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ISSUE 01

THE CREATIVITY EDITION

Calderflower

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TO CREATE, ONE MUST
FIRST QUESTION EVERYTHING.

EILEEN GRAY

ISSUE 01

THE CREATIVITY EDITION

LIFE • WELL DESIGNED

Architecture is a profound expression of human aspiration and cultural identity. As architects, we're not just builders of environments but shapers of the contexts in which all generations will live and interact. Our work mirrors the complexities of human life, blending utility with an ineffable sense of beauty and innovation.

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A well-considered building elevates spirits, inspires minds, and even changes behaviours, making architecture critical in shaping the social fabric. We carry the responsibility of meeting society's physical needs and fostering environments that enhance human wellbeing and cultural cohesiveness.

In this pursuit, we draw inspiration from travel, research, the knowledge that came before us, and all we aspire to achieve. As we continue to explore and expand the boundaries of what architecture can be, we embrace creativity in its most inclusive and experiential form, ensuring every structure to tell its own story.

Creativity for us is about making biophilic, community-focused designs. As we build on a proud portfolio of buildings, we're reimagining careworthy architecture where communities can thrive and age well together. We use planning legislation to create a framework for purposeful planning.

We invite a relentless spirit of creativity into our work, allowing architecture and every space to shape and enhance the human experience.

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**TO CREATE, ONE MUST
FIRST QUESTION EVERYTHING.**

EILEEN GRAY
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THE
CREATIVITY
EDITION

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Creativity for the Calderflower team includes making biophilic design, sustainability, and community-focused spaces integral to our designs. As we continue to build on a proud portfolio of built work, we're reimagining care accommodation as worthy architecture where communities can thrive and age well together. We use the tools available to us within planning legislation to create a framework for purposeful placemaking.

We invite a relentless spirit of creativity into our work, allowing every structure and every space to shape and elevate the human experience.

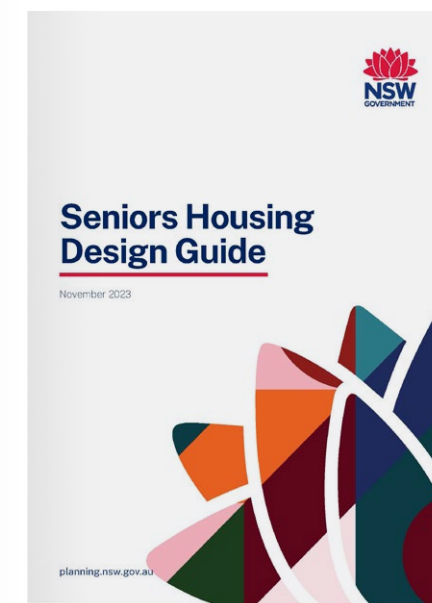
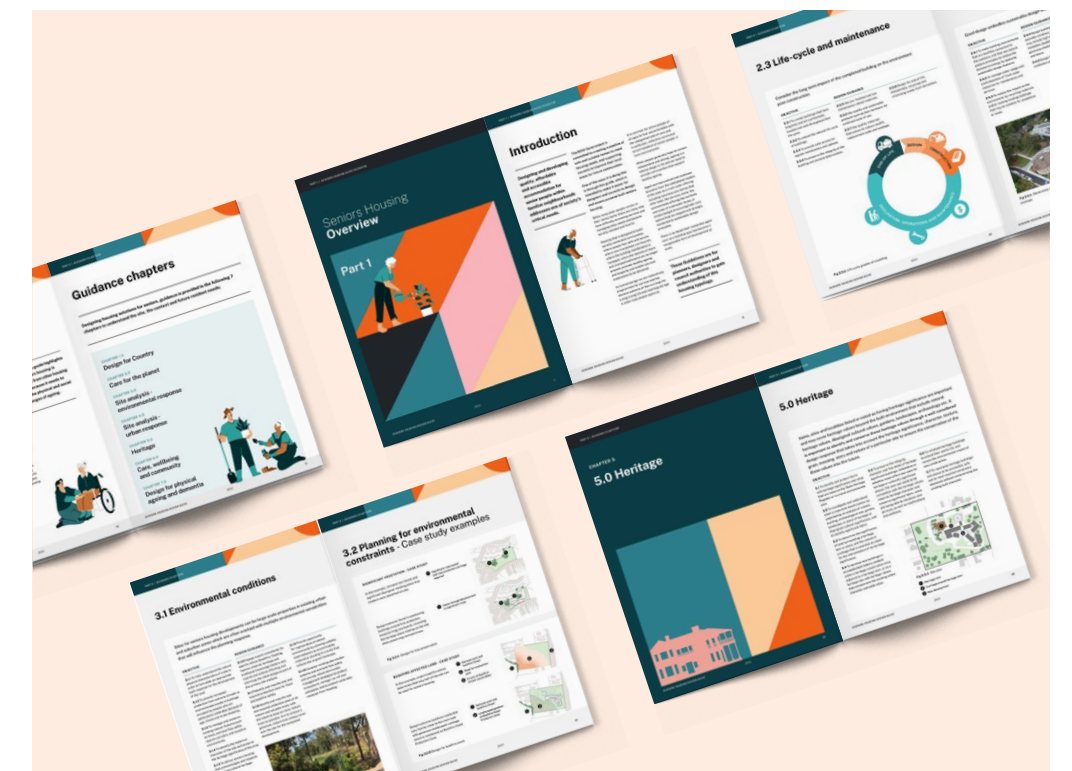
A GUIDELINE FOR BETTER LIVING

INSPIRING MEANINGFUL OLDER COMMUNITIES

Calderflower redefines senior living with the NSW Seniors Housing Design Guide

YOU CANNOT UNDERSTAND GOOD DESIGN IF YOU DO NOT UNDERSTAND PEOPLE; DESIGN IS MADE FOR PEOPLE.

DIETER RAMS



Creating meaningful communities for seniors involves more than just providing accommodation. It's about designing environments that foster social connection, respect, and wellbeing.

Commissioned by the New South Wales Department of Planning, the Seniors Housing Design Guide aims to help developers and approval authorities understand the unique needs of ageing people and communities. Calderflower Architects was tasked with authoring and creating the guide.

Creating the guide from scratch was a collaborative effort that involved extensive research and consultation. We were given full creative freedom for this project, which encouraged us to provide something new and refreshing. We conducted interviews with residents, developers, and care providers to gather the wide range of insights crucial for shaping a guide that's both comprehensive and practical.

From the outset, it was vital to us that this should be a document people could easily understand and apply. We wanted to deliver something that could actively guide, inspire and positively inform the development of quality seniors living communities.

KEY FEATURES OF THE GUIDE

The guide is divided into chapters focusing on residential care, independent living, and community. It also underscores the importance of respect for country and elders, and quality architecture (a tenet at the heart of our own design philosophy).

One of the guide's standout features is its emphasis on creating environments that foster community interaction. We believe good design can significantly improve the quality of life for seniors. By creating spaces that encourage social interaction, we can reduce feelings of isolation and loneliness and help people find a sense of belonging and purpose.

The guide also highlights the importance of sustainability. For us, sustainability isn't just about ticking a box but about reducing the energy demand from these typically energy-hungry buildings and creating energy-efficient buildings that use resources wisely and are built to last. We believe the health and wellness benefits that come with good environmental design are an important factor in letting residents experience the outdoor world's changing moods on a daily basis.

THE POWER OF COMMUNITY TO CREATE HEALTH IS FAR GREATER THAN ANY PHYSICIAN, CLINIC OR HOSPITAL.

MARK HYMAN

IMPLEMENTATION AND FEEDBACK

Feedback has also been instrumental in refining the guidelines. We've received valuable insights, and the ongoing feedback loop helps us make necessary adjustments and ensure the guide remains relevant and useful.

REAL-WORLD APPLICATIONS

The Seniors Housing Design Guide is now a pivotal resource in shaping the future of senior living projects in NSW. It reflects current planning legislation, but beyond planning rules, it is intended to provide an understanding of older people's social and healthcare needs, including what dementia is and how design can support those suffering from cognitive impairment.

It covers the wide variety of accommodation types under the umbrella term 'seniors housing' and references the different densities intended for different site zonings.

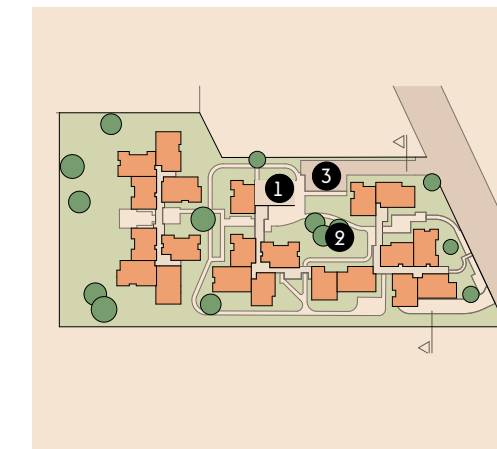
We're proud of what we've delivered with the Seniors Housing Design Guide, but we're also aware it's a living document. As planning legislation continues to evolve, so too will the guide.



Left: Residents at Southern Cross Care (NSW and ACT) North Turrumurra.

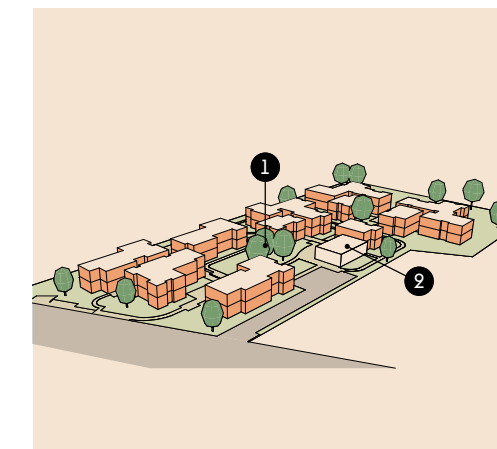
Right: Excerpt from the Seniors Housing Design Guidelines referencing typology and scale.

INDEPENDENT LIVING UNIT DEVELOPMENT MEDIUM DENSITY



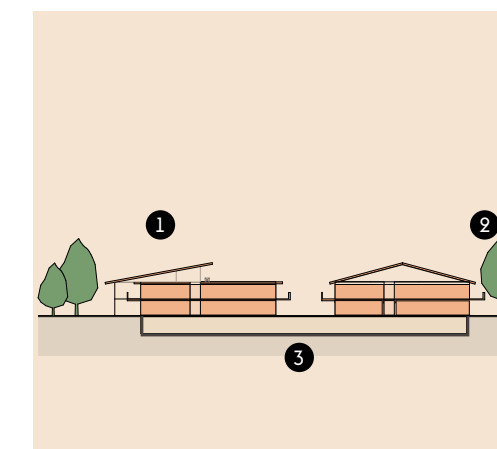
PLAN

- 1 Clubhouse
- 2 Central courtyard
- 3 Driveway to basement carpark



PERSPECTIVE

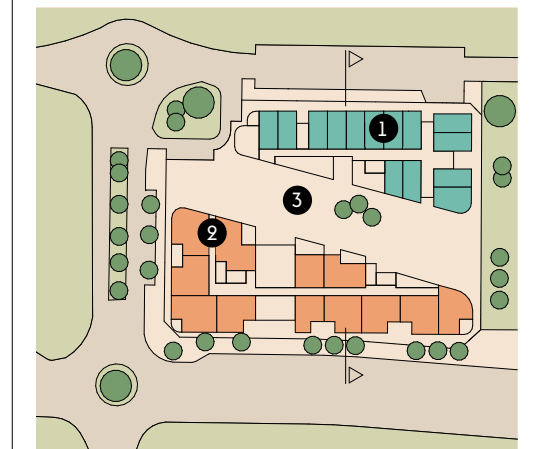
- 1 Landscaped setting
- 2 Clubhouse



SECTION

- 1 Clerestory to corridors
- 2 Central courtyard
- 3 Basement carpark

MIXED USE DEVELOPMENT HIGH DENSITY



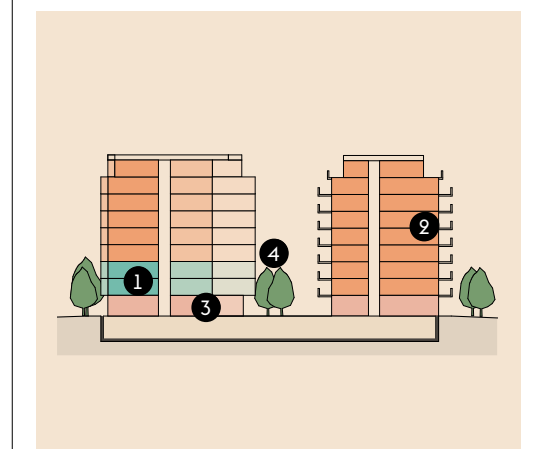
PLAN

- 1 Residential care facility
- 2 Independent living units
- 3 Communal open space



PERSPECTIVE

- 1 Residential care facility
- 2 Independent living units
- 3 Community/commercial or retail
- 4 Communal open space



SECTION

- 1 Residential care facility
- 2 Independent living units
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CASS ASQUITH

ROOM WITH A VIEW

The Chinese Australian Services Society (CASS) has been a trusted Calderflower client since the very successful design and delivery of a residential care building at CASS Campsie in 2016. This is the next chapter in its development portfolio.



CASS Asquith is a 96-bed residential care building with 11 independent living units in a separate building on the same property.

The new buildings nestle comfortably into their context and locality. The long, slender site overlooks a local oval, offering an unobstructed scenic outlook and views of the local community's daily activities. It includes several significant mature trees carefully incorporated into the design, providing shade and dappled light.



Opposite: Independent living units—street facade.

Top: Residential care front entry and street address.

Middle: Typical bedroom with balcony.

Bottom: Communal living room overlooking the Asquith Oval.

ALONE, WE CAN DO SO LITTLE,
TOGETHER WE CAN DO SO MUCH.

HELEN KELLER

THE ROYCE

LIVING THE HIGH LIFE

The Royce is an example of high-density retirement living with a proven ability to positively influence social interaction and reduce loneliness.

The Royce is an award-winning multi-storey vertical village that sets a benchmark for innovative design in Australian care accommodation.

Calderflower Architects designed this six-storey, 130-apartment complex integrated with 131 residential, respite, and memory support care suites in Penrith, combining luxury retirement living with functionality.

It redefines how we approach designing care spaces, transforming the traditional gated nursing home and villas into a more compact, thriving urban community designed to help older people age in place gracefully.

Well-designed high-density housing can foster community support and social cohesion through shared spaces, communal areas, and thoughtful design elements that encourage interaction.

A study by Frontiers has highlighted that design-led developments with communal areas, green spaces, and accessible amenities can significantly improve residents' social interactions and overall wellbeing.

One theory suggests that increased urban density can enhance social networks by bringing people physically closer, making spontaneous interactions more likely. The creation of 'third places' — community spaces beyond home and work where people can gather and socialise — are also integral to building social capital and reducing feelings of loneliness.



The Royce's thoughtful design reshapes physical spaces. It creates dynamic social opportunities, as seen in the building's integrated communal and culinary hub, an artisan café serving delicious, healthy meals and snacks made from tasty, fresh ingredients.

Café Royce isn't just a place to eat — it's a social hub where residents meet friends, family, and other community members to share experiences on a daily basis.



Ross Dobson, a local chef who grew up in South Penrith best known for opening iconic dining spots and authoring fantastic cookbooks, has changed direction to run the café.

When approached to operate Café Royce, Ross felt an immediate connection and positive energy from the owner/developers, the Tulich family, who are clearly motivated to improve the whole retirement living and aged care experience.

He now brings his expertise and passion to creating healthy, nutritious, fresh meals and a contemporary dining experience. "Food makes people happy, and the hospitality associated with sharing the experience is very important to me. It's a way of life," he says.

Left : A typical day in the Café Royce.

Top: Ross Dobson in his kitchen at the Royce.

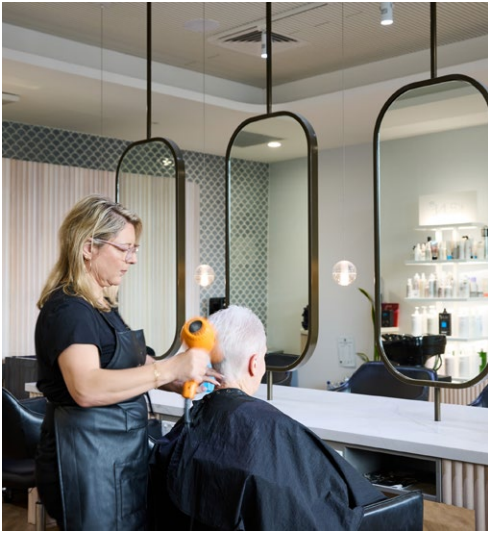
Right: Lift lobbies are key identifiers for wayfinding and connecting people.



The communal garden next to the café is a design element that extends the dining experience — good food is always enhanced by eating outdoors. Residents can also participate in gardening activities, providing physical exercise and therapeutic benefits.

The fresh herbs and vegetables grown in the garden are often used in the meals served, creating a garden-to-table experience residents find satisfying and enriching.

Besides regular meals, Café Royce hosts various food-related events and celebrations throughout the year. Cooking classes, themed dinners, cheese and wine evenings from local wineries, and holiday feasts allow residents to learn new culinary skills, enjoy festive occasions, and engage in meaningful interactions.

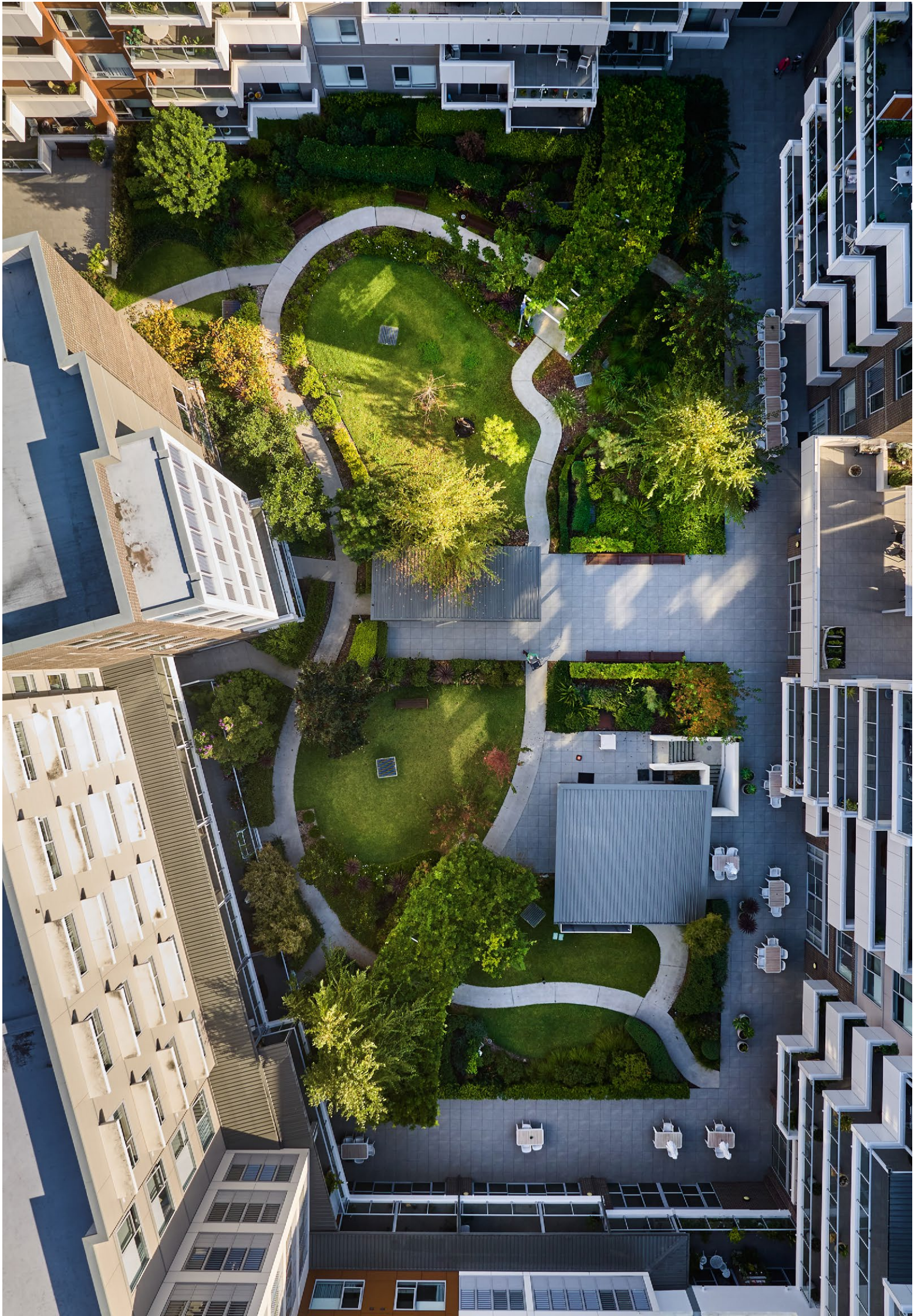


Top Left: Hair and beauty services at the Royce.

Top Right: The Royce also includes commercial spaces leased to local businesses, including a graphic design agency with a young, vibrant team that enjoys interacting with the Royce community. We discovered a wonderful crossover between generations—Ross Dobson's nephew is one of the graphic designers, and Ross' mother is a Royce resident.

Bottom: Residents and visitors in the beautiful landscaped courtyard.

Opposite: Aerial view of the internal courtyard at the Royce.





IN CONVERSATION

We catch up with Lara Calder on her vision for a life well designed.

BEAUTY INSPIRES ME. I'M INSPIRED TO MAKE PLACES WITH ABUNDANT SUNSHINE.

LARA CALDER

WHAT INSPIRES YOUR DESIGNS FOR SENIORS LIVING SPACES, AND HOW DO YOU INTEGRATE THOSE INSPIRATIONS INTO YOUR PROJECTS?

LC: Beauty inspires me. I'm inspired to make places with abundant sunshine, views to lovely gardens or specific features. I also try to design layouts that are pragmatic and easy to navigate. Keeping things simple, elegant, and uncomplicated is always an aspiration.

Many architects share inspiring ideas and projects, to which social media now gives us unlimited access. It's very important to know what other people are doing in Australia and worldwide. It's good to be inspired but not to copy, as each building needs a unique response and outcome.

HOW DO YOU APPROACH INCORPORATING ELEMENTS OF BIOPHILIC DESIGN INTO SENIORS LIVING DEVELOPMENTS?

LC: Biophilic design aligns with all our design principles around natural light, natural ventilation, and access to the outdoors. We don't want people to live inside in an air-conditioned box 24/7, particularly in seniors housing. We want people to be well-connected to nature and the changing climatic moods of each day and season.

One key feature you'll find in many of our designs is an internal lightwell or open courtyard that brings natural light into the deeper parts of the building so that occupants can see the pattern of the sun's movement through the day. And the moonlight.

CREATIVITY OFTEN INVOLVES SOLVING PROBLEMS IN INNOVATIVE WAYS. CAN YOU SHARE A CHALLENGE YOU FACED IN A SENIORS LIVING PROJECT AND HOW YOU CREATIVELY RESOLVED IT?

LC: I think I'm conditioned to try to 'not do' what everyone else does. We like to be recognised as 'refreshingly alternative', so we look at things from different points of view. We explore lots of different options until we land on the one that works best. We're quite relentless in this, and I always find it exciting to uncover the solution.

While we must resolve a client's brief first and foremost, we always design with the end user in mind. How people will live in and experience our buildings is paramount to us.

We've had wonderful feedback about residents with dementia who have relocated from an older facility into our newly constructed Anglicare care accommodation. The number of 'aggressive incidents' recorded decreased from 5-6 per week to only one incident in six months. This was attributed to their new calm, light-filled environment with multiple access points to generously landscaped gardens. The spaces are generous, elegant, and easy to navigate, purposefully intended to reduce anxiety about where to go or getting lost. All bedrooms have their own doors to the outside and a ground-level terrace that leads out to the gardens to further benefit residents' wellbeing and mental health.

CAN YOU DISCUSS THE ROLE OF ART AND AESTHETICS IN YOUR ARCHITECTURE FOR SENIORS LIVING SPACES?

LC: We firmly believe the last place someone lives in can be the best. Some residents are moving into our buildings from older, larger, rundown homes they've been unable to maintain or even heat properly, so the comfort and ease of living in a new development where their physical needs are met can be a wonderful relief.

Aesthetics matter so much because the perception of 'aged care' or 'retirement living' can be profoundly negative or fearful. Every project challenges us to alter that opinion by providing architectural design excellence that encourages people to aspire to want to live in care accommodation.

Artworks and the whole interior design presentation craft a non-institutional, warm and inviting world. We can never recreate a person's own feeling of 'home.' But we can make places that feel comfortable and inviting, reduce anxiety or stress, and have abundant food, warmth, companionship, music, and the reassurance of care.

SENIORS LIVING DEVELOPMENTS HAVE UNIQUE EMOTIONAL AND PSYCHOLOGICAL CONSIDERATIONS. HOW DO YOU ENSURE YOUR DESIGNS ADDRESS THESE ASPECTS CREATIVELY?

LC: We do a lot of 'post-occupancy study' on our projects. We often go back to see what's worked, what hasn't, and learn how we can improve from real-life scenarios.

In the past, I've actually signed up for volunteer work in our building's dementia care units to experience it from a carer's perspective and observe residents' daily patterns from the inside. This has been an exceptionally enlightening thing to do. Despite having previous experience as a registered nurse, it makes me acutely aware of how challenging this work is and how important it is to design for the staff as well as the residents.

CAN YOU DESCRIBE YOUR CREATIVE PROCESS WHEN STARTING A NEW PROJECT FOR SENIORS LIVING DEVELOPMENTS?

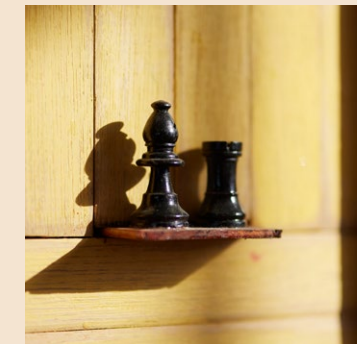
LC: Each project is informed by a site's unique characteristics, context, features, and history. We do quite a lot of research upfront about the property and the planning controls that describe how big or high the building can be. Trees are another big part of the site study—we love them and try to keep mature trees in situ wherever possible.

We then try to establish what will make each project special in terms of its street identity, character, and materiality. Ultimately, the planning and layout inform the external façade, so we work on the internal planning and external shape and form in parallel.

We know the compliance requirements very well, so they subconsciously get absorbed into the process. Compliance doesn't drive our designs because to do so would result in an institutional feeling. Instead, we try to make the compliance invisible, incorporating it subtly but effectively into the design.

WHERE ART THOU

Art can enhance quality of life for seniors, particularly in memory care and care environments. Beyond mere decoration, it's a tool for evoking emotion and triggering memories, and it also plays a key role in wayfinding in a large building.



Art has the power to transform space and people. It can make us feel at ease or create a place that feels more like home. Tactile elements, colour harmonies, and familiar objects can significantly impact our emotional and psychological wellbeing. They can trigger memories and provide comfort, creating a sense of continuity in our lives.

A multi-sensory approach to designing care accommodation plays a vital role in supporting those with memory issues like dementia and Alzheimer's. Art's textures, colours, and forms can provide sensory stimulation, helping ground residents in their environment and enhance their cognitive function. It can help maintain a connection to the present and evoke positive memories from the past.

But the art must be meaningful and interesting. Found objects and collectables can play a crucial role in achieving this, as they carry their own histories and stories, making the art pieces profoundly personal and resonant.

One artist making strides in this field is Susan O'Doherty. Known for her assemblage, painting, collage, sculpture, and installations, she appropriates and recycles everyday materials, textiles, and household implements.

Susan's art is physically 'made' and crafted, combining rich colour harmonies and referencing objects to build a thought-provoking sense of nostalgia. Her work comments on gender, consumerism, violence, memory, and history, providing layers of meaning that resonate differently with each viewer.

We're proud to have worked closely with Susan. When she repurposed stained glass windows from an older building on one of our project sites into stunning new artworks, she preserved the original site's history and created vitally important continuity for residents between both buildings. Crafting new from old, pouring tenderness and empathy on the discarded and abandoned, this kind of work resonates deeply in care accommodation settings.

This thrift aesthetic also conveys something more pressing about our paradoxical time. By persistently roving and gleaning, Susan's work imbues new life and meaning into once-loved, once-essential items, embracing the past within the present.

Art in care accommodation isn't just for aesthetics. It can also serve a practical purpose. Our interior design team often uses distinctive art pieces as landmarks for wayfinding to make it easier for residents to find their way around. This approach combines functionality with beauty, enhancing the overall living experience.

Art has the potential to improve mental health, reduce anxiety, support memory care, and create a more positive atmosphere. By carefully selecting and placing art in care facilities, designers can significantly enhance residents' quality of life. Artists like Susan can create spaces where art isn't just seen but felt, helping us make every day a bit brighter and more meaningful for our elders.

FOUND OBJECTS AND COLLECTABLES
PLAY A CRUCIAL ROLE AS THEY CARRY
THEIR OWN HISTORIES AND STORIES.





G L

Worldly perspective

O B

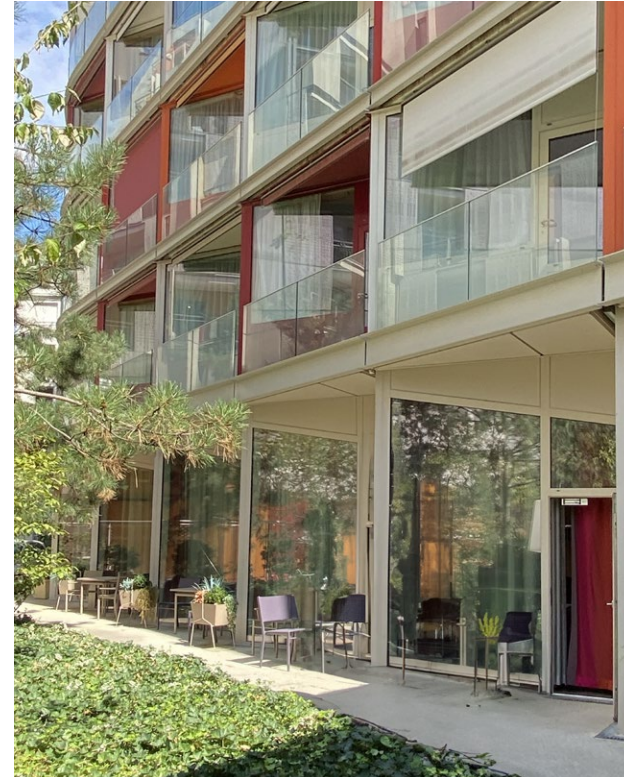
Local vision

A L

Spotlight on Parisian design

GLOBAL REPORT

Innovations in care accommodation from Paris



CITY



Top Left: Paris Habitat — Aged Care and Retirement housing adjacent to pedestrian space and walkways shares views both into and out of the building.

Top Right: Orpea — Aged care home. The coloured 'spiny' façade offers multiple views outward while protecting the privacy of the residents as the building hugs and defines the street edge.

Bottom Left: Notre Dame de Bon Secours nursing home is an elegant backdrop to the heritage precinct of St. Augustines.

Opposite Top: Paris Habitat in Clichy-Batignolles adjacent to the Martin Luther King Parc shows the pattern of urban history with new buildings against old.

Opposite Bottom: Notre Dame de Bon Secours — Nursing home and childcare share the ground-level outdoor spaces.

OF

IDEAS



The continuum of Haussmann's distinctive architecture defines much of the character of Paris. But the city is equally characterised by contemporary insertions of new architecture — think of the Pompidou designed by Richard Rogers and Renzo Piano and the pyramids of the Louvre by I.M.Pei.

New contemporary housing typologies are included in Paris' established historical built character, including places for seniors, ageing, and care. It's inspiring to see these new buildings celebrated and proudly placed amongst the urban heritage as modern, well-considered, elegant architecture.

During our seniors housing research trip to Paris, three case studies showcased this approach well.

EHPADs (residential establishments for elderly dependent people) are lively parts of the community. More than simply functional spaces to contain those with higher care needs, their design encourages interaction and engagement, with shared outdoor spaces in the public domain ensuring seniors remain active participants in the urban environment.

DISCOVERING CLICHY-BATIGNOLLES

The thoroughly modern and newly developed Clichy-Batignolles precinct is an entire district of contemporary architecture in Paris' northwest. Initially designed to address the need for housing, particularly social housing, it was ultimately formed as an eco-district, setting a new benchmark for sustainable development in Paris and breaking with the strict urban design regulations of the past.

Clichy-Batignolles' design diverges from traditional Parisian architecture in its height and diverse architectural forms. Buildings aren't joined but sit apart, giving the ground plane a physical permeability that allows pedestrians to move between and create useable public spaces, pathways and connections around buildings. Its layout better supports a pedestrian-focused environment, enhancing safety, visibility, surveillance and engagement for all residents, including older adults.

Elderly residents here are fully integrated into the community, supported by carefully considered architecture and design that sits proudly among neighbouring buildings in the mixed-use precinct.

INSPIRATION FROM ST. AUGUSTINE CARE FACILITY

St. Augustine care facility in the Notre Dame de Bon Secours precinct is an elegant example of how contemporary design sits against the heritage and history of older buildings.

Notre Dame de Bon Secours comprises a collection of health-focused buildings that sit apart from one another and make up the campus as a whole. The campus has a collection of historic and contemporary buildings, including St. Augustine's EHPAD, a maternity hospital, childcare, and a mental health service.

The buildings share various outdoor spaces—terraces, gardens, and ground-level courtyards—that promote interaction and engagement for all generations. These aren't just architectural features—they're essential components that help create a nurturing and stimulating environment.

On the day we visited, we saw a group of older residents walk around the childcare centre, pull up chairs and sit on the nearby benches to chat and watch the children play.

The design principles we observed in Paris can inform future projects here in Australia. Integrating seniors housing into broader community developments, promoting pedestrian movement, and creating safe, engaging public spaces can significantly enhance the quality of life for older residents by offering connections with daily public life.

Clichy-Batignolles and St. Augustine offer valuable lessons for architects and urban planners worldwide. More than simply buildings, they're vibrant, living parts of the community that can inspire a new approach to seniors housing globally.





GREEN HILLS

AHEAD OF THE CURVE

Proudly connected with the local community, Green Hills is for Fresh Hope Communities' High Care and Retirement Living residents and their families and friends.

Fresh Hope Communities' Green Hills residential aged care is a contemporary, light-filled project of 166 single-bedroom suites in Maitland. Its design represents a new era for care accommodation, with each care household accommodating 15 residents.

Despite the scale of the new Green Hills building, the external form is heavily articulated with two, three and four-storey wings that radiate outward from a central core.

The ends of each wing open expansively to the adjacent riparian and natural bushland surrounds to invite generous views, daylight, and connection with the outdoor world.

The resident households are designed without corridors, creating an intimate, human-scaled environment. Each household is warm and inviting and offers the familiar comforts of home, including visually exciting elements such as built-in fish tanks, interesting textures, colours and patterns, and purposeful activity options.



Opposite: Front entry forecourt.

Top Left: View from community garden.

Top Right: Residents and staff socialise at the café.

Bottom: Typical resident kitchen in household.





Top: Group shot of developers + some of the Calderflower team at the opening of Green Hills Maitland.

Bottom: Resident craft room.

Opposite Top: View of typical resident sitting area.

Opposite Bottom: South view of Green Hills.



THE ACHE FOR HOME LIVES IN ALL OF US. THE SAFE PLACE WHERE WE CAN GO AS WE ARE AND NOT BE QUESTIONED.

MAYA ANGELOU





A LIFE WELL-DESIGNED

Calderflower Architecture and Interiors are the premier provider of design excellence and innovation for care, retirement living, social housing, childcare, and community projects. We are a vibrant and progressive practice backed by more than 35 years of experience within a dynamic, supportive, and challenging environment for our team.

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CALDERFLOWER



THE CALDERFLOWER
TEAM BELIEVE IN
CREATING ENVIRONMENTS
THAT ENABLE
ENRICHED AGEING.

CONTINUOUSLY
IMPROVING

-

CONNECTING
TO NATURE

-

ENCOURAGING
IMAGINATION

-

CREATING
MODERN, JOYFUL
SPACES FOR
LIVING

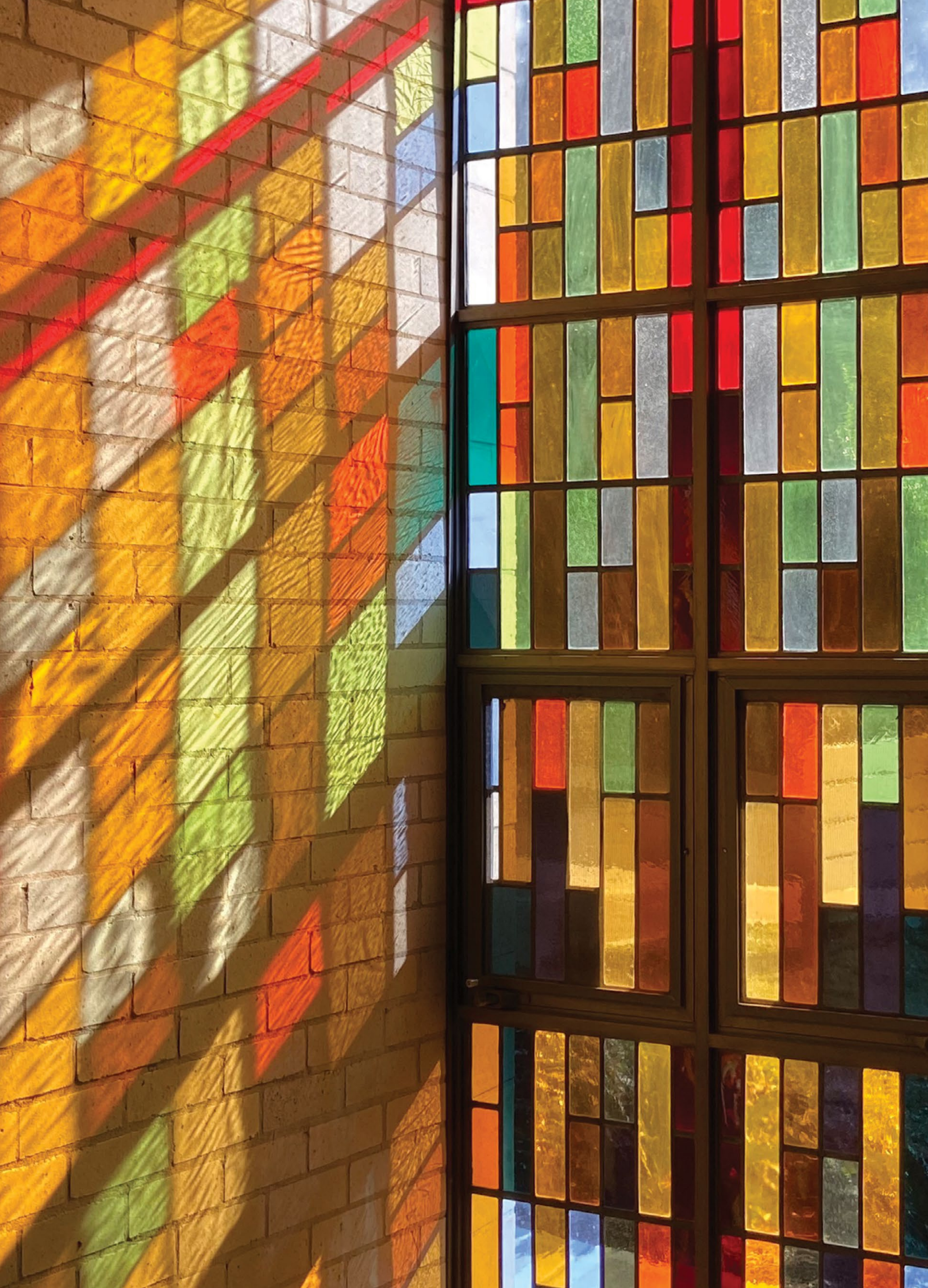
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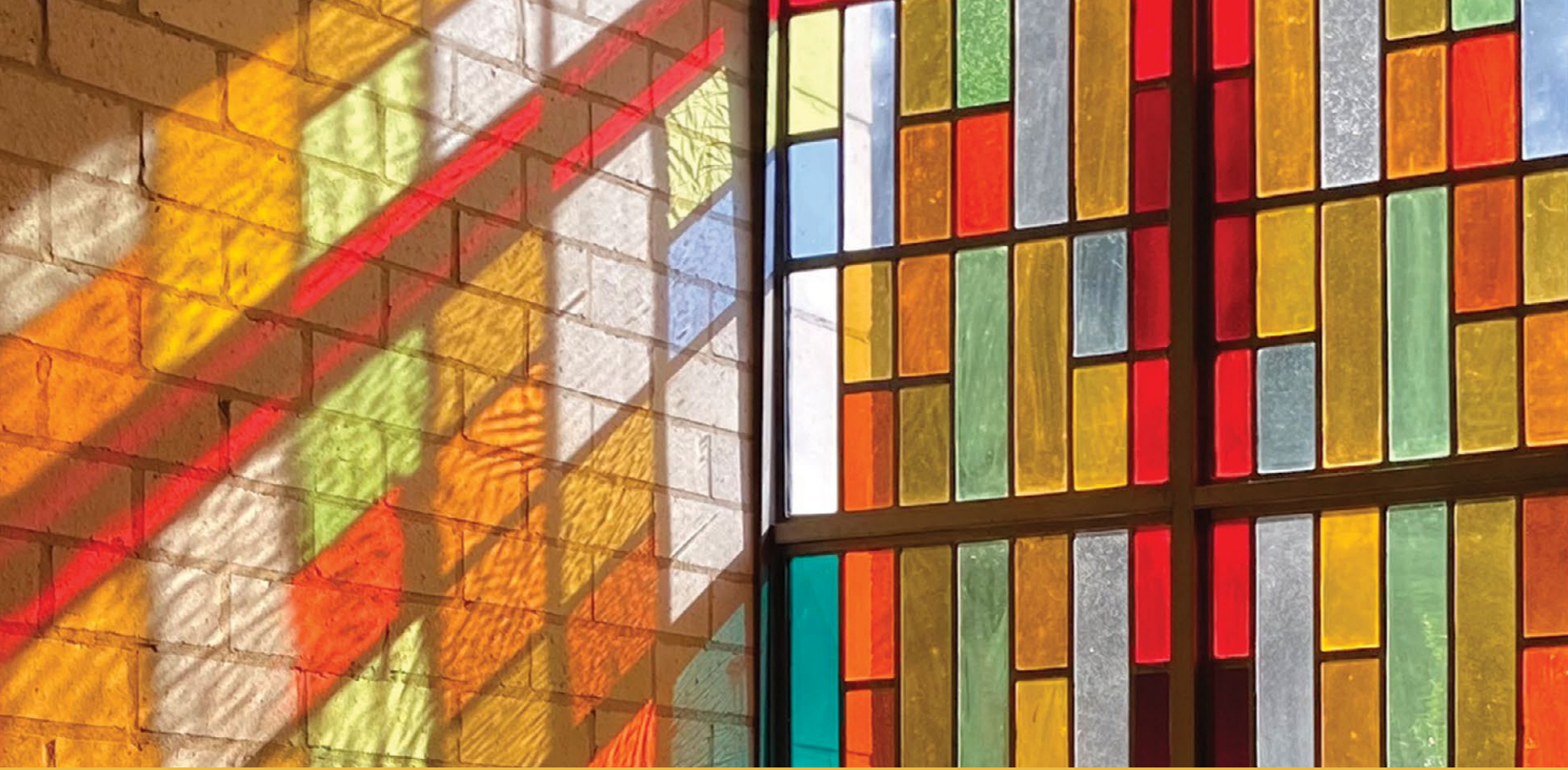
Calderflower Architecture and Interiors is set apart by our collaborative approach to succeeding with a brief and delivering innovative and functional design solutions. We work to build trusted and long-lasting relationships and our team are always on hand to talk through your requirements and offer advice.

To experience the Calderflower difference, get in touch today.



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