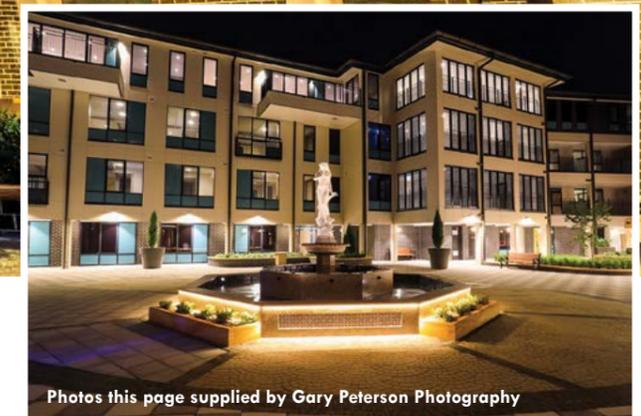




DEVELOPER : Scalabrini Village  
 MAIN CONSTRUCTION COMPANY : Hansen Yuncken  
 ARCHITECT : Bickerton Masters  
 CONSTRUCTION VALUE : \$62 million



Photos this page supplied by Gary Peterson Photography

## SPIRIT OF INNOVATION

The \$62M Scalabrini Aged Care Facility is designed to provide diverse spatial environments, therapeutic sensory experiences and promote an active village community with the aim of improving the quality of life for its residents, their families and the staff.

Now in its 100th year of operations, one of Australia's leading construction companies, Hansen Yuncken, continues to deliver world-class construction projects around Australia. Their original approach to work and reputation for outstanding quality has firmly established them at the forefront of change and innovation in the building industry.

Hansen Yuncken has a vast portfolio of over 5,000 successful projects operating in all sectors of commercial construction, including health, education, defence, residential and senior living, commercial, justice, hotel, and entertainment. Their progressive corporate culture is embodied by over 650 staff across Australia, who ensure that Hansen Yuncken continually strives for excellence in innovation, reliability and sustainability to exceed their client's needs.

Recently, Hansen Yuncken concluded works on the new Scalabrini Aged Care Facility in Drummoyne, adding another great achievement to their project portfolio. Scalabrini Village, a successful residential aged care provider, awarded the construction of the facility to Hansen

Yuncken in May 2015. This challenging development incorporated design and care principles that will support and enrich the lives of those living with dementia or a complex care need.

In this state-of-the-art village the residents are provided with a classic, Italian-style environment which features a piazza, surrounding gardens, casual eateries with alfresco-style seating, exercise common areas, retail shops and a chapel. These unique aspects provide innovative spatial areas and sensory experiences with therapeutic intent, contributing towards the important goal of improving the livelihoods of residents, families and staff.

Built over 5-levels, the village is made up of nine households, known as Casa's, each accommodating 6-18 private rooms. All bedrooms come with a private en-suite and offer striking views of the village garden and grounds, with some rooms benefiting from a balcony and magnificent views of the Parramatta River. Each household contains a fully equipped kitchen, cosy lounge and two dining rooms with generous social spaces for the residents and their visitors.

Considering the highly complex needs of the future occupants, Hansen Yuncken has successfully constructed one of Australia's most advanced, technology-enabled residential aged care facilities for people living with dementia. Specific and unique products were employed, such as Readywall formwork system for basement walls, Elsi sensor flooring, Dali lighting with circadian rhythm programming, HLS Patient lifters and Patient tracking technology. The complex also offers a specialist wellness centre with expert physiotherapists and health professionals on hand.

Hansen Yuncken's extensive project responsibilities included an 11 month ECI period, Early works Construction Management Services and main works, as well as the demolition of the Old Drummoyne Boys High School, including HAZMAT remediation and retention of existing façade elements.

Showing its creative streak at Scalabrini, Hansen Yuncken undertook community initiatives such as the "Name the Crane" competition, engaging with local primary school students to name the projects only tower crane. In addition to extensive community engagement with neighbouring properties, the Project Team also donated a sensory garden bed to one of Scalabrini's existing facilities in aid of National Dementia Awareness month.

Considering the complex work relationship between developer, owner, tenant and resident, Hansen Yuncken presented great discretion in

their digitalised approach to planning and communication. Leading the way with award winning digital HYway, Hansen Yuncken was a comfortable fit for Mary St Scalabrini; a project which celebrates innovation in dementia specific aged care.

In line with the best practices in clinical management of dementia, all stakeholders involved in the build focused on aligning the design and delivery of this project with the unique model of care developed by Scalabrini. Hansen Yuncken worked closely with Scalabrini Villages in planning, programming and delivering the facility in accordance with their defined "Key Project Success Factors."

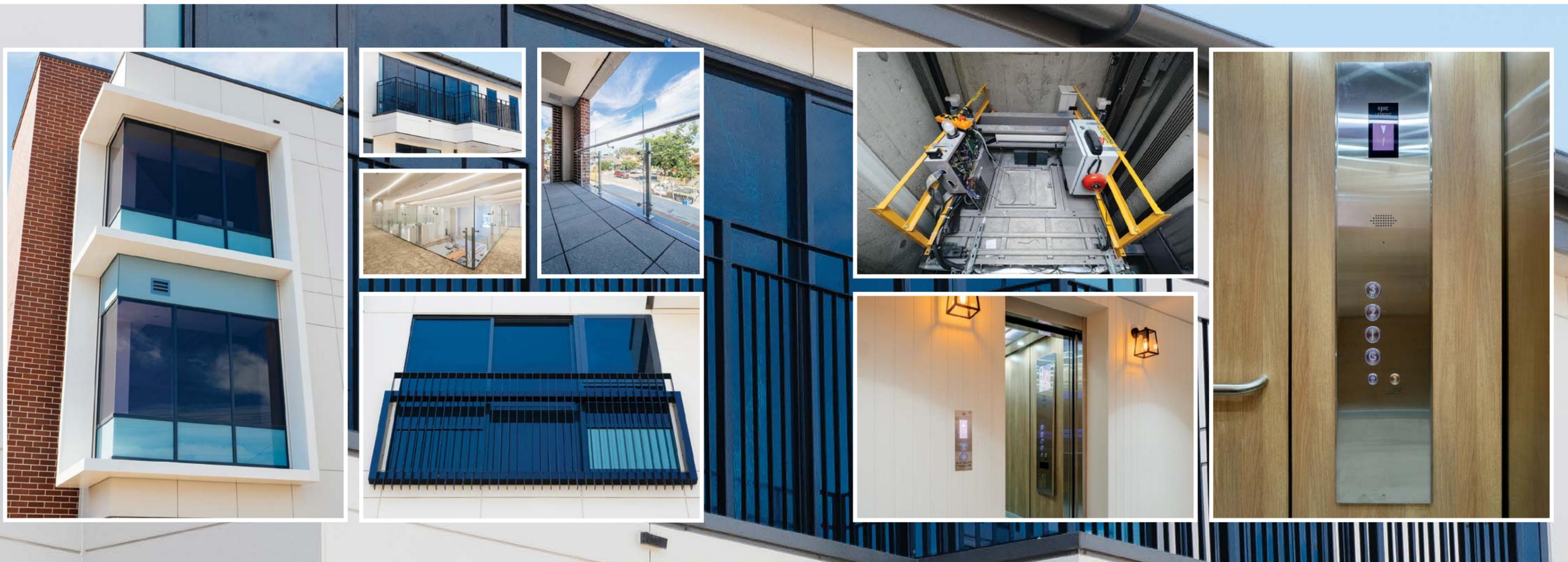
Hansen Yuncken's holistic approach to projects is also evident in other current works such as the Opal Aged Care Facility in Bankstown and Shepparton Villages in Victoria. As with Scalabrini, the projects boast exceptional finishes and environmentally conscious fixtures and fittings.

For more information contact Hansen Yuncken, Building 1, Level 3, 75-85 O'Riordan Street, Alexandria NSW 2015, phone 02 9770 7600, fax 02 9770 7601, email [sydney@hansenyuncken.com.au](mailto:sydney@hansenyuncken.com.au), website [www.hansenyuncken.com.au](http://www.hansenyuncken.com.au)

Below Benz Rite Pty Ltd provided the louvres, handrails and window surrounds for the Scalabrini Aged Care Facility.



Below Liftronic provided six passenger and goods lifts with a specialised proxy system to the Scalabrini Aged Care Facility.



Specialising in architectural metalworks, Benz Rite Pty Ltd supplied all handrails, louvres, and aluminium window surrounds to the new Scalabrini Aged Care Facility in Drummoyne. Trading for over 18 years, the company operates out of their factory in Unanderra, New South Wales.

The new Scalabrini Aged Care Facility is a state-of-the-art development specifically designed to meet the needs of patients suffering from dementia. Benz Rite Pty Ltd are renowned for their A-Grade service, their contribution to this project was of the usual superior standard. In the safe and efficient installation of design specific metalwork products, Benz Rite Pty Ltd supplied the development with the necessary fittings to provide residential comfort and safety.

The company expertise extends from steel fabrication to mandrel bending and tube rolling. The equipment at hand is vast, cutting edge and includes the capacity to install all products onsite. In nearly all instances, the company equipment is energy and waste conscious.

Working to exact building specifications for the Scalabrini Aged Care Facility with the added demand of a clientele with special needs, Benz Rite Pty Ltd handrails, louvres and aluminium window surrounds

were manufactured and installed to budget and to schedule. To be involved in the very first development of its kind is indicative of the company's trusted and high class reputation.

With experience in both public and private sectors, Benz Rite Pty Ltd's supply of metalwork products have fashioned many interesting projects such as Taylor Square Road Balustrade and Art Works.

Further experience also shows the company providing the metal for architectural balustrades of many differing specifications. Currently working on Opal, another aged care residential facility in Bankstown, the company's foray into the aged care sector is showing increasing strength.

*For more information contact Benz Rite Pty Ltd, 9 Waverley Drive, Unanderra NSW 2526, phone 02 4228 1145, email dsoccorsi@benzrite.com.au, website www.benzrite.com.au*

Established in 1985, Liftronic are the largest Australian owned and operated lift company. With over 135 employees, Liftronic have offices Australia wide. For the specialty work completed on the Scalabrini Aged Care Facility in Drummoyne, the company worked out of its head office in Matraville, New South Wales.

The facility required the installation of six new passenger and goods lifts and required the incorporation of new technology to meet the needs for a wide range of patient needs, including those with dementia. The lifts feature disabled compliant buttons such as braille and dual illumination, larger floor areas to accommodate care beds, and nurse call facilities to bring the development up another grade in care and modernisation.

Liftronic have taken their expertise to new heights with the installation of a specialised proxy system to allow dementia patients to easily operate the lifts. A wrist band is worn by the patient which is programed to allow access to their residential floor as well as allocated common area, and prevents the need to use the conventional button system.

Predominately operating in aged care and large government infrastructure projects, Liftronic has a wealth of experience catering to home owners, builders, developers, architects, consultants and property

managers. The company offer a range of products that fulfill a wide variation of needs spanning from lifts to moving walks and escalators.

Liftronic take pride in their relentless service in guardianship, with a 24 hour, 365 day contact facility offering maintenance and emergency repairs. The Liftronic Service Department spans across the eastern states in Australia and offers a range from the most basic preventative service coverage to an all inclusive Comprehensive Maintenance policy. With competitive pricing and cost effectiveness in mind, Liftronic offer an innovative approach to design requirements via its full suite of vertical transport solutions.

A brief survey of their portfolio shows Liftronic to be adaptable and diverse. With vehicle lifts to Greenknowe Apartments and Meriton, a domestic passenger lift to a Newport Residency and a unitronic observation lift to Style Homemaker Centre, there seems no mission impossible, and their contribution to the Scalabrini Aged Care Facility extends this expertise even further.

*For more information contact Liftronic, Unit 6, 153 Beauchamp Road, Matraville NSW 2036, phone 02 9666 3922, fax 02 9666 4507, website www.liftronic.com.au*