



THE *Village*
By Scalabrini



Love to live

our philosophy

'Everything you value most' is our core philosophy, which places you, our residents, at the heart of all our decisions. We want you to live the most fulfilling and meaningful life possible, while receiving all the support you need. Everything we do begins with you - influenced by your specific needs, your interests and your preferences. By incorporating what you value most as our priority, we've flipped the traditional aged care model on its head, committed to a new way of thinking and new standards of professionalism.

our vision

At Scalabrini our aim is simple: deliver excellence in clinical care, while enriching the lives of our residents with a renewed sense of purpose, wellbeing and happiness.

The Village is the embodiment of our vision to create Australia's most advanced residential aged care facility, incorporating extensive research and elements of international best practice in the clinical and therapeutic management of the elderly and frail, particularly for people living with dementia and other complex care needs.

Supporting residents to continue to live their life their way has driven both the model of care and the design of The Village. The result is an enabling environment which gives you greater choice and control in decision-making, while promoting active participation through a supportive community setting.

At The Village, we want you to feel at home. To us "home" is where we live, not a place which is merely home-like. Your home is your safe place, a sanctuary you return to every day. The Village Piazza and neighbourhood environment - with its broad sensory experiences and vibrant community - will engage and enrich you, giving you a sense of purpose and enhanced quality of life.

So you continue to love to live.



neighbourhood living

When you move into The Village, it's just like moving into a new neighbourhood.

The Village has been designed as your new neighbourhood.

Nine small households or, as we call them, Casas, are clustered together to form a relaxed neighbourhood environment, with each Casa accommodating 6-14 resident suites.

Everything you desire in a typical neighbourhood is right at your doorstep. From your Casa, your lift gives you direct access to the vibrant and generous community space within the Village Piazza at ground level. You can freely and safely enjoy this beautiful space and the range of lifestyle activities on offer each day. The Village Piazza includes a pizzeria, trattoria, café, chapel, hairdresser and barber, and a range of community spaces and facilities. Alternatively, you may decide to simply catch up with your next-door neighbour over a cup of tea, or stay in and relax in the privacy and comfort of your own suite – the choice is yours.

To ensure you experience life as it's meant to be, all back-of-house facilities are situated out of sight, with plant, kitchen, laundry and maintenance services discreetly located in the basement.

Our Village neighbourhood model is the result of research on international best practice, giving you choice to actively participate in Village life within a vibrant neighbourhood. It will enable you to continue to live your life, your way. By feeling connected and in control of how you spend each day, we want you to enjoy a fulfilling and meaningful life.

Join The Village neighbourhood!



Step out of your front door into thriving Village life. With everything conveniently located in The Village Piazza, you won't miss out on doing all the things you love.



The Village Piazza
Ground Level

the Village heart

- | | |
|---|------------------------|
| 1 The Village Entrance | 13 Consult Rooms |
| 2 Administration | 14 Vicolo |
| 3 Convent | 15 The Village Hall |
| 4 Grotto | 16 Nonna's Kitchen |
| 5 The Village Piazza | 17 The Village Loggia |
| 6 Chapel | 18 Bocce Court |
| 7 The Palazzo Entrance, Foyer and Concierge | 19 Wellness Playground |
| 8 Trattoria Family Dining | 20 Working Gardens |
| 9 General Store | 21 Men's Shed |
| 10 Café and Bar | 22 Resident Casa |
| 11 Pizzeria | 23 Service Vehicles |
| 12 Barber and Hair Salon | 24 Carpark Entry |

The Village is an exclusive offer comprising nine small households, or Casas, with just 6–18 resident suites per Casa.



Our generously sized suites range from:

- Type A 25 to 29m²
- Type B 25 to 34m²
- Type C 30 to 42m²
- Type D 36 to 49m²

and are available in four configurations.



1 bedroom
1 bathroom
1 balcony



1 bedroom
1 bathroom



1 bedroom
1 bathroom



1 bedroom
1 bathroom

my casa

Everything has been designed with you in mind.

You'll know you are home when you step through your distinctly designed front door, straight into your Casa, your threshold to your private domain.

Within your Casa you will enjoy a lovely level of intimacy, with just 6–18 residents living in a true sense of community.

Each Casa is designed to support you in normal daily living – providing both a comfortable home and an enabling environment.

Replicating a household, your Casa features a fully equipped kitchen, cosy lounge and two dining rooms – each with tables that seat 8 people, a balcony and generous social spaces, so your visitors feel welcome. You will love the choice of different areas to use and enjoy as you wish.

There are no imposing nurse stations, endless corridors or back-of-house functions on show. Your dedicated Casa Care Team will be there to assist you as and when needed.

And when you want that extra privacy, you can retreat into your own suite, your personal sanctuary, where you control your space.

Your home, your way.

my sanctuary

Everything has been designed with you in mind.

Inspired by the best of contemporary living, within your Casa, your individual suite boasts classic styling and elegant finishes, complemented by the inherent warmth of timber joinery. This timeless palette is both appealing and fresh, while warm, tactile textures and plush finishes convey a cosy and relaxed environment. For that personal touch, the Casa team will decorate your suite with your selection of furnishings. And there's plenty of storage space and areas for you to display your most treasured sentimental pieces – the things you cherish.

Soothing accents of ocean greens and aqua create a serene bedroom sanctuary, a space to call your own, where you can retreat, enjoy a book curled up on your window seat or be entertained via the inhouse infotainment package.

All spaces flow seamlessly together – your own designer bathroom flows directly off your bedroom and features a walk-in shower clad in quality stone surfaces.

Not to mention the convenience at your fingertips, with fully controllable, multi-zone air conditioning and a suite of technology options, including wi-fi, telephone, emergency assist pendant and large screen 42" TV.

At The Village, the finishing touches will make you feel right at home.





At a time when you need more specialised care, you'll love the freedom and quality of life that comes with living at The Village.

enabling the best of you

Your personal care and wellbeing is at the heart of The Village, delivered through integrated care services within a custom-built, enabling environment.

Representing best practice design for those living with dementia or complex care needs, a range of thoughtful and innovative features allow you to live your life to the fullest:

- Sensor floors unobtrusively notify staff of resident movements without you feeling restricted.
- Integrated ceiling tracks enable discrete ceiling hoists to be installed – if a resident requires lifter assistance, it is ready to go.
- Lighting supports age-related or cognitive decline in vision. Enhanced lighting improves visual perception, and variable colour, temperature and intensity of artificial lighting reinforces natural circadian rhythms – as a result improving your general wellness and sleep patterns.
- Colours are used to aid easy recognition and enliven spaces.
- Safety and security features are seamlessly built-in.

And naturally, you are supported by our care and wellbeing teams and around-the-clock onsite registered nurses.

Your Casa will have its own dedicated Casa Care Team, with a minimum of 1 staff per 6 residents during the day. The same friendly faces will be there for you every day – to help you with the little tasks, make a cup of tea, organise an activity or just to make your life easier, so you get the most out of your day.

The Village clinical team will be on hand, including enrolled nurses and an onsite 24/7 Registered Nurse, to support residents as and when needed. Our dementia specialists and lifestyle coordinators will work together to offer you a range of activities to stimulate your body and mind, while your spiritual needs will be well attended to by our pastoral care team, including the Sisters who live onsite.

everything you value most

**Home is where your heart is.
That's why we've taken extra care to incorporate
everything you value most at The Village.**

As the focal point of living at The Village, the Piazza embodies contemporary Sydney lifestyle, while reflecting rich and treasured cultural traditions. Your passion for family and love of gathering together over meals have all been thoughtfully catered for.

At the various venues bordering the Piazza streetscape, you can share food, drinks and entertainment with family and friends – just as you always have. Gather together over an Italian meal, a pizza, or book the private dining room for special celebrations.

Scattered throughout the Piazza, a range of spaces, such as the grotto or garden, offer you discreet areas for quiet contemplation or to spend precious time with loved ones.

Special religious occasions are commemorated in the onsite Village Chapel, and a Sister is always on hand to provide you with pastoral support.

Attend to all your personal needs, with a range of providers conveniently located within the Piazza. Make an appointment with the barber, beauty salon or visit the healthcare professionals to access a range of services.

Continue to enjoy the activities you've always loved – whether it's sewing, baking or painting. Tailor the range of lifestyle and entertainment activities on offer by choosing your personal favourites.

As a true local hub, the Village Piazza will also host broader community events, partnering with community groups to bring entertainment right to your front door.

At The Village you'll continue to do all the things you love, enjoying the freedom and convenience that comes with living in a supported environment.

Live the lifestyle you love.





Life at your pace

Live your life to the fullest by indulging in a range of lifestyle, wellbeing and community activities.

The rich social and sensory environment at The Village is designed to encourage you to stay active. You have easy access to a choice of leisure and lifestyle pursuits, which reflect your individuality.

Through involvement in wellness activities you'll experience many benefits such as maintaining your strength and mobility. Join in programmes such as yoga, dancing, singing and tai chi. Head outdoors to play a game of bocce, work out on the wellness equipment or cultivate your green thumb in the working gardens. And your grandchildren can join in too!

The Wellness Centre includes a dedicated physiotherapy area suitable for individual and group activities, such as 'chair-lates', to improve physical and emotional wellbeing and reduce pain. And a range of spiritual and therapeutic activities have been chosen with your emotional and physical wellbeing in mind.

Whatever you want to do, whenever you want – it's your choice.



live well, eat well

Food is one of life's greatest pleasures.

At The Village you'll savour the best of nutritious, home-style cooking, drawing on rich cultural traditions and family favourites. Prepared onsite by our qualified chef, our varied menus will feature seasonal local produce, such as De Costi seafood, served fresh to you from the local fish markets. From garden to plate – taste the succulent flavours of hand-picked herbs and vegetables, grown right here in our own working gardens. And at every meal, we'll take into account your personal preferences and serving sizes.

Just like home, enjoy sharing meals in your own Casa, gathered around the dining table or served in the privacy of your own suite. Or you can cook up a feast, host a family barbeque or a traditional Sunday lunch on the facilities provided – enabling your loved ones to come and celebrate special occasions with you.

Keen to eat out? You don't have to go further than your front door. Step out into The Village Piazza and choose from a range of dining options at the Trattoria and the Pizzeria, or get your daily coffee fix and a quick sandwich at the café and bar. Sit back, relax and watch the artistry of pizza-making from the alfresco lounge or cosy up to The Village Loggia fireplace.

And then there's Nonna's Kitchen – where you can indulge your love of all things culinary by participating in cooking lessons. With visiting chefs brought in to host special sessions, feel free to invite a friend or a family member to join in the fun.

Food is living at The Village.



this is how it works

1 Accommodation Payment

When you sign-up, you make the choice to pay:

- a) A single upfront Refundable Accommodation Deposit (RAD) OR
- b) Pay as you go equivalent Daily Accommodation Payment (DAP)

This covers the cost of your room. The amount will be agreed with you prior to admission.

2 Daily Service Fees

This fee covers your hospitality needs and services that are delivered at The Village, and are broken into two categories.

- a) The Basis Daily Fee
- b) The Scalabrini Daily Service Fee*

*We have different packages available for you to select from, depending on what's important to you and your lifestyle.

3 Care Fees

You may be required to make a co-payment to cover your daily care requirements. This fee is referred to as the Means Tested Care Fee and is determined by the Department of Human Services through an assessment of your personal assets and income situation. Some people may be exempt from paying this fee.





right on your doorstep

Nestled on a peninsula between Iron Cove and Five Dock Bay and surrounded on three sides by sparkling Sydney Harbour, Drummoyne is the perfect place to live.

The Village is situated in this highly sought-after inner west destination, with ease of access a major drawcard. You'll appreciate the peace and quiet residing in this safe residential suburb, while being located only a few minutes' drive from two of Sydney's major inner west thoroughfares – Victoria and Parramatta Roads. And being a mere 6km from the Sydney CBD, family and friends will love the convenience to just drop by at any time. Less than five minutes away, you might take an outing to one of the local restaurants, bakeries or delicatessens.

Or if you feel like a taste of the great outdoors, you're spoilt for choice. There are plenty of accessible parks and open spaces adjoining the harbour to relax in and share time with the family. On a sunny Sydney day, nothing beats heading down to the bay for a stroll and to take in the view.

And with excellent coffee available at multiple cafés, you can't go wrong.

Your new address:

The Village is located in:

**5 Mary Street
Drummoyne NSW 2047**

Only minutes away from two of Sydney's major inner west thoroughfares, Victoria and Parramatta Roads.



For more information
please contact:

1800 722 522
enquiry@scalabrini.com.au

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