

# general principles

## 3.0 Site Considerations

### Design Objectives

#### 3.1 Terrain

##### 3.1.1 To optimise utilisation of the site within topographical constraints

### Design Guidelines

Utilise site features as design elements, eg. views, vegetation, aspect etc.

Well considered site planning will contribute to an energy efficient facility, property security and personal safety.

Utilise landscape buffers and earth mounds to deflect external sources of nuisance, adverse climate and noise conditions away from the building.

Significant changes in terrain level should be avoided to ensure efficient and cost effective site circulation which is totally accessible by people with disabilities.

Retain significant, existing safe trees, rocky outcrops and vegetation where possible.

Ensure stormwater run off is adequately drained from the site.

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## Design Standards and Policies

- 3.1 Design to site specific Geotechnical Report recommendations and current site survey.
- 3.1.1 Accred Std 2.14 - Mobility, Dexterity & Rehabilitation  
Accred Std 3.0 - Resident Lifestyle

## Design Diagrams



3.1.1

**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

### 3.2 Vehicular access and parking

**3.2.1 To provide convenient, parking with safe access, for visitors and after-hours staff.**

**3.2.2 To provide access and discreet parking for service and emergency vehicles**

**3.2.3 To provide undercover pick up and set down for people and goods**

## Design Guidelines

Provide well-lit car parks and access paths to buildings.

Assess the security risks and locate and treat carparking areas and access paths accordingly. Give particular attention to the safety of after-hours staff and visitors.

Provide effective turning, vision lines and adequate directional signage.

Provide trees for shading where practical.

Locate car parks as close as practical to building entrances.

Locate car parks away from sleeping areas and outdoor communal areas.

Soften the visual impact of car parks with planting.

Ensure that local authority requirements for off-street parking are satisfied.

Provide designated parking spaces for service vehicles and emergency service vehicles with appropriate turning circles and clearances.

Provide designated access to and egress from the building which is visually and acoustically separated from public spaces eg. for transfer of residents into ambulances.

Provide access for refuse collection vehicles with appropriate turning circles and clearances.

Ensure that local authority and emergency services requirements are met.

Protect people and goods from inclement weather while transferring to and from vehicles, where practical.

Consider access to bus transport for residents outings.

Overhanging roofs, projecting verandahs, carports, etc. which shed water away from users are appropriate.

A formal porte-cochere is not required.

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## Design Standards and Policies

- 3.2** Local Town Plan and Development Control Plans for carparking policies.  
Control of the obtrusive effects of outdoor lighting.  
AS 4282 Control of the obtrusive effects of outdoor lighting  
AS 2890 Parking Facilities  
AS 1158 Road Lighting  
Certification Assessment - Section 7 Security  
*Workplace Health & Safety Act 1995*  
*Workplace Health & Safety Regulations 1997*

## Design Diagrams



3.2.1



3.2.3

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## Design Objectives

### 3.3 Pedestrian access and circulation

#### 3.3.1 To provide convenient, safe and purposeful access for pedestrians

## Design Guidelines

Standard traffic rules should apply where traffic give way to pedestrians.

Road crossings should be clearly recognisable.

Where practical, 'level crossings'/'speed tables' should be used where pedestrian/wheelchair traffic crosses vehicular traffic.

Provide even-surfaced paths along all designated pedestrian routes.

Ensure that gradients of paths and ramps suit the mobility impaired.

Paths used at night shall be well-lit.

Provide seats as 'rest stops' adjacent to paths where appropriate.

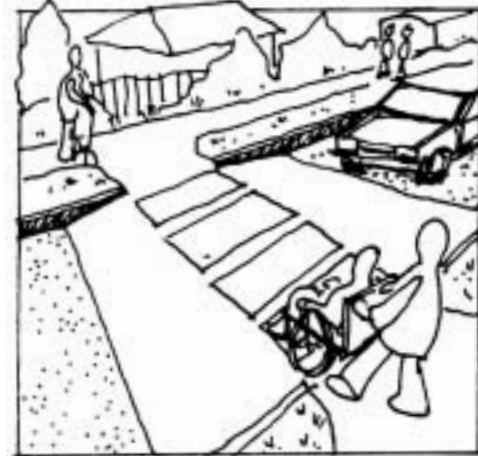
Important identified links between buildings should be roofed and/or enclosed as may be appropriate to their use. Give particular attention to the safety of after-hours staff.

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## Design Standards and Policies

- 3.3 AS 1428  
Certification Assessment - Section 4 Access,  
Mobility, and Occupational Health & Safety  
Accred Std 3.0 - Resident Lifestyle  
*Workplace Health & Safety Act 1995*  
*Workplace Health & Safety Regulations 1997*

## Design Diagrams



3.3.1

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# general principles

## Design Objectives

### 3.4 Soft and hard landscaping

**3.4.1 To provide a variety of accessible and inaccessible landscaped areas for personal and therapeutic use, sensory appreciation, screening, climate control and way finding**

**3.4.2 To allow all residents to experience plants**

**3.4.3 To provide shaded sitting and activity areas within or adjacent to gardens**

**3.4.4 To provide planting appropriate to purpose, site conditions, and accepted norms**

## Design Guidelines

A balance of private and semi-public planted and grassed areas should be provided.

Landscape design should incorporate a balance of sun penetration, shading, and wind screening. Provide seasonal variations to ensure interest and interaction with the landscape is maintained all year.

Consider the introduction of artwork into landscape design in conjunction with Queensland Government policy.

Provide easy viewing of and access into garden areas from the buildings.

Plants should encourage use of residents sensory functions eg. touch, sight, smell, hearing.

Raised planter boxes may be appropriate for residents who wish to tend gardens.

Provide choices of comfortable seating in sunny, shaded and covered areas for private sitting and communal activities.

Built forms should be a continuation of the building's design theme.

Raised planter boxes may be appropriate for people with disabilities.

Appropriate scale and cultural preferences should be considered.

Introduced landscape should complement the vegetation naturally occurring in the area, be of good quality, easy to maintain, appropriate for the climate, enduring and non-toxic.

Conserve established vegetation where practical, giving particular attention to safe, large trees.

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## Design Standards and Policies

- 3.4 AS 1428  
Queensland Public Art Policy
- 3.4.1 Accred Std 2.14 - Mobility, Dexterity & Rehabilitation  
Accred Std 2.16 - Sensory Loss  
Accred Std 3.0 - Resident Lifestyle  
Accred Std 4.4 - Living Environment  
Accred Std 4.5 - Occupational Health & Safety

- 3.4.2 Accred Std 2.16 - Sensory Loss  
Accred Std 3.0 - Resident Lifestyle

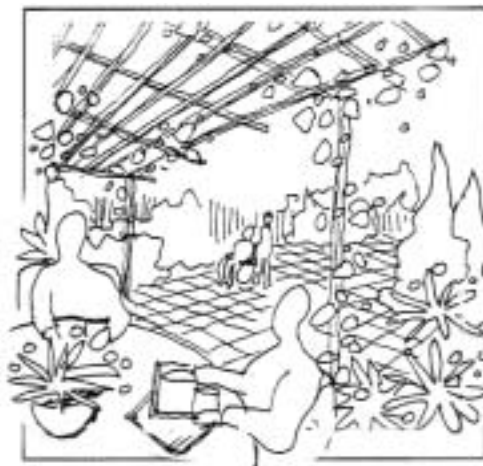
- 3.4.3 Accred Std 3.0 - Resident Lifestyle  
Accred Std 4.5 - Occupational Health & Safety

- 3.4.4 Workplace Health & Safety Act 1995  
Workplace health & Safety Regulations 1997  
Accred Std 3.0 - Resident Lifestyle  
Accred Std 4.5 - Occupational Health & Safety

## Design Diagrams



3.4.1



3.4.1

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## Design Objectives

### 3.5 Security privacy and permeability

**3.5.1 To facilitate the easy access and flow of residents, staff, and visitors**

**3.5.2 To restrict the access of unauthorised persons**

**3.5.3 To restrict the unsafe egress of confused wandering residents**

**3.5.4 To avoid images of confinement and incarceration**

### 3.6 Hazards

**3.6.1 To minimise hazards to all persons within the site**

**3.6.2 To prevent residents and visitors from entering unsafe areas**

## Design Guidelines

Distinct nodal points should be established to assist and control the circulation flow of visitors and regular users.

Ninety degree corners in paths of circulation deny visual connections to adjacent spaces and should be avoided.

Access of unauthorised persons to the site should be restrained to the public entry area only, to ensure resident safety and security in both indoor and outdoor areas.

Outdoor areas for resident use should be encapsulated by building, fences and similar barriers to egress.

Utilise pool type fences and gates with suggested height of 1.8m.

Utilise distant serene outlooks where available and practical.

Boundaries should be softened with planting and soft scape elements.

Locate fences within gardens where practical.

Avoid the use of steps, except where provided for the convenience of ambulant persons.

Note that the slightest irregularity in paths, etc, can be a trip hazard to an elderly person who shuffles or has an unsteady gait.

Ensure footpaths (uncovered and covered) do not pond water or collect leaves and form slip hazards.

Provide handrails and/or balustrades and wheelchair barriers to prevent people from falling down, at changes in levels or from entering uneven ground adjacent to paths and paved areas.

Kerbs adjacent to pathways should not be 'roll-over' type.

Clearly define the boundaries of safe spaces from unsafe spaces with railings, fences, landscape elements, signs and/or visual barriers etc.

Utilise fences, gates and similar barriers to prevent access to high risk areas.

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## Design Standards and Policies

- 3.5 Certification Assessment - Section 3 Privacy  
Certification Assessment - Section 7 Security

- 3.5.2 AS 1725 Galvanised rail-less chainwire security fences and gates  
Workplace Health & Safety Act 1995  
Workplace Health & Safety Regulations 1997  
Accred Std. 1.9 - External Services  
Accred Std 4.6 - Fire, Security and Other Emergencies  
AS 4083 Planning for Emergencies - Health Care Facilities

- 3.5.3 Accred Std 2.4 - Clinical Care (Dementia Care)  
Accred Std 2.13 - Behavioural Management  
Accred Std 3.0 - Resident Lifestyle  
Accred Std 4.5 - Occupational Health & Safety

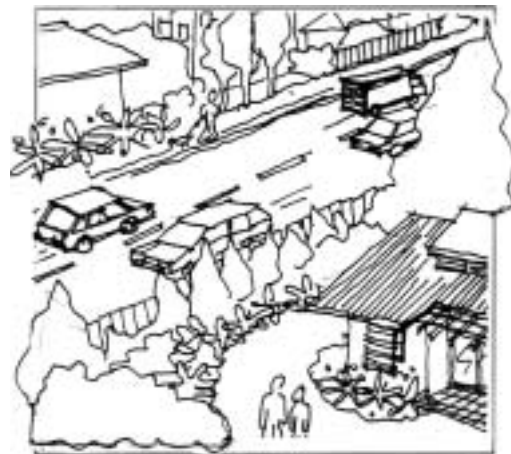
- 3.5.4 Accred Std 3.0 - Resident Lifestyle  
Accred Std 4.5 - Occupational Health & Safety

- 3.6 BCA  
AS 1428  
Certification Assessment - Section 2 Hazards

- 3.6.1 Workcover Act 1997  
*Workplace Health & Safety Act 1995*  
Workplace Health & Safety Regulations 1997  
Accred Std 4.4 - Living Environment  
Accred Std 4.5 - Occupational Health & Safety

- 3.6.2 Accred Std 4.5 - Occupational Health & Safety

## Design Diagrams



3.5.3

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