

# MOVING ON UP

DEVELOPER : TLC Healthcare  
MAIN CONSTRUCTION COMPANY : Kane Constructions  
ARCHITECT : Baldasso Cortese  
STRUCTURAL ENGINEER : Mordue Engineering  
CONSTRUCTION VALUE : \$33 million

Photo by Kane Jarrod Photography



Located in the heart of Fitzroy North, Clifton Views is Melbourne's first high rise residential aged care home. This welcoming facility is specifically designed to promote a sense of style, sophistication and urban living.

**Clifton Views is Melbourne's first high rise residential aged care home.** The 10-storey building comprises 123 high end aged care rooms with built in wardrobes, wall mounted televisions, height adjustable beds and ensuite bathrooms. Each room is fitted with emergency call buttons to ensure round-the-clock assistance. Resident's safety is assured with a modern security system on each floor.

Providing a lifestyle that is supportive of residents care requirements, while promoting independence and dignity is a priority at Clifton Views. A range of dining options are available, including a private dining room, ground floor café, and outdoor terraces on Levels 1, 2 and 8 allowing easy access to sun drenched seating areas with spectacular views of the city.

Clifton Views has set a new benchmark for aged care facilities, promoting healthy living with the provision of places for physical activities and social interaction including areas for gardening, outdoor entertainment, a state-of-the-art gym, hair and beauty salon, virtual reality cinema and café.

Located on the fringe of Melbourne's CBD, Fitzroy North showcases TLC's innovative approach to modern residential aged care. A development in a densely populated area helps to accommodate the ageing population, providing easy access to established services, like restaurants, shops and public transport, allowing residents to be actively engaged in the local community.

The \$33 million Clifton Views project was awarded to Kane Constructions in November 2016 under a Design and Construct contract. Clifton Views is constructed of precast concrete panel walls and post tensioned slabs with aluminium louvres and a glazed curtain wall on the upper two levels.

Excavation of the 920m<sup>2</sup> site started in February 2017. Construction progressed in stages while the design was finalised. Up to 120 tradesmen were based onsite during peak periods and the project reached practical completion in August 2018.

From levels three to seven the façade comprises vertical blades set at staggered

angles to control the distribution of natural light and heat. Kane Constructions' design managers changed the clay blades to a textured matt finish powder coated aluminum, contributing to a quicker build and cost savings for the client.

"We are thrilled to have built one of Melbourne's first vertical aged care facilities. Our early involvement in the design working together with architects Baldasso Cortese and our client TLC Healthcare resulted in a state-of-the-art design for this type of facility which provided value for money back to our client. We are very proud with the high end finish of the build and our clients overall satisfaction with their new home," said Project Manager, Ben Barrett.

Kane Constructions' first project for TLC Healthcare has been highly successful. The high density design of Clifton Views has won international praise and an award for 'The Most Innovative Aged Care Housing Design Globally' at the Over 50's Global Housing Awards.

Commencing operations in Melbourne in 1973, Kane Constructions' annual turnover now exceeds \$800 million. With over 450 full time employees, Kane Constructions has offices in Melbourne, Sydney, Brisbane and Canberra.

Backed by nearly 50 years of experience, the company has grown to provide services in sectors including commercial, residential, health, community, education, aged care and defence.

Kane Constructions are also involved in detailed heritage restoration work and have a large presence in Geelong, Victoria. The company have delivered multi-award winning projects nationally with projects including the Geelong Library and the Heritage Centre which won Kane Constructions the 2016 Master Builders Australia National Commercial Master Builder of the Year Award.

*For more information contact Kane Constructions, 658 Church Street, Richmond VIC 3121, phone 03 8420 1200, email viccontact@kane.com.au, website www.kane.com.au*

**Below** Sayfa Group provide innovative modular height safety and fall protection solutions, some of which were implemented at Clifton Views.

**Sayfa Group specialises in the design, manufacture and supply of access and fall protection systems for a diverse range of commercial projects throughout Australia and New Zealand.**

Sayfa Group were engaged to design and document systems for safe access to the roof and façade at Clifton Views, as well as fall protection equipment. The project required systems that would work with the existing structure using products to suit the unique situation.

Quantum Access, a Sayfa Accredited Installer, were contracted to install Sayfa's access and fall protection systems. "As the building was surrounded by glass curtain walls and a lightweight louvre system, designing a system that would not be obtrusive nor damage the façade was a challenge," said Project Team Leader, Adrian McAlpin, who coordinated the design process. "The systems we employed had to be easy to use and allow freedom of movement for the workers, as well as have the ability to handle multiple users at one time."

Rick Voss, Projects Coordinator sums up the experience of the installation and construction phases. "We trialled two new products at Clifton Views. We installed a stationary davit system over the glass balustrades and a rolling davit system on the roof top. Both systems allowed safe access for workers."

Australian owned Sayfa Group has been working across Australia since 2002, and has acquired years of experience supporting building maintenance safety in compliance with the Work Health and Safety Act and relevant industry standards. Sayfa Group provides design and consultation services to assist installers, building designers and businesses in order to fit safe and functional access equipment with standard products and individually designed components.

With a combined staff of over 70, and marketing leading productivity due to their lean processing, Sayfa Group manufactures their proprietary products and systems at their new facility in Boronia, Victoria. Sayfa Group supply easy to fit and cost effective modular access and safety systems that include step ladders and bridges, modular ladders, rigid rails, davit systems

skylight protectors, walkways, guardrails and signage. They also provide harness gear and accessories for maintenance crews working at heights.

"Sayfa Group supply safety access equipment. We also conduct auditing and upgrade work for existing systems. We liaise with builders, building owners and facility managers to ensure their buildings are compliant with Australian Standards and our design team provides system designs for installers, architects and building designers," said Technical Manager, Murray Voss.

Sayfa Group regularly completes work for Scentre Group, Owner and Operator of 40 Westfield shopping centres across Australia and New Zealand. Major projects for Scentre Group include the installation of roof mounted access equipment at shopping centres across Australia including Plenty Valley, Casey Central, Doncaster, Fountain Gate, Chermide, Coomera, Carousel, Miranda and Whitford City. Products supplied include ladders, walkways, guardrails and anchors for maintenance crews to use during regular servicing.

Sayfa Group recently completed the supply and installation of safety access and fall protection equipment for BMW Cars office headquarters in Mulgrave, Victoria. "The Raptor™ rail system was the major product installed for façade maintenance at BMW. We also supplied and installed height safety equipment, a similar design to that which was installed at Clifton Hill," added Murray.

The Raptor™ rail system, manufactured with high grade aluminium and stainless steel components, delivers rope access and effective fall protection for multiple operators to access façades, atriums and ceilings for cleaning and maintenance work.

Sayfa Group also work across the education sector including installations for the University of Melbourne, as well as for industrial projects such as the Flinders Street Station upgrade and the HCMT Pakenham Rail Depot. In 2016, Sayfa Group was voted Architecture and Design Magazine's Most Trusted Brand.

**For more information contact Sayfa Group,** 1029 Mountain Highway, Boronia VIC 3155, phone 1300 301 755, email sales@sayfa.com.au, website www.sayfa.com.au



Below V&C Commercial supplied and installed all food catering equipment, all food warming, refrigeration and all dishwashing and stainless steel benching.

Below Baldasso Cortese provided a well planned and thoughtful design for the first 10-storey aged care facility in Australia.



**V&C Commercial Catering Equipment (V&C) specialises in the kitchen design, manufacture and installation of commercial kitchens.** A more recently completed job was that of Clifton Views, the TLC Healthcare high rise aged care home in Melbourne. V&C were contracted to manage the shop drawings for the kitchen, to supply all the catering equipment, oversee the coordination of service connections and the manufacture of stainless steel items.

From their facility in Heidelberg, a small team worked on the project, which included the main production kitchen, the food serveries along with the clean and dirty utility rooms on each level of the 120+ bed facility.

V&C fabricate their own range of custom made food warmers, plate dispensing benches and transporters of which many were supplied at Clifton Views. V&C only use top grade stainless steel to ensure a first class finish which is both hard working and long lasting. V&C will not compromise manufacturing standards to compete with some of the cheaper imported overseas items.

Not aligned to others, V&C offer industry knowledge without preference to certain brands.

When asked about the project, Managing Director, Vince Liuzzi said, “The challenge of the job was the tight programming schedule; we won’t measure our bench’s until the services are in and plastering is complete. This can put pressure on us to deliver, but the builders were good to work with and ultimately understand what’s required to end up with a good result.”

With 30 years experience, V&C specialise in kitchens for aged care, healthcare and hospital sectors but also complete numerous jobs in childcare, hotels, pubs and clubs across Victoria and southern New South Wales. V&C can provide expert design and specification construction documentation for tender and are happy to look at any manufacturing and stainless steel needs.

*For more information contact V&C Commercial Catering Equipment, 3/5 Crissane Road, Heidelberg West VIC 3081, phone 03 9459 6111, email sales@vnc.com.au, website www.vnc.com.au*

**Baldasso Cortese is an architectural and interior design practice working across the care, education and lifestyle, and community sectors.** The Baldasso Cortese Care sector specialises in creating caring and functional design solutions for social and community infrastructure projects such as residential aged care facilities, seniors/retirement living facilities, primary and acute health care and child care centres.

Baldasso Cortese acted as a novated Principal Consultant and the Superintendent for the Design and Construct contract for the TLC Clifton Views Integrated Care Hub. The dual role started in mid-2015 with a team of five working for 18 months on the design, planning and documentation phases. It was a priority for Baldasso Cortese, that the project’s design incorporated the physical, emotional and social needs of residents.

“We are particularly skilled at translating a client’s often difficult brief to a building solution. We do this by research into lifestyle, listening and absorbing information to create a comprehensive brief,” said Neil Christensen, Baldasso Cortese Director of Care and Superintendent for the TLC development. “We aim to design environments that are rich in experience and opportunity as well as being safe, sustainable and cost effective.”

TLC Clifton Views is Australia’s first 10-storey high rise aged care and integrated primary health care facility and it involved particular design challenges. “The BCA prescribes fire safety regulations concerning Class 9c aged care facilities currently set to a 25m maximum height. Clifton Views went beyond that and considerable efforts were made by working collaboratively with our fire engineering consultant, the Metropolitan Fire Brigade and the CSIRO adapting building regulations to work with our design which produced a case study example for future high rise aged care projects to follow”

Baldasso Cortese were careful in selecting the buildings fabric, wanting to ensure that all safety measures were met. A precast concrete frame was selected with cladding of bluestone panels on the podium. The upper storeys feature exposed precast elements with carefully placed vertical louvres as an outer skin to create a balanced counterpoint to the building’s façade.

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Clifton Views, Victoria