

AN ENCHANTING GARDEN

The \$40M integrated Kerrisdale Gardens Facility in Mackay, Queensland consists of supported living villas and apartments, Residential Aged Care, and a wellness centre and medical suites.

The client's healthy ageing perspective for this development project underpinned their projected model of care and service. This, together with Paynter Dixon's design and construction approach has enabled the client to achieve the outcomes they envisioned.

For Kerrisdale Gardens, Paynter Dixon Queensland's multidisciplinary team, which includes aged care specialists, has worked with the client from the project's inception. Working closely with the CEO, Raelene Phillips and the Board Chair, John Tait, business and service planning was comprehensively integrated with design planning. This innovative development ensures that, as people age and their needs increase, Kerrisdale Gardens has the flexibility to provide both age appropriate accommodation and the necessary care and support services.

Paynter Dixon' aged care specialists assisted the client to develop their service and care delivery model. Their approach is all inclusive and different to a traditional builder. "Kerrisdale is a unique project because it is a truly integrated aging in place development," said Paynter Dixon designer, Chris Jacobson. "Our focus is to align a construction solution with the client's business and service model and that's our point of difference – understanding and translating into design exactly what is needed operationally."

An experienced landscape designer, was consulted so Kerrisdale could provide age appropriate outdoor places, which complement the indoor areas. Indoor – outdoor linkages mean that residents can easily access, both visually and physically, the beautiful north Queensland climate. "This is not an institutional building. In fact, it is more resort like, and

the effective use of colour and variety of building materials internally, means that the ambience is fun, warm and inviting internally. There are no massive grand spaces, it's about scaling it down to more intimate zones which can be used flexibly – overall the feeling is that this is 'home'." he says.

"The Stage 1 four level building includes a ground floor designed to be a communal space, opening into garden spaces to the rear," Jacobson says. "Across the front is the colonnade which forms a central spine for the entire master plan. The client's vision reflected in the master plan was that this is a community and as such, people from the surrounding suburbs are welcome to share many of the facilities. This creates a social vibe, which is in line with contemporary approaches to residential aged care design."

A commercial kitchen and laundry on the ground floor created by Paynter Dixon's kitchen and laundry specialist are equipped with the latest technology to provide residents with flexible and adaptable food and laundry services. Within the residential aged care units, the communal areas of living and dining spaces includes a hotel like breakfast bar that residents can choose when to have their breakfast. The Care Model encourages residents to access food and drinks when they want them, rather than a pre determined time, better suited to an institutional model than to residents life style.

In the main building, the first floor consists of single bed aged care rooms, each with their own ensuites. A variety of sitting and activity areas, and beautiful generous outdoor patios, means that residents

have options about how to spend and enjoy their day. Back-of-house services such as waste management, deliveries and food and laundry services, are quite separate from the resident areas such as living rooms and bedrooms. The main building's second level is a hybrid of traditional single aged-care rooms and another wing consisting of large one-bedroom "studio" rooms and apartments.

"The client will be able to provide both high and low levels of care for these residents with residents have a diversity of accommodation options. Five apartments are designated for independent or partially independent residents so that care can be delivered into something that is more their home than just a bedroom," said Chris Jacobson

This integration meant Paynter Dixon had to work within the guidelines of both the Commonwealth Government's Aged Care Requirements and the Queensland State Government's Retirement Village framework. The greatest challenge, however, wasn't dealing with two sets of legislation but ensuring that this floor of aged care rooms, apartments and studios appeared to be highly desirable and diverse.

Level three consists of one and two-bedroom apartments, which have an additional flexi-room off the lounge that can be set up as a dining space, study or spare room. The aim of level three is to provide "city style" private apartments with flexibility of spaces allowing residents to modify as their living requirement change.

"I think the biggest challenge was integrating a built form that would support the client's care model," says Jacobson. "The articulation of this care model was facilitated by the Paynter Dixon aged care specialist team and supported through Study Tours to NZ and other facilities in Australia. The model is in some regards unique to this client who had the courage of their convictions and held close their vision. Working alongside the client really was an iterative process, right down to the last detail and the success of Kerrisdale Gardens is already evident with the majority of apartments and villas now sold."

For more information contact Paynter Dixon, Level 3, 299 Coronation Drive, Milton QLD 4064, phone 07 3368 5500, fax 07 3368 2549, email info@paynter.com.au, website www.paynter.com.au



CLIENT : Good Shepherd Lodge
DESIGN & CONSTRUCTION COMPANY : Paynter Dixon
ENGINEER : Cardno (QLD) Pty Ltd
PROJECT VALUE : \$40 million

NO LONGER A LUXURY

McGuire Air and Refrigeration Pty Ltd is a locally owned and operated Mackay, North Queensland business servicing the air conditioning and refrigeration needs of the Mackay, Bowen-Basin and Whitsunday region since 1995.

David and Donna McGuire are the Managing Directors of McGuire Air and Refrigeration and have been in the industry for over 35 years. During this time they have gained extensive experience in both refrigeration and air-conditioning industry, running a respectable and reputable business within the community.

Between the construction, electrical and service departments supervisors bring more than 132 years' experience to the company which contributes to the success of the business. They lead a team of approximately thirty employees and still hold true those old fashioned values that are present throughout the company's work ethic and morale. McGuire Air and Refrigeration scope of works is not limited to Air Conditioning alone. They provide an extensive scope of works including: Air Conditioning, Commercial, Industrial and Residential, Commercial Refrigeration, Cold-rooms, Design and Construction of Mechanical Services, Sales, Installation, Electrical and Mechanical Ventilation.

McGuire Air and Refrigeration was awarded the Kerrisdale Gardens Age Care Centre in May 2014. The Kerrisdale Gardens project is a modern style nursing home catering for a variety of individuals requirements. Within the centre there are one, two and three bedroom apartments and living requirements for individuals who require specialist care.

McGuire Air and Refrigeration selected DAIKIN Air Conditioning equipment for this project not only for its leading technology and high energy efficiency rating but also for DAIKIN's continued service after project completion and spare parts commitment. McGuire Air and Refrigeration have utilised the DAIKIN Variable Refrigerant Volume (VRV) System range on this project as well as DAIKIN Inverter Driven Ducted Systems with energy efficiency being the key objective. Using a VRV system allowed McGuire Air to implement in the one bedroom apartments where individuals require specific specialised care control of the Air Conditioning from the rooms themselves or the centralised controller located in the nurses station, allowing the staff to monitor and control the systems.

The nature of this project meant the residents of Kerrisdale Gardens comfort was McGuire Air and Refrigeration's paramount concern especially in Mackay's tropical climate. The installed DAIKIN equipment allows residents to control fans speeds and temperature (reverse cycle and cooling) as they desire. McGuire Air and Refrigeration worked closely with the builder Paynter Dixon and consultants to minimise clashes with other service and recommend design changes where necessary. As well as the Air Conditioning systems McGuire Air also supplied and installed the cold rooms, kitchen canopies and mechanical ventilation systems.

Air Conditioning was considered a luxury back in 1976 but David McGuire chose a profession and saw it as a "trade of the future", Kerrisdale Gardens mechanical services reflect this statement.

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THE DULUX EDITION

The Exsulite-Kooltherm Thermal Façade System by Dulux AcraTex in partnership with Kingspan Insulation, was chosen as the preferred cladding system for the Kerrisdale Gardens project. The contemporary styled total integrated thermal façade system comprises of breathable wall wrap, phenolic panels, fixings and weatherproof coatings which help to reduce maintenance and withstand the harsh climatic environmental conditions it is exposed to.

The Exsulite-Kooltherm Thermal Façade System is supplied in its entirety from Dulux and installed by a Dulux Trained Exsulite Installer. This ensures the project is built as specified without deviation or component substitution, reassuring both the developer and builder that Dulux is involved from design stage through to completion.

The system provided both the builder and the Dulux Trained Exsulite Installer a number of benefits. These included faster and easier installation compared to traditional construction methods and reduced scaffolding time on site which contributed to the jobs completion ahead of schedule.

Exsulite-Kooltherm is a lightweight system which can lower the risk of manual handling issues and OHS on site as it is easily moved without the need for cranes or forklifts. It provides a solution for most building designs or challenges, in place where similar systems are traditionally used.

The Exsulite-Kooltherm Façade System by Dulux AcraTex is CodeMark accredited in accordance with National Construction Code (NCC) requirements as an alternative solution for use in both Cyclonic and Non Cyclonic Regions, Bush Fire Regions and where a Fire Rated Wall (FRL) requirement needs to be met in Australia.

The project provided an additional challenge due its cyclonic rated location, exposing it to high wind pressures. Specifications were required to cater for the additional wind pressures whilst maintaining its excellent weatherproofing performance in accordance with the NCC.

The four-storey integrated building which represents Stage One of Kerrisdale Gardens was an exciting opportunity for Dulux to use the Exsulite-Kooltherm Thermal Façade System in a major development in Queensland. It has further allowed them to advance the system applications into both cyclonic and non cyclonic regions.

For more information contact Dulux AcraTex, 1956 Princess Highway, Clayton VIC 3168, phone 1300 662 841, email sales@exsulite.com.au, website www.exsulite.com.au