

LIVE LIFE TO THE FULLEST

DEVELOPER : Ryman Healthcare
CONSTRUCTION VALUE : \$158 million



John Flynn Retirement Village is a first-class retirement living and aged care community comprising a wide range of amenities such as an all weather bowling green, indoor swimming pool, cafe, hair and beauty salon, chapel, bar, and cinema.

For 37 years, Ryman Healthcare has been an industry leader in the retirement living and aged care sector, offering support to older people enabling them to live life to the full.

Well-established in New Zealand, Ryman Healthcare is now making an impact in the aged care sector in Australia. Currently Ryman Healthcare owns and operates 45 retirement villages across both countries, with more than 12,000 residents calling a Ryman village home.

Everything from the design and construction of villages to the care of residents is done inhouse by over 6,000 staff. In Victoria, Ryman has seven villages in operation, and six more in its development pipeline.

The latest Ryman project is the John Flynn Retirement Village at Burwood East. Currently under construction, completion of the village centre and the first stage of Building 1 was completed in October 2021, with the total project targeted for completion in 2023.

The John Flynn Retirement Village will provide a range of living options. When completed the village will offer 174 modern independent apartments and 96 serviced apartments providing housekeeping and a chef-prepared meal every day. There will also be 114 care beds offering a full range of aged care options including residential low care and high care, as well as specialist dementia care.

Village amenities include a heated indoor swimming pool, gym, cinema, cafe and bar and beauty salon. The village centre will provide communal spaces for all residents. Outside, residents can enjoy an all-weather bowling green and garden spaces.

Similar to the whole construction industry in Victoria, the COVID-19 pandemic created unforeseen challenges for the project. "We went from 100% working capacity, with up to 300 plus people onsite a day, to 25% of that number during the strictest lockdown," explained Ryman's Project Manager, Iain Jagger. "This meant it became all about prioritising which trades came to site, how many and how often."

The management of people coming and going from the site was a top priority as was the need to protect the health and safety of all stakeholders.

"To manage the problem we built a container at the site entrance that had stainless steel benches with sensor taps so everyone could wash their hands. We also had nurses taking temperatures and ensuring people signed health declarations," Iain added. "The one positive that has come out of the challenges caused by COVID-19 is a further increase in the strength and resilience of our team to work their way through difficult situations."

"Despite this challenge, the welcoming of the first residents in late 2020 was a huge milestone for the project and the opening of our village centre is another great step."

Ryman Healthcare, which is listed on the NZ Stock Exchange, operates under an overarching Sustainability Framework, which is aligned with key United Nations' Sustainable Development Goals.

The company has adopted a set of Principles of Sustainable Design, which reflect its commitment to build the most energy-efficient and low carbon-impact buildings, while still meeting the needs of its residents.

For more information contact Ryman Healthcare, PO Box 33119, Melbourne, VIC 3004, phone 1800 288 299, website www.rymanhealthcare.com.au



Below Kaizen Civil team installed all the drainage, and interconnected roads for the project as well as a range of civil works.

Below Eco Airconditioning installed over 5,000KW of Daikin Heat Recovery VRV air conditioning systems to the project.



Kaizen Civil specialises in civil projects including road and laneway reconstruction, car parks, footpaths, streetscapes, hard and soft landscaping, drainage and services installation.

‘Kaizen’ is the Japanese word for the relentless pursuit of unattainable perfection and Kaizen Civil aspires to these lofty aims in not only the product they deliver, but also in how the product is delivered. This philosophy permeates all Kaizen Civil’s work and was evident at the Ryman Healthcare John Flynn Retirement Village project in Burwood East where the company was engaged to undertake a wide range of civil construction.

The Kaizen Civil team installed all drainage along the Burwood Highway section of the project including 3m deep pits and 900mm diameter pipe as well as a widening of the road. Kaizen Civil also constructed all the internal roads, paths and driveways.

“The project worked to tight time frames so we ensured we had all the necessary resources available to complete our work to schedule,” said Founder and Managing Director, Greg Green. “We had 15 of our experienced team members on the site and we maintained a flexible approach in working around the other trades.”

Greg added that the project also involved a considerable amount of liaison with authorities including VicRoads who supervised the construction of all major elements of the works on the Burwood Highway.

Kaizen Civil has built an impressive client list which includes municipalities, developers, builders and other businesses requiring civil expertise. Recent work has included a project at Half Moon Bay Black Rock for the Bayside City Council. Kaizen Civil has also completed several projects for Moreland City Council and Yarra City Council. Working for Hacer at East Brunswick Village, Kaizen Civil completed 1,000m² of internal roads.

Kaizen Civil gives the highest priority to safety and complete client satisfaction. “Our OH&S and environmental policies and procedures are certified to AS4801 and ISO14001. Our goals are zero lost-time injuries and no environmental incidents,” Explained Greg.

For more information contact Kaizen Civil, 40 Trade Place, Coburg North VIC 3058, phone 0415 961 825, email info@kaizencivil.com, website www.kaizencivil.com

Eco Airconditioning is a highly regarded air conditioning and ventilation specialist servicing the greater Melbourne area. Eco Airconditioning has been proud to work with Ryman Healthcare on the John Flynn Village in Burwood East, the third involvement with Ryman Villages in Melbourne, having completed major projects at the Weary Dunlop and Nellie Melba Retirement Villages.

The company utilised 21 mechanical services plumbers, apprentice plumbers and electricians to install over 5,000KW of Daikin Heat Recovery VRV air conditioning systems across the two buildings constructed so far.

“The systems were installed in the 173 independent living apartments and the central building which comprises 108 assisted living suites, theatre, café, indoor pool, gym, library, hair salon and billiards room. Utilising Daikin’s Power Proportioning monitoring throughout the various buildings,” explained Craig Ingram, Owner of Eco Air.

Eco Air also installed the commercial kitchen ventilation system along with freezer, cool rooms, various common areas and laundry ventilation systems. A feature has been the installation of state-of-the-art Fantech JetVent ventilation systems to the underground car parks.

The key challenge is always in the handover phase from a construction setting to a working Ryman Healthcare Village. “We need to work within tight time constraints with our commissioning team and representatives from Daikin, electrical, fire contractors, as well as the Ryman IT and Construction teams,” said Craig. “Ryman Healthcare is an exceptional company to work with and the level of cooperation is always first class, along with its commitment to safety and best practice construction processes.”

Eco Air delivers sustainable, efficient, and reliable climate control solutions. “We commit to open communication and close relationships with our clients’, to ensure every project is delivered successfully with no defects,” Craig said.

For more information contact Eco Airconditioning, 16/47-49 Frankston Gardens Drive, Carrum Downs VIC 3201, phone 03 9770 8081, email sales@ecoaircon.com.au, website www.ecoaircon.com.au

ULTRAFLOOR®

Below AJP Bricklaying completed an extensive brickwork features on the project including Flemish bond brickwork and 1km of external fencing.



Proud to be Associated with

JOHN FLYNN RETIREMENT VILLAGE FOR RYMAN HEALTHCARE

Ultrafloor provided a two way banded slab system using our prestressed Ultrashell precast band beams spanning a four car park grid of 11.0m. Transversely a 250 Ultrafloor slab system was utilised over the two levels of car park. For the three residential upper levels over the car parks, an 11.0m one way 250 Ultrafloor slab system was used spanning onto the intertenancy precast walls.

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- High quality suite of co-ordinated project drawings
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- Comprehensive co-ordination with other consultants
- Manufacturer's guarantee

Ultrafloor can offer the maximum advantages when considered early in a project's development. The team at Ultrafloor is happy to assist even at concept stage in order to provide maximum value, efficiency and sustainability benefits in the design developed for your project.



Three-storey Flemish bond brickwork, nearly 1km of external fencing with brick piers every 2.4m and a common ground package including retaining walls, access ramps and garden beds are just some of the brickwork features at Ryman Healthcare's John Flynn village.

"It's an impressive site," said AJP Managing Director Anthony Pickles "Our brickwork is more of a feature on this project rather than the main construction product."

AJP has worked with Ryman Healthcare on eight sites in both Victoria and New Zealand and is currently onsite at John Flynn village, Ocean Grove, Geelong, Highett, Aberfeldie and Brandon Park.

"Each of the three buildings come together, and with the sheer size of their combined footprint, delivers something really special," said Anthony. "One thing that stands out for me on the John Flynn site is an environmental feature. Basically, there is a window eyebrow feature on every window and although it's only small it provides additional environmental benefits across the whole project."

Everyone at AJP values the close working relationship with other

trades and Ryman site managers, such as Civil Supervisor Kira Weter. "We are currently working with Kira across four sites. Having someone like him with his finger on the pulse makes a big difference to the day to day running of the individual sites and contributes so much to the civil works big picture across Ryman Australia".

Long serving AJP supervisor John Purtell has been the one person from the AJP team to be on site every day. "It's been a pleasure to be on site to see first brick laid on site over 18 months ago and it will be a pleasure to be there when the last one is laid on the project too," said John.

Both the scale, and COVID, delivered some logistical challenges on site but John said close working relationship with AJP and the Ryman the senior management team including Travis Cox, Ian Jaeger and Simon Judge kept up a consistent workflow.

"Occupational Health and Safety is also a genuine area of excellence with Ryman," added John "a lot of companies just talk about it, but on Ryman sites, the OH&S is best practise".

For more information contact AJP Bricklaying, phone (Anthony) 0417 341 435.

For all enquiries please call 1800 858 723 • www.ultrafloor.com

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GARAGE DOORS REDEFINED

4Ddoors provides custom-designed access solutions for commercial, industrial and residential buildings, encompassing entrance doors, internal doors, gates and garage doors. Partnering with Australia's finest garage door and access specialist dealers including Evenglide-Doors by Design, 4Ddoors can provide solutions for all aspects of access control and automation on doors and gates.

4Ddoors has been engaged on a number of high-profile projects, including 'The Block 2021' which screened on Channel 9. 4Ddoors provided and installed the garage doors and automation for all the homes featuring in this year's popular TV series.

"Our team consulted with the contestants to provide a garage door that would complement the style of each home. As with all our projects, we create doors that are a testament to three key elements – design, functionality, and style," said Alex Morley, Group General Manager. "Our ethos at 4Ddoors is an understanding that your garage door reflects not only a functional protection of your garage space, but also is a key feature of a building facade."

In addition to showcasing their range of new and innovative doors and technology on The Block, 4Ddoors recently announced designer extraordinaire Shayna Blaze as their Brand Ambassador. When asked why she chose to work with 4Ddoors Blaze said "The more I delved into the doors it became very apparent the quality of finish, security and mechanical quality was far above what I had worked with before in garage doors. I am very proud to be an ambassador for a company that makes an exceptional product that will add value to your home."

4Ddoors has an extensive portfolio of works completed right around Australia, including the creation of an a beautifully designed access solution at The Art Centre Melbourne located at 100 St Kilda Road. Delivering a custom-designed industrial roller door was installed with automation and a creating seamless aesthetic.

4Ddoors has experienced strong growth in the access solutions industry, bringing new technology not seen before in the Australian market. The company is the exclusive distributor and partner of Hörmann's technologically advanced door systems, bringing high quality, beautifully finished products to the Australian and New Zealand markets. "We value the opportunity to work with builders, architects and engineers to design garage doors or entrance doors on any project," Alex said.



Below Evenglide supplied three garage doors for the entry and exit ramps, two roller shutter garage doors and a non-insulated sectional garage door.



Evenglide – Doors by Design has been providing quality automated door system solutions to builders, architects and homeowners in the greater Melbourne area since 1958.

Now also operating in Brisbane, Evenglide offers an extensive range of sectional and tilt doors right through to fully custom-designed and manufactured commercial and domestic systems. Evenglide's brand is synonymous with innovation, clever design and superb after-sales maintenance services.

The John Flynn Retirement Village required Evenglide to provide and install its requirements for three garage doors for the entry and exit ramps. Two roller shutter garage doors were supplied with perforated slats for airflow, brush seals and anti-vibration pads, one with dimensions of 2,200mm high and 6,180mm width, the other measuring 2,210mm high and 3,535mm width.

The third door was a 4Ddoors non-insulated sectional garage door with weather seals. This door also had a 4Ddoors GA203 German automatic opener. "We were also able to colour match the door with Colorbond 'Night Sky' with a woodgrain texture and horizontal line embossment," said National Sales Manager for Evenglide, Adam

Slaven. The garage door has a height of 2,160mm and a width of 2,470mm.

Evenglide is an accredited partner for 4Ddoors, a supplier of the latest in door systems and access control technology. "4Ddoors is the exclusive distributor of Hörmann products to the Australian and New Zealand market, so Evenglide is perfectly placed to offer these excellent access doors and automation to our clients," Adam said. "The extensive Hörmann range of high quality and beautifully finished products delivers the most technologically advanced door systems available."

Evenglide has earned a well-deserved reputation not only for its design capabilities, high-quality door systems and experienced installers, but also for its after-sales and maintenance services, ensuring that access door systems supplied by Evenglide operate with efficiency and longevity.

For more information contact Evenglide – Doors by Design, 95-97 Whitehorse Road, Blackburn VIC 3130, phone 03 9909 5103, email office@evenglide.com.au, website www.evenglide.com.au

Below NCS are installing flexible Nurse Call and Dementia Care systems, Security solutions, and Master Antenna Television (MATV).

Below Wardrobe World installed all wardrobes and sliding doors in the 174 independent living units on the project.



Ryman Healthcare contracts Nurse Call Solutions (NCS) as their preferred supplier for all Data, Security, and Nurse Call system requirements in their aged care developments in both Australia and New Zealand.

The latest project for NCS is the John Flynn Retirement Village with three buildings in development, NCS has supplied and installed the complete Nurse Call, Dementia Care and Never Alone systems. They are also completing the provision of Access Control, CCTV, PA system, PABX, Master Antenna Television (MATV) and Data Comms rooms.

“We are very familiar with Ryman Healthcare’s requirements, so the assignment has been straightforward. The only challenge arose with one of the residential buildings being built before the main building, so we had to temporarily install the headend gear and servers pending the completion of the main building,” explained Sam Weenink, Operations Manager for NCS. “We worked with Ryman’s IT department and built our racks in a way that will allow for minimal downtime when the gear is shifted into its permanent location.”

NCS is New Zealand’s largest provider of technology in the aged and healthcare care sector and is now well established in Australia through

their Melbourne office. They have successfully installed their Nurse Call systems, Data, Communications and Security solutions in more than 500 aged care homes, medical centres, retirement villages and hospitals in New Zealand and Australia.

They have a multi-disciplinary team of specialists available to design and supply the latest wired and wireless technology for Nurse Call systems, as well as flexible voice and data and communications solutions. “We can also provide systems to assist businesses with intruder detection, access control and video surveillance,” Sam said. “All our systems are backed by a nationwide 24/7 service and support arrangement.”

NCS provided their systems for Ryman’s Nellie Melba Retirement Village and are working on Ryman’s villages at Aberfeldie, Geelong, and Ocean Grove.

For more information contact Nurse Call Solutions, 5/18-20 Edward Street, Oakleigh VIC 3166, phone 1800 7627 766, email service@ncsau.com.au, website www.ncsau.com.au

Wardrobe World Bayside is leader in the provision of innovative storage solutions across Melbourne and the Mornington Peninsula.

Director Warren Alexander has in excess of 25 years experience in supplying quality solutions for wardrobe, laundry, pantry and garage spaces, offering a wide range of durable, efficient and competitively priced products .

Ryman Healthcare is one of Wardrobe World Bayside’s highly valued customers and has again engaged Wardrobe World to complete all wardrobes and sliding doors in the 174 independent living units at the John Flynn Retirement Village at Burwood East.

“Ryman gives us a brief of the layout and specifications and we do the rest. We arrange production of the wardrobe requirements and they are delivered to site in flat packs to be put together and installed by our own experienced team members,” explained Warren.

The strict pandemic lockdown in 2020 produced up to two months’ delay in product deliveries and labour availability but the Wardrobe World team was still able to meet the Christmas deadline.

“We will take on any wardrobe challenge,” Warren said. “We are driven by a commitment to service and reliability whether it is for a large project like John Flynn Retirement Village or a household customer.”

“Our work in the aged care sector is around 50% of our total business, with developments by Ryman Healthcare representing some of our largest contracts,” Warren said. “We have worked with Ryman on several projects including the Weary Dunlop Retirement Village, Nellie Melba Retirement Village and more recently we have worked at the Ocean Grove and Highton developments. We have just begun work on the Aberfeldie Retirement Village.”

For more information contact Wardrobe World Bayside, 156 Cochrans Road, Moorabbin VIC 3189, phone 03 9555 3466, email info@wardrobeworldbayside.com.au, website www.wardrobeworldbayside.com.au



Below PROFINISH Fire Protection installed passive fire protection and coatings to steel columns and support beams.



PROFINISH Fire Protection Pty Ltd is the ultimate destination for passive fire protection solutions, providing multi-system fireproofing packages for major commercial projects and high-profile developments.

PROFINISH Fire Protection, with partner company PROFINISH Coatings, is Australia's foremost applicator of tested and certified fire protection products. The range and combination of passive fire protection and coating products is what sets PROFINISH Fire Protection apart from its competitors.

The unique capabilities of PROFINISH Fire Protection were utilised in the construction of the John Flynn Retirement Village, a Ryman Healthcare project in Burwood East.

PROFINISH had a team of 10 including five passive fire technicians and a project manager tasked with applying passive fire protection to all structural steel across all 5-levels of Building 2, which was the first stage of the development. The work included the protection of penetrations through fire walls using a range of fire stopping methods including sealant and fire collars. Fire sealant was also applied to all fire doors and lift shaft openings. Over 170 structural steel columns

were protected with PROMATECT 250 board and over 500 lineal metres of structural beams protected using a combination of board and vermiculite spray.

PROFINISH Fire Protection worked in close collaboration with Ryman and the fire engineer to create cost saving solutions for the project. "This was a particularly challenging job with a high number of connections and cross bracings requiring intricate craftsmanship," said General Manager, Russell Whiteford. "We used qualified carpenters and plasterers to support our technicians on the project to ensure a quality result."

PROFINISH Fire Protection is currently quoting on Building 3, the final stage of the development, to again undertake protection of structural steel and penetrations. The company is also doing extensive fire protection work at Westside Place Stage 2, the East Wing refurbishment of Parliament House, Carlton Football Club and the refurbishment of the Old Melbourne Butter Factory at 180 Bank Street.

For more information contact PROFINISH Fire Protection, 5-17 Madden Avenue, North Shore VIC 3214, phone 03 5274 1226, email info@profinishfire.com.au, website www.profinishfire.com.au