



A LASTING MEMORY

DEVELOPER : Jewish Care Victoria
MAIN CONSTRUCTION COMPANY : ARC3
ARCHITECT : Smith+Tracey Architects
CONSTRUCTION VALUE : \$39 million

Jewish Care's Carnegie Senior Living & Community Precinct saw the construction of a \$39 million two-storey, 120-bed aged care home featuring eight small houses with individual living and dining areas, al fresco courtyard terraces, gardens, and boutique lifestyle facilities including a café, beauty salon, cinema, wellness centre and synagogue.

In south-eastern Melbourne, a new vision for aged care has become a reality. Jewish Care Victoria's new Carnegie Senior Living & Community Precinct is a premium residential development that will transform the meaning of best in class aged care.

The Carnegie Senior Living & Community Precinct was conceived to provide a range of accommodation offerings to meet the diverse needs of elders in Melbourne's Jewish community in the growth corridor in south-eastern Melbourne. Occupying a large parcel of land in Carnegie, the two-storey, 120-bed development encompasses eight small houses with 15 beds each, all having access to landscaped gardens.

Elders of Jewish Care's new Carnegie Senior Living & Community Precinct will be able to take advantage of boutique lifestyle facilities including a café, club lounge, gym, beauty salon, cinema and synagogue as well as the individual living and dining areas, terraces, internal and external courtyards and gardens in each house.

The project is part of Jewish Care's \$200+ million, 'Growing. For our Community' capital campaign, a major 10-year investment program launched in 2014 encompassing aged care, disability and community services. This incredible capital program is enabling Jewish Care to enrich more lives through the provision of state-of-the-art accommodation that provide a culturally safe and familiar haven in times of need.

"This project completes our aged care strategy of replacing all of our outdated homes," said Marcus Harty, General Manager – Strategic Projects and Acquisitions. "We have created 276 beds in brand new homes over the last six months, creating superb facilities for our staff and elders."

The contemporary design was co-designed in partnership by Jewish Care and Smith+Tracey Architects, a firm with a long history of creating high quality education, community and religious projects throughout Australia. The design is an architectural response to

Jewish Care's new pioneering model of support. The two-storey brick building is sensitive to its neighbourhood context, integrating with the surrounding community. The project is designed to foster a sense of warmth and maximise independent living while also providing the highest standard of care that is characteristic of Jewish Care's innovative 'Hand-in-Hand' model of support.

Catering to the unique needs of the Jewish community, the project includes kosher commercial kitchens in the basement and kosher domestic kitchens within each house, and an impressive synagogue provides spiritual care to elders, their families and the wider community.

A noticeable feature of the Senior Living & Community Precinct's internal environment is the array of Memory Boxes which have been installed outside each of the individual rooms. These are glass boxes within which elders can place small items of personal significance. This memory care friendly approach facilitates easier navigation and wayfinding for elders, particularly those with diminishing cognition.

In general, the internal layouts, artworks, fitting and finishes within the development are aligned with Jewish Care's luxury standards; creating a sense of comfort and familiarity for the elders who will move into the Senior Living & Community Precinct from other Jewish Care homes.



ARC3, a Melbourne-based boutique building company specialising in multi-residential, industrial, commercial and institutional projects, were appointed under a design and construct contract. "ARC3 have been terrific," said Marcus. "Despite COVID-19, ARC3 finished ahead of time and within budget. They have exceeded our expectations in regard to project delivery and attention to detail, so too have the subcontractors who worked extremely hard to produce a first class building."

"Jewish Care has a 172-year history in serving the community. Throughout these years, we have seen many changes in aged care and have continued to provide the Jewish community with state-of-the-art services and facilities," said Marcus. "We've been doing that for a long time, and I have no doubt that this project will help us continue for many years to come."

For more information contact Jewish Care Victoria, 619 St Kilda Road, Melbourne VIC 3004, phone 03 8517 5999, website www.jewishcare.org.au

SYNCED UP

Since their establishment in 2013, SYNC has set a new benchmark for high quality prefabricated bathrooms. SYNC integrates innovative prefabrication and digital design to improve efficiency, quality and safety on construction projects across Australia and New Zealand.

By enabling the offsite completion of bathroom works, SYNC removes multiple trades from the critical path of a construction project while achieving a lower cost and superior quality installation with less waste than conventional bathroom construction.

SYNC was appointed to supply bathroom pods for builder ARC3 at Jewish Care's new Carnegie Senior Living Community. SYNC provided 118 individual bathroom pods in two different typologies, (two types, three colour schemes).

Three different wall finish colour schemes were used across the project and vinyl flooring was provided to all pods in line with standard requirements for aged care and senior living residences.

The SYNC process is end-to-end starting with consultation, design and prototyping to ensure that high quality products are delivered that

meet client requirements. SYNC's inhouse design team developed the pod designs in collaboration with Smith+Tracey Architects.

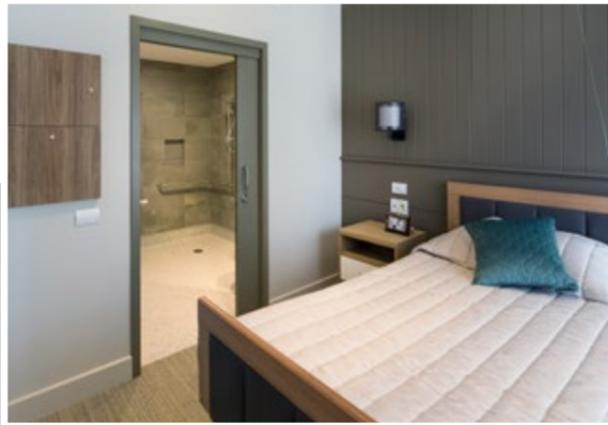
"SYNC was proud to play a part in developing Jewish Care's joinery design," said Gerard Gilder, Project Manager. "All joinery units were designed and built inhouse at SYNC, allowing us to monitor quality firsthand, adapt instantly and provide flexible solutions to achieve Jewish Care's design intent."

Other items produced inhouse for the project were steel cavity sliding doors as well other miscellaneous metalwork items. The pods were manufactured at SYNC's fabrication facility in Laverton North, Victoria then delivered to site and installed.

"Working alongside ARC3 we were able to execute a robust installation method which also enabled a level transition into the bathroom" said Gerard. "This made for a seamless, wheelchair friendly design that feels perfectly in sync with the rest of the room."

Incorporating pioneering prefabrication, digital design and manufacturing processes, SYNC's bathroom pods are purpose-built in Melbourne and suitable for application on a wide range of project types including residential, aged care, hotels, student accommodation and hospitals.

For more information contact SYNC, 55 Leakes Road, Laverton North VIC 3026, phone 03 8329 4111, email info@sync.industries, website www.sync.industries



HOME AMONG THE SPOTTED GUM

Covering all aspects of carpentry, Barzen Carpentry is committed to establishing long lasting, memorable relationships with a focus on repeat business with their clients, across residential and commercial carpentry projects in Melbourne.

Barzen Carpentry build on these relationships by simply enforcing our key business principles; quality of service, quality of design, quality of materials and quality of cost control. Combining a long history of successful projects completed on time and within budget, Barzen Carpentry are dedicated to delivering exceptional service on every project.

Barzen Carpentry were appointed for the second fix and installation of the spotted gum ship-lapped cladding to the new Jewish Care Senior Living Community, a premium residential aged care development in Carnegie, Melbourne.

"The Carnegie project was our first time working with both Jewish Care and the main contractor ARC3," said Owner, Ethan Barzen. "We found them to be forward thinking and good to work with."

The project had a short programme which required Barzen Carpentry to work within tight timescales. "We worked closely with the other trades onsite to meet the deadline. We managed to keep up a good

pace and still achieved our usual standards of quality," said Ethan. "It was good to work with a builder who was willing to work with their subcontractors to meet the tight deadline."

Despite the challenges of COVID-19 Barzen Carpentry still managed to get the job done on time and on budget. "We have a COVID-safe plan and we implemented protective measures such as physical distancing and masks onsite," Ethan explained.

Barzen Carpentry's specialist expertise in high end timber made them a perfect fit for the project. "Our experience and quality is what sets us apart," said Ethan. "With 15 skilled carpenters we have a crew who knows what they are doing and can manage the fast pace of a big job."

Barzen Carpentry are building on the successful outcome of the Jewish Care project with new projects including high end apartments in Hampton for Figurehead Construction and the Plaza of Holy Angels Mausoleum at Fawkner Memorial Park for Harris HMC.

For more information contact Barzen Carpentry, phone 0405 587 000, email info@barzencarpentry.com.au, website www.barzencarpentry.com.au