal pedestrian or signalled crossings are provided between the site and the Curtin shops.

Existing footpaths are typically narrow and in some areas uneven or broken. Access to the underpass is via a slight downward slope / incline back to street level.



Footpath connection to Carruthers Street via green link from Storey Street



Entrance to Carruthers Street underpass

Public transport (bus)



Bus route (58)

Bus stops

Closest bus stop

The site is currently serviced by a single bus service (Route 58) which connects to the Woden Town Centre to the south and Civic centre to the north, with stops also at Calvary John James Hospital and Specialist Centre. The closest bus stop is located on Throssell Street (approximately 380 metres distance by footpath from the site).

Views along Storey Street



View into Storey Gardens

Nearby local playground

View along eastern boundary

View of green link from Carruthers St

Views along Carruthers Street

Views along Jenkins Street

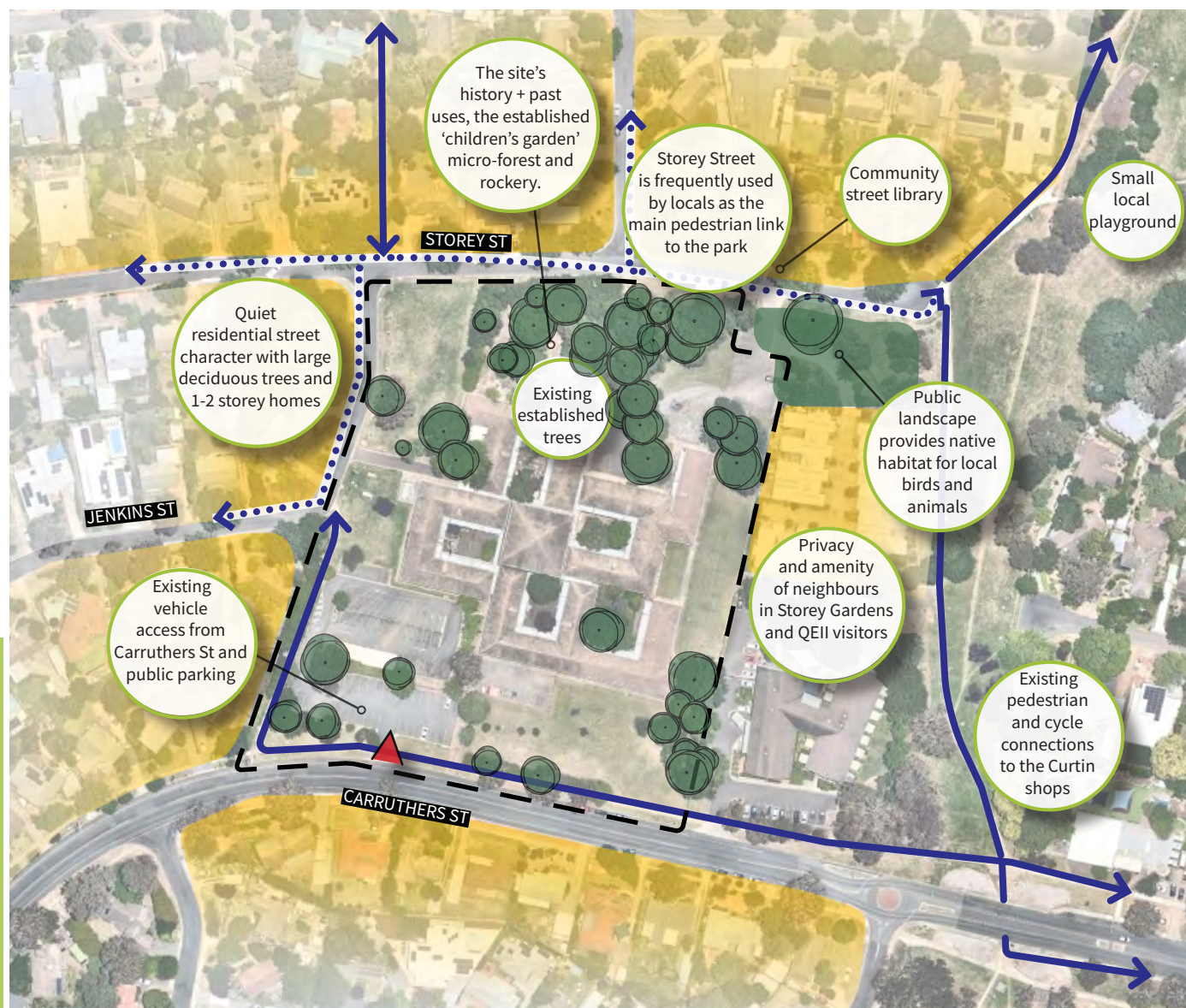
A walk around the block

Storey and Jenkins Streets are quiet, local streets (around 6m wide) with established street trees and pleasant gardens. Carruthers Street also has a pleasant residential, low-density character along a busier collector road (approximately 12m wide with parallel street parking on each side). Homes on all streets are predominantly single storey.

What the community values about the site

The site's location in the centre of Curtin is well-suited to its future use as a residential village. The local community highly values the existing suburban context, and in particular the green and shaded residential character of Storey and Jenkins Streets. Large established trees (exotic and native) are habitats for local birds and wildlife and provide shade canopy as protection from urban heat island effect. A number of identified high value trees are also located within the site.

Storey Street has been described as a local 'pedestrian thoroughfare', with residents walking or cycling on the road to access the green link (which connects with the Curtin shops), a small playground and a place to walk dogs on lead. The community would like to see low traffic maintained on Storey and Jenkins Streets with minimal disruption to resident access or parking for Storey Gardens and no on-street parking on those streets. The existing site access on Carruthers St (and associated public parking) is the preferred entry for vehicles (including for staff, visitors and services).

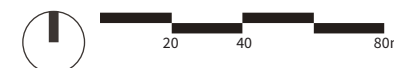


"want it designed in a way that complements /blends with the suburb"

"my main concern [is] adequate parking for staff and visitors so cars not lined up each side of surrounding streets"

"My father in law has dementia. I think this is a wonderful initiative for people living with dementia [and] their families. No concerns at all about living near a dementia village!!"

comments received from Curtin residents at Curtin shops 'pop-up' engagement



Opportunities and considerations

The site offers a number of opportunities to enhance its community context, improve existing connections and to contribute positively to the local street character.

The existing network of informal pedestrian connections could be enhanced at the site's edges, and car traffic and on-street parking minimised on Storey and Jenkins Streets. Ensuring that the privacy and amenity of existing residents is maintained should also be a key consideration for future development on the site.

- 1

Pedestrian connections along Jenkins and Storey Streets do not currently have footpaths. Connections and accessibility could be improved by new footpaths around village site
- 2

Existing footpaths (on street and laneway connections) are narrow and uneven in sections
- 3

Site topography at the eastern edge impacts on north / south accessibility and creates potential for overlooking of residences in Storey Gardens
- 4

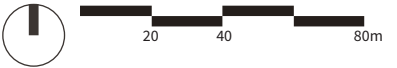
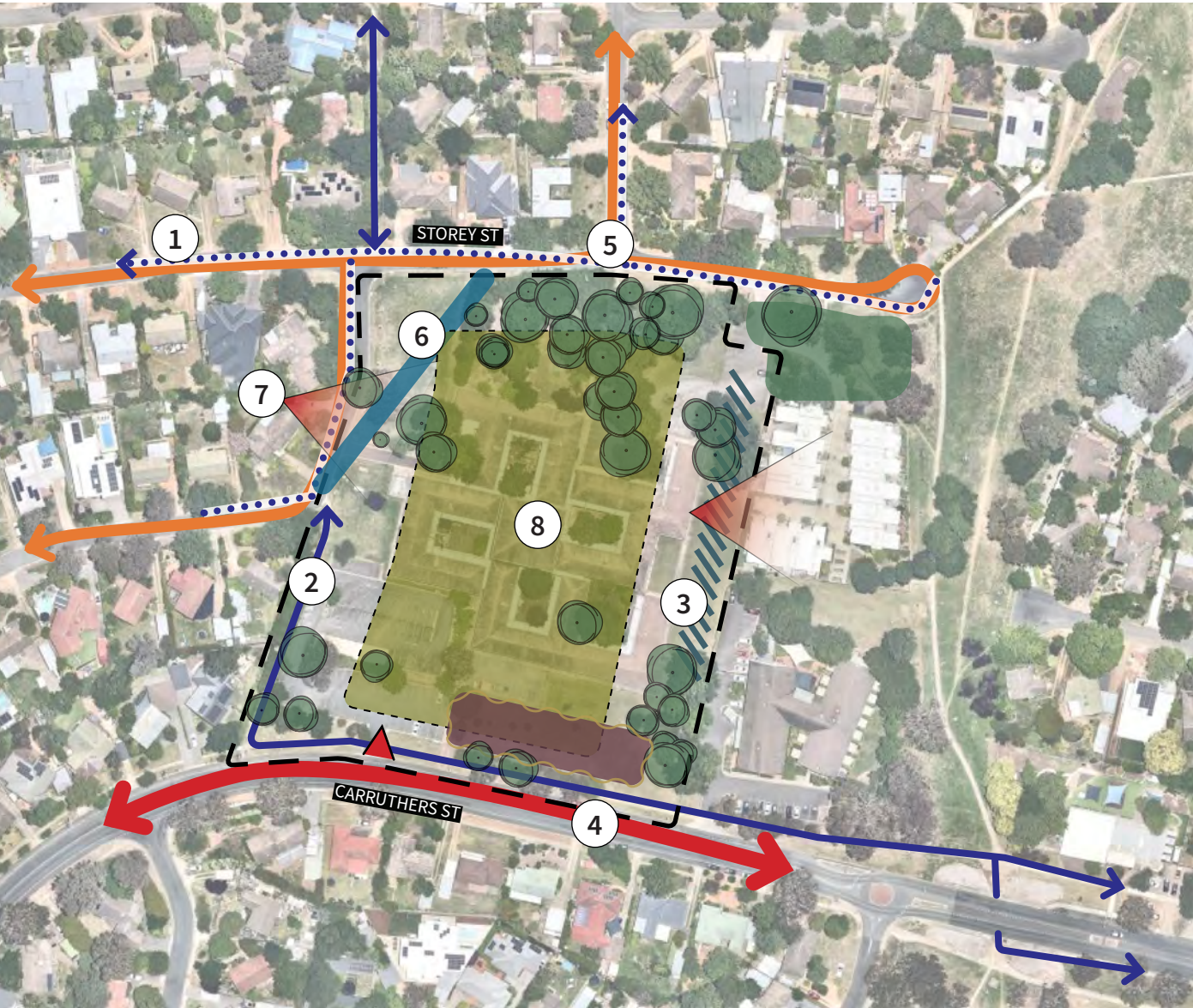
Traffic on Carruthers St and lack of easy crossing is a potential hazard for future village residents which might be mitigated through careful site planning and landscaping at that edge.
- 5

Storey and Jenkins Streets are narrow with no direct connection to Carruthers Street and are not well-suited to high traffic or street parking.
- 6

A sewer / stormwater easement extends across the north-western corner of site
- 7

Neighbouring properties currently have a clear view into the site from Jenkins St - need to consider visual impact for existing residents and privacy for the future village. Overlooking into Storey Gardens should also be avoided
- 8

Buildings within the site area allowing heights up to 4 storeys will need to respond to the existing residential street context / scale and valued established landscape, consistent with the intended village character.



Potential shared community or commercial uses suggested during community and stakeholder engagement

A range of possible community uses have been suggested as part of the community and stakeholder engagement for the Curtin Dementia Village project, including:

- accommodation and day respite
- education and early learning, library and IT spaces
- entertainment, arts, hobby, and performance spaces
- grooming and personal care services
- health and wellbeing services
- hospitality and celebration venues
- indigenous related spaces
- religious or contemplative spaces
- sporting and leisure facilities

A list of the potential community uses raised during community engagement is included below.

The Canberra community also provided feedback on their 'top 3' preferred shared uses. The following uses were noted as the most popular:

- Communal garden
- Café
- Spaces for community classes (eg arts and creativity, dance)
- Allied health (for example dentist or physiotherapist)

Identified potential shared community uses

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> • Aboriginal food garden • All / multi-ability / playground • Allied health (eg dentist, physio, podiatrist, dietitian, health clinic etc) • Arboretum • Arts studio • Café – social enterprise (eg 'Restaurant of Mistaken Orders' in Japan) • Café / coffee shop • Ceramics studio • Chapel • Childcare / early learning centre • Community kitchen / café • Community garden including artwork • Community activities space (eg for arts, creativity, dance) | <ul style="list-style-type: none"> • Community hall / events space • Croquet • Daycare • Day respite • Dog daycare • Dog park / space / puppy play garden • Extra family spaces • Games room • General practitioner (GP) • Green shed • Gym • Library • Massage salon • Men's shed • Movie room • Music / performance room - shared instruments • Open plan indoor space for activities | <ul style="list-style-type: none"> • Outdoor kitchen / BBQ • Outdoor space for healthy activity • Sewing room • Shops / small grocery store / mini mart • Spiritual celebration / contemplation space • Sports / outdoor activities • Swimming Pool • Technology and computer support learning hub • Theatre • Wellbeing centre |
|---|--|---|



During group workshops the Stakeholder Advisory Panel (the Panel) noted that community uses / services should typically be regularly available, with potential for daily used by a broad range of people including neighbours, community, family and staff.

The benefits of shared community spaces

Panel members suggested a number of anticipated benefits of for Village residents, families and the local community, including:

- promoting social connection for residents / new understanding and empathy for people with diagnosis of dementia
- Potential for personal development / learning new skills
- Contributing to a general sense of community / creating a benefit not just for residents but for the whole community
- Opportunity for shared learning and intergeneration mentoring and connection
- Enabling passive interactions between residents and children (for example if there was a playground on site)

Ingredients for success

Key elements that would be needed for success of the potential community uses were discussed as including:

- sufficient parking for community events or activities hosted on site.
- accessible connections to the building / grounds and good wayfinding
- appropriate specialised equipment to enable access by all abilities.
- Design that encouraged / enabled flexible use by multiple programs (modifiable spaces)
- Engagement with the local community to ensure that community programs / spaces / businesses respond to demand and meet expectations.
- Good business management (to ensure appropriate levels of staffing, supply of goods and services (or books for example if a library)).

Potential barriers / risks to a successful outcome for communal uses

- Bare or boring facilities / design – need to ensure that the buildings / spaces and amenities meet community's needs, demand and expectations of quality.
- Poor management or
- Poor maintenance / lack of 'care' for the buildings / facilities
- Lack of staffing / investment in keeping the business operational
- Limited access to the broader public / fencing and restrictions
- Limited promotion of the facilities / services leading to poor take-up by the public and residents.

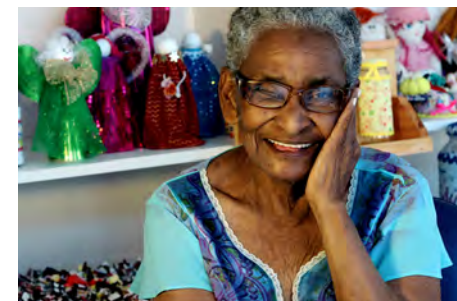
Who we are designing for

People with a diagnosis of dementia experience the disease in different ways and at different stages in their life. For those living with dementia, their experiences and needs will also change as the disease progresses. This will mean that the village may 'be home' for residents from early onset of the disease through to palliative care, accommodating a range of expectations, specific care needs and experiences along the way.

The village will also need to cater to the needs of other regular users, each also having their own individual (and group) requirements and expectations.

The Curtin dementia village will likely be used by a diverse range of people including:

- residents with a diagnosis of dementia (potentially including those with early onset dementia, those with high care needs, and those wishing to age in place)
- carers of residents / loved ones
- staff working in the village and visiting allied health care professionals
- village residents' friends and visitors (including young children and teenagers)
- people from a range of cultural backgrounds and faiths
- Aboriginal and Torres Strait Islanders
- LGBTQI+ residents (and their partners)
- baby boomer residents (with contemporary aesthetics and modern expectations about village activities)
- members of the local neighbourhood using the co-located shared areas
- business, community and/or activity operators (within the co-located shared spaces)



Imagining the future village

During community engagement the Stakeholder Advisory Panel imagined who might be using the Curtin dementia village. The personas they depicted reflect a range of future users - from residents experiencing a variety of dementia symptoms, to carers, grandchildren and staff.

The following pages provide a snapshot of these imagined perspectives. They are designed to prompt discussion and an empathetic consideration of what a person's experience might be of the future village.

The imagined 'journey maps' and associated narratives also offer insight into the possible spaces and uses that might be included in a successful dementia village.



When I take mum for a coffee I want to have a space to talk to her and have a private conversation, but also to hear sounds of nature and community so that it feels like it always has when we've gone out for a coffee

When I have two people with dementia who don't get along I need multiple options to de-escalate the situation.- eg courtyard, calm room and walking

Imagined persona expectations developed during the Stakeholder Advisory Panel workshop, November 2023

When I wake up in the morning I want to watch the sun and listen to the birds and see the dew on the bushes so that I can grow some of my favourite plants and even veggies to share with other residents while I can still get around reasonably easily

When I sit in my living room I want to have the sun shine on my face and see the local children walk past so that I don't feel lonely

When my daughter does shift work I want to be able to help her by caring for my grandchild overnight / or for a whole day so that her family can be supported, and I can feel like I am a helpful and loving grandma, and we can spend quality time with our grandkid/s

When I go to visit Grandma I need to be able to make music, playing the piano and singing so that she can play for me, we can sing together and laugh, because she plays really well

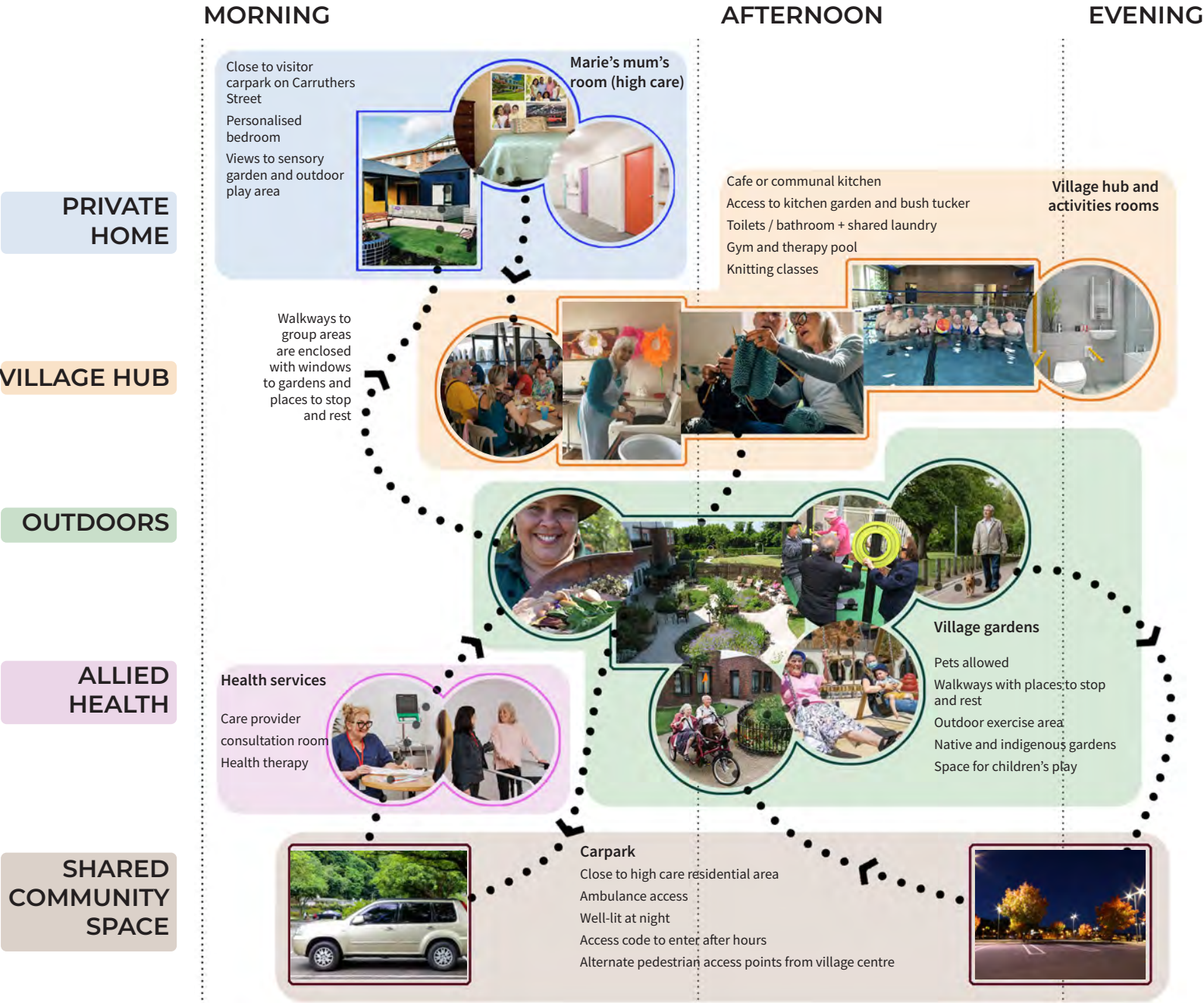
When I want to take Michael outside to sit in the garden, I need a pathway to be accessible, seating to be appropriate so that he feels safe and independent

As a neighbour, when I walk through the Curtin village with my kids, I want them to interact with the residents, so that they grow an attachment to elderly people and a bond with grandparents

When I want to love and care for Carol in the last / terminal stages of dementia. I need professional support, respite, places for friends and family to come and offer support, so that Carol can pass peacefully where she feels loved and safe and I am not burned out or guilt ridden about the experience

When I visit my Nan I want to stay in touch with my friends on my phone so that when I get bored I have something else to do so I don't upset my mum

A day with Marie (daughter of high care resident)



Imagined resident 'journeys' during a typical day in the village

"Got a call last night - Mum is wandering around the corridors and is confused. I feel distressed because she's getting worse. I feel like she's safe but I want to check on her. I'm going to go in at breakfast.

It's good that she is safe and the nurse said they helped her back to her room. It's good that they let me know. It reduces my stress to know that the care is there as she progresses.

I'll stay until she settled and then she can go to her usual knitting class. I'll pop back after work to say hi and share a cake, maybe in the garden."

Imagining the Village Campus



Possible view of Village from Storey Street



Possible view of Village shared uses from Carruthers Street



Section 3

Place development requirements for the Curtin dementia village

National guidance documents

Place Vision for the Village

Place Themes

Site Specific Principles and Objectives

National guidance documents

A number of nationally recognised documents are available as guidance for the design of ‘dementia friendly’ environments and aged care, including the:

- Dementia Enabling Environment Principles
- National Aged Care Design Principles and Guidelines

In addition to responding to the site-specific objectives for the Curtin Dementia Village project, proponents should review these guidance documents and note in their design response how they have been considered.

It is expected that Proponents will also apply relevant national health care quality standards and requirements, including the *Aged Care Service Requirements*, *Aged Care Quality Standards* and the *Australian Health Facility Guidelines* (including Part D for Infection Control). Proponents are also encouraged to consider the Schedule of infection control measures at Appendix 3 of the *National Aged Care Design Principles and Guidelines*.

Dementia Enabling Environment Principles

The *Dementia Enabling Environment Principles* provide guidance on how to maximise the enablement and wellbeing of people living with dementia through physical design:

1. Unobtrusively reduce risks
2. Provide a human scale
3. Allow people to see and be seen

4. Reduce unhelpful stimulation
5. Optimise helpful stimulation
6. Support movement and engagement
7. Create a familiar space
8. Provide opportunities to be alone or with others
9. Provide links to the community
10. Respond to a vision for way of life.

The principles reflect the evidence-based work of Professor Richard Fleming and Kirsty Bennett of the University of Wollongong ([World Alzheimer Report 2020](#) and [The Dignity Manifesto of Design for People Living with Dementia](#)) and are referenced by Dementia Australia in their helpsheet [Dementia-friendly environments 3](#). Further resources are also available at the [Dementia Enabling Environments website](#).

Draft National Aged Care Design Principles and Guidelines

In September 2023 the Australian Government released *draft National Aged Care Design Principles and Guidelines* (the national Principles and Guidelines) to support the new national Residential Aged Care Accommodation Framework and ‘the delivery of high quality, safe, respectful and dignified care’. The Principles and Guidelines are an evidence-based key resource, offering a checklist for care providers and designers to consider in the design of aged care services. They are intended as a guide rather than mandated design and care outcomes.

The document is structured to include four core design principles, with associated guidelines and checklists:

Principle 1: Enable the Person
To support people living in a place that maintains their health, wellbeing and sense of identity.

Principle 2: Cultivate a Home
To create a familiar environment in which people have privacy, control and feel they belong.

Principle 3: Access the Outdoors
To support people seeing, accessing and spending time outdoors in contact with nature.

Principle 4: Connect with Community
To encourage people to connect with family, friends and community, continuing to participate in meaningful activities.

It is anticipated that the Principles and Guidelines will be adopted nationally later in 2024.

A consolidation of the draft National Aged Care Design Principles and Guidelines is provided in the Appendices.

Proponents should consider the full copy of the Principles and Guidelines (including the relevant checklists) which can be accessed at: www.health.gov.au/resources/publications/draft-national-aged-care-design-principles-and-guidelines?language=en

Relevant to the Curtin Dementia Village project, these guidance documents are applicable to a range of residential aged care scales and are not site specific.

The following Place Vision, Design Principles and Site-specific Objectives reflect the fundamental requirements for the Curtin Dementia Village Project specific to the project site.

The Place Vision for the Village



The Curtin Dementia Village will be a place where people with a diagnosis of dementia are enabled to live with dignity and autonomy.

The Village model of care, architecture, landscape and precinct design will create an environment ‘that feels like home’ where residents are empowered to live their best life, and their loved ones, visitors and staff feel welcome and supported. Architecture and landscape will support a sustainable and resilient design approach.

Grounded within the Curtin community and enriched by its landscape setting, the Village will foster shared activities and opportunities for self-aspiration.

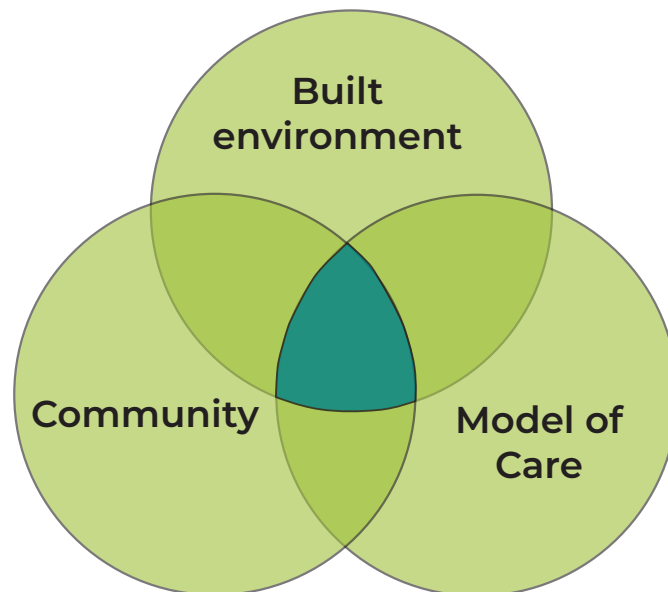
It will be a place that enables best-practice innovative dementia care and demonstrates the potential for a person-centric approach supported by meaningful community connection.

Place themes

The Vision for Curtin Dementia Village will be realised through a design and operational approach that supports the positive interaction between the **built environment**, **community** and **model of care** on the site.

Proposals for the design of the Village must respond to the following place themes:

- **Achieves best practice dementia enabling environments and place design**
- **Fosters connection to community**
- **Supports innovative and holistic model of care**



Proponents need to demonstrate how the design and anticipated operation will respond to the Vision, Place themes, Site-Specific Principles and Objectives for the project (including consideration of the proposed good and great outcomes).

The following pages include an overview of all required elements that the proponent will need to respond to. Good, great and poor outcome examples are also provided as guidance for proponents' tenders.

Good outcomes represent those elements anticipated to meet the minimum requirements in achieving the principle and objectives

Great outcomes are examples of design and operational elements that demonstrate a commitment to best practice

Examples of a **poor outcome** are provided to illustrate the types of approaches that would typically not be acceptable for this project.

Relevant references and other opportunities are also included in this section which proponents may like to consider. These reflect ideas and suggestions identified during the community and stakeholder engagement.

Place themes, site-specific principles and objectives - overview

Achieves best practice dementia enabling environments and place design

1. Design reflects the unique needs of people with a diagnosis of dementia

- ☐ 1A The proposal supports a design approach tailored to the needs of people experiencing dementia, their loved ones and carers
- ☐ 1B The proposal reflects application of best practice design principles for dementia friendly environments and residential aged care (including for interior dwelling planning, finishes and décor)
- ☐ 1C The design is informed by contemporary research and clinical approaches to dementia care, and by professional expert advice related to architecture, landscape, social sustainability and interior design
- ☐ 1D The design supports a model of care that demonstrates a holistic vision, mission and philosophy committed to best-practice dementia care in a Village environment

2. Home-like small households in a residential 'Village' setting

- ☐ 2A Residents live in individual shared households of no more than 8 people. Homes are of a residential scale.
- ☐ 2B Households 'feel like home' and support resident autonomy, well-being and dignity, and sustained connections with loved ones
- ☐ 2C Households are set within a 'Village' precinct in the site at a scale appropriate to the broader neighbourhood context
- ☐ 2D Households include spaces private to those homes and are also part of the broader 'Village' community

3. Residents can easily access and connect to nature

- ☐ 3A Village gardens and landscaping connect residents to nature within the site and to surrounding public green spaces
- ☐ 3B Landscape design and plant selections contribute to resident well-being and support best-practice dementia care
- ☐ 3C The Village gardens are accessible and residents are able to safely interact with and enjoy the garden (actively and passively), alone and with visitors
- ☐ 3D Landscape includes private Village gardens as well as landscaped spaces that can be shared with the broader community

4. Access into and movement within the site contribute to a connected, accessible and safe environment

- ☐ 4A The Village campus is an accessible and safe environment that prioritises pedestrians
- ☐ 4B Village campus planning promotes site permeability with pedestrian networks that are logical and easy to navigate for residents experiencing symptoms of dementia
- ☐ 4C Primary vehicle access is from Carruthers Street and vehicle access and parking arrangements have minimal negative impact on the existing quiet residential street character of Storey and Jenkins Streets.

Fosters connection to community

5. The Village is part of the Curtin local 'fabric'

- ☐ 5A The development seamlessly interfaces with the Curtin neighbourhood, contributes to an attractive and comfortable streetscape environment and provides walkable connections to surrounding streets and the Curtin shops
- ☐ 5B Organic interaction and incidental social connections are encouraged between residents and neighbours.
- ☐ 5C Movement networks and wayfinding empower residents to explore the community, and welcome visitors into the Village.
- ☐ 5D Village design creates potential for local residents to naturally visit and use spaces shared with Village residents.
- ☐ 5E Village residences integrate with the existing suburban character and enhance the local streetscape.

6. Creates space for shared activities and uses (indoor and in the landscape) for the community and Village residents

- ☐ 6A The Village campus includes one or more shared public uses onsite to benefit resident well-being, contribute to neighbourhood amenity and promote purposeful visits from the Curtin community and interaction with Village residents.
- ☐ 6B Site planning, architecture and landscape design enable easy access to co-located uses by residents, visitors and the local community.

7. Encourages a 'dementia friendly' community

- ☐ 7A The Village promotes informed awareness of dementia within the local community and builds positive relationships with neighbours.

Supports innovative and holistic model of care

8. Residents' personal aspirations are supported to enable a sense of self, to foster independence and to promote well-being

- ☐ 8A The Village design supports independent activities for residents as well as potential for social connection and group engagement.
- ☐ 8B Design enables residents to engage actively and passively in Village and community life

9. Residents are able to enjoy positive visits with carers and loved ones

- ☐ 9A Design enables comfortable visits indoors and outside in a home-like setting.
- ☐ 9B Carers are supported to spend time with residents in a compassionate environment that is flexible and practical.

10. Staff feel safe and valued and are empowered to deliver best-practice care

- ☐ 10A Functional programming in architecture and landscape design responds to staff best-practice operational requirements (including for storage)
- ☐ 10B Design incorporates space for dedicated staff amenity to contribute to staff wellbeing and enjoyment in their workplace
- ☐ 10C Staff are able to use spaces flexibly to respond to individual resident needs

11. Security and fencing supports safe environments for residents, staff and visitors without visible barriers

- ☐ 11A Security supports resident independence and community interaction while ensuring the safety of residents, staff and visitors.
- ☐ 11B Design enables passive surveillance by staff.
- ☐ 11C Landscape is used as informal barriers and to disguise more formal fencing.

12. Design maximises the potential for a resilient and future proofed Village

- ☐ 12A Design anticipates new and emerging technologies to support model of care and resident comfort.
- ☐ 12B Buildings and landscape are designed to be environmentally resilient to mitigate the effects of climate change, and incorporate elements to enhance sustainability

Site Specific Principles and Objectives



Achieves best practice dementia enabling environments and place design

Principle 1

Design reflects the unique needs of people with a diagnosis of dementia

Objectives

- 1A The proposal supports a design approach tailored to the needs of people experiencing dementia, their loved ones and carers
- 1B The proposal reflects application of best practice design principles for dementia friendly environments and residential aged care (including for interior dwelling planning, finishes and décor)
- 1C The design is informed by contemporary research and clinical approaches to dementia care, and by professional expert advice related to architecture, landscape, social sustainability and interior design
- 1D The design supports a model of care that demonstrates a holistic vision, mission and philosophy committed to best-practice dementia care in a Village environment

Good outcome

- The development response is co-designed with people with lived experience of dementia
- The design team is multidisciplinary and includes professionals experienced in architecture, landscape architecture, social sustainability and interior design
- Residence design and site planning enable Village residents to ‘age in place’ and transition through care as their symptoms and diseases, and care requirements evolve
- Design facilitates the provision of appropriate clinical support/ intervention as residents transition through care, including clinical nursing care for residents
- the design facilitates and supports the Proponent’s proposed model of care to the extent that it enables and balances the intended level of acute care, aspirations for residents to be able to age in place, and a non-institution Village atmosphere
- Design supports residents with lower severity dementia symptoms to move autonomously within the Village campus and into the Curtin community
- Décor used should be transparent and should not block visual cues (bookshelves).
- Textures and colours selected should not be too dark as to create black hole effect for someone with hypersensitivity as part of their experience with dementia.
- Use of patterns or block dark colours is avoided in wall and floor finishes and furniture fabric.
- Contrast colours are used to define floors and walls, doors and handles, toilet seats, etc.
- Acoustic treatment and lighting is designed to minimise overstimulation for residents.

Great outcome

- People with lived experience of dementia have contributed to the functional brief for site master planning, building architecture, landscape design and proposed interior design elements, and have reviewed the final design before submission of the tender
- The design responds to the anticipated needs of a range of future resident cohorts, including people with early onset dementia and people from a range of cultural and social backgrounds
- Residents do not need to leave the Village as their care requirements increase or they need palliative care
- The design team has completed the Dementia Australia EDIE training course
- The design has been independently audited by Dementia Australia
- The operational approach supports ongoing evaluation of the Village design, occupancy and model of care to inform research, adaptation, improvement and broader understanding of dementia care through the Village model
- Care model fosters inclusive culture, regularly seeking input and feedback from residents and their families into Village operation
- Use of reflective surfaces is minimised, with curtains / blinds on windows and ability to cover mirrors as required
- Contemporary call bell technology is included in each room to provide residents with direct contact with housekeeping, catering, nursing etc
- All bedrooms in dwellings open into identifiable open plan spaces such as lounge rooms to assist wayfinding
- Design enables personalisation of sensory environment depending on resident needs (eg for lighting or noise).

Poor outcome

- *The design is developed without any engagement by the proponent team with people with lived experience of dementia or with staff with experience working with clients with diagnoses of dementia*
- *The design reflects a typical ‘aged care’ residential approach, and is not specific to the needs of people living with dementia*
- *The proposed interior fitout, furniture and materials selection are ‘generic’ with no dementia specific approach*
- *Use of strong patterns or dark block colours in furnishing and wall and floor materials*
- *Contrasting colours are not used to assist in resident wayfinding or autonomy.*
- *Design includes broad expanse of windows in residences with inability to cover them at night.*
- *Residents cannot adjust lighting levels in their bedrooms.*
- *There is no acoustic separation from ‘noisy’ areas*

Opportunities

- *The University of Canberra has expressed interest in working with the Village operator to contribute to ongoing research on dementia Villages*
- *Proponents may like to contact Dementia Australia for an independent audit of the proposed design or to book an EDIE training session*

“[The most important design features are] large rooms with large windows to view outside trees and gardens. Wide hallways and large electrical switches to each room. No loud music. Soft paint colours in the facility. A regular exercise class with softer music which the patients may know the music to sing or hum to.”

Achieves best practice dementia enabling environments and place design

Principle 2

Home-like, small households in a residential setting

Objectives

- 2A Residents live in individual shared households of no more than 8 people. Homes are of a residential scale.
- 2B Households 'feel like home' and support resident autonomy, well-being and dignity, and sustained connections with loved ones
- 2C Households are set within a 'Village' precinct in the site at a scale appropriate to the broader neighbourhood context
- 2D Households include spaces private to those homes and are also part of the broader 'Village' community

Good outcome

- Residential character to Storey and Jenkins Streets
- Dwellings are at a 'human scale'
- Masterplanning achieves a 'Village' campus that allows residents to move naturally as they might within small Village streets, including central communal spaces (eg within a small 'town square') and 'Village' amenities for resident use (appropriate to therapeutic needs), readily accessible from all resident dwellings
- All residents have a private bedrooms (large enough for a double bed) with a private ensuite
- Varied materials, colours or personal decoration for individual resident bedroom doors
- Space for 'in home' dining / shared meals with housemates
- Residents are enabled to be self-reliant within their level of abilities (such as being able to assist with cooking or laundry within their own residence)
- Space is provided within bedrooms to display personal memories and store belongings
- Design supports personalisation within dwellings to enable a culturally safe environment
- Adjustable lighting / heat and cooling in individual rooms
- Indoor / outdoor areas where residents can sit privately with visitors or carers
- Space available for larger private family or visitor gatherings within the Village campus
- Imperceptible security barriers or fencing

Great outcome

- Shared households of fewer than 8 residents
- Alternate residential options are available within the campus including temporary respite bedrooms for short term residents and home-like palliative dwellings for end of life care
- Residences have private entrances / address the street
- More than one living space in dwellings so that residents can choose to be together or apart
- Space in bedrooms or dwelling for a loved one to stay overnight if needed
- Sufficient storage in dwellings for larger furniture items
- Residents able to comfortably sit directly outside their residence and passively engage with the Village campus life
- Architecture and interior design aesthetic that responds to contemporary expectations of a younger resident cohort (such as the 'baby boomer' generation) and multicultural residents
- Private and secure gardens for each residence with easy access to communal landscaped areas
- New residents are allocated dwellings based on lifestyle preferences, personality and dementia experience (eg informed by questionnaire input) enabling better household compatibility.
- A safe kitchen environment and positive care infrastructure supports residents to lead or participate in cooking within their home (depending on their capacity) enabling flexibility in meal choice and sharing of culture.

Poor outcome

- 'Hotel style' or institutional design (eg. designs that include admissions foyer, impersonal or long corridors, large communal rooms for all dining / lounge areas, dwellings with no kitchens)
- Single commercial kitchen for all meal preparation
- No option for residents to cook own meals in their homes
- Bedrooms that cannot accommodate a double or twin beds
- Shared ensuites or bedrooms shared with other residents
- Areas for recreation or stimulation that can cause confusion or impact negatively on resident dignity (such as pretend bus-stops or murals of bookshelves)
- Residents are not supported to personalise their own bedrooms
- Residents feel culturally unsafe in their home and within the Village.
- Campus does not include any shared central Village areas accessible to all residents

Opportunities

Relevant best-practice principles and guides:

- [Draft National Aged Care Design Principles and Guidelines](#)
- [Dementia Enabling Environment Principles](#)
- [Dementia Australia: how to design dementia-friendly care environments](#)
- [Designing for people with dementia \(VIC\)](#)
- [Consultation Paper for the National dementia Action Plan](#)
- Designs should facilitate the lifestyle and experience enjoyed by residents of the Dementia Village Model represented by national and international examples. Refer case studies in the appendix.

Achieves best practice dementia enabling environments and place design

Principle 3

Residents can easily access and connect to nature

Objectives

- 3A Village gardens and landscaping connect residents to nature within the site and to surrounding public green spaces
- 3B Landscape design and plant selections contribute to resident well-being and support best-practice dementia care
- 3C The Village gardens are accessible and residents are able to safely interact with and enjoy the garden (actively and passively), alone and with visitors
- 3D Landscape includes private Village gardens as well as landscaped spaces that can be shared with the broader community

Good outcome

- Architecture and landscape design enables accessible and regular connections (visual, aural and actual) to the Village gardens that can be experienced by people of all abilities
- Open spaces offer access to sunshine as well as to shaded areas
- Pathways into and through gardens are wide enough to allow two people to easily walk side by side, are accessible (avoiding use of steps and 'slippery' or uneven surfaces such as gravel) including for people using mobility aids, and offer places for people to frequently stop and rest
- Pathways include visual cues to help residents orient themselves.
- Design includes a range of garden spaces, enabling residents to have privacy or time alone (while still enabling passive supervision by staff) or to spend time with carers and visitors
- Design includes adequate outdoor seating and weather protection
- The retention of healthy established trees is maximised to preserve the existing canopy and borrow natural shade and amenity.
- A diverse range of native species are incorporated into the landscape plan supporting local birdlife and habitats
- Landscape design reflects and enhances the existing streetscape language and established verge tree plantings
- Safety and security features (such as perimeter fences and surveillance cameras) are camouflaged.

Great outcome

- Each dwelling has a direct connection to an outdoor communal / shared Village space (eg to the 'Village square').
- Design includes 'working' and accessible garden beds where residents can participate in gardening (veggies, bush tucker, weeding etc)
- Plant selections and materials enable stimulation of all five senses – sight, sounds, taste, touch and smell. Sensory pathways promote emotional wellbeing and connection to memory
- Plant choices incorporate evergreen species to provide cross-seasonal consistency in the garden landscape and a familiar environment for residents
- Species selection and garden design supports a sense of cultural safety for First Nations residents
- Garden design creates opportunities for residents to participate in 'real life' safe outdoor activities (such as sweeping paths, communal gardening / garden maintenance or hanging out laundry)
- Gardens include a space where residents can interact with pets or animals (for example, potential for a 'chook enclosure').
- Gardens enable children's play (informal or formal), and playful interaction between generations
- Landscape character contributes to the Radburn precinct approach – creating accessible pedestrian connections to the adjacent public landscape 'green link'
- Design of pathways through gardens limits frequent turns or corners

Poor outcome

- Residents cannot see or easily access gardens from their homes / bedrooms or communal areas
- Pathways into and through gardens are narrow or include steps / uneven ground
- Healthy established trees are removed
- Outdoor furniture is limited, uncomfortable or unshaded
- Landscape design does not include any native / endemic species. Plant choices are predominantly high maintenance
- Gardens do not include areas for residents to interact with the garden or contribute to garden maintenance
- Pathway routes include sharp turns, 'dead ends' and confusing wayfinding and limited visual cues reducing independent orientation
- Gardens have an institutional / 'public realm' feel with little potential for personalisation or interaction.

Opportunities

- Proponents may find it useful to consider the Alzheimer's Australia SA guidance document *Gardens that Care: Planning Outdoor Environments for People with Dementia, 2010* (refer Appendix)

Achieves best practice dementia enabling environments and place design

Principle 4

Access into and movement within the site contribute to a connected, accessible and safe environment

Objectives

- 4A The Village campus is an accessible and safe environment that prioritises pedestrians
- 4B Village campus planning promotes site permeability with pedestrian networks that are logical and easy to navigate for residents experiencing symptoms of dementia
- 4C Primary vehicle access is from Carruthers Street and vehicle access and parking arrangements have minimal negative impact on the existing quiet residential street character of Storey and Jenkins Streets.

Good outcome

- Primary vehicle access to the site (and associated public, staff and visitor parking) is from Carruthers Street, including for waste and services
- Vehicle access from Storey and Jenkins Street is limited and on-street parking is discouraged
- Slow vehicle speed zone is applied on Storey and Jenkins Streets at Village edge
- Any parking within the campus is at edges. Vehicle access within the Village campus is limited. Pedestrians have priority in any shared zones
- Pedestrian networks are level and free from obstructions
- Connections into and through the Village (including landscaped / garden pathways) are well-lit at night to enable a sense of safe passage at all times (including connections to car and bicycle parking for visitors)
- Signage and landscape ensure easy wayfinding into and around the site for residents, visitors and the public
- Garden pathways incorporate natural and/or hard landscape 'landmark' features to assist residents with wayfinding
- Pedestrian pathways can be viewed passively by staff and carers from Village buildings to empower residents and enable non-intrusive surveillance
- Design meets the requirements of the National Construction Code for accessibility including achieving the requirements for Silver Level Livable Housing Design Guidelines.

Great outcome

- Access for emergency vehicles into the site is via shared zones not accessible to other vehicles.
- There is clear delineation between private 'Village only' spaces and buildings / gardens shared with the local community
- Access into resident homes offers potential for separate entries for residents / visitors and clinical / treatment and staff services (preserving the home-like environment)
- There is more than one route from resident homes to parking areas so that carers can leave the Village without walking through residential spaces or treatment areas, with rest spaces on the way to allow time to 'reflect and regroup' after visiting.
- Village campus planning creates pathways between, through and around buildings to enable site permeability, walkability and landscaped connections
- Pedestrian pathways have pleasant landscaped edges, with shaded places to rest and opportunities to passively view Village-life and community activities
- Landscaped pathways incorporate multi-sensory elements (such as herb gardens, perfumed flowering plants or bird attracting shrubs/trees) as sensory cues to assist with wayfinding
- Wayfinding signage incorporates words and pictures
- Pedestrian pathways have logical connections to public footpaths and cycleways around the site and into nearby public greenspaces - aligning with the site's location within a Radburn precinct
- Design demonstrates best practice in livable home design, meeting the Gold or Platinum requirements in the Livable Housing Design Guidelines

Poor outcome

- Primary vehicle access is from Storey and Jenkins Streets, with public street parking for visitors and staff.
- Village buildings, including resident homes present as an impermeable 'wall' to the street, with minimal pathways between buildings.
- A road network through the Village campus is prioritised over pedestrian pathways.
- Pedestrian pathways between visitor parking and resident homes are dark and feel unsafe at night.
- Facility feels like a 'jail' where residents have no option to move freely within the Village campus

Fosters connection to community

Principle 5

The Village is part of the Curtin local ‘fabric’

Objectives

- 5A The development seamlessly interfaces with the Curtin neighbourhood, contributes to an attractive and comfortable streetscape environment and provides walkable connections to surrounding streets and the Curtin shops
- 5B Organic interaction and incidental social connections are encouraged between residents and neighbours
- 5C Movement networks and wayfinding empower residents to explore the community, and welcome visitors into the Village
- 5D Village design creates potential for local residents to naturally visit and use spaces shared with Village residents
- 5E Village residences integrate with the existing suburban character and enhance the local streetscape

Good outcome

- Site planning enables residents to interact with their neighbours on Storey and Jenkins Street edges
- Footpaths and landscape (within the Village site and beyond) support safe and accessible connections to Storey and Jenkins Street and the neighbouring green link, to enable independent ‘strolling’ and exercise by residents
- Pathways / footpaths around the Village campus boundary are accessible, level and wide enough for a mobility scooter / walker
- Village campus planning creates shared community spaces that are naturally and easily accessible by local neighbours and the broader community, with no negative impact on Village resident privacy or safety
- Built form and landscape design offers visual connections from the Village to local street life and community activity
- Frontages onto Carruthers, Storey and Jenkins Streets include varied and attractive facades that create a distinctive sense of place for the Village within its local context
- Resident dwelling architecture and materiality is consistent with a lower-density residential typology along Storey and Jenkins Street edges

Great outcome

- A natural playground / public garden (with potential for public bbq facilities) is provided at the edge of the Village and is easily accessible from Storey or Jenkins Street
- Community volunteers are able to contribute to garden maintenance / communal garden within the Village. Landscape design includes storage for community gardening tools and belongings and offers spaces to ‘work’ such as a greenhouse/potting shed
- Signage around and within the site enables easy wayfinding for residents, with colour-coded routes to nearby community locations
- Campus planning / landscape design incorporates showcasing the story of this place (First Nations, early European, and contemporary) and areas of community value
- Previous community contributions such as the Children’s Garden and associated landscape rockery are reflected in the Village landscape design
- Resident engagement includes regular interactions with family, volunteers and the local community such as visits to childcare centres, high school students engaging in projects, celebrations for Harmony Day, mothers’ and fathers’ days, Christmas markets, or musical shows

Poor outcome

- *The dementia Village presents as a ‘gated’ residential community enclosed by fencing or other barriers that discourage visitors or interaction with neighbours*
- *Shared community uses are only accessible after passing through security or fences*
- *Community is prohibited from accessing or using any landscaped areas on the Village site. Boundary planting acts as a landscape barrier at all edges*
- *Children are discouraged from interacting with the Village landscape at site edges*
- *Existing footpath is retained between Carruthers and Jenkins Streets. No other footpaths are added at the site’s boundary*

Opportunities

- *Designs should consider examples of successful dementia Village outcomes such as those included in the case studies in the appendix. Other case studies are available in the World Alzheimer Report 2020*

Fosters connection to community

Principle 6

Creates space for shared activities and uses (indoor and in the landscape) for the community and Village residents

Objectives

- 6A The Village campus includes one or more shared public uses onsite to benefit resident well-being, contribute to neighbourhood amenity and promote purposeful visits from the Curtin community and interaction with Village residents.
- 6B Site planning, architecture and landscape design enable easy access to co-located uses by residents, visitors and the local community

Good outcome

- Design includes commercial tenancy space(s) / shared community uses within the Village campus of a sufficient scale and variety for the use of residents and the broader Curtin neighbourhood.
- Shared uses achieve the intent of the ‘village’ model (for example a coffee shop / cafe, space for community classes, allied health rooms, small grocer, restaurant, or hairdresser).
- Commercial uses / shared space(s) are visible and accessible to the public from Carruthers Street, promoting the use of the space and activating that edge of the site
- Uses are able to be accessed from within the Village by residents
- Tenders nominate the anticipated tenancy / community uses mix describing the proposed range of uses, space allocated and how they are accessed by the community and by Village residents
- Sufficient parking is available for regular community events or activities hosted on site (with vehicle access from Carruthers Street)
- Shared use spaces are accessible and include equipment to enable equal participation in activities by people with all abilities.
- Space includes gender neutral amenities, accessible toilets, baby change amenity and adult change facilities.
- Space is provided (indoor or external) to enable intergenerational connection and engagement between residents and children / young people.
- Community shared uses are thoughtfully programmed and appropriately staffed / coordinated with an activities provider to enable a diverse range of activities throughout the week.
- Shared use activity spaces / commercial tenancies are responsibly managed to maximise potential for sustainable and successful businesses.
- Village campus masterplanning locates the shared use / commercial tenancies to encourage resident mobility and a sense of ‘normalcy’ in daily lifestyle

Great outcome

- The type of space(s) is informed by engagement with local neighbours and community use gap analysis, to ensure that programs / spaces / businesses respond to demand and meet expectations.
- Masterplanning includes space for a social enterprise business (supported by professional care) that engages residents, with a focus on contributing to health and quality of life
- Design includes a well-located commercial café with publicly available open space which meets security requirements for residents
- The provided uses and associated buildings are valued by the community, are well attended, and contribute to the Curtin community’s sense of pride in the Village
- Design of the shared use building enables modifiable spaces and flexible use by multiple programs
- Intergenerational activities have easy access to amenities that support breast feeding and child toileting.
- Appropriate storage is provided to support anticipated uses by the community (including personal storage for participants and larger permanent and lockable storage options for activities providers).

Poor outcome

- *Inactive frontages and unattractive street character*
- *Uses included are not relevant to the community’s needs or valued by neighbours*
- *Entrances are not easily identifiable by the community or are located behind fencing*
- *Community building mainly offers activities for residents and spaces are not readily accessible to the broader public*
- *Poor maintenance / lack of ‘care’ for the buildings*
- *Lack of staffing / investment in keeping the business operational*
- *Poor signage and limited promotion of the community amenity / services resulting in minimal use by the public and residents*
- *Insufficient car or bicycle parking onsite*

Opportunities

- *During consultation a number of possible shared commercial or community uses have been suggest-ed which proponents may like to consider. Please refer to the list included in the appendix.*

Fosters connection to community

Principle 7

Encourages a ‘dementia friendly’ community

Objectives

- 7A The Village promotes informed awareness of dementia within the local community and builds positive relationships with neighbours.

Good outcome

- The proponent engages with local community and businesses in the Curtin Group centre during the preparation of the development application, including for amendments after submission and before a decision, to support better understanding of dementia and establish positive relationships with neighbours.
- ‘Dementia friendly’ is also community friendly – universal design and wayfinding signage at the site edges enables an accessible neighbourhood asset for all users.

Great outcome

- The proponent has a strategy for regular ongoing communication with the local community before, during and after construction of the Village, encouraging familiarity with residents, staff and visitors, and with the Village care approach.
- The communications strategy employs a diverse range of medium to communicate with community (eg digital platforms, print materials and in person community events)
- Information provided by the Village operator to local neighbours and businesses will support an informed understanding of dementia, with guidance on empathetic and positive interactions with residents.

Poor outcome

- *There is no plan to engage with the community beyond the typical pre-DA consultation regarding building design.*
- *The local residential community and businesses in the Curtin Group Centre are largely unaware of the Village or its purpose.*
- *Village residents are strangers to immediate neighbours on Storey and Jenkins Streets.*

Opportunities

- *Proponents may like to consider the potential for facilitating a dementia friendly Curtin community or Community Engagement Program Grants. Refer Dementia Australia at www.dementiafriendly.org.au*

“[The Village] needs thoughtful design and to be built on a livable scale, lots of access points with nature, and I love the idea of co-locating other services to support better connection for residents with diverse elements of the Curtin community.”

Comments received in YourSay survey, 2023

Supports innovative and holistic model of care

Principle 8

Residents’ personal aspirations are supported to enable a sense of self, to foster independence and to promote well-being.

Objectives

- 8A The Village design supports independent activities for residents as well as potential for social connection and group engagement
- 8B Design enables residents to engage actively and passively in Village and community life

Good outcome

- Flexible spaces (indoor and outdoor) within the Village enable a range of activities for residents of all abilities – for example exercise/gym, arts, thinking and learning, singing, gardening, craft, or men’s sheds
- Activity spaces are at a human scale and minimise acoustic transference
- Spaces cater for intergenerational interaction within the Village
- Residents have the opportunity to be ‘a part, and apart’ from the Village and local community, with the potential to be connected visually (or aurally) to activity without the need to physically engage

Great outcome

- Indoor or outdoor spaces are provided for residences to observe activity along Storey, Jenkins or Carruthers Streets
- Mini-bus parking is provided to enable travel to off-site activities for residents
- Village design supports some residents to keep pets or interact with animals, including fenced dog exercise areas within the Village campus
- Design includes Village amenities to cater to a range of visitors needs so that they feel welcome and accommodated (such as all-gender bathrooms, parents room, children’s toilet)
- Personal storage areas are provided for volunteers / visitors who regularly engage with residents
- Residents have opportunity to connect and participate with community outreach organisations (such as faith groups or cultural communities)

Poor outcome

- *Residents have no access to space for shared or independent activities within the Village*
- *There are no spaces provided for residents to passively watch Village activities or interactions with local community*
- *Group activities occur in a large and noisy multipurpose room, with no space for private or quiet activities*
- *Residents don’t have access to any activities outside of the Village*
- *Residents are not able to connect with any outreach community services*

Supports innovative and holistic model of care

Principle 9

Residents are able to enjoy positive visits with carers and loved ones

Objectives

- 9A Design enables comfortable visits indoors and outside in a home-like setting
- 9B Carers are supported to spend time with residents in a compassionate environment that is flexible and practical

Good outcome

- Residents and visitors are able to interact in a familiar and comfortable setting to normalise the experience (inside households and shared areas and within the landscape)
- Households and gardens include spaces for private conversations during visits
- Residents and carers / visitors can share experiences within the households and other Village areas (eg cooking or sharing meals, craft, music, social connections)

Great outcome

- Visitors and residents have easy and close access to tea and coffee making facilities and toilet amenities (within the households and from ‘public’ spaces)
- Amenities are offered to support working carers (such as flexible work space within the homes, spaces for charging devices)
- Shared amenities are available (laundries / kitchens) that can be used by carers while visiting (ideally within residences).
- The Village includes space for carers to take ‘time out’ or access support.
- Carers and loved ones have access to quiet and private spaces when visiting a resident at end of life.
- Aesthetically pleasing spaces that are welcoming for young and older for families to visit to be included

Poor outcome

- There are no comfortable areas available for residents to have private conversations with visitors*
- Carers have to leave their loved ones alone while making tea or coffee or finding a toilet*
- Visitors can’t use wifi or charge devices while visiting*
- Carers cannot participate in ‘everyday’ activities with residents*
- There are no comfortable places for visits in the Village gardens*

“[Carers need] a lounge area indoor or outdoor to sit and visit in relaxation. Something to occupy small children visitors. Ability to speak directly with employed carers. A support group for grieving carers to let off steam.”

[Carers need] recognition that caring for someone with dementia is stressful and help to access support.”

Comments received in YourSay survey, 2023

Supports innovative and holistic model of care

Principle 10

Staff feel safe and valued and are empowered to deliver best-practice care

Objectives

- 10A Functional programming in architecture and landscape design responds to staff best-practice operational requirements (including for storage)
- 10B Design incorporates space for dedicated staff amenity to contribute to staff wellbeing and enjoyment in their workplace
- 10C Staff are able to use spaces flexibly to respond to individual resident need

Good outcome

- Design includes areas for staff personal storage, team meetings, administrative duties and staff breaks.
- Staff have access to vehicle/ secure bike parking and end of trip facilities.
- Location of storage within households and communal areas enables appropriate and easy equipment use to care for residents.
- Spaces (internal and landscape) are designed to support ad hoc flexible uses, movement of furniture to allow staff to respond to resident needs.
- The design offers varied indoor and outdoor resident and activity spaces to support staff in managing resident interactions and preferences.
- Village planning includes rooms for clinical care such as for GP and allied health services visits for residents (and potentially for local community if provided in shared community spaces / tenancies)
- Staff ratios and rostering supports development of positive rapport with residents and consistency in care

Great outcome

- The Village includes dedicated space for staff quiet breaks, away from households and shared areas
- Household design includes space to support incidental staff administration work and support services with minimal disruption to service (ensuring continued passive supervision as appropriate)
- Village design includes a range of household options to provide flexibility in room allocations for residents (so that staff can manage resident relationships and transitions through care)
- Spaces are provided within the Village to support study ‘in-residence’ or via flexible work spaces for aged care / dementia care students. Location and type of spaces is designed in collaboration with a tertiary institution with specialist research expertise in dementia care
- Clinical care is provided as an overlay and guided by care planning input from GPs, families and other health professionals
- Design considers potential for nurses’ mobile workstations (computers on wheels), allowing convenient and discreetly distributed spaces for wired charging when not in use
- Each dwelling has designated cleaning staff
- Staff, residents, and families are supported by a dedicated ‘in-house’ dementia consultant
- ‘Floating’ additional staff are available to move between dwellings depending on care needs.
- All staff undertake an induction and on-boarding process which includes discussion of the model of care and training on dementia specific care
- Staff and village management undertake regular training in cultural diversity, cultural safety and trauma-informed service delivery to ensure a more robust and empathetic approach to caring for residents from Aboriginal and Torres Strait Islander backgrounds and people from culturally diverse backgrounds

Poor outcome

- Households and shared areas do not have enough varied spaces to allow staff to separate residents or offer a range of activities.
- Architecture programming and landscape design is rigid, with no potential for flexible use of spaces.
- Staff cannot easily access suitable storage for equipment
- Inadequate or poorly located storage for staff equipment.
- There are no dedicated room for staff breaks or meetings.
- No space for staff to undertake administrative tasks.
- Staff cannot passively supervise residents in Village gardens
- Staff are solely responsible for the general cleaning of dwellings on top of their regular care duties
- Design does not include any dedicated treatment rooms for GP or allied health consultations.

“[Staff need] to be empowered to be creative when solving problems, receive quality training and have enough staff working so they can take the time to provide personalised, high quality care.”

comments received in YourSay survey, 2023

Supports innovative and holistic model of care

Principle 11

Security and fencing supports safe environments for residents, staff and visitors without visible barriers

Objectives

- 11A Security supports resident independence and community interaction while ensuring the safety of residents, staff and visitors
- 11B Design enables passive surveillance by staff
- 11C Landscape is used as informal barriers and to disguise more formal fencing

Good outcome

- Barriers and /or security, where necessary, along Storey and Jenkins Street should be ‘invisible’ so as not to detract from the Village’s connection to local community and green spaces
- Landscape buffer and architecture facing Carruthers Street should offer an attractive and secure interface with the streetscape at that edge
- Good lighting within landscaped areas improves visibility and surveillance
- Passive surveillance of prevent unsafe situations and allows staff to quickly mitigate aggressive behaviours

Great outcome

- ‘Layers’ of security enable safe independent movement, day and night
- Landscape fronting Carruthers Street acts as an organic barrier to residents interacting unsupervised with traffic without limiting access to shared community uses from that edge
- Staff can easily see through to outdoor spaces so residents can enjoy independent and safe use of indoor and outdoor spaces with passive surveillance
- Security measures are rarely tested because residents are motivated to spend time within the campus by the amenity and quality of the residential and communal areas

Poor outcome

- *Fencing is visible as a harsh barrier from Carruthers Street, Jenkins and Storey Streets*
- *Residents are prevented from accessing connections to neighbouring green link, local shops or shared community uses*
- *There is no deterrent to residents interacting with traffic on Carruthers Street*
- *Residents are not protected from ‘wandering’ at night or without the knowledge of staff*
- *Residents feel ‘locked in,’ contributing to a sense of agitation.*

“An open, relaxing and welcoming design that doesn’t feel like a institution is so important for both those suffering from dementia and those visiting them. The facility has to be secure to give residents safe but it can’t feel like a prison. ...Having segregated quiet spaces, indoor and outdoor, so residents and carers can have some privacy away from staff and other residents is also important for mental wellbeing.”

comments received in YourSay survey, 2023

Supports innovative and holistic model of care

Principle 12

Design maximises the potential for a resilient and future proofed Village

Objectives

- 12A Design anticipates new and emerging technologies to support model of care and resident comfort
- 12B Buildings and landscape are designed to be environmentally resilient to mitigate the effects of climate change, and incorporate elements to enhance sustainability

Good outcome

- Design anticipates wiring, data points and IT infrastructure to support wide bandwidth / high speed internet and wireless connectivity to enable the use of modern technology anywhere on site (including in gardens and co-located shared use buildings), and current (and anticipated future) digital health care
- Design anticipates wiring for high speed internet and supports wireless connectivity to enable the use of modern technology anywhere on site (including in gardens and co-located shared use buildings)
- Structure and planning supports anticipated needs for specialised equipment (for example continuous lifts, easily accessible storage of bulky equipment)
- Buildings and landscape are designed to mitigate impact of increased heat and extreme weather
- Design incorporates energy efficiency, solar photovoltaic technology, onsite rainwater storage and water saving garden design / irrigation systems
- Design enables staff and visitors in sustainable practices (for example minimising waste to landfill and efficient use of electricity) and supports leading ACT climate change, wellbeing and healthy active living policy goals.
- Landscape design incorporates Cultural Biodiversity Gardens methods and meets goals described in the Ngunnawal Plant Use Guide and Climatewise Landscape Guide for the ACT

Great outcome

- Proponent design team includes an ICT consultant to provide advice on required digital infrastructure to support current and anticipated future digital clinical health support
- The Village has the capacity to use contemporary and emerging technologies for communications, clinical care and well-being, resident amenity, Internet of Things (IOT), and environmental resilience
- Design anticipates growing expectations from residents that technology will be available for individual use (eg from baby boomer generation)
- A hearing aid loop is enabled across the Village and co-located shared use buildings
- Sensor flooring is included in residences to facilitate remote monitoring technology and to quickly identify falls
- Any elevators have weight sensors allowing residents to use them without having to press any buttons
- Design includes space for residents to enjoy live streaming of events / online connections with family and loved ones
- Building and landscape design reflects best practice in mitigating the effects of climate change, including an increase in tree canopy cover
- Design supports the use of sustainable technology / building environmental management systems

Poor outcome

- Residents, staff and visitors do not have access to fast and reliable wifi
- Staff aren't able to create new models of care or adopt practices with modern technology due to insufficient infrastructure
- Staff cannot reliably access telehealth services
- Village is not energy efficient or environmentally sustainable
- Staff and visitors are not supported in everyday sustainable behaviours
- Spaces are inadequate to meet future needs for server capacity / electrical wiring is not available for emerging technologies
- Parking areas do not support fast charging for electric vehicles

Opportunities

- [SLA Sustainability Strategy 2021-2025](#)
- [The Ngunnawal Plant Use Guide](#)
- [Gawari Ngilanmanyin. Remembering the Bush. A Climate-wise Landscape Guide for the ACT](#)

Image references

Cover graphic 'circle people' by melitas
(sourced from iStock images)

Acknowledgement of Country:
Hayley Voc on Unsplash

Page 2:
Images supplied by the Suburban Land Agency:
Best of Urban Life (1 and 2)
Community Gardens (iStock)

Page 5:
Curtin image: sourced from:
ArchivesACT Flickr collection
Curtin Turns 50 facebook page (www.facebook.com/CurtinTurns50/photos)
Village Landais and Hogeweyk images sourced from www.archdaily.com/973948/alzheimers-villa-nord-architects and [hogeweyk.dementiavillage.com](https://www.hogeweyk.dementiavillage.com)

Page 8, 10-12 and 18:
Base aerial image sourced from Nearmap
P19 icons sourced from Noun Project

Pages 9 and 10:
PContext site photos by JUDD.studio

Page 13:
jusfilm on Unsplash
www.mistakenorders.com/en/home

Page 15:
Rdne Stock Project on Pexels
Vladimir Soares on Unsplash
Ainara Oto on Unsplash
Andre Ouellet on Unsplash
Rusty Watson on Unsplash
Thevibrantmachine on Pexels
Rene Asmussen on Pexels
Christian Bowen on Unsplash

P16:
FredFroese from iStock

Page 21:
LightFieldStudios from iStock

Page 24:
DMP from iStock
Halfpoint from iStock
Jacob Wackerhausen from iStock