

# BUILDING QUALITY WITH CARE

MYVISTA Mirrabooka is a holistic multi-storey aged care and retirement living development featuring 112 residential aged care spaces and 45 retirement living apartments. Both buildings are connected via a colonnade on Level 3. The development also includes a ground floor commercial tenancy space for a medical and wellness centre, café, pharmacy and hairdressing salon.

**MYVISTA Mirrabooka was originally conceived over five years ago with Total Project Management (TPM) contracted to carry out design detailing, engage consultants and prepare tender documents for a construct only contract.**

At ground level are MYVISTA's corporate offices, a medical centre, physiotherapy rooms, a wellness centre, gym and therapy pool. Commercial tenancies occupy 850m<sup>2</sup> of the development and include the café and pharmacy.

"The retirement apartment layouts provide bigger spaces and easier access to kitchen, laundry and living areas so that current or future support equipment or services can be accommodated. This means that residents can stay in their apartments even if their care needs change, which was a critical part of the design. The connecting colonnade is another key aspect which will provide easy and efficient delivery of any opt-in services for apartment residents" said the CEO at MYVISTA, Ms Mooney.

The apartments are pet friendly with a community focus, providing everyday amenities within the complex. 'The Club', which is the apartment's social centre, is a meeting place for the residents to catch up or entertain family and friends. There is also an opportunity to meet on a Level 3 Plaza area for small gatherings and events.

Each level of residential care accommodates 28 residents with smaller house areas of 14 private rooms on each side and larger spaces for shared dining, activity and living areas where visitors and family can also gather.

The design supports efficiencies for staff with equipment and supplies close at hand, therefore reducing collecting and fetching to maximise staff-resident focus. Internal courtyards and void spaces offer plenty of natural light and invites the outdoors in.

"When Tony DiLeo from architects Silver Thomas Hanley asked me what the three key objectives of the design were, I said 'Light, light

and no long corridors,' and I believe they have achieved this brief," Ms Mooney said.

"Onsite work began in April 2018," said TPM Project Manager, Sheldon Turner. "It was a nice clear site of 4.5 Ha with the footprint of the complex taking up about a third of the area. There were no basement levels to excavate as secure car parking is provided on Level 2 of both buildings."

The structure was a standard construction of in situ concrete core and post tensioned slabs. Cladding includes lightweight architectural panels and white concrete, along with feature aluminium window screens with some clever use of colour.

"We installed a state-of-the-art GPON; a gigabit passive optical network communications system for MYVISTA; it's a system that works well for aged care facilities. It was incorporated early in the design as a way of future proofing efficiency of communications with regard to speed and capacity. External works included staff and visitor

car parking, landscaping and access roads. With up to 150 workers on site, the job progressed very smoothly and was completed by the end of April 2020," explained Sheldon.

"The concept of a multi-storey retirement living and aged care development is new in Western Australia and one that will become the norm to ensure that, as people age, they can continue to live and engage with communities they are familiar with. This also aligns with the State's urban planning needs and allows more efficient use of available land," said Ms Mooney.

MYVISTA Mirrabooka has broadened the organisation's service offering to the community and will continue to provide culturally appropriate, relevant care and services to seniors and support how they wish to live their lives as their needs change.

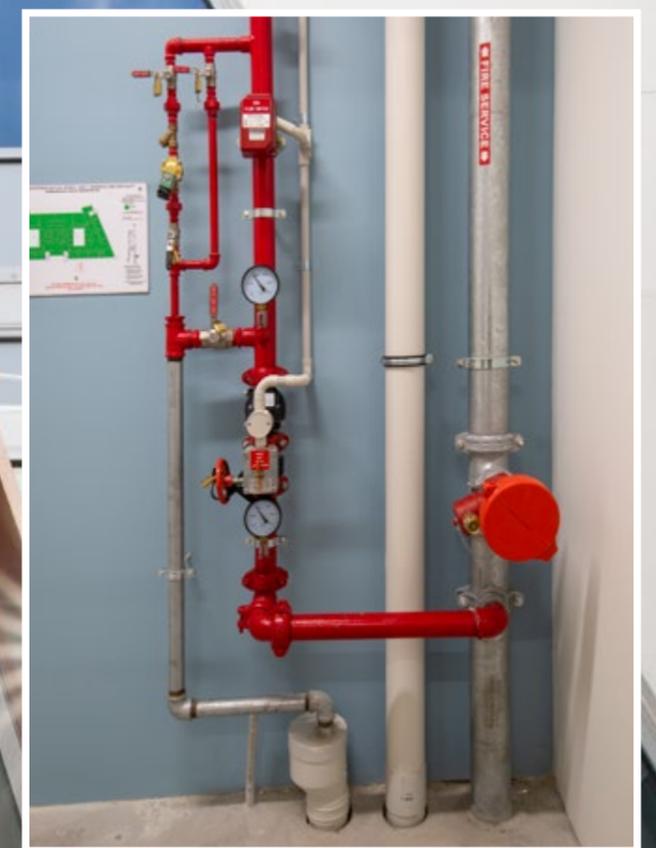
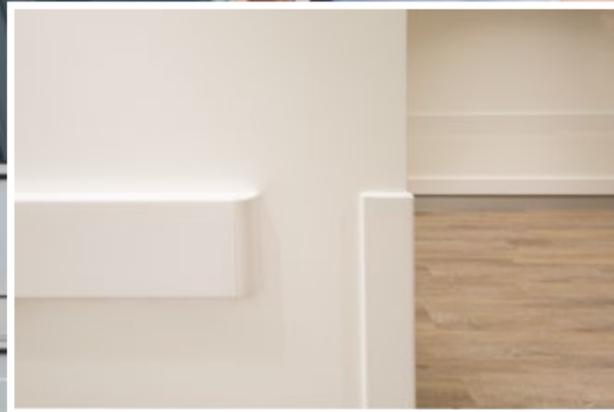
**For more information contact MYVISTA, 3 Doncaster Road, Mirrabooka WA 6061, phone 08 9207 4666, email [info@myvista.com.au](mailto:info@myvista.com.au), website [www.myvista.com.au](http://www.myvista.com.au)**



DEVELOPER : MYVISTA  
MAIN CONSTRUCTION COMPANY : Pindan  
ARCHITECT : Silver Thomas Hanley  
CONSTRUCTION VALUE : \$60 million

**Below** ABS West installed 1km of crash railing, 0.5km of handrails, door protection and 40m<sup>2</sup> of Entrance Matting.

**Below** WestOz Fire protection installed over 3,000 sprinklers and the valve sets, for both buildings on the project.



ABS West has been in operation for almost 30 years and works in partnership with Construction Specialties to supply specialist building products to a broad range of industry sectors including health and aged care, transport, retail, education and commercial construction. Products include Acrovyn Wall and Door Protection, CS Entrance Matting and CS Expansion Joint Systems, all of which are specified regularly in high profile projects worldwide due to their reputation for excellence and reliability.

Both ABS West and Construction Specialties maintain a strong foothold in health and aged care projects across Australia. MYVISTA Mirrabooka is the latest in a long line of aged care projects to be equipped with CS Acrovyn products under the direction of ABS West. This 5-storey aged care and retirement facility in Western Australia has been completed with over 1km of Acrovyn Crash Rail, 0.5km of CS Acrovyn Handrail, hundreds of Acrovyn Corner Guards, extensive Acrovyn Door Protection and 40m<sup>2</sup> of CS Entrance Matting.

High traffic environments such as aged care facilities place a heavy demand on interior fixtures, so selected products need to be fit-for-purpose. Walls, doors and corners endure regular impact from wheeled traffic such as catering trolleys, wheelchairs, beds and

cleaning caddies. Architects, designers and specifiers remain loyal to the CS Acrovyn brand because they know they can trust the products to endure harsh environments for decades. Designers appreciate the broad range of aesthetic finishes available, allowing them to complement associated interior elements with ease.

Prolific involvement in Australia's health and aged care sector can also be attributed to the delivery of bespoke solutions that allow ABS West and Construction Specialties to deliver tailored results in accordance with clients' needs. Inhouse fabrication underpins the ability to meet project demands within short lead times.

Similar projects completed under ABS West's direction include Koh-I-Noor nursing home in Wembley, where custom imagery has been applied to a series of security doors using Acrovyn By Design, a protective sheeting that allows upscaled images or artwork to be embedded behind its surface. Amaroo Aged Care Facility in Gosnells contains 500 lineal meters of CS Acrovyn Handrail. Meath Care in Como contains 133 doors protected by Acrovyn Door Protection in a simulated woodgrain pattern.

For more information contact ABS West, website [www.abswest.com.au](http://www.abswest.com.au)

**WestOz Fire Protection are leaders in the design, supply and installation of wet fire protection systems.**

WestOz Designer and Draftsman, Callum Tuckwell spent two weeks on the design and documentation of the sprinkler system before onsite work began in July 2018. With a team of four, the installation took place over 18 months and involved the placement of over 3,000 sprinklers and the valve sets.

"We fitted the fire protection system to both buildings at MYVISTA, the 7-storey apartments and carpark as well as the 6-storey RACF with ground level common areas and carpark," explained Director, Tim Jakovich. "The challenge involved the limited space in the ceiling cavity and working around other services hardware. However we coordinated well with other trades and achieved a great result."

Established in 2012, WestOz Fire Protection work across the commercial sector and have experience in the design, supply and installation of fire protection systems. The company can supply and fit sprinklers, hydrants, hose reels, extinguishers, pumps and tanks as well as fire detection and occupant warning systems.

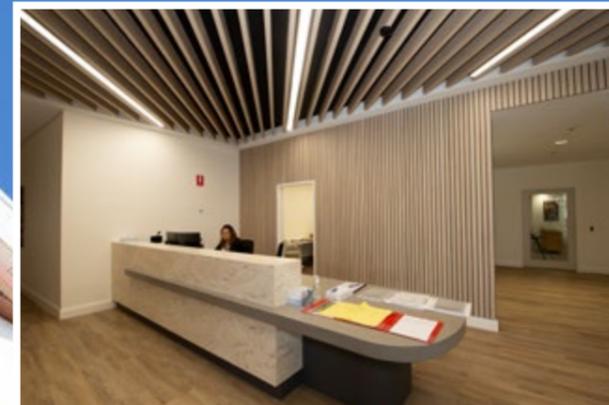
"We do a lot of work in warehouse and logistics as well as the retail sector including some large shopping centres, aged care facilities and high rise residential projects in and around Perth," said Tim. "We have an inhouse design team at WestOz, so we are able to offer a one-stop comprehensive design and installation service, as well as a vast range of fire protection products."

Recently completed projects for WestOz Fire Protection include Bob Hawke College at Subiaco where they installed a wet fire protection system similar to that at MYVISTA. In early 2020, they finished the design, supply and installation of a complete fire protection system at Bunzl Warehouse in Jandakot, a job that included 2,500 sprinklers, a fire detection system, hydrants, extinguishers and alarms.

For more information contact WestOz Fire Protection, Unit 6, 11 Weedon Road, Forrestdale WA 6112, phone 0419 936 048, email [tim@westozfire.com.au](mailto:tim@westozfire.com.au), website [www.westozfire.com.au](http://www.westozfire.com.au)

Below NCIS installed a GPON (Gigabit Passive Optical Network) solution, FTA, satellite TV and a MATV solution, and integrated IP nurse call, IP security CCTV and WIFI.

Below Furniture Design Studio manufactured and installed joinery for the 112 apartments, at Mirrabooka as well as throughout the buildings.



NCIS Group are Australia's leading fibre network specialists in aged care offering design and construct of GPON (Gigabit Passive Optical Networks) technology solutions, that transform providers' capabilities, pushing them into the future, and ahead of the industry.

NCIS provided a powerful, flexible and scalable communications infrastructure solution for the MYVISTA development, working on concepts for the project from early 2017.

"NCIS partnered with MYVISTA's CEO, Irene Mooney as well as Tony Papalia and Sheldon Turner from Total PM, with the aim of establishing a positive long term partnership," explained Managing Director, Dean Beaumont. "Our goal was to create an exceptional communications infrastructure that drives innovation and growth, essential for the new site to be an infinitely scalable aged care precinct. Identifying this need early allowed for critical design decisions by Silver Thomas Hanley Architects to be incorporated in the development, with a superior scalable GPON solution identified as a must."

A team of six worked on the installation for 12 months followed by detailed commissioning, with all parties and the project completed

by April 2020. "We designed and implemented the GPON head-end infrastructure, FTA, satellite, MATV solution as well as integrating a IP nurse call, IP Security, CCTV, access control and wireless access points across the site.

"The overall experience with Pindan and Total PM has been a very positive one. Working with a project management team that is accommodating and sensitive to our delivery needs. Their professionalism shows in management, quality of work and customer service," added Ray Chapman, NCIS Group Project Manager.

NCIS Group specialises in designing and installing GPON communications networks to various industries across Australia since 2013 and are also proud members of the Aged Care Advisors Network [www.acan.com.au](http://www.acan.com.au). With a wealth of experience working within the aged care sector through partnering with Australia's leading builders and aged care providers, helping facilities transform with highly scalable, effective communications infrastructure.

For more information contact NCIS Group, phone 1800 624 747, email [info@ncisgroup.com.au](mailto:info@ncisgroup.com.au), website [www.ncisgroup.com.au](http://www.ncisgroup.com.au)

Furniture Design Studio (FDS) is a leading cabinetry supplier specialising in high quality manufacturing along with rapid and efficient turnaround times. From aged care facilities, naval barracks, college student accommodation dormitories, hospitals, schools, shop fronts and fitouts, to upmarket apartments and quality homes in Perth's most sought-after locations.

Having earned a reputation for high quality workmanship, the 2,000m<sup>2</sup> Balcatta Facility run by Director Joe Renel and a team of specialised cabinet makers has been a contractor to many of Pindan's Projects over the past 23 years and has always completed them on time and budget. "We create 3D renderings, work shop drawings for approval using Pytha CAD package and then manufacture the items from all Australian made materials, melamine, veneers and laminates."

The installation of the \$1.1 million MYVISTA project was completed on schedule. "It's a testament to the efficiency of our work practices. We run things very efficiently, following the progress of things onsite and adjusting our work schedule to accommodate site progress. It means we can respond and adapt to the actual situation as the build progresses."

FDS manufactured and installed wardrobes, vanities and shaving cabinets, window seats, bedheads and desks for the 112 apartments, as well as for the common areas of the RACF building, including fitouts to massage facility and multipurpose rooms with counters, shelving and storage units, flat and curved wall panelling and ceiling feature beams.

The reception lobby was fitted with fine timber wall slats feature timber ceiling beams which combined to create a luxurious feel which is carried through into the dining areas which have stylish storage cupboards and shelving for the kitchen and tea rooms. FDS fitted a stylish reception counter in the lobby, desks and shelving to the MYVISTA offices and a credenza for the boardroom.

"In 2018 we completed a similar project at an aged care facility, Rosewood, in West Leederville," added Joe. "We work across a range of sectors in and around Perth including renovations and new constructions. We make and install cabinetry items for apartments and upmarket residences as well as for hotels and shops."

For more information contact Furniture Design Studio, 151 Balcatta Road, Balcatta WA 6021, phone 08 9302 6016, email [admin@fds.net.au](mailto:admin@fds.net.au)

**Below** Rolling Solid Surfaces fit Corian and reconstituted stone surfaces to MYVISTA's kitchens, bathrooms and nurse stations.

**Below** PLAN E designed sustainable and comfortable outdoor spaces especially for the aged community

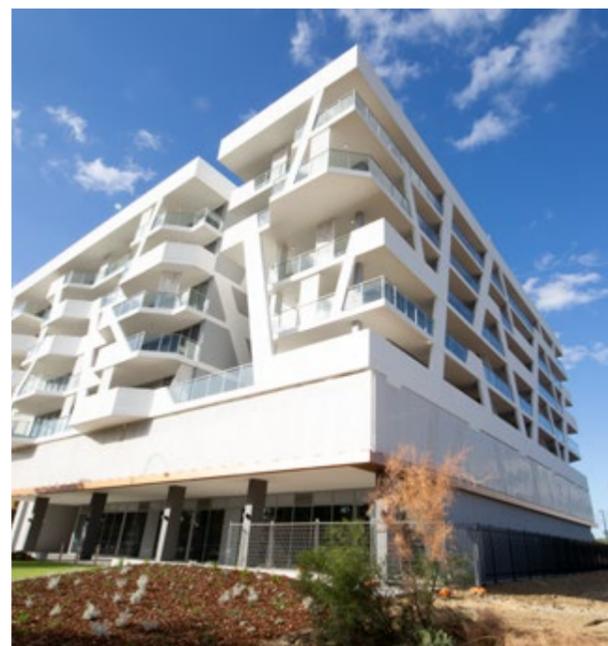


**Rolling Solid Surfaces (WA) (RSS)** are specialist suppliers and installers of solid surfaces for residential and commercial projects across Western Australia. Solid surfaces are made from natural minerals and acrylic resin, which are non-porous, hygienic, stain resistant and thermoformable, allowing designs to create flowing effects, unlimited possibilities, seamlessly, including sinks and basins formed into tops.

Director, Aldo Cicchino worked closely with suppliers to design and fit Corian and reconstituted stone surfaces at MYVISTA. RSS installed the main reception desk and nurses' station desks of the aged care facility and vanities to the bathrooms of the apartments.

RSS together with Rolling Stone Marble & Granite (WA) specialise in all aspects of solid surfaces including marble, granite, porcelain, reconstituted stone, wall and floor tiling; kitchens, bathrooms, cladding, feature walls, office fitouts.

*For more information contact Rolling Stone Group, 42 Tennant Street, Welshpool WA 6106, phone 08 9472 3923, mobile 0412 388 846, email office@rollingstonemarble.com, website www.rollingsolidsurfaces.com.au*



**PLAN E Landscape Architects** are specialist commercial landscape architects creating bespoke designs for aged care communities across Australia.

Utilising their experience in creating sustainable and welcoming spaces for dementia residents, PLAN E recently completed a unique landscape design for MYVISTA Aged Care project in Mirrabooka.

Project Director Andrew Baranowski says "Gardens designed specifically for people with dementia are known to have a range of therapeutic benefits and can often help minimise associated symptoms. Stimulating the senses, encouraging the use of motor skills and providing areas for social interaction are an important part of aged care landscape design."

With this simple set of principles in mind, PLAN E commenced their design process.

The space is comprised of three components: landscape courts, smaller dementia courtyards and the car park. The concept was developed to provide opportunities for meaningful activities such as gardening, watering plants and other everyday tasks, to give residents a sense of purpose.

The landscape courts provide a connection to the Level 3 apartments. Colourful plantings, meandering pathways and comfortable seating options encourage residents and visitors alike to head outside. The use of upper canopy deciduous shade trees offer summer shade and winter light.

Smaller dementia courtyards provide a visual and sensory experience. A variety of paving materials, cascading and flowering shrubs and aromatic plants combine to soften the spaces and create visual interest. Bird baths, a potting bench and potted plants have also been added to enhance the contemplative and restful environment.

PLAN E has developed an enviable portfolio of work, across Western Australia, Victoria and New South Wales with areas of expertise including commercial & hospitality, parks & recreation and education. Many of our projects have been honoured by the Australian Institute of Landscape Architects (AILA) Awards for Excellence.

*For more information contact Plan E Landscape Architects, phone 08 9388 9566, website www.plane.com.au*