

AUSTRALIAN

JAN-FEB 18

Ageing Agenda

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A photograph of three people standing on a rooftop. They are all wearing light blue hard hats and high-visibility yellow safety vests over business attire. The man on the left is wearing a dark suit and tie. The woman in the middle is wearing a white top. The man on the right is wearing a light blue shirt and tie. They are all smiling. In the background, there is a dense urban landscape with many buildings, including a prominent skyscraper. A 'Woolworths' sign is visible in the distance. The sky is clear and blue.

A revolution in design

TLC takes aged care to the next level

(L to R) Lou Pascuzzi (CEO),
Jenny Leaper (Chairperson and Founder)
and John Leaper (Founder and Director) of
TLC Healthcare on the roof of Clifton Views

AN ADVERTISING FEATURE

Artist's impression of Clifton Views



A revolution in design

TLC takes aged care to the next level

TLC Aged Care is soaring to new heights with its newest development on the fringe of Melbourne's CBD.

High-rise residential aged care has been discussed in the industry for many years, with several retirement living developments integrating aged care services. But to date, few are dedicated to residential aged care. The construction of TLC Aged Care's 10-storey facility on the fringe of the Melbourne CBD is changing that.

When TLC launched its new approach featuring community healthcare hubs in 2014, the centrepiece of the strategy was Australia's first high-rise development solely dedicated to residential aged care. At the time TLC CEO Lou Pascuzzi shared his vision to bring residential aged care services to an inner-city location.

"Our modelling indicates that the majority of people who move into residential aged care do so within a 10 km radius of their home. There

"The aim of bringing the outdoors inside has been achieved using natural timbers, glass walls and bay windows."

are many benefits to people requiring aged care being able to remain in their local community and maintain their network of family and friends.

"Well-positioned sites that are close to acute care, health services and public transport play a significant role in people's quality of life and wellbeing," he says.

In December 2016, construction began at the Fitzroy North site, which is scheduled to open mid-2018. On completion, Clifton Views will be a state-of-the-art 10-storey, 123-bed residential aged care home.

Pascuzzi says he is delighted with the progress at the site and is looking forward to opening this ground-breaking development.

"It has been exceptionally rewarding to see Clifton Views taking shape over the last 12 months. When we launched the development plans, many people doubted that a dedicated residential aged care home could work in a high-rise setting," he tells AAA.

"There have been challenges along the way, but our team has worked closely with local government, emergency services, architects and

contractors to develop an iconic home for both TLC and the industry at large. This magnificent home will set the benchmark for future vertical developments of this nature, and we are proud to have pioneered the first.”

The exterior of Clifton Views will be clad in a system of aluminium plates that give the building exceptional temperature control for maximizing resident comfort. On the ground floor, residents and visitors will be able to access the medical centre, café and health club. The foyer and reception area will showcase quality Australian timbers and stonework.

The TLC Primary Care medical centre, which is also open to the local community, will be equipped with the latest medical technology providing superior primary care and chronic disease management. Having general practitioners on-site, supported by pathology, radiology, physiotherapy, dietetics, podiatry and psychology, will give residents access to outstanding medical care, according to Pascuzzi.

The dual-lift system will move residents and visitors to the upper levels. Each level will be secured by a cutting-edge security system – to give peace of mind to residents and their families.

Located on every level are lounge and dining areas, so residents will not need to be transported to other levels to dine and relax. In addition to the lounge and dining areas on each level, residents will also be able to access outdoor terraces on levels 1, 2 and 8.

The most remarkable areas of Clifton Views are the residents’ rooms, some of which have private balconies. The modern design is comfortable and inviting featuring king-single beds with upholstered bedheads, built-in wardrobes, desks, and wall-mounted televisions with Foxtel connections. Each room also has an adjoining ensuite, finished with Australian stone benchtops.

“I am delighted with the industry-leading



Spectacular views from the level 8 and 9 penthouses at Clifton Views.

level of refined quality that Clifton Views will offer residents. Our architects and interior designers have worked on award-winning developments across Melbourne, and have brought a fresh approach to the entire development,” Pascuzzi says.

“TLC wanted a modern feel in keeping with the local architecture that would appeal to the discerning resident. We have achieved this using a range of modern textures, materials and colours that also defer to the art-deco heritage profile of the local area.

“Rooms on the upper levels of Clifton Views will enjoy uninterrupted views across Melbourne including the CBD skyline and Dandenong ranges. The views are truly spectacular, the kind of outlook that you would expect in a luxury apartment or hotel development.

The lounge areas at Clifton Views will feature modern textures, materials and colours.





Natural light will flow into the main foyer of Warralily Gardens through floor to ceiling windows.

“As at all of TLC’s locations, Clifton Views will offer a specifically designed dementia unit where our highly trained staff will apply an innovative approach to meeting the needs of residents,” says Pascuzzi.

A new standard in Geelong

In 2012 TLC acquired land on Torquay Road, Armstrong Creek where Geelong City Council approved a two-level residential aged care development.

Due to be completed in mid-2018, Warralily Gardens will be central to the vibrant local community, situated on the doorstep of the Surf Coast. On completion it will offer similar features and services to those at Clifton Views.

Set within a tranquil environment, the facility incorporates natural materials and light, airy spaces. The design and decor of the home will embrace the coastal environment, giving

the complex a feeling of being at one with the expansive outdoor areas. Once again, Australian timber and stone will be a strong influence in both the rooms and the common areas.

Natural light will flow into the main foyer, inviting residents and visitors to relax in front of the feature fireplace while enjoying views through the floor to ceiling windows. Located off the main foyer will be the TLC Café, TLC Primary Care medical centre, and a hairdressing salon offering a range of hair and beauty services.

“Well-positioned sites that are close to acute care, health services and public transport play a significant role in people’s quality of life and wellbeing.”

Key features of TLC’s new aged care homes include:

- Emergency call buttons and in-room sensory flooring that alerts staff instantly when a resident requires assistance
- A specially-designed dementia unit
- A community medical centre, radiology suite, healthcare retail outlet and pathology collection centre staffed by general practitioners, chronic disease management nurses, in-house physiotherapists, radiologists and allied health professionals
- A gymnasium offering tailored fitness programs under the supervision of an in-house physiotherapy team
- Registered nurses on-duty 24 hours a day supported by enrolled nurses and personal care staff
- A fully-equipped café
- Virtual reality in a state-of-the-art cinema
- Private dining rooms
- Access to a range of indoor and outdoor dining, relaxation and activity areas
- A hairdressing and nail salon
- Social activities tailored to the residents’ wellbeing
- Membership of TLC Healthcare Rewards, a program of offers and discounts at major retailers

The common areas of Warralily Gardens are designed to promote a sense of community and belonging. These areas are based on an open-plan model, so as residents move through the spaces they will gain a feeling of inclusiveness and acceptance. The natural light that will flood into these areas from the floor to ceiling windows will allow residents with limited mobility the opportunity to enjoy the outdoor areas from inside.

While the rooms will carry features comparable to those at Clifton Views, the atmosphere will be more like a coastal resort. Large bay windows look onto landscaped courtyards on the ground floor, and will offer views of the surrounding area from the first floor. In addition to the expansive ground floor courtyards, residents will have access to large outdoor terraces on the first floor.

“We wanted Warralily Gardens to have the ambience of a six-star coastal resort with all the modern amenities you would expect in residential aged care. The aim of bringing the outdoors inside has been achieved using natural timbers, glass walls and bay windows. The tonal colours and textures of the home will reflect the coastal lifestyle that our residents have enjoyed in the Geelong area” says Pascuzzi.

The entrance to Clifton Views will showcase Australia timber and stone.



Warralily Gardens will also offer a TLC Health Club with an indoor hydrotherapy pool. TLC’s in-house physiotherapy team will encourage residents to utilise the club’s facilities to increase their strength, mobility and flexibility. The TLC Health Clubs program has been extremely popular across all of TLC’s homes, with some residents taking up regular exercise for the first time in their lives, Pascuzzi says.

“The health of all of TLC’s residents is our main priority. The residents at our existing homes have embraced the TLC Health Clubs model with great enthusiasm; for some it is their first visit to a gym. The benefits of regular exercise can be seen in our residents, who are becoming stronger and more agile. Being able to also offer primary medical care, radiology, pathology, physiotherapy and hydrotherapy at one location is something I am very proud of.

“This innovation across TLC’s aged care homes has resulted in improved clinical outcomes and reductions in hospital transfers and ambulance call-outs,” he says.

“Warralily Gardens will be a valuable asset to the Geelong community. At a recent TLC ‘breakfast with the CEO’ event I was overwhelmed with the positive feedback from local businesses and the healthcare community.



Warralily Gardens will feature a TLC Café located in the reception area.

Clifton Views and Warralily Gardens will boast integrated TLC Primary Care medical centres.

TLC was born in Geelong in 1991, so it is fitting that one of our largest projects is taking place there.”

TLC recently completed major redevelopment projects at their existing homes in Altona North, Frankston North, Noble Park, Belmont in Geelong and Donvale. These redevelopments have included the integration of TLC Primary Care community medical centres, TLC Cafes, TLC Health Clubs and TLC Virtual Reality cinemas. The redevelopment of Whittlesea north of Melbourne is also underway and due to be completed in 2018.

In 2019, TLC will complete its largest brownfield redevelopment project at Wallington, outside Geelong. At 260-beds, Homestead Estate will be the largest residential aged care home in Victoria and will include an integrated medical centre. TLC is also planning for two large greenfield developments in the Melbourne suburbs of Ivanhoe East and Mordialloc. ■



Contact TLC Aged Care

Call 123 TLC
www.tlccaredcare.com.au