

**Engaging**  
 Interesting and friendly designs  
 encourage interaction and learning.



Bella Grace Childcare Centres



Buderim Views' Retirement Village

**Contents:**  
 Bella Grace Childcare Centre, Brightwater  
 Bella Grace Childcare Centre, Sippy Downs  
 Boronia Cottage Respite Facility  
 Buderim Views Retirement Village  
 IRT Woodlands Aged Care Village  
 Sunshine Coast Animal Refuge

**Efficient**  
 Sustainability principles and innovation  
 adopted in the design process provide  
 cost-effective and sensible solutions to  
 high operation developments.



Sunshine Coast Animal Refuge



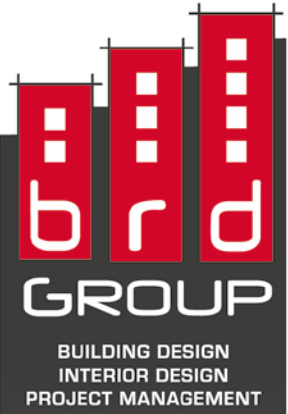
'Boronia Cottage' Respite Facility

**Comfortable**  
 Thoughtful designs that suit the  
 community as well as the individual,  
 promoting health and well-being.

**Practical**  
 Effectively planned spaces to suit  
 specialised programs.



IRT Woodlands Aged Care Village



PORTFOLIO  
 INSTITUTIONAL

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# Bella Grace Childcare Centre, Brightwater

Having previously designed 4 centres for the Bella Grace team, the team was once again asked to design the Brightwater Centre. The new centre was to cater for 75 children, 6 months to 5 years, and to incorporate after school care facilities, separate outdoor play areas to each age group, and pedestrian connectivity from the 2 street frontages.

It was also critical that circulation spaces were minimised, and that sightlines were open throughout the Centre to facilitate supervision.



Optimum orientation has been gained by planning the Centre east-west across the site. This has allowed maximum daylight and natural ventilation throughout the playrooms and prevented overshadowing the outdoor play areas. Planning-wise, this orientation has also allowed the frontage to incorporate the car park, and to ensure excellent visual privacy and security is provided for the children.

Building components are a combination of low maintenance prefinished, heavy weight and light weight materials. These complimented the adjoining school and future nearby town centre. The end result has produced an efficient floor layout while also providing for flexibility within the Centre.



BUILDING DESIGN  
INTERIOR DESIGN  
PROJECT MANAGEMENT

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# Bella Grace Childcare Centre, Sippy Downs

Being a long standing design consultant for the Bella Grace team, Brad Read Design Group were engaged once again to design the Sippy Downs Centre as part of the new Chancellor Village Precinct.

As the centre had been planned as part of the precinct's masterplan, the designated site had been carefully sized and zoned to offer a large centre.

The new centre has been designed to cater for 164 children, early childhood to pre-school age with two separate outdoor play areas that have been maximised in size to encourage outdoor learning and play.



Despite the large scale of the development it was crucial that circulation spaces were minimised, and that sightlines were open throughout the Centre to facilitate supervision.

Optimum orientation has been provided by planning the Centre east-west across the site, offering sunny outdoor play areas and light filled interior spaces.

To ensure that this orientation is used to its full advantage and to also provide a security buffer from the street entry, all service and office spaces have been positioned along the southern edge.



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# 'Boronia Cottage' Respite Care, Bribie Island



As an initiative by the Queensland Government, a model design for future respite centre care facilities was required. This facility would provide respite care for up to 6 persons at any one time for a maximum of 6 nights stay.

The design brief included the necessity for 4 rooms, with all bedrooms to have accessible amenities. Also required was a kitchen, dining, office, laundry, garage, living zones and outdoor break-out areas. As a federally funded project, the design was very much budget driven.



The final design incorporated 4 fully accessible bedrooms with accompanying amenities, along with all the other prerequisites outlined in the client brief. The building construction was in keeping with its residential surrounds utilizing brick veneer external walls and colorbond roof sheeting. Finished off with some simple landscape zones the building has good street appeal. There are multiple areas for the residents to relax either inside or outside.



The final design outcome is a modern yet homely style respite facility that has met the demand from the local community.



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# 'Buderim Views' Retirement Village, Buderim



As an addition to an existing retirement village, BRD Group was invited to be part of a Design and Construct Proposal to provide a 120 bed aged care facility. The building was required to incorporate the 120 bedrooms in 4 distinct areas ranging from Low Care, High Care, Dementia, and Added Services Care. The facility was also to include a visitor's bedroom, associated living and dining areas, television and library areas, administration requirements, commercial kitchen and associated services, commercial laundry, and the required on-site storage and car park requirements.



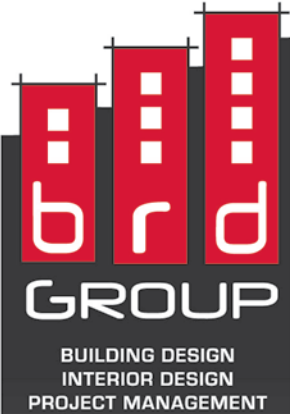
The resultant design incorporated the building over 3 levels to compensate for the large site level difference. The lowest level related to the access for the existing village and incorporated staff/visitor car parking and service areas.

The mid level incorporated 60 resident bedrooms, visitor bedroom, administration areas, visiting specialist areas, living/dining areas, kitchen servery's, and direct access to external landscaped courtyard areas.

The upper level incorporated the remainder of the resident bedrooms and their associated living/dining/kitchen areas.

The building materials were cost effective and long term low maintenance with the use of face brick and pre-finished colorbond steel sheeting.

The resultant facility provides much needed aged care accommodation with a high standard of finish and facilities for the residents.



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Interiors ■ Residential ■ Commercial ■ Planning ■ Hospitality ■ Institutional



# Sunshine Coast Animal Refuge

Employed by the Sunshine Coast Animal Refuge, Brad Read Design Group designed a fully equipped surgery to treat and hospitalise injured stray cats and dogs.

The facility required accommodation for up to 12 dogs, with cats accommodated for separately within the existing centre.



Natural ventilation and daylight were crucial for the centre and their patients, but also privacy to reduce stress during recovery. Considering these requirements, high level louvres were installed, as well as extensive ceiling fans throughout.



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