

# RETIREMENT MADE EASY

**DEVELOPER :** Goodwin Aged Care  
**MAIN CONSTRUCTION COMPANY :** PBS Building  
**ARCHITECT :** AMC Architecture  
**STRUCTURAL ENGINEER :** Indesco Consulting Engineers  
**CONSTRUCTION VALUE :** \$76 million

Goodwin Village Farrer involved the construction of 150 independent living units over five buildings. The project consisted of a residential aged care facility with 81 rooms and a combination of communal facilities, commercial kitchen, treatment room, dining and living areas, physio rooms and a clubhouse over 2-levels with gym facilities, lounge area, bar, theatre, chapel, library, billiard room, studio and craft area, mens shed, landscaping, and basement carparking.

With more than 30 years of experience across New South Wales, Queensland and the Australian Capital Territory and well known in the construction industry in Australia, PBS Building has brought years of planning and hard work to fruition with the 2-stage redevelopment of Goodwin Village Farrer.

PBS specialises in residential and commercial construction including single and multi-storey dwellings, university accommodation, retail fitouts, aged care and independent living apartments. For Goodwin Village Farrer, the emphasis is very much on ‘independent living’ – generous sized one, two and three bedroom apartments, all single level and fitted out with contemporary interiors and secure lift access.

Engaged by Goodwin Aged Care Services for the project, PBS was tasked with bringing the local community a compilation of modern conveniences and stunning apartments, huddled amongst the

beautifully landscaped and well established Woden Valley district. PBS built a total of 150 independent living apartments which are brand new, as well as a clubhouse and common areas designed to provide shared experiences amongst residents.

“It has been close to a four year project for us and we’ve worked with Goodwin on a couple of jobs before,” said Renee Ioppi, Construction Manager. “This project is ideally located within five minutes of Canberra’s town centre and major hospital and the entire perimeter of the Village creates a community where all the common areas are facing each other and residents can feel right at home.”

Constructed to meet the growing demand for superior independent living facilities in the local area, PBS and their team of around 180 employees, took on the project whole heartedly which has resulted in the perfect place for seniors to live comfortably and remain independent.



Stage 1 of Goodwin Village Farrer comprised three buildings, where PBS have built 81 units with basement carparking, a 2-level clubhouse complete with gym facilities, lounge, bar, commercial kitchen, reception area, activities rooms, theatre, chapel, library and a billiard room.

Stage 2 saw an additional 70 apartments constructed, as well as common areas complete with a salon and barber, physiotherapy and media rooms and a gym and level three in Building E is home to Goodwin’s corporate offices.

Like all large scale constructions, every building site comes with its own perks and perils. In the case of the Farrer Village by Goodwin, the site is enveloped by three nature reserves and an abundance of beautiful gardens and trees. Whilst this provides a leafy outlook and beautiful views from each of the village’s buildings, the trees did present a tough task from a both a design and construction point of view.

“One of the buildings was occupied for the duration of the project and working in and around existing residents was definitely challenging,”



Renee said. “One of the other challenges we faced was around two dozen mature trees that are on the site couldn’t be touched – and I’m talking huge trees. One of the buildings needed to be designed to avoid the tree and this is not something we’d come across on every job site.”

PBS prides itself on building a construction business that retains the loyalty of its clients and the Farrer Village is evidence of the company’s approach to always maintaining the utmost integrity for all stakeholders.

“This project for Goodwin is a high quality construction of independent living apartments where Canberra seniors can go later in life and still feel right at home,” Renee said. “The residents are part of a wonderful community with over indulgent landscaping and first-class amenities. And from a locality point of view, it’s the perfect choice.”

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**Below** Civion Construction supplied and installed the external façades on Goodwin Village Farrer.

**Civion Construction has been delivering architectural façades and fitouts in the Australian Capital Territory and New South Wales since 2009, tailoring their services to each project for optimum and cost effective results.** Goodwin Village Farrer is the company's latest project, showcasing Civion's quality workmanship and innovative manufacturing processes.

The Canberra based company is run by Directors and brothers Milan and Mate Kraljevic and their tight knit team, each bringing their own industry experience to Civion's offering.

The brief for Civion Construction, engaged by PBS Building, was to supply and install the external façades on all six buildings for Goodwin Village Farrer and creating a modern, refined and maintenance free direction for this project was key.

"PBS involved us very early in the design stages and we were given a clear understanding of the look Goodwin wanted to achieve at Village Farrer," said Co-Director, Milan Kraljevic. "They wanted a timber look for the building with a curved soffit, which is an overhanging eave, plus a crisp metal cladding to add another element to the façade."

To achieve this, Civion opted for the Vitracore G2 aluminium panels, sourced locally from Lithgow in New South Wales. The lightweight nature of Vitracore assists with installation on large scale developments and comes in an almost limitless range of colours and finishes.

"We have a great relationship with our local supplier and the biggest advantage of this product is that it's lightweight and resistant to fire and corrosion," Milan explained. "The Vitracore panels, together with the wall cladding in a white and metallic champagne aluminium, has delivered the desired look for the client – modern with clean lines and next to no upkeep."

Complete client satisfaction is the company's mantra and it's no mistake Civion's offering is tailored at delivering a service to the

construction industry with a real point of difference.

Civion's focus is on manufacturing everything inhouse in a controlled environment. The raw materials are delivered to the company's warehouse and before the sheets are built into individual sets which are then ready to be installed onsite, the designers break down the drawings to ensure everything is level and all of the joints are lining up. This step allows the team to react quickly when an issue arises. It also works as a huge advantage on congested job sites where large scale installations can often get tricky.

"We have created a refined process whereby we have all the right tools, technology and equipment, including multiple CNC routers, to manufacture everything inhouse and this in turn reduces our time onsite and minimises wastage as well," Milan explained. "For this reason, our team fits in really well with all of the other trades onsite and improves the capacity of what we're able to deliver to our clients."

Curving the soffits for each of the buildings did put Civion Construction to the test, but the technically challenging jobs are where the team excel.

"The nature of what the client wanted, a very gradual curved soffit which changes according to the area of the roof, was one of the challenges we faced," said Milan. "We really had to plot that out to ensure the curve was right and we had just 2mm to play with onsite."

"It was great to be involved with Goodwin and working with them to create a start-of-the-art building with first class amenities," Milan said. "Aesthetically, we have delivered a beautiful building, which will stand the test of time moving forward, requiring low maintenance at the same time."

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Below AMC Architecture worked closely with Goodwin on both the exterior and interior design of the project.



Below Stonemad Stone Masons were responsible for building the sandstone feature walls, retaining walls and garden beds.



AMC Architecture has been delivering a broad range of projects since 2000, specialising in aged care, retirement living and community based developments. Their latest work at Goodwin Village Farrer holds the company in good stead to add to their growing list of industry accolades. AMC continued their 15 year working relationship with Goodwin, Canberra’s oldest and largest aged care provider. In line with Goodwin’s commitment to provide the highest quality services and care to their residents, AMC’s brief was to retain the existing 19-unit building which Goodwin built in the 1980s, develop 154 new independent living units, a new aged care facility, a 2-storey clubhouse, implement new site services and infrastructure, integrated landscaping and basement car parking.

With a focus on providing residents with both confidence and choice, this project presented the perfect opportunity for AMC to make better use of valuable land resources on what was an under-developed site. One of the key design elements was to make sense of the level changes across the site and achieve an organised pedestrian flow between the buildings without stairs and to reiterate the character of the suburb through the use of earthy-toned brickwork and expressed roof lines. “Retirement living need not feel institutional and so we always try to give each building its own street address,” said Director, Alastair MacCallum.

“Residents can choose to be part of the Goodwin community, or be more autonomous and we’ve tackled the site’s 6m slope by designing a striking landscaped wall which creates two distinct levels across the middle of the village.”

An interesting combination of face brickwork and rendered masonry elements have been used across the new development, while the bold yellow cladding on the Clubhouse was chosen to reflect the colour of wheat – a nod to the Australian agricultural history of William Farrer to whom the suburb is named after. As part of AMC’s design, a number of ecologically sustainable design principles were also explored, including maximising solar access, a Sewer Share and water harvesting initiatives to reduce costs to residents. “We are grateful to have in Goodwin excellent long term clients and were excited that was the first project where we were responsible for the interior design concept as well,” Alastair said. “It was a real benefit to us to create the contemporary interiors including the Clubhouse which is a great space for families and locals to come together in total comfort.”

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With a good eye for stone and significantly shaping landscapes throughout the Australian Capital Territory, Stonemad Stone Masons has created a lasting impression at Goodwin Village Farrer.

Director of Stonemad Stone Masons, Steven Loughrey is a fifth generation stone mason and began working with stone as a teenager in Ireland. He has long seen Canberra as the perfect place for stonework to add depth and character to buildings across the city.

Steven’s experience in the trade is noteworthy to say the least and his understanding and passion for stonemasonry has without a doubt given his company an edge over their competitors.

“I served a traditional apprenticeship under the guidance of skilled craftsman in Ireland,” Steven said. “I learned from my father who learned from his father and when I first migrated to Australia, I wanted to bring my traditional stonemasonry skills, but also provide a creative edge for those looking for something different.”

The eye catching and structural Sydney banded sandstone used at Goodwin Village Farrer, is a classic example of the kind of work

Stonemad has been providing the construction industry for the last 12 years.

A team of six employees from Stonemad were onsite at Goodwin Village Farrer for a year, crafting feature walls and retaining walls, some close to 4m high.

“At Goodwin Village Farrer, we built sandstone courtyard feature walls, as well as garden beds,” Steven said. “The client wanted a neat, tight mortar joint in a uniformed style and the stone walls through the courtyard and the entire garden landscape work as dividers between each apartment, giving residents a great sense of privacy.”

The team at Stonemad takes pride in their work and understands that stone masonry must not only look good, but be practical as well. Other large scale projects carried out by the company include the National Arboretum Canberra and St Christopher’s Cathedral in Manuka.

*For more information contact Stonemad Stone Masons*, 107 Slim Dusty Circuit, Moncrieff ACT 2914, phone 0415 720 726, email [stonemad@mail.com](mailto:stonemad@mail.com), website [www.stonemad.com.au](http://www.stonemad.com.au)



**Below** All Floors Commercial installed the Mystic Isle Resistance® range throughout the 169-units and common areas.



**Below** Gosford Quarries supplied 15 semi-trailor loads of Hydrasplit block walling for Goodwin Village Farrer.



**All Floors Commercial is a name well known in the industry for specialising in the supply and installation of quality flooring for a range of commercial and residential applications.**

The husband-and-wife team of Brian Russell and Melanie Bower started the company in 2012, working alongside each other to deliver everything from engineered timber and carpet to vinyl and laminate. Brian has more than 30 years of experience in the trade, whilst Melanie’s extensive managerial background has helped build the company from just one subcontractor in the early days to now more than 14 permanent employees and a number of contractors.

At Goodwin Village Farrer, All Floors Commercial was engaged by PBS Building to supply and install the carpets to all of the 169 independent living units and common areas, including the 2-storey clubhouse which features a gym, lounge area and library.

The carpet chosen for this project is the Mystic Isle Resistain® range by local company Beaulieu Australia in a colour palette of Natural Canvas, Sorrell and Amazon Stone. Selected for its anti-wear and anti-soiling characteristics, Beaulieu’s range is a popular and clever choice for residential and commercial applications alike. The common

areas feature Milliken Nordic Stories carpet tiles in Isograd 133-120 Flume, expertly laid by All Floors Commercial to create a sense of warmth and comfort.

The family run company has been operating in Canberra for close to a decade, but have expanded into Newcastle where they are employing locals to provide effective floor covering solutions on a number of high rise apartment developments.

“Whilst we work mainly on commercial sites, our company also specialises in aged care facilities, high rise residential developments, educational and hospitality venues and office fitouts,” said Director, Brian Russell. “We also specialise in floor preparation and epoxy floors.”

***For more information contact All Floors Commercial, 8 Raws Crescent, Hume ACT 2620, phone 0478 680 646, email [allfloorsptyltd@bigpond.com](mailto:allfloorsptyltd@bigpond.com)***

**Gosford Quarries is the name synonymous with quality Australian sandstone and has been for almost 100 years.** With exclusive access to the widest selection of sandstone colours in Australia and boasting sophisticated processing technology, Gosford Quarries was an easy choice for the redevelopment of Goodwin Village Farrer.

Gosford Quarries was commissioned to supply blocks suitable for building retaining walls around the village to minimise noise, improve privacy for residents and divide different spaces in both an aesthetic and functional way.

Chosen for its unparalleled natural strength, durability and timeless appeal, solid Hydrasplit block walling was supplied in random lengths and heights to create the walling system designed by the architects at AMC. A team of around 20 staff from Gosford Quarries committed to supplying the sandstone for this project from May 2020.

“Hundreds of square meters of Hydrasplit block walling have been supplied to the Farrer Village and more than fifteen semi-trailer loads of stone delivered to the site in a timely manner,” said Wayne Woodcroft, Senior Sales Executive. “We liaised with the builders, installers and architects in supplying images and samples and narrowed

down a colour scheme of our iconic brown banded sandstone that was specified to meet the brief.”

The company, which is 100% Australian owned and operated, has highlighted the practicality and sustainability of sandstone at Goodwin Village Farrer. The stone’s textured split face and colour boasts its own aesthetics and warmth, therefore these walls require no further rendering or cladding.

“We pride ourselves on supplying the highest quality Australian sandstone to the residential, commercial, civil and heritage sectors. As Australia’s leading sandstone supplier, we continuously reinvest in our machinery to accommodate modern designs,” Wayne said. “We are delighted with the final result at Goodwin Village Farrer and the way the project has been coordinated with no real delays or problems.”

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**Below** Central West Waterproofing completed all of the external waterproofing in the project.



**Below** Spec Services were responsible for the everyday cleaning of the site, including the first aid shed and meeting rooms.



Since 2007, Central West Waterproofing has cemented their position as external waterproofing specialists across the construction, architectural and industrial sectors throughout the Central West of New South Wales, the Hunter region and the Australian Capital Territory.

Managing Director, Matthew Waters has more than 23 years of experience in the industry and leads his team of tradespeople to ensure each project is done in a timely and professional manner. The company pride themselves on providing commercial waterproofing solutions backed by industry know-how, quality workmanship and competitive pricing.

At the Goodwin Village Farrer, Central West Waterproofing was engaged by PBS Building to carry out all of the external waterproofing of the site, including the balconies, podium slabs, plant rooms, terraces and epoxy works to the waste areas.

“We’ve worked with PBS for around five years now, including the upgrades at the University of Canberra and because both parties always maintain great communication, there were no significant challenges faced on this project,” said Matthew. “The Goodwin Village Farrer

has come up really nice and has given the local area and the aged care community a quality option for independent living.”

The company’s attention to detail is second to none and each of Central West Waterproofing’s installers are both accredited and experienced. Onsite at Goodwin Village Farrer for almost two years, the reputable Fosroc (Parchem) torch applied membrane has been used, the sound option for the large scale construction.

When it comes to waterproofing, there really is no room for error and Central West Waterproofing provides solutions for everything from carparks and retaining walls to balconies and bridge decks.

*For more information contact Central West Waterproofing, 7/98 Sawmill Circuit, Hume ACT 2620, phone 02 6361 9328, email [office@waterswpgroup.com.au](mailto:office@waterswpgroup.com.au), website [www.waterswpgroup.com.au](http://www.waterswpgroup.com.au)*

**Spec Services is a specialist cleaning company which has been providing commercial, industrial and construction cleaning services since 2014.** Contracted to keep the Goodwin Village Farrer clean and free of debris, dust and rubbish has been a round the clock task for the highly trained team.

The company was started by husband-and-wife Katie and Mark Hale after identifying a gap in the commercial and construction cleaning industry. Since then, the Hales have grown the company to more than 100 employees working throughout New South Wales and the Australian Capital Territory and are setting the benchmark in all facets of the cleaning business – from commercial and construction cleaning, to biological and environmental cleaning and everything in between.

“We found that within the industrial cleaning industry, there wasn’t much choice or professionalism and Mark and I have come from a background where standards were high and logistics and planning were key,” said Katie Hale, Managing Director.

After starting at Goodwin Village Farrer in 2016, the team at Spec Services has been onsite every day cleaning all site amenities including offices, lunch rooms, toilet blocks, the first aid shed, meeting and

industrial rooms, basements and carrying out general site maintenance. “Keeping a construction site clean is a challenge in itself, particularly when there’s a rain event and there’s people walking through the site with muddy work boots,” said Katie. “It takes a lot to keep on top of this and on a typical day, when there’s upward of 100 people working on the site, you really need to have your scheduling in order to time the areas which are being cleaned.”

The fact that Spec Services has a large and experienced management team across high risk and specialist areas of cleaning, means they can offer a lot more supervision onsite.

“We work very hard on safety policies and procedures and really pride ourselves on having the knowledge and problem-solving power to tackle any technical issues that may arise,” Katie said. “The independent living sector is booming right now and the Goodwin Village Farrer has given the local community a modern and well finished place to live with great shared amenities for social interaction,” Katie said.

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**Below** Test Security supplied security services including dog patrols and the latest technology to Goodwin Village Farrer.



**Below** RTC Masonry completed the face brickwork and blockwork to the six buildings of the project.



**The security of a construction site is critical in preventing costly delays and having the right solutions in place puts construction companies one step ahead.** Australian Capital Territory based company Test Security is taking all of the guess work out of onsite security, giving construction companies peace of mind.

Owner, Ben Polak has more than 25 years of experience in the industry and since 1990, his company has been securing construction sites all across the Australian Capital Territory. With an emphasis on prevention and tactics that are specifically relevant to large scale construction sites, Test Security was tasked with securing the Goodwin Village Farrer site for close to two years.

“Theft is a constant concern on these sites and unfortunately, construction sites are easy targets and you can never implement prevention too early,” said Ben. “At Goodwin Village Farrer we had guards, including myself, onsite over eight hour shifts both day and night, using dog patrols and the latest technology to keep the perimeter secure.”

Now more than ever, construction companies are investing in the security of their sites because a lapse in this area can have devastating

impacts. In addition to preventing the theft of expensive tools, appliances and construction equipment, a dedicated security strategy can prevent vandalism, arson, trespassing and of course, the risk of injury.

Test Security was engaged by PBS Building on this project and have enjoyed a great relationship with both them and with Goodwin Aged Care for the last five years. The comprehensive system implemented by Test Security at Goodwin Village Farrer included onsite personnel with night vision equipment to ensure unwanted access was denied, security dogs, hybrid satellite phones, thermal and video cameras and all patrols were assisted by drones equipped with thermal vision and on board voice communication.

“This was a well coordinated construction site, which has operated smoothly over the last two years,” Ben said. “Our Workplace Security Awareness Program which is provided to our clients goes a long way in making project managers aware of any security issues that may arise.”

*For more information contact Test Security*, PO Box 483, Dickson ACT 2602, phone 0435 763 505, email testsecurity1@hotmail.com, website [www.securitysolutions4u.com.au](http://www.securitysolutions4u.com.au)

**Canberra based company RTC Masonry has been showcasing the beauty and benefits of brick, stone and concrete blocks since 1999, completing a variety of commercial projects in the Australian Capital Territory and across New South Wales.**

Director Rick Thorne, who has more than 20 years of experience under his belt, has seen masonry emerge as a popular choice in the industry over the years, his craft winning his company the MBA Award for Best Façade in 2009 for the Botswana High Commission.

“We specialise in all aspects of masonry, including face brick and blockwork for apartment buildings, retirement villages, hospitals, schools and heritage listed properties,” said Rick. “We also offer environmentally friendly brick cleaning, line pump hire and above all else, we’re always working to improve the quality of our workmanship.”

At Goodwin Village Farrer, RTC Masonry was brought on board by PBS Building, to complete the face brickwork and blockwork to the six buildings that make up the new independent living community.

It took one year onsite for the team of 15 employees from RTC Masonry to supply and install the face bricks and blockwork to the

project. The brickwork was chosen not just for durability purposes, but to create a stylish façade to the buildings, which now complement the landscaped surrounds and stunning apartment interiors. The nature of masonry is that it provides less maintenance and timeless appeal, which is the exactly what this development was designed to provide for the local community in Farrer.

“We are incredibly happy with the end result at Goodwin Village Farrer and the quality of the brickwork,” Rick said. “We are also proud of our working relationship with PBS Building and the impressive outcome of this project for the local community.”

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