

A SECOND LEASE ON LIFE

DEVELOPER : Anglican Care
MAIN CONSTRUCTION COMPANY : Hansen Yuncken
ARCHITECT : Jackson Teece Architects
PROJECT VALUE : \$32 million

The \$32M Toronto Aged Care Facility comprises of 5-levels, 147-bed facility including lounges, communal open spaces and an internal courtyard. The lower levels include administrative services and basement car parking with the upper three floors providing high care accommodation for residents.



Anglican Care's \$32 million redevelopment of its residential aged care facility in Toronto, New South Wales, has resulted in a state-of-the-art facility that caters to a range of special care needs. Contracted to carry out the bulk area excavation and construction of the facility was Hansen Yuncken, who started on the project in early August 2014.

"The facility comprises 147 beds with the first floor catering for dementia patients and the second and third floors providing high care services. Each floor features a number of opened balconies capturing views of the mountain ranges to the west and beautiful Lake Macquarie to the East," explains Hansen Yuncken Project Manager Patrick Barry. The remaining levels of the building includes two administrative levels and basement car parking.

Located close to Lake Macquarie, Toronto Private Hospital, retail and other community amenities, the Toronto facility has been designed and built to offer an environment that focuses on wellbeing and happiness. This includes opportunities for social interaction and spending time outdoors in the facility's internal courtyard.

"The facility also has a fully functioning back-of-house commercial kitchen and laundry, and a café downstairs." Residents have access to a number of communal facilities, such as sitting and dining rooms, lounge and activity areas. Many of these areas have extensive views of Lake Macquarie or the mountains, including from a number of communal balconies.

At the peak of the project around 220 Hansen Yuncken personnel were involved in the development and Patrick adds that the construction of the facility was not an easy task. "During the excavation phase, ground conditions were found to be more unstable than anticipated which required us to re-think our construction methodology," he says. "We took 150m of the sewer and diverted it around the site to a depth of about 8.5m at its deepest point."

Following the completion of works in June, Patrick says the resulting facility will be impressive. "The level of finish is more likened to a high end motel rather than an aged care facility, I believe the Toronto Aged Care Facility will really raise the benchmark for providers in the Newcastle and Hunter area" he adds.

The Toronto residential aged care facility is just one of many significant projects undertaken by Hansen Yuncken within the commercial and senior living sector.

The company's commitment to excellence, which puts the needs of its clients at the core of its business decisions, ensures Hansen Yuncken continues to be in demand for significant construction projects. Hansen Yuncken carries out a plethora of major projects across various sectors including commercial, community, health, defence, education, hotel and entertainment and more.

With projects being undertaken across eastern Australia, Hansen Yuncken, which is celebrating 100 years in the industry, has offices in Victoria, New South Wales, Queensland, Tasmania and South Australia. In the Newcastle area alone, Hansen Yuncken is working on the \$95 million University of Newcastle NeW Space education precinct development and the Newcastle Private Hospital redevelopment, valued up to \$26 million.

Citing innovation as one of its distinguishing qualities, Hansen Yuncken fosters a forward-thinking culture which encourages

initiative and project creativity among its staff, resulting in smarter solutions across design, construction and environmental sustainability. The company also prides itself on being honest and accountable in all business dealings, valuing strong and productive relationships, and views these relationships as central to its project success.

Recognising the risks when it comes to the delivery of major projects, the company's dedication to quality delivery of sustainable outcomes, means a project is in safe hands, including guidance, advice and options. This is drawn from Hansen Yuncken's extensive experience and commitment to industry leading practices.

It is these values and innovation that ensures Hansen Yuncken continues to be uniquely placed as one of Australia's leading construction companies, and will no doubt continue to be for the next 100 years.

For more information contact Hansen Yuncken, 50 Honeysuckle Drive, Newcastle NSW 2300, phone 02 4908 6300, fax 02 4908 6301, email newcastle@hansenyuncken.com.au, website www.hansenyuncken.com.au

Below Coffey Geotechnics undertook the site investigation and provided geotechnical guidance for the facility.

Below Engineering Fabricators Newcastle provided steel fabrication advice and services to the Toronto Aged Care Facility project.



For international technical services company Coffey, trust is the cornerstone of all its projects. This is achieved through its expertise, global experience, commitment to innovation and collaborating with project partners. Demonstrated by Coffey as it undertook geotechnical site investigation and design and ground model development for Toronto Aged Care facility, Coffey's Stephen Board says the project's success was largely due to the close working relationship between Hansen Yuncken, project manager APP, structural engineer Northrop and Coffey.

"We pride ourselves on developing close working relationships with our clients and project partners to develop the best for client outcomes," explains Stephen. "Coffey offered out of the box solutions to several temporary works requirements that otherwise would have increased the construction cost and time."

Providing geotechnical design guidance and parameters for foundation design, working alongside Stephen on the project was Coffey's Sasi Sasiharan and Iain Turner.

"We provided construction phase verification works and recommendations. This included temporary batter stability assessments during deep excavations and temporary works designs such as working

platforms for piling rigs and cranes, and shoring design," Stephen adds. "We also provided design advice for soil nail wall stabilisation for rock cuttings into the extremely weathered rock materials at the eastern and southern boundaries."

The work required the company to carry out detailed subsurface investigation works in the form of borehole drilling. The use of engineering geological observation reduced the need for temporary shoring during deep excavation works, while the detailed stability analysis of slopes evaluated the appropriateness of the retaining works.

"This assessed the suitability of soil nails versus conventional concrete retaining walls. The soil nail wall solution reduced a considerable amount of construction time and cost," says Stephen.

Coffey is also working on the NeW Space Building for the University of Newcastle (CBD campus), Wickham Interchange, New Air Combat Capability (NACC R8000) and Williamstown Stage 2.

For more information contact Coffey, 19 Warabrook Boulevard, Warabrook NSW 2304, phone 02 4016 2300, fax 02 4016 2380, website www.coffey.com

The strong relationship that Engineering Fabricators Newcastle have with Hansen Yuncken was strengthened even more after the completion of the Toronto Aged Care Facility project.

"It is important that you have a good relationship with the Principal Contractor and for us, working with Hansen Yuncken was already a formidable partnership, but made stronger with the job in Toronto. For Engineering Fabricators Newcastle, we have the ability to think outside the square, have a can-do attitude and deliver on time and within budget," stated Andrew Dewar from Engineering Fabricators Newcastle.

Engineering Fabricators Newcastle are a relatively young company, having only been in operation for five years, but the management team and staff have strong knowledge and experience when it comes to design, fabrication and installation of structural steel. At present, 25 dedicated staff are employed with the Newcastle firm.

Fifteen staff worked on the Toronto Aged Care Facility project where they provided the fabrication and installation of the structural and architectural steelwork.

Due to the complex shape of the building and the interface between as built concrete and structural steel, Engineering Fabricators Newcastle had to undertake detailed planning and consideration with their works, but succeeded with what they set out to achieve.

A full range of steel detailing services in structural and miscellaneous steel and precast concrete is offered and by using TEKLA 3D technology, they are able to provide detailed drawings for all parts along with 3D sketches.

Working closely with structural engineers and architects, Engineering Fabricators Newcastle will help bring any construction project in on time and on budget – with no compromise in quality.

Engineering Fabricators Newcastle have a number of projects on the go in the Hunter region, which include University of Newcastle - ATC Building; University of Newcastle – New Space Project; Newcastle Private Hospital.

For more information contact Engineering Fabricators Newcastle, 56 Forbes Street, Carrington NSW 2294, phone 02 4023 4578, website www.efnewcastle.com.au

Below Frontline Aluminium provided the windows, doors and glass façade for Toronto Aged Care Facility.

Below Godbee Electrical provided electrical services and cabling assistance to the Toronto Aged Care Facility.



Undertaking projects ranging from architecturally-designed homes to multi-level apartment buildings, commercial and industrial buildings, Frontline Aluminium was a natural choice as the contractor for the Toronto Aged Care Facility project.

Frontline Aluminium supplied and installed all the windows and doors for the project, and the glazed façade for the facility's café/foyer. The works saw the company manufacture all the windows and doors as well as install all the products.

Frontline Aluminium had a small team of four to six installers on site under the supervision of its Project Supervisor, with Frontline Aluminium's specialised team of fabricators manufacturing all the window and door products in its Beresfield factory.

"The project had quite diverse installation requirements and required the use of many different window suites including awning and sliding windows, hinged and sliding doors – including automatic doors, and louvre windows," explains Frontline Aluminium's Steve Davies.

"The louvre windows incorporated the Breezway proprietary Stronghold System as well as utilising power louvres for some openings.

"The café/foyer area required special attention to enable the glazing to meet the Building Code of Australia Section J thermal design requirements," Steve adds.

"As an Architectural Window Systems (AWS) licensed fabricator we utilised AWS' Thermal Heart system of thermally broken window suites, in combination with insulating glass units (double glazing) to meet the stringent requirements for such a large area of glazing.

"Frontline Aluminium was proud to consult with the architect and the Hansen Yuncken project team to refine the window design for the project and to facilitate a functional and aesthetic outcome for the fenestration."

The company's next major project is the Edition Apartment building in the heart of the Honeysuckle Urban renewal area of Newcastle.

For more information contact Frontline Aluminium, 10 Arunga Drive, Beresfield NSW 2322, phone 02 4964 1977, email sd@frontlinealuminium.com.au

Established in 1974, Godbee Electrical are leaders in their field in Newcastle, Lake Macquarie and the Hunter Valley. Providing electrical services to the Commercial and Industrial sectors, their aim is to deliver excellent workmanship paired with quality service to their loyal customers. With over 40 years in business, Godbee Electrical's customer base of reputable and national clientele is a testament to their ability to meet their specific needs.

Godbee's services include General Electrical, Data Communications, MATV, Audio Visual, Security and CCTV Systems. A major part of their business is Commercial Construction. Spanning nearly four decades, the business has been involved in many award winning projects predominantly through their association with MBA registered builders.

They have also twice been awarded the Newcastle MBA Subcontractor of the Year, winning the award in 2013 and 2015. This comes down to their project management systems, quality of workmanship and strong forged relationships with quality builders. Their wealth of experience has seen them involved in projects which have included hospitals, hotels, motels, clubs, retail shops and aged care facilities.

On the Toronto Aged Care Facility project, Godbee Electrical worked closely with the Principal Contractor, Hansen Yuncken with their general electrical needs along with data cabling, MATV and Foxtel systems and they also managed the subcontract works which included security CCTV, nurse call and fire detection systems.

They were recently involved with works as part of the expansion of Newcastle Airport with a number of other projects in the mix.

Godbee Electrical is committed to providing a safe workplace through implementation of management systems to comply with WorkCover requirements. The Newcastle-based company believe that no job is too important that it cannot be done safely. Safety has become a major part of the electrical industry and Godbee Electricals are leaders in promoting safe practices into every task they undertake.



For more information contact Godbee Electrical, 25 Moate Street, Georgetown NSW 2298, phone 02 4967 5277, email info@godbee.com.au, website www.godbee.com.au

Below de Witt Consulting provided surveying and town planning services for Toronto Aged Care Facility.

NORTH COAST COMMERCIAL DOORS

Below North Coast Commercial Doors provided all the frames and doors for the Toronto Aged Care Facility.

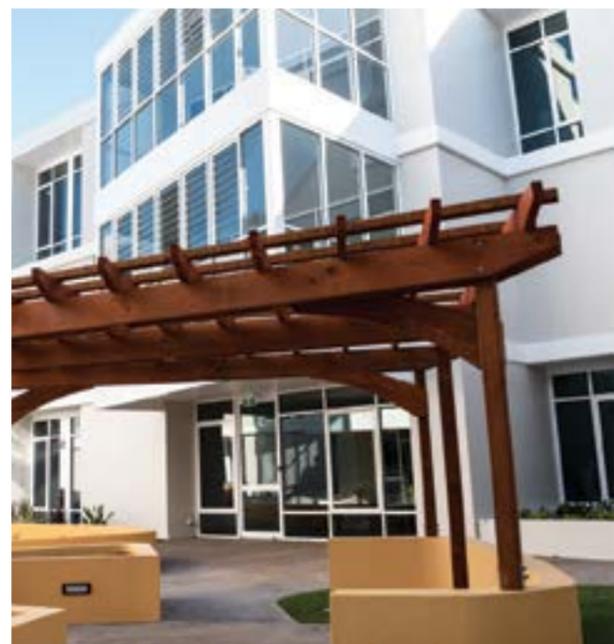


de Witt Consulting is a multi-disciplinary consulting firm who were engaged by Anglican Care and Jackson Teece Architects for the Toronto Aged Care Facility to provide high quality surveying and town planning services.

From inception, de Witt Consulting completed detailed surveys of existing site conditions through to provision of in-depth understanding of planning policies and guidelines whilst working within tight timeframes. This included an objection to a development standard for an additional 5m, which was prepared to assist with reduced approval times. The firm also had to consider specialist reports including acoustic, social, visual, bushfire, traffic, arborist and access to provide a high quality final product for their client.

de Witt Consulting prepared various detail surveys for detailed design including site generally, road and access, services and profiling and restructuring of easements on titles. To streamline titling and reduce costs these items were addressed within the stage one plan of consolidation to consolidate numerous parcels into one title as required by the consent conditions.

For more information contact de Witt Consulting, phone 02 4942 5441, email admin@devittconsulting.com.au



Established in 2002, North Coast Commercial Doors was created to service the north coast of New South Wales, supplying doors for commercial facilities. Installers were soon coming across jobs where doors were required to meet special specifications. North Coast Commercial Doors slowly built up its machinery to assist in the manufacture of doors to these requirements.

“Our Biesse Rover B overhead router allows us to produce all doors to size, router numerous designs and cut vision panels, grilles and door seals into the face and edges of the door,” says Director Barry Drewitt.

“We have two door presses – one to suit 3,000mm long doors and the other to assist in the volume of doors. This is a six daylight heated press, which allows North Coast Commercial Doors to press six doors every 20 minutes.”

Working on the Toronto Aged Care residential development, the company supplied all steel frames, doors and installation on the project, which had many different designs and sizes. Barry says the project required the doors to have PVC routed into the faces and edges of the door.

“We were able to router the required depth into the face and edges of the doors then contact. All door hardware was cut in and around the PVC facings,” he said.

All bedroom doors were 2,350 x 1,170 x 40mm Solid Core doors, while the facility also had a mix of semi-solid (polystyrene core) doors, fire doors and solid core doors.

“The final product has opened our eyes to another range of door designs,” Barry adds.

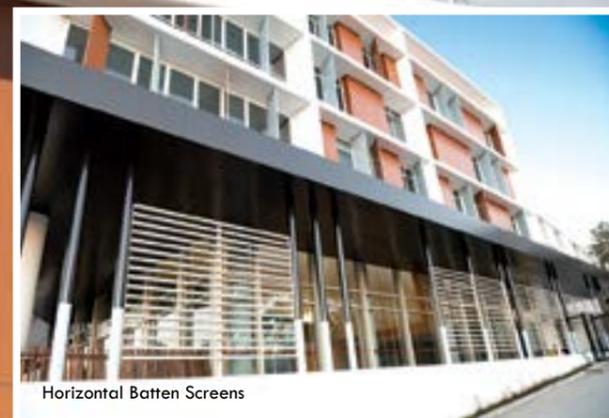
Projects for the company include Tamworth Hospital Stages 1 and 2, Coffs Harbour Court House, Walgett Police Station and Liverpool Police Station. Other projects are Strathearn Village in Scone, West Tamworth Leagues, Evermore Retirement Village in Forster, Nelson Bay Woolworths and Lisarow Woolworths.

For more information contact North Coast Commercial Doors, 10 Production Drive, Wauchope NSW 2446, phone 02 6585 3332, fax 02 6585 3302, email info@ncdoors.com.au, website www.ncdoors.com.au

Below Richard Jay provided industrial washers and a dryer for Toronto Aged Care Facility.



Below Acculine Architectural Systems provided the louvres, screens and handrails to Toronto Aged Care Facility.



When it comes to facilities such as the new 147-bed Toronto Aged Care Facility, ensuring the smooth day-to-day running of the site is obviously essential. This includes the things that happen behind the scenes of a busy aged care facility – the huge amount of laundry that requires washing and drying being one of them.

This is where commercial industrial laundry machinery specialist Richard Jay comes in. The company won the tender to supply and install laundry machinery for the new aged care home.

Established in 1969, the company, which employs 48 staff, is Australia's only nationally-represented importer and supplier of commercial and industrial laundry solutions.

"We offer Australia's largest range of laundry equipment for commercial applications and are the only national company in this field," says Richard Jay's Marketing Manager Libby Baldwin.

Richard Jay supplied two 35kg Electrolux washers and a 28kg Electrolux washer as well as two 60kg gas dryers and a 37kg gas dryer, also from Electrolux.

Libby explains that they were successful with the tender because of the Electrolux Professional washers and dryers machinery technology.

"The machines were chosen for the technology behind the Electrolux range, for example, Auto savings which weighs and adjusts the load to provide the most efficient washing cycle, every time," says Libby. "The equipment also complies with Australian laundry standards AS4146 2000, which was a requirement."

With offices in Sydney, Melbourne, Brisbane, Adelaide and Perth, Richard Jay is often favoured by national companies such as Anglican Care due to the company's national representation.

"National companies that we supply know they will receive important support for back up machine service and maintenance across Australia," Libby adds. Richard Jay is currently supplying industrial laundry products for a number of projects in the aged care and hospitality industries.

For more information contact Richard Jay Pty Ltd, phone 1300 RICHARD (742 427), fax 1300 668 515, email care@richardjay.com.au, website www.richardjay.com.au

For over 40 years, Acculine Architectural Systems has been offering turnkey packages for both external screening and internal door and wall protection to the construction industry, nationally.

The team at Acculine was proud to offer a turnkey package to Hansen Yunken by supplying and installing eye-catching louvres, vertical Grange sunscreens and horizontal Taunton batten screens, as well as internal door and door frame protection and handrails on the Toronto Aged Care Facility. The finished product is a tribute to the in-depth design that went on behind the scenes.

Acculine's Electro Subtle Blue and Copper Pearl Grange fins adorning the window openings were individually located with exemplary precision. The various angles of the fins counter the sun's glare.

The plant on the rooftop and fire stairs was screened by Acculine's Diamond Series swaged grating, shielding it from view. Its robust design is able to withstand high wind loads of the coastal location and span greater distances than any other product. Acculine also helped the builder cut costs by spanning a greater distance between supports, enabling them to eliminate additional steel structure.

Acculine's Interior team supplied and installed custom-made door frame protectors, rigid vinyl rebated door panels, Victorian Ash Handrails and polycarbonate corner guards. Having an involvement in both the interior and exterior of the project means Acculine has the opportunity to protect it with its products, ensuring it remains in great condition for years to come.

- Acculine is currently working on:
- Bendigo Hospital, Lend Lease – VIC's largest Regional Hospital
 - Ravenhall Prison, John Holland – VIC's largest construction project
 - Macquarie Park Village, Parkview Constructions

Acculine's Research and Development team is relentless in pushing boundaries to maintain the company's position as industry leaders. Look out for Acculine's new systems to be launched during 2016.

For more information contact Acculine Architectural Systems Pty Ltd, Head Office 135-139 Northcorp Boulevard, Broadmeadows VIC 3047, phone 03 9334 5911, fax 03 9359 5008, email the Business Development Team, Ian Williams ian@acculine.com.au, website www.acculine.com.au