





PROJECT PROFILE

RAYNBIRD PLACE AGED CARE

Carseldine - Brisbane City

Institutional - Aged Care

FAST FACTS

CLIENT	Domain Aged Care
SCALE	89 bed Aged Care Accommodation and associated services
DISCIPLINES	   
HIGHLIGHTS	<ul style="list-style-type: none"> • Aged Care Centre integrated into surrounding residential estate • Provided Housing Choice allowing 'Ageing in Place' within development • Bulk Earthworks to create appropriate site for Aged Care Facility taking DDA requirements into account



Originally approved as a traditional residential stage of the North Park Estate, the opportunity arose during the project to integrate an Aged Care Precinct into the overall design for the site. This required JFP to advise the Client on the town planning requirements necessary to secure the change in use and the engineering works necessary to create a flat site appropriate for an Aged Care Facility.

The significant bulk earthworks exercise undertaken on the site balanced the need for DDA compliant flat grades, the need to ensure the site was high enough to be serviced by existing sewers and the need to ensure safe yet efficient management of stormwater flows across the facility. JFP creatively designed a stormwater management system which minimise overland flows (thus improving safety), allowed for stormwater infiltration and also facilitated the reuse of rainwater on the gardens within the facility.

JFP's performance on the Raynbird Place Aged Care Project lead to its appointment on several other Aged Care Projects. The experience gained on these projects has given JFP a strong understanding of the requirements of the Aged Care industry.