

# COMMUNITY OF CARE

The \$1 billion AVEO Springfield, offers fully-integrated care within a tailor made senior community. The project features a variety of living options including 2,500 new independent and medium care living units, dementia-friendly aged care and respite facilities, a boutique child care centre and a world-class wellness facility.

**Aveo Springfield, is a master planned community situated in Springfield Central, Queensland and located less than 25km from Brisbane city centre.**

The ambitious and far-reaching enterprise comprises multiple stages of construction extending over 20 years, including 2,500 dwellings with a mix of apartments, assisted living, and aged care facilities.

Stage 1 was completed ahead of schedule one year after, Premier Anastacia Pallaszczuc turned the first sod of soil.

The conceptually advanced design of Aveo Springfield offers fully integrated care within an age friendly retirement community. Different types of living options within the one retirement community offer a post-traditional opportunity for aged people to benefit from connected living within an extended and supportive neighbourhood.

“This community’s location together with our onsite amenities truly demonstrates Aveo’s commitment to grow with older Australians by ensuring good health, providing greater living choices and giving a peace of mind not only to our residents but the wider community,” said Geoff Grady, Aveo Group’s Chief Executive Officer.

Policy goals based on current research about ageing have motivated Aveo Springfield to plan around international guidelines of ‘ageing in place’, ‘active ageing’ and ‘productive ageing’ to bring about a future looking retirement community combining a variety of living options, including independent and medium care living units, dementia-friendly aged care and respite facilities, and a wealth of additional resources such as a child care centre and a purpose built wellness facility.

Aveo Springfield has an available network of health and aged care services at its doorstep. The planned community of Springfield incorporates a pooling of facilities and resources and includes the expansion of Springfield’s Health City that has been integral

from the suburb’s inception in 2006. Aveo Springfield’s inter-generational retirement village with its cross-section of age groups is located within Springfield’s 52ha Health City and is adjacent to the Mater Private Hospital, for additional levels of care.

Stage 1 consists of 66 units for independent residential living and took 46 weeks to build. Design considerations include soft and hard landscape producing a construction that is easy on the eye and comfortable to live in as residents move through the stages of ageing. Aveo Springfield allows for mobility throughout retirement from active lifestyle to assisted care.

The ground floor of the building places emphasis on the Aveo Springfield ethos of connectedness and a sense of community with a communal lounge, hairdresser, and café area.

An ambience of wellbeing is enhanced by the extensive public pathways, ponds and landscaped features that allow residents to enjoy the lush green surroundings. The shared interior spaces are subdued and refined with soft furnishings, moderated lighting, and wide open vistas through generous use of glass and, on higher levels, individual units have substantial balconies with room for patio settings.

Aveo Group has been managing retirement facilities in Australia for over 25 years and now operates over 90 senior living communities. Aveo’s ‘Live Well’ philosophy

is brought to bear at Springfield. Alongside an in depth and experienced knowledge of the needs of ageing residents, Aveo Group brings decades of development experience to the design table.

As service providers and developers, a balance is achieved between lifestyle and cost effectiveness. Issues of resident’s mobility, the need for activity throughout the ageing process, and the importance of community to spiritual wellbeing, faith, art and nature are dealt with alongside meeting construction requirements and building regulations.

The Aveo Springfield model is designed to address ease of access. Features include stress-free navigation from street level to building entrances, comfort of movement through internal doorways and corridors as a primary design element, continuous hand rails on stairs over a metre, hobless shower recesses and a spatial design that ensures safety of residents.

Cost effective measures include reinforced walls around toilets and baths so that installation of grab rails at later stages of life are not a major undertaking.

**For more information contact Aveo Group,** Level 1, 76 Skyring Terrace, Newstead QLD 4006, phone 13 28 36, website [www.aveo.com.au](http://www.aveo.com.au)



DEVELOPER : Aveo Group  
 MAIN CONSTRUCTION COMPANY : Hutchinson Builders  
 ARCHITECT : Marchese & Partners  
 CONSTRUCTION VALUE : (Stage 1) \$24 million  
 Projected to be \$1 billion on completion of the masterplanned community



## ADCON FORMING NEW FOUNDATIONS

Since conception, Adcon Group of Companies, which commenced in the South-East Queensland Market, has forged a reputation for delivering large multi-level high density residential and commercial structures on time and budget, for its repeat builder clientele. With this success Adcon has now commenced works in the New South Wales and Victorian Markets, with offices and yards in all three states.

Adcon's approach to the Aveo Springfield project was no different, after its first meeting with the Hutchinson Builders team lead by Sean Lees, it was understood that the fastest program possible was the aim. Adcon immediately committed to achieving the accelerated program as it focuses on working with its clients to achieve their target programs. Adcon together with Hutchinson Builders delivered the project's structure in 10 weeks, some 8 weeks faster than the original already tight program.

From project conception Adcon Group of Companies' design manager, construction manager, programmers and draftsmen work together to provide a complete structure proposal which includes;

- Preliminary Designs
- Formwork System Proposals
- Screen and Jump Form Proposals
- Staging Plans
- Adcon's Structure Programmes (taking into consideration pour sizes, complexity of works and durations)

The intention of this approach is to reduce the structure program, without compromising quality and safety, whilst utilising the latest internally developed and manufactured formwork and structure systems.

"Based on the building's layout, Adcon's construction and design team determined the

Flex Slab System would be the most effective formwork system for the project. This system has 48% less components than the traditional formwork frame system which provides significantly less crane time which was critical to achieving the 10 week structure programme. For the columns we used Adcon wall system which due to its design strength requires minimal propping and a reduced of number tie bolts, which in turn provides a superior finish."

Whilst Adcon Group used the Flex System for the Aveo Springfield project our business has an extensive range of structure systems to deliver any project;

- Doka Slab/Wall Systems
- Ulma Slab/Wall Systems
- Airodeck
- Meva Slab/Wall Systems
- Hydraulic Self-Climbing Screens
- Steel Shutter Systems
- Hydraulic Horizontal Slip Forms
- Self-Climbing Complete Structure Slip Forms
- Top Down Formwork Systems
- Hydraulic Vertical Slip Forms
- Hydraulic Self-Climbing Jump Forms
- Adcon Jump Formwork
- Capping Beam Retention Supports
- Metal Wet Area Setdowns
- Vertical Systems
- Table Form
- Prefabricated Stairs and Handrails
- Metal Fabrication/Paint Facilities
- Formwork Hoists
- Access Equipment
- Mobile Vertical Lift Equipment
- Crane Sale/Hire

During the design phase, Adcon's engineering team completed a RPEQ engineering analysis on the qualifications on loads, reactions and the like on all proposed elements, whilst working with their construction department, programmers and safety manager. For complex

and specialised project solutions Adcon's design team, will then finalise shop drawings for their manufacture department to fabricate the project specific solution for access and edge protection screens, jump form, cantilever or spanning formwork systems or high strutting table forms/systems to the specific requirements/constraints of their clients. This matches with all relevant staging plans and proposed construction methodologies, which are taken into consideration when developing the structure programme.

As part of the design process and with the utilisation of the variety of our formwork systems, Adcon's focus is to increase the efficiencies by proposing the right formwork system for each specific task we will work with your company to maximise project productivity whilst maintaining quality and safety.

Adcon's management team has extensive structure delivery experience both nationally and internationally, delivering world class facilities such as hospitals, stadiums, highrise hotels, residential and commercial buildings as well as rail, infrastructure, and underground works. Adcon allocates their site teams based on proven and measured previous project performance to deliver our proposed construction programme.

"Hutchinson Builders and Aveo are important clients to Adcon. We greatly enjoyed being part of this project. From this project Adcon went on to secure a number of further contracts with Hutchinson Builders and formed a great working relationship with Project Manager, Sean Lees and his team, and look forward to working together on future projects."

**For more information contact Adcon,** Level 1, 33 Longland Street, Newstead QLD 4006, phone 07 3118 1717, fax 07 3340 5119, website [www.adcongroup.com.au](http://www.adcongroup.com.au)



## CLASSIC LUXURY

Technistone gave Aveo Springfield a professional, high-end finish to its interiors, matching smooth, durable, state-of-the-art surfaces with Aveo Springfield's philosophy of providing comfortable living options to retirees and those requiring assisted living.

Technistone worked for four months on Stage 1 of the Aveo project with the builder and Aveo team, to create a contemporary look for Aveo Springfield's interiors. They supplied reconstituted stone for the apartments amenities, communal areas and cafés. "The unique feature at Aveo Springfield was the spaciousness of each unit. It is certainly luxury living with each apartment – a pretty decent size," says Technistone's, Jay McMillan.



Technistone uses advanced technology to produce high quality quartz surfaces. This luxurious European stone is a non-porous material made from four high quality raw materials; resin, filler, grits and pigments to produce a smooth resistant finish.

"We have been in the business of manufacturing an advanced compressed stone product for many years," says Jay. "Technistone has a background in masonry. This enables us to optimise large jobs like Aveo Springfield, saving our customers on materials and consequently reducing budgets."

Working with Technistone's products, North Coast Stone who have been in the fabrication business for 10 years, was responsible for the offsite manufacture and the installation of bench tops for the vanity units, bars, cafés and reception areas.

Technistone is a national company distributing to the east and west coast of Australia, with a depot on the Sunshine Coast and Cairns. With a network of distributors in over 75 countries, it is not surprising that Aveo Springfield would place Technistone benches in its commercial and domestic kitchens. "We were pleased to move with the Aveo Springfield build, from Stage 1 onto Stage 2," says Jay.

*For more information contact Technistone, 20 Hi-tech Drive, Kunda Park QLD 4556, phone 07 5476 7636, website [www.technistone.com](http://www.technistone.com)*



## THE TICK OF APPROVAL

The scope and vision of the Aveo Springfield retirement village is extensive involving a network of relationships amongst planners, architects, builders and certifiers over a period of years as the construction proceeds. Building Certification Group, offered consultation from concept to completion and they have been involved at Aveo since the beginning of construction in 2016.

One of the unique aspects of this project is the integrated nature of the different types of living environs and the way the design brings together services and facilities for the various groups of residents from retirees looking for an active lifestyle to dementia care occupants. This means that building classifications change throughout the plan and that certification has to be particular to each class of building, explains Rodney Retell, Building Certification Group. The Class 9c buildings that are specifically built for aged care have a higher level of fire protection compliance, for example.

The interconnectedness of buildings and lifestyle options is achieved through walkways, gardens, ponds and thoughtful landscaping. Whole families are catered for at Aveo Springfield with resources for visiting grandchildren, a wellness centre and a range of medical, beauty and therapeutic amenities.

Professionalism in building certification comes down to customised service, integrity in practice and, in the case of Building Certification Group, the benefits of being a medium sized company. This means the

process of certification is streamlined for clients by a well established system while remaining manageable and personalised.

Building Certification Group has worked on over 40,000 projects and grown with Queensland through its expansion in residential and commercial development. Rodney Retell recounts, "building certification in Queensland was privatised in 2001 and we've been around since the beginning. We offer the expertise of nine highly experienced certifiers, with experience ranging from 10 and 25 years. Some of our certifiers were working for council prior to privatisation."



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