

# SIMPLY LIVING

The \$60M Azure Blue Carina comprises two 3 and 4 storey aged care buildings, comprising both a care precinct with 96 high care beds, and a luxury retirement living precinct with 62 serviced apartments where residents' amenities include a swimming pool, café, library, function room and media room

AZURE BLUE CARINA / COCKRAM



**Below** The Azure Blue retirement, community and residential aged care development is located on a 4 hectare site at Carina in Brisbane.

**Azure Blue Integrated Living is the latest project undertaken by Cockram.** The innovative retirement, community and residential aged care development is located on a 4 hectare site at Carina in Brisbane.

Azure Blue Carina features a care precinct along with a luxury retirement living precinct where residents' amenities include a swimming pool, café, library, function room and media room can be utilised.

Residents also have access to a range of hotel services including meals, laundry and cleaning as well as the option of in-home care, provided by Blue Care's Community Care services.

The site also offers the benefit of a co-located residential aged care facility for 128 residents.

The project consists of a 128 bed High Care aged care facility in two connected structures, plus administration, community facilities, a commercial kitchen, commercial laundry, loading dock and basement car parking.

It also includes 98 Independent Living Units (ILUs) comprising 22 apartments over four storeys and includes recreation facilities, café, pool, and basement car parking.

Cockram is a privately owned multidisciplinary construction services company with a proud history of delivering fine tuned projects. The company commenced operations in Melbourne, Australia in 1861 and has

successfully grown to now operate in Australia, Asia, and America.

Their main service areas include:

- General Contracting
- Construction Management
- Project Management
- Engineering, Procurement and Construction Management (EPCM)
- Design Management and Design & Construct
- Project Controls

With an impressive workforce of more than 4,200 staff, Cockram is truly leading the way in their industry. Their experienced team includes 520 dedicated management staff. Their professional expertise covers the full spectrum of specialist construction services skills whilst their staff and systems are highly mobile, ensuring the right project team with the appropriate skills are assembled for each individual project. The Company enjoys a very high retention rate amongst their staff – evidence that confirms their reputation as a leading builder construction services contractor that cares about delivering safety, quality, professionalism, and development of its people.

Cockrams' portfolio shows their true diversity and ability to handle projects of all magnitudes. A few of their more recent projects include:

- Origin Energy Fitout
- Melbourne Centre for Nanofabrication
- Deakin University REACH
- Global Switch – Sydney East Data Centre, Stage 1
- St Stephen's Hospital, Hervey Bay
- Aqualink Box Hill Redevelopment

In 2013, Cockram was awarded the Master Builders, Excellence in Construction Award 2013. Cockram Managing director Mal Batten said, "We are very pleased to report the Costco project in Melbourne has won the Victorian MBA safety award. This is a highly prized award that is a further demonstration of our strong safety systems, performance and culture. My full thanks to all the Costco team and to all our sites who are providing safe work sites for all the stakeholders."

**For more information contact Cockram,** Brisbane Office - Unit 2, William Jolly Place, 309 North Quay, Brisbane QLD 4000, phone 07 3229 0288, fax 07 3229 5827, website [www.cockram.com](http://www.cockram.com)

Below PLACE Design Group prepared the Vegetation Management Plan for the Azure Blue Carina project.

Below Intelara Pty Ltd provided all professional structural engineering design, documentation, certification, construction phase inspections and advice for the Azure Blue Carina project.



Place Design Group provides landscape architecture, urban design, strategic and town planning, and ecological consultancy services. Their main markets are integrated developments, resort projects, urban residential, commercial and educational projects but they also work on industrial developments with energy and resource clients.

Place Design Group prepared the Vegetation Management Plan (VMP) for the Azure Blue Carina project. The VMP provides information on the existing vegetation present on site, then details the trees to be removed and those to be retained based on the civil engineering works required to construct the development. The Azure Blue Carina site was a fully vegetated site, one of the last remaining large parcels in the area. The retention of vegetation was a contentious issue for the project however substantial areas of vegetation were retained to provide continuity of habitat for fauna, but also for amenity purposes. Detailed rehabilitation steps to enhance and strengthen the retained vegetation are also provided in the VMP.

The environmental team at Place Design Group have a respectful and trusted relationship with their counterparts in Brisbane City Council. This has ensured minimal delays in the construction program whenever issues of vegetation retention have arisen.

The main challenge with the Azure Blue Carina projects was to ensure that the trees identified for retention were not compromised by the design of the structures to be built. Engineers had to redesign the

foundations of one building and earthworks contractors had to rethink their methodology in order to retain a tree which was in close proximity to the building (as shown above).

Place Design Group was formed in 2001 as a multi-disciplinary master planning, town planning, landscape architecture and environmental consultancy. The company has its head office in Brisbane with offices in Townsville, Sunshine Coast, Gold Coast and Sydney. The company has a reputation for innovative and quality solutions which has helped it win a number of industry awards.

The company also has a strong presence in China and South East Asia with 5 offices (Beijing, Shanghai, Shenzhen, Chengdu and Kuala Lumpur) providing design services for large residential and resort developments. Place Design Group recently won an urban design competition in Chengdu, China to redesign 14 kilometres of the city's river front.

Place Design Group has 180 professional and administrative staff in Australia and internationally. Six employees worked on the Azure Care, Richmond Road, Carina, project, covering the disciplines of environmental science, botany and graphics design.

**For more information contact Place Design Group,** 131 Robertson Street, Fortitude Valley, QLD, 4006, phone 07 3852 3922, website [www.placedesigngroup.com](http://www.placedesigngroup.com)

Intelara Pty Ltd provided all professional structural engineering design, documentation, certification, construction phase inspections and advice for the Azure Blue Carina project.

As part of this service they have undertaken the following:

- Preliminary schematic design and considered a variety of construction options.
- Provided structural engineering solutions to allow the architect and services engineers to achieve their design requirements and goals.
- Actively participated in Value Engineering, Risk Management and Safety in Design Workshops with other consultants, client and stakeholders.
- Managed multiple teams of engineers and drafters to work on the design of different buildings within the site simultaneously.
- Provided detailed design documents and undertaken a variety of coordination workshops with the Architect and other consultants.
- Provided structural design certification by Registered Engineer (RPEQ).
- Undertook periodical inspections of all structural elements.
- Responded to Requests for Information (RFI), checking fabrication shop drawings, and provision of solutions to a variety of construction challenges.
- Provided structural inspection certification by Registered Engineer.

The steepness of the site provided some significant challenges, particularly with the Independent Living Units. The design required

large retaining walls to be constructed as part of the building which needed to be designed and detailed for continuous stability through all stages of construction.

Intelara made extensive use of sophisticated 2D concrete slab design software in many of the buildings. As a result, Intelara was able to utilise a "flat plate" mode of construction. This allowed concrete formwork to be provided in a very simple and cost effective manner.

For more than a decade, Intelara has demonstrated its capacity and capability to undertake projects of any size in any location and established a reputation for its integrated approach, pragmatic outcomes and focused advice.

Headquartered in Brisbane with offices in Sydney, Perth and Toowoomba, the company services a diverse range of industries from residential, commercial, industrial and retail to aged care, aviation, communications, defence, entertainment and leisure, health, insurance, institutional, land development, mixed use, place of worship, public amenity, resources, sport and transport.

**For more information contact Intelara Pty Ltd,** Level 3, Northpoint, 231 North Quay, Brisbane, QLD 4000, Managing Director Michael Lethlean, mobile 0409 493 376, phone 07 3236 1100, fax 07 3236 1155, email [info@intelara.com](mailto:info@intelara.com), website [www.intelara.com](http://www.intelara.com)

**Below** Concrete Technical Services is fully equipped and accredited to carry out a complete range of concrete testing.

**Below** East Coast Mechanical Services carried out mechanical services including air conditioning, ventilation, kitchen hoods and cold rooms.

**Below** Ashburner Francis was appointed as the Building Services Engineer on the Azure Blue Carina development.



Napier & Blakeley has been working in the Aged Care Industry for over 25 years. We have specialist Quantity Surveyors that provide a range of services specifically geared towards development, ownership and management of property in this area, including:

- Maintenance Reserve Funds
- Capital Replacement Funds
- Sinking Funds
- MRF & CRF Compliance Audits
- Property Reinstatement Cost Estimates
- Cost Planning and Project Monitoring
- Financier's Independent Certification & Reporting
- Contract Administration

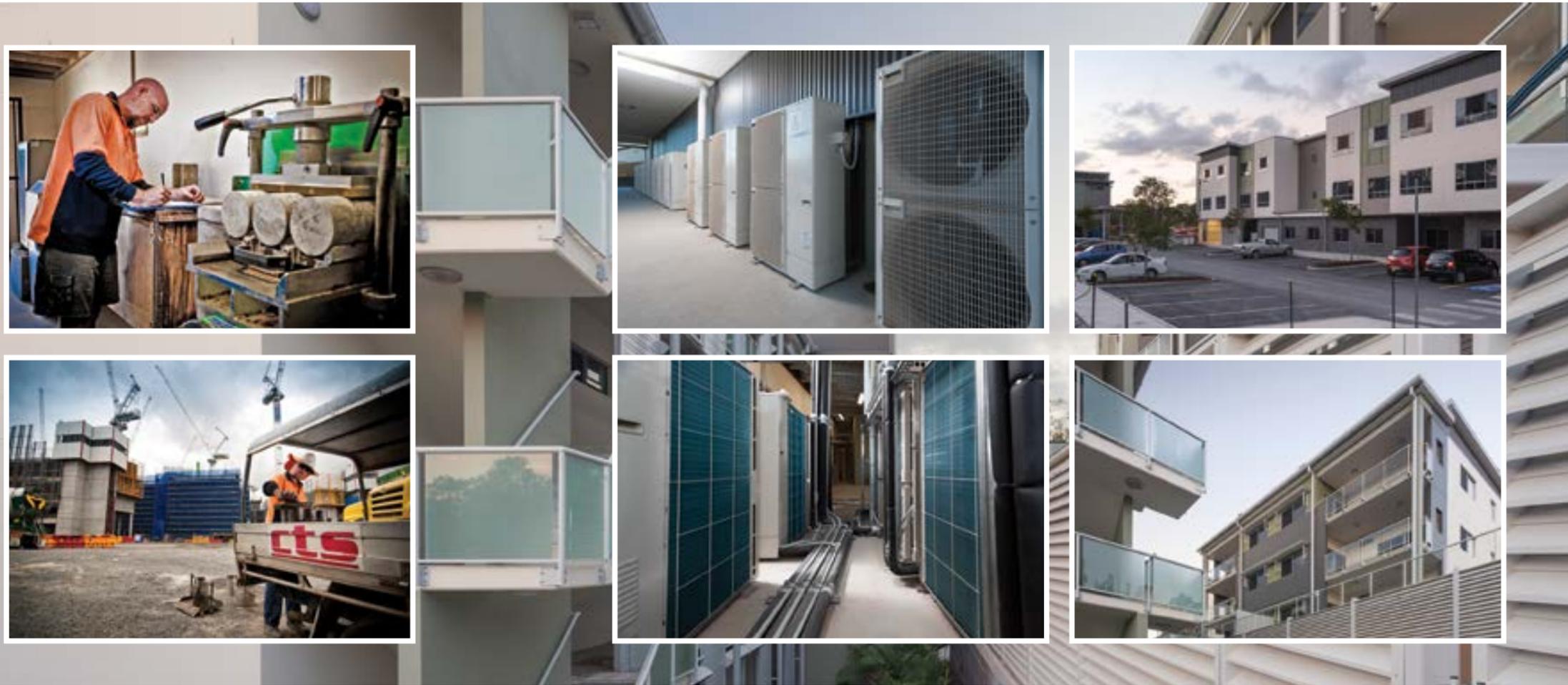


The experienced team at Napier & Blakeley provided extensive cost management services for the Azure Blue Carina project which incorporated cost planning, financial reporting, bill of quantities, contract administration and preparation of CRF/MRF budgets.

Napier & Blakeley are always happy to discuss a particular property or portfolio with you to ascertain where we might be of assistance to you with your investment.

[www.napierblakeley.com](http://www.napierblakeley.com)

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**Concrete Technical Services (CTS)** has been NATA accredited since 1990. CTS is a totally independent concrete testing laboratory and has successfully grown to become one of the largest independent concrete testing labs in Queensland. The CTS lab is centrally located in Molendinar and offers field sampling / testing as far South as North NSW, North to The Sunshine Coast, West to Toowoomba.

CTS is fully equipped and accredited to carry out a complete range of concrete testing including field sampling, slump testing, making and curing test specimens, air content of fresh concrete, shrinkage, flexural beams, full core testing and trial mixing services.

All testing is performed by highly qualified and experienced technicians and is performed in strict accordance with the relevant standards.

Just recently CTS was engaged to carry out work on the Azure Blue Carina which is an innovative and stylish retirement precinct. Other works carried out by CTS include:

- M1 Pacific Highway upgrade
- Jupiters Casino
- Robina Town Centre
- Southport Central
- Broadbeach Convention Centre
- Robina railway extension

For more information contact **Concrete Technical Services**, Unit 2/25 Expansion Street, Molendinar QLD 4214 phone 0417 706 638 or 1300 TESTING, website [www.concretetechnicalservices.com](http://www.concretetechnicalservices.com)

The professional team at **East Coast Mechanical Services** consists of highly trained engineers and air conditioning technicians, with the primary directive of meeting and exceeding client expectations, programme timeframes and quality of installation.

East Coast Mechanical Services feature three core divisions within the Air Conditioning Mechanical Services Industry:

- Air Conditioning and Mechanical Services installation
- Refurbishments / Fitout
- Maintenance & Service

Working on the Azure Blue Carina project, East Coast Mechanical Services utilised a dedicated team of around 20 to carry out mechanical services including air conditioning, ventilation, kitchen hoods and cold rooms.

The team is also working on other significant projects which include:

- Hervey Bay Hospital
- Emerald Hospital
- Rockhampton Hospital

For more information contact **East Coast Mechanical Services**, 3/263 Toombul Road, Northgate, QLD 4013, phone 07 3370 2222, website [www.ccms.net.au](http://www.ccms.net.au)

**Ashburner Francis** was appointed as the **Building Services Engineer on the Azure Blue Carina Integrated Living development in Queensland**. The team from Ashburner Francis designed the electrical, fire and mechanical services for the project. Azure Blue Carina is a luxury retirement living precinct featuring a range of high care, low care, independent and retirement living options within an integrated community setting. Ashburner Francis carried out intensive design coordination between electrical, fire, mechanical and other services and also evolved the design during the two-year construction period, in order to meet the client's changing needs during their progressive organisational changes.

Some of the innovative systems used for the project include:

- Low energy LED street and area landscape lighting
- Internet Protocol based nurse call system
- Internet Protocol video intercom system throughout
- Embedded electricity metering networks with smart metering
- Energy recovery ventilation & variable refrigerant volume air-conditioning.

Following a long-standing relationship with Blue Care, Ashburner Francis has undertaken a number of projects with them over the past 10 years.

For more information contact **Ashburner Francis**, 977 Stanley Street East, East Brisbane Qld 4169, Phone 07 3510 8888, Website [www.ashburnerfrancis.com.au](http://www.ashburnerfrancis.com.au)