

SBArchitects



Aged Care
Project Portfolio

August 2009

SBArchitects

Experience, Expertise, Commitment, Quality

EXPERIENCE

SBArchitects is a Sydney based architectural practice with over 40 years experience and has consistently produced quality buildings, tailored to the specialised needs of our Clients.

Although we are best known for our expertise in Aged Care, extensive experience has also been gained in all areas of architectural design and documentation including commercial, retail, heritage, child care, churches and other design services.

EXPERTISE

Our reputation for integrity and excellence is founded on a thorough understanding of the practice of architecture together with a comprehensive understanding of the Aged Care industry and its associated regulations.

We communicate extensively with our Clients to understand their needs and requirements and achieve innovative solutions, on budget and on time.

COMMITMENT

We are committed to developing innovative, functional and cost effective design solutions to every project, large or small.

Our commitment continues through all stages of the project; design, documentation and contract administration. We have an association with other specialist consultants and we will integrate and coordinate their work into all stages of the project.

We are committed to looking after the needs of our Clients with integrity and accountability.

QUALITY

A building that will meet your present needs and which will still be suitable in the future requires experience, expertise, commitment and attention to detail. SBArchitects deliver an end result that is a unique and environmentally responsible solution of the highest standards.



Member

Australian Institute of Architects

Nominated Architects
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Aged Care Design

SBArchitects have over 40 years experience in the design of housing and care facilities for the aged.

We strive to stay in tune with the aged care industry and are pro-active about researching, developing and influencing regulations governing aged care design. Members of our team are represented on several industry committees.

SBArchitects are dedicated to finding design solutions that maximise options, implement industry 'best practice' and comply with all the requirements of the relevant codes, regulations and standards.

Whether you have an existing facility that you want to upgrade or a new project that you are considering, SBArchitects can guide you through concepts, design, approvals, documentation, tendering, construction and certification.

From a small upgrade to a full master plan, whatever your requirements, we have the expertise to deliver a cost effective solution within a competitive fee structure.



Aged Care Services

At SBArchitects we offer a comprehensive range of architectural services from project conception to completion and occupation, including:

- Residential Aged Care
- Upgrading and Extending
- Self Care Villas and Apartments
- Master Planning
- Retirement Villages
- Community Centres
- Day Care Centres
- Therapy Facilities
- Commercial Kitchens and Laundries
- Certification Inspections and Reports
- Fire Safety Upgrading

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Aged Care Services

Residential Aged Care



New facilities that allow 'ageing in place', maximise site potential and provide secure and safe home like environments for residents with special care needs.

We are dedicated to finding design solutions that maximise your options, implement industry 'best practice' and comply with all the requirements of the relevant codes, regulations and standards.

Upgrading & Extending



Upgrading existing Aged Care buildings to accommodate all care levels, including dementia and palliative care. Incorporating the latest technology, energy efficiency and fire safety systems.

Building works are stressful at the best of times, we have the experience to plan and stage your building works to minimise inconvenience to your residents, staff and daily operations.

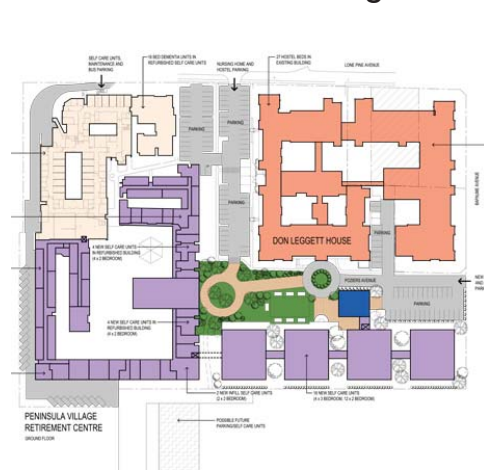
Self Care Villas & Apartments



Apartments and villas designed specifically for independent living. We utilise a customised approach that ensures compliance with Seniors Living, the Building Code, Access requirements and energy efficiency.

Whether your project is in-fill housing or part of a Village our designs will make full advantage of your site.

Master Planning



The strategic direction of your facility, including planning future property purchases and determining the level of care you intend to offer the community requires thoughtful master planning.

At SBArchitects we offer our expertise in master planning to make sure that all capital works feed into a well thought out building strategy that complies with the relevant authorities requirements.

Design Approach

SBArchitect's project solutions reflect the thinking and values of our Clients. We approach design by:

- Understanding our Clients needs
- Understanding the site and social context
- Exploring possibilities
- Evolving the design through teamwork
- Seeking innovation
- Inspiring the team
- Caring about the community and the environment
- Complementing the aesthetic character of the project's location.

Project Team

We assemble a Project Team that has extensive experience in aged care design and under the leadership of a Director the Project Team remains involved throughout the project design and construction process. This team approach ensures the continuity of the project is maintained and the needs and aspirations of our clients are successfully achieved.

Interactive Design and Evaluation of Alternatives

We utilise an interactive design approach to explore alternative plans and achieve successful solutions for our Clients. By working collaboratively with the Client to develop space needs and relationships, reviewing alternative project approaches, and developing a schematic design our Client becomes an integral part of the design process. In this way the Project Team arrives at the most appropriate solution while keeping the project within time and budget limits.

Computer Modeling

We have in-house capabilities to illustrate design alternatives in three dimensional computer modelling.

Cost Control

Cost Control goes hand-in-hand with the proactive management of planning and building design projects. SBArchitects has consistently demonstrated its ability to produce functional, practical and innovative design within budget.

Sustainable Design

SBArchitects believes in an energy conscious, resource responsive, sustainable design process for all of its projects. This approach includes an evaluation of construction costs versus long-term maintenance costs for any decision reached. We evaluate all system and material decisions with an aim to achieve appropriate, energy efficient and cost-effective solutions.

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Certification of Aged Care Facilities

What is Certification?

Certification is a detailed inspection of Aged Care Facilities undertaken by independent consultants appointed by the Commonwealth Department of Health and Ageing.

Each inspection results in an overall score being awarded to the Aged Care Facility. This score is based on various aspects including bed density, fire safety, resident facilities, staff amenities, and many other areas.

Certification is an ongoing process, which aims to raise the standard and living conditions of all Aged Care Facilities. Existing facilities were required to be upgraded by 2008 to meet the new privacy and space requirements of the Commonwealth Department of Health and Ageing policy.

SBArchitects and the Certification of Aged Care Facilities

SBArchitects has a wealth of experience related to the Commonwealth Certification process, and is a recognised certifier. We have been actively involved in advising clients of the most cost effective strategies for complying with present and future Certification requirements.

Certification Assistant is a software program developed by SBArchitects, which aids the assessment of facilities and allows the preparation of a cost effective strategy to achieve the highest possible score within the project budget.

Access Certification

An integral part of aged care design is an understanding of the access requirements for the aged and people with a disability required by the various codes and regulations. These include:

- Building Code of Australia
- Australian Standard AS 1428
- NSW Senior Living State Environmental Planning Policy
- Disability Discrimination Act

We have Accredited Membership of the Association of Access Consultants in Australia and this credential allows us to provide certification to Councils and other authorities that our designs meet all the Access requirements applicable to each project.

Project team members have an extensive up-to-date knowledge and understanding of the practical application of these standards and regulations.

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Residential Aged Care Facility



Completed:
2009

Construction Cost:
\$14.5m

Client:
Holy Family Services

Marayong NSW

Situated adjacent to an iconic catholic church this extensive re-development of existing aged care facilities accommodates 90 residents. It includes a chapel with a specially commissioned stained glass window, theatre, multi-purpose hall, dementia care, landscaped gardens and secure courtyards. This project compliments and enhances its surroundings.



Child Care Centre



Completed:
2008

Construction Cost:
\$1.2m

Client:
Holy Family Services

Marayong NSW

Recently there has been increased interest in providing child care on the same site as aged care facilities. This facility fulfils the need for the ever increasing demand for child care services and also provides for the needs of the staff and the adjoining aged residents enjoy the close relationship.



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Commercial Kitchen



Completed:
2008
Construction Cost:
\$0.5m

Client:
Garden Village Port
Macquarie

Port Macquarie, NSW

This commercial kitchen which prepares 300 meals per day for both retirement village residents and Meals on Wheels clients presented many challenges as the brief required a centrally located kitchen to be constructed in an existing car parking area situated below resident accommodation.



Nursing Home Extension and Self Care Units



Completed:
2009
Construction Cost:
\$5.2m

Client:
Cardinal Stepinac
Village

St Johns Park, NSW

This project extended the existing nursing home on two levels with 12 additional single bed resident rooms, recreation hall and multipurpose room to the ground floor. The lower floor level provides a new board room and offices, 4 self contained units (each with 1 bedroom and attached garage) and a new maintenance workshop.



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Retirement Village



Completed:
2009
Construction Cost:
\$16m

Client:
Port Stephens V & C
Aged Care Limited

Salamander Bay, NSW

This village provides a mixture of villas and apartment living for seniors together with associated communal facilities. This design incorporates solutions to the environmental aspects of the site including fauna, flora and bushfires.

Master planned and constructed in 6 stages this village is now a well established and thriving community.



Community Centre

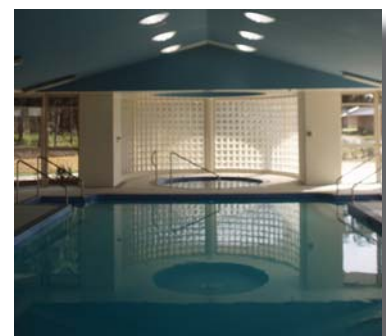


Completed:
2009
Construction Cost:
\$1.5m

Client:
Port Stephens V & C
Aged Care Limited

Salamander Bay, NSW

As part of the Salamander Haven Retirement Village this community centre is the focal point of the village's social activities. It provides meeting and multi-purpose rooms, kitchen facilities, outdoor BBQ area and an indoor swimming pool and spa.



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Senior Living Apartments



DA Approved:
2008

Estimated Cost:
\$8m

Client:
Garden Village Port
Macquarie

Garden Village Port Macquarie, NSW

A four storey apartment building accommodating 35 self contained apartments, communal facilities including a gymnasium, computer room, meeting rooms, roof top terrace and undercover parking.

The apartments are grouped around a north facing courtyard which provides each apartment with natural light and ventilation, solar access and views.



Residential Aged Care Facility



Completed:
2008

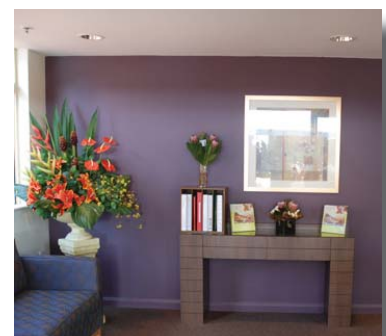
Construction Cost:
\$5m

Client:
Amity Health Care

North Rocks, NSW

The upgrading and renovation of an existing 72 bed nursing home to meet 2008 Certification requirements.

Located adjacent to a bushland reserve the building design compliments its suburban setting and complies with the bushfire building regulations.



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Seniors Living Apartments



Completed:
2006
Construction Cost:
\$1.7m

Client:
Thomas Holt Villages

Sutherland, NSW

The Senior Living apartment building contains 8 x 2 bedroom apartments all with private balconies or terraces, secure basement parking and lift access.

This energy efficiency building provides solar access, natural lighting and panoramic views to all apartments and satisfies the requirements of the Senior Living SEPP, SEPP 65, Basix and the Bushfire Code.



Senior Living In-Fill Housing



Completed:
2007
Construction Cost:
\$1.2m

Client:
Thomas Holt Villages

Sutherland, NSW

With space limited on their current site for senior living housing the Village have developed this nearby large suburban block.

Designed to compliment the scale and style of the surrounding neighbourhood, this project consists of a community room and 7 dwellings one of which is designed as an adaptable unit to AS4299.



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Residential Aged Care Facility Extension



Completed:
2007
Construction Cost:
\$3.9m

Client:
Carrington Village

Camden, NSW

Nested in the rolling hills of Camden this dementia wing extension compliments the existing developments on the site and takes full advantage the rural setting and aspect.

The two extended wings, each accommodating eight residents, provide manageable social groups, and enclose a secure garden area for wandering residents.



Dementia Care Wing



Completed:
2008
Construction Cost:
\$5m

Client:
CBCS

Cherrybrook, NSW

A two storey addition that links an existing nursing home and hostel facilities, this building provides a 14 bed dementia care facility on the ground floor with associated secure garden area and provides 14 low care beds on the first floor.

A separate service corridor allows staff access to the dementia wing's servery and linen rooms without the need to enter the secure resident area.



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Residential Aged Care Facility Extension



Completed:
2008
Construction Cost:
\$2m

Client:
St Hedwig Village

Blacktown, NSW

Spanning an existing carpark, this first floor addition between the existing nursing home and hostel provides shared therapy and activities spaces and a secure link between both facilities.

Automatic louvres shade the full height glass from the morning and afternoon sun while maintaining natural light to the spaces behind.



Administration Centre / Commercial Kitchen



Completed:
2008
Construction Cost:
\$4.3m

Client:
Our Lady of
Consolation Homes

Rooty Hill, NSW

As a culmination of the Master Plan for this site, which included a 40 bed hostel, 90 bed nursing home, renovating and upgrading of existing hostels and a new convent, this administration centre provides the village with a new reception area, administration offices, board room and commercial kitchen serving in excess of 300 meals per day to village residents and Meals on Wheels clients.



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Residential Aged Care Facility



Completed:
2005
Construction Cost:
\$4.5m

Client:
Uniting Care

Richmond, NSW

A 70 bed facility provides accommodation in single bed rooms with private ensuite facilities. The design suits the rural setting and takes advantage of pleasant country views.

The building includes a connecting link to the existing aged care facility, a secure 12 bed dementia care unit with dedicated lounge, dining and care facilities. Services and maintenance facilities are also provided.



Residential Aged Care Facility



Completed:
2005
Construction Cost:
\$6m

Client:
Lake Haven Aged
Care

Lake Haven, NSW

Designed to maximise northern orientation and to reflect the coastal character of the area, this 40 bed low care facility makes the most of a sloping site.

This facility accommodates 10 dementia care residents, 30 low care residents, administration offices, and palliative care facilities. Staff and maintenance facilities are located on a lower level.



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Nursing Home Extension



Completed:
2005
Construction Cost:
\$1.5m

Client:
Castellorizian Nurs-
ing Home

Kensington, NSW

Located in a federation style precinct this project successfully satisfied the Council requirements to compliment the existing streetscape, maintain privacy, isolate residents from the noise of the adjacent main road. It efficiently utilises a very restricted suburban site.



Self Care Apartments



Completed:
2005
Construction Cost:
\$4.3m

Client:
CBCS

Cherrybrook, NSW

As part of an existing retirement village this building accommodates 16 dwellings (1, 2 & 3 bedrooms) grouped around a central courtyard. It provides secure basement parking and lift access to all levels.

The design maintains a 2 storey height to the street facades in keeping with the surrounding residential neighbourhood.



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