

GARDEN OF CARE

Livingstone Gardens Aged Care Residence offers a new take on aged care with a theatre, café, landscaped outdoor spaces, as well as a secure memory support wing.

DEVELOPER : BlueCross
CONSTRUCTION COMPANY : Hacer
ARCHITECT : DeNova Group
CONSTRUCTION VALUE : \$50 million



BlueCross' Livingstone Gardens is setting a new benchmark in Victorian aged care with a state-of-the-art residence offering permanent, respite and dementia care to 150 residents.

Featuring seven light-filled residential wings over four floors – each with its own dining and lounge areas, Livingstone Gardens also seamlessly blends indoor and outdoor living with a number of terraces, balconies and courtyards.

“The first thing you notice when you enter Livingstone Gardens is the magnificent atrium which spans four floors. When you arrive, you aren't just looking at a reception desk, but at glass elevators that take you to the upper floors and the beautiful vertical garden that surrounds it,” BlueCross Community and

Residential Services Property Development Manager Rob Harris explains.

“When BlueCross briefed the architects, we stressed the importance of bringing the outdoors in and of creating sightlines that weren't restricted to just looking at a window.

“We are absolutely thrilled with the result. While the atrium is stunning and modern, there is a real sense of warmth. When residents move in, they will be able to see activity on their own floor as well as the lobby, inside and outside.”

Residents at Livingstone Gardens have access to a library (which has a range of fiction and non-fiction titles, and computers to surf the internet), enjoy happy hour

at the lounge bar or watch a movie in the surround-sound cinema.

The residence also has an alfresco café, men's shed (equipped with tools and materials), a hair and beauty salon and Wellness room. Additionally, the residence is conveniently located near public transport, shopping, restaurants and within walking distance to the local library.

Livingstone Gardens offers a choice of private rooms, all of which have their own ensuite. Each room has an advanced care-call button, climate control and beds with individual comfort controls, including controlling the lighting from the bed. A number of rooms also feature views over the Dandenong Ranges or nearby suburbs.

For residents who prefer extra space, Livingstone Gardens has 10 suites, which include a separate lounge area and kitchenette. Half of these suites had been reserved before completion of the residence.

Rob Harris adds that the only challenge during the development was the incorporation of technology – a challenge which is always present on projects such as the Livingstone Gardens. “The integration of technology into aged care residences is always difficult,” he says. “We managed this process through regular Information, Technology and Communication (ITC) meetings with the design team and installation contractors.

“We also facilitated a rigorous program of planning, System Acceptance Testing and

User Acceptance Testing to ensure our technology integration was successful.”

Having been providing care and support within the aged care and community since 1993, BlueCross' vision is to be recognised as a best practice leader in the delivery of community and residential services. With 2000 staff, the company operates 24 residences across Victoria accommodating over 1800 residents. It also offers Care at Home to more than 1800 clients.

BlueCross has recently opened and is in the process of developing a number of other aged-care residences across metropolitan Melbourne. Rob adds that the sheer size of the Livingstone Gardens Residence is unique compared to the BlueCross' other

developments. “At the peak period of construction, (the builder) Hacer had over 200 tradespeople on site,” Rob says. He also praises the work of Hacer and the resulting Livingstone Gardens development.

“I truly believe that Hacer and all of our consultants have together done an excellent job in bringing this project to a very successful culmination.”

For more information contact BlueCross Community and Residential Services, Level 1, 117 Camberwell Road, Hawthorn East VIC 3123, phone 03 9828 1200, email office@bluecross.com.au, website www.bluecross.com.au

Below V and C Commercial Catering Equipment completed kitchen design and layout for the facility.

Below Westys Steel Fabrication provided a unique structural steel package for the Livingstone Aged Care Facility.



V and C Commercial Catering Equipment (V&C Commercial) is an Australian owned company specialising in manufacturing high quality Stainless Steel commercial kitchens and equipment. V&C Commercial completed kitchen design and layout for the Livingstone Gardens Aged Care Residence.

V&C Commercial enjoyed working closely with Bluecross as they have worked together on numerous developments in the past. The project progressed smoothly and no difficulties arose mainly due to consistent, open communication and consulting between the builder and the V&C Commercial team. The team at V&C Commercial always look for new and innovative techniques to continually improve their products and performance.

V&C Commercial have been specialising in Aged Care for the past 15 years. With more than 30 years experience in this industry, Director Vince Liuzzi offers his expertise in designing and manufacturing for all kitchen requirements allowing them to build a great rapport with many of the large chains.

Vince's background is in manufacturing so he is able to offer expert advice and custom make a kitchen that will achieve the most efficiency

from the required layout. Combine this with V&C's experience and knowledge of the latest in kitchen equipment, and you have the best of both sides to ensure an amazing kitchen at a very competitive price.

V&C Commercial custom build to client specifications and can advise on kitchen layout and necessary equipment to suit the needs of restaurants, nursing homes, hospitals, canteens, juice bars, take away food shops, mobile food stands and more.

For more information contact V and C Commercial Catering Equipment Pty Ltd, 3 Crissane Road, Heidelberg West VIC 3081, phone 03 9459 6111, fax 03 9459 7711, email vince@vnc.com.au, website www.vnc.com.au

Westys Steel Fabrication (Westys) provided a unique structural steel package, which included the remarkable feature entrance to the Livingston Gardens Aged Care Residence. Whilst not requiring large volumes of steel, the facilities hidden geometry required some conscientious management to convert the architectural 'intent' into reality.

Injecting architectural flare into an aged residence is an achievement, but successfully designing the building structure to meet this intent is the real challenge. The structural skeleton is the backbone of every building, with the potential to make or break the project.

Westys commenced preliminary modelling of the structural frame. They identified various design and geometry challenges and were subsequently engaged to facilitate design workshops between the builder, shop detailer, engineer, and architect, to 'pull it all together'.

The workshop team painstakingly walked through each area of the 3D model. The result being the final design, custom suited to the architectural intent, structural requirements, 'buildability', and the requirements of other trades (e.g. cladding and services). This approach, avoided the typical long and drawn out "RFI process," which facilitated the structural steel being shop detailed, fabricated, and erected ahead of the construction program.

Westys have been providing innovative steel solutions, supplies and services to the commercial and residential markets since 1950. Their expert knowledge and experience along with a fully equipped workshop allows them to take on any job, no matter how difficult or unique it may seem.

Westy's team of experienced staff is their single biggest asset. Their commitment, skill and work ethic has made Westys the successful contractor it is today. Their dedicated staff are never shy of a challenge, always friendly and willing to go beyond client expectations. With extensive project administration processes in place, clients can rest assured that key project requirements will be managed and delivered accordingly. Services include:

- Commercial, residential and industrial steel fabrication and erection
- Single project capacity up to 1000 Tonnes
- Heavy metalwork [eg bridges, boardwalks, shade structures etc]
- Design Development and expert opinion
- 3D modelling and workshop fabrication drawings
- Steel Sales and Building remedial works

For more information contact Westys Steel Fabrication, 909 Burwood Highway, Ferntree Gully VIC 3156, phone 03 9758 3166, fax 03 9758 7803, email sales@westys.com.au, website www.westys.com.au



Livingstone Gardens Aged Care Residence, VIC