

RETIREMENT LIVING COMES OF AGE

The provision of premium aged care facilities is becoming a vital aspect of the construction industry. Not only is this service integral to providing for the overall population as they age, but there is also strong demand for high-quality developments that cater to a relatively secure yet diverse population demographic.

Walton Construction was established in 1993 in response to the need for a multi faceted construction and project management company that could deliver high quality service on a number of different fronts with additional planning services and accountability. The company has, since its inception, been dedicated to the business of producing quality workmanship through dedicated operations.

Originally focused on the fit-out market, Walton Construction has expanded and grown substantially into other areas and states and now operates an

extensive construction and development portfolio with a project range in excess of \$50 Million encompassing commercial fit-out projects right through to large scale construction and project management. The company has offices in Brisbane, Sydney and Melbourne.

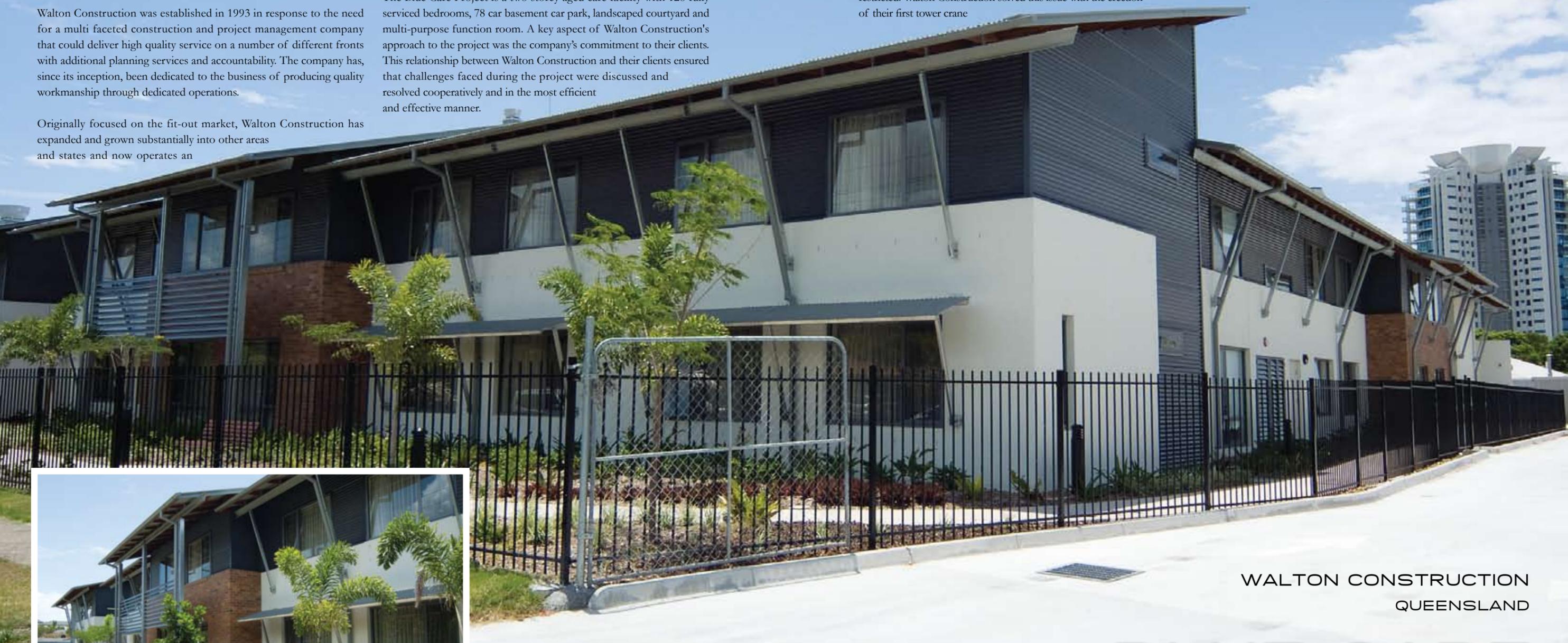
The Blue Care Aged Care facility located at Labrador in Queensland is a prime example of Walton Construction's approach to their operations and clients. The project not only highlights the well established relationship between Walton Construction and the other stakeholders, an aspect of any project that is considered by the company of primary importance, but it also illustrates the company's progressive nature in the resolution of challenges within the project context.

The Blue Care Project is a two storey aged care facility with 128 fully serviced bedrooms, 78 car basement car park, landscaped courtyard and multi-purpose function room. A key aspect of Walton Construction's approach to the project was the company's commitment to their clients. This relationship between Walton Construction and their clients ensured that challenges faced during the project were discussed and resolved cooperatively and in the most efficient and effective manner.

Initial surveys indicated the high water table and Walton Construction instigated a de-watering programme that provided the required level of de-watering without the associated noise and disruption to the surrounding residential areas. Careful monitoring and noise barrier installation ensured the success of this aspect of the operations. An additional challenge was the discovery of extensive areas of liquefied marine mud. Walton Construction engaged sheet piling to section off the affected areas and then used a chemical mix to stabilised the liquefied mud for removal off site. The alternative foundation solutions was integral to realigning the project within budget requirements and provided further cost savings for the client.

An additional complication was on site access which was limited and restricted. Walton Construction solved this issue with the erection of their first tower crane

to provide the lifting and delivery to various areas of the site. Experience gained on the Blue Care Project, and the vision to identify a future growth area of the construction industry that requires the high quality, specialised services of Walton Construction has seen the company actively pursue further opportunities in the field. Quite naturally Walton Construction are extremely proud of the work that has been undertaken on the Blue Care Project and the strong relationship that has been established with their clients.



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CREATING COMFORT FOR BLUE CARE



When Queensland Aged Care Provider, Blue Care invited Smith & Tracey Architects to assist them in the creation of a new aged care residential facility in Labrador, we leapt at the chance to show them how we value strategic alliances.

Through a collaborative approach, the completed project realises all the fundamentals of quality aged care living and operations that are comfortable and secure for the residents whilst being inviting and assessable for visitors and staff.

The result is a state of the art, 128 bed ACR presented architecturally in a 'Queenslander' residential vernacular. Large projecting eave lines, exposed framing, awnings, corrugated sheeting and shading screens are major features of the building to allow it to sit comfortably within the surrounding suburban environment. The total project – including a 75 car below ground basement carpark – has been constructed for \$20 million dollars by Walton Constructions.

Large sliding glass doors provide access to upper level terraces and balconies which flow seamlessly off Living areas doubling the footprint of accessible activity zone. Large areas of glazing to these living areas and the glazed terrace balustrading provide a transparency and lightness to the building and allows resident interaction across both levels.

All sustainable opportunities have been explored in the design with the key servicing element being the rainwater harvesting tanks and plant (situated in the basement) that provide recycled water used as flushing water to all toilets throughout the building and irrigation water to the garden beds. The primary goal of the landscape design was to create a

friendlier and greener pedestrian environment. This was achieved by increasing the open space around the facility and providing extensive 'Green' areas within and around the perimeter of the facility that are self sustaining.

A large central courtyard creates a significant resident and visitor refuge and the multi-purpose building contained within, creates a focus or 'heart' to the facility which is accessible to all.

The Smith & Tracey Interiors team have delivered an exemplary response to the brief which is both robust and modern. The neutral colour scheme and opulent palette of finishes render a subtle yet homely environment that compliments the modern context of the architecture.

Our services included providing and installing all furniture and finishing items allowing us to create a homely aesthetic to a very large facility.

The completed project is a benchmark development for Blue Care and stands as a successful reference for other Aged Care facilities.

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