

general principles

2.0 Contextual issues

Design Objectives

2.1 Social environment

2.1.1 To respond appropriately to the local social environment

2.1.2 To reflect local community and user cultural values

2.1.3 To provide opportunity for interaction with the local community and community services

2.2 Streetscape

2.2.1 To blend new development with the existing streetscape

2.3 Access from the community

2.3.1 To provide convenient pedestrian and vehicular access into the facility

2.4 Access to community services

2.4.1 To facilitate convenient access to shops, services, transport and community facilities

Design Guidelines

Consider carefully the interface between the new facility and the local social character and neighbourhood community.

Present an appropriate image within the local community to encourage community acceptance and harmony.

Identify and consider prevalent social problems that may threaten the safety and quality of life for residents and staff.

Social behaviours and attitudes peculiar to the local culture should be respected and appropriately reflected in the design of the built environment.

Encourage community visitation and involvement with the facility by providing appropriate outdoor and indoor spaces for community activities.

Facilitate easy access to regional shopping centres, local communities, and essential services like public transport, hospitals, banks, pharmacies, dentists and libraries, for easy access.

Distinct elements of an existing streetscape, ie. building forms, materials, colours, landscape, should be referenced in the new design to allow it to fit within the surrounding neighbourhood character.

Ensure sufficient turning space for site access to and egress from the road servicing the site.

Public transport, where possible, should be conveniently accessible.

Provide separate designated pedestrian and vehicular circulation paths. Accommodate electric wheelchairs and scooters on pedestrian footpaths.

Paths of circulation should be well illuminated.

Link into existing and proposed pedestrian, vehicular and public transport networks beyond the boundaries of the site.

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Design Standards and Policies

2.1.1 Accredited Std 3.0 - Resident Lifestyle

2.1.2 Accredited Std 3.0 - Resident Lifestyle

2.1.3 Accredited Std 3.0 - Resident Lifestyle

2.2.1 Local Town Plan and Development Control Plans for streetscape prescriptions.

2.3.1 Accredited Std 2.14 - Mobility, Dexterity and Rehabilitation
Accredited Std 3.0 - Resident Lifestyle

2.3.1 Accredited Std 3.0 – Resident Lifestyle

Design Diagrams



2.1



2.2



2.4

Note:
The above recommended references are not exhaustive.
The principles of the non-mandatory design standards listed should be adopted, except where in conflict with the Queensland Health Department policies, guidelines, or care models.

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Design Objectives

2.5 Orientation and Climatics

2.5.1 To ensure that building design and orientation is appropriate for the regional climate

2.6 Adjacent Development

2.6.1 To maximise sharing of mutually beneficial features of adjacent development

2.6.2 To minimise the impact of conflicting features of adjacent development

2.7 Future Development

2.7.1 To take into account all known proposals for adjacent future development

2.7.2 To ensure that the proposed facility conforms with future proposed developments on the site

Design Guidelines

Optimise the use of daylight. Orientate buildings to maximise desirable direct sunlight and daylight to reach the interior of the building. Minimise undesirable direct sunlight from penetrating the buildings. Direct sunlight is generally desirable during winter in living spaces and undesirable during summer.

Avoid large openings in external walls facing west.

Site buildings to capture prevailing summer breezes, and be sheltered from winter winds and storms, thereby optimising the use of natural ventilation in lieu of mechanical cooling and heating.

Provide daylight and ventilation to the centre of the buildings by having shallow room widths, or providing clerestory windows or roof lights, where appropriate.

Lounge, dining and communal spaces are more suited to the northern side of buildings.

Shared community spaces and function rooms should encourage community interaction.

Site planning and building design should encourage strong visual connections with external public spaces which allow spectator participation.

Undesirable noise and views of neighbouring developments should be minimised as much as possible.

Strategically position windows, fences and planting to maintain privacy with neighbouring properties.

Site circulation and points of access and egress can be seriously affected by near-by future developments and roadways and should be factored into the site planning as much as is practical.

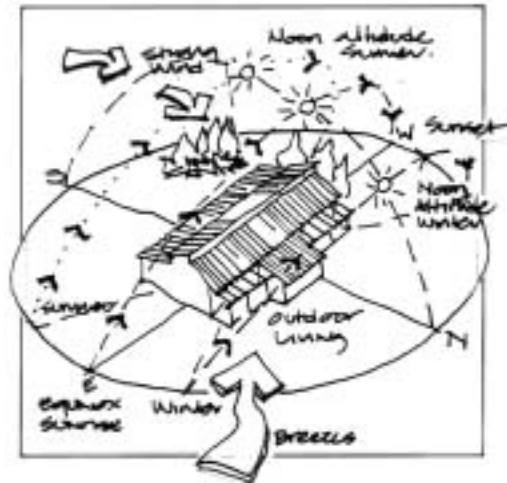
Refer to current strategic plan and/or master plan for the site and factor any other proposed development into the site planning.

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Design Standards and Policies

- 2.5.1 Royal Australian Institute of Architects - Environment Design Guide Certificate Assessment - Section 5 Heating and Cooling
Accred Std 4.4 - Living Environment
Local and State Guidelines on sustainable development

Design Diagrams



2.5.1

- 2.6.1 Accred Std 3.0 - Resident Lifestyle

- 2.6.2 Certification Assessment - Section 3 Privacy
Accred Std 3.0 - Resident Lifestyle
Accred std 3.6 - Privacy & Dignity

- 2.7.1 Contact the Local Town Planning Authorities to discuss future development and infrastructure plans for the area.

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