

# general principles

## 5.0 Building Interior - Functional

### Design Objectives

#### 5.1 Spatial planning and adaptability

**5.1.1 To facilitate quality care delivery and maximise operational efficiency**

**5.1.2 To minimise resident and staff travel distances throughout the facility**

**5.1.3 To ensure adequate volumes for peak occupancy and care provision**

**5.1.4 To provide a logical and legible progression between different use spaces**

**5.1.5 To minimise internal loadbearing structure to maximise future adaptability**

### Design Guidelines

The Project Definition Plan (PDP) needs to identify the detailed model of care, including a 'time and motion' summary of staff activities.

The layout of rooms shall allow for logical and efficient staff work patterns.

Spaces frequented daily by residents should be reasonably close to encourage independent travel where possible and reduce staff time in assisting the less mobile.

Bedroom-Bathroom-Dining-Lounge Room proximity relationships are critical.

The PDP needs to estimate the maximum numbers of residents and others to concurrently inhabit common spaces, lounge rooms, dining rooms and sanitary facilities, eg. estimate the percentage of residents who will leave their bedrooms to eat meals in the dining room and staff/visitor number who will attend.

Allow sufficient space for residents with mobility aids, and assistive devices, and those seated in wheel chairs and wheeled lounge chairs.

Where large spaces are required for interim use, provide room-dividing facilities for greater flexibility and more domestic scale.

Larger spaces require proportionally higher ceilings.

Rooms with ceiling fans require 2700mm minimum ceiling height.

Locate rooms in a domestic relationship which moves from private to semi-private to communal to public.

Transition between different use spaces should be emphasised by design features, eg. colour, finish, decorative trims, ceiling height, furnishings, etc.

Internal partitions should be non-structural and constructed out of lightweight materials for easy future removal.

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## Design Standards and Policies

## Design Diagrams

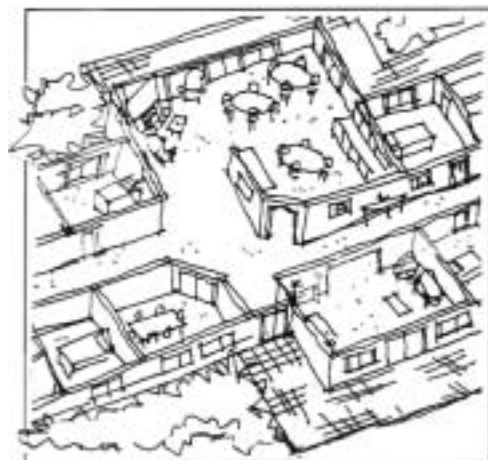
5.1.1 Certification Assessment - all sections

5.1.2 BCA  
Certification Assessment – Section 1 Safety

5.1.3 BCA  
AS 1428



5.1.3



5.1.4

Note:  
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should be adopted, except where in conflict with the Queensland  
Health Department policies, guidelines, or care models.

# general principles

## Design Objectives

### 5.2 Security and privacy

#### 5.2.1 To restrict the access on unauthorised persons

#### 5.2.2 To provide discreet barriers to restrict unsafe wandering of confused residents

#### 5.2.3 To inhibit intrusion into private spaces

## Design Guidelines

The PDP shall identify the day-time level of security needed in this facility, eg. key controlled access/door bell linked to emergency call system, control/level of staff control and surveillance.

Access between buildings for staff must be secure, particularly at night.

The building shall be capable of being completely locked up at night with entry controlled by staff.

Allow facilities for staff to view (and preferably speak to) visitors before opening entry doors.

Electronic surveillance systems to alert staff of intruders and on status of building security should be considered.

Restrict unauthorised access to areas in which classified information (resident, staff and organisational records), drugs, currency and vital or attractive property are stored or handled.

Keys to rooms for drug storage and property of high value should not be placed on a master key system.

Provide secure storage for excess property of residents and temporary holding of deceased residents' property.

Archived records (residents, staff and organisation) must be stored in a secure (locked) location free from the possibility of defacement, vermin, deletions etc.

Controlled access doors shall be provided, where necessary to prevent confused residents from wandering into unsafe areas.

Avoid placing controlled access doors where residents frequent.

Use decor and planning elements to attract residents attention away from controlled access doors; where possible provide an alternative route to a safe place of interest.

Use decor, planning elements and signage to emphasise the private nature of entrances to bedrooms and other private spaces.

Where practical, allow for some personalisation of doorways to bedrooms.

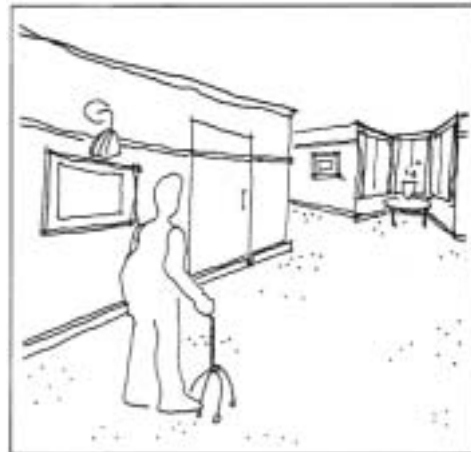
# general principles

## Design Standards and Policies

**5.2** Certification Assessment - Section 3 Privacy and Section 7 Security  
BCA - Part D

**5.2.1** *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  
AS 4485

## Design Diagrams



5.2.1

**5.2.2** Accred Std 2.13 - Behavioural Management  
Accred Std 3.0 - Resident Lifestyle  
Accred Std 4.4 - Living Environment  
Accred Std 4.5 - Occupational Health & Safety

**5.2.3** Inhibit intrusion into private spaces  
Accred Std 3.6 - Privacy and Dignity



5.2.3

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# general principles

## Design Objectives

### 5.3 Circulation

**5.3.1 To facilitate easy circulation by residents to and within all resident-use space**

**5.3.2 To facilitate easy circulation by staff and trolleys**

**5.3.3 To allow for extensive use of mobility aids and lifting equipment**

**5.3.4 To provide adequate emergency egress**

**5.3.5 To provide convenient views and access to outdoor spaces**

## Design Guidelines

Avoid complicated routes between resident-use spaces.

Allow sufficient space in corridors and doorways for staff to easily manoeuvre and temporarily park trolleys without impeding resident circulation.

Provide separate circulation corridors for deliveries in high use areas.

Allow sufficient manoeuvring and temporary parking space for walking aids, wheelchairs, resident lifting equipment, etc.

Allow space for staff to assist residents with all activities of daily living (washing/dressing/manual handling) whilst utilising hoists and other assistive devices.

Ensure compliance with the Building Code of Australia.

Provide additional manoeuvring space where needed for equipment used in evacuation procedures, eg. wheelchairs and stretchers.

All resident bedrooms, dining rooms, and lounge/sitting rooms should have views to the outside.

Each main common area should have direct or easy access to outdoor spaces.

Minimise horizontal glazing bars and other obstructions to outside views from seated and lying positions, including lounge and dining chairs, wheelchairs, semi-reclining chairs and beds.

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## Design Standards and Policies

**5.3** BCA  
AS 1428  
Certification Assessment - Section 4 Access,  
Mobility and Occupational Health and Safety

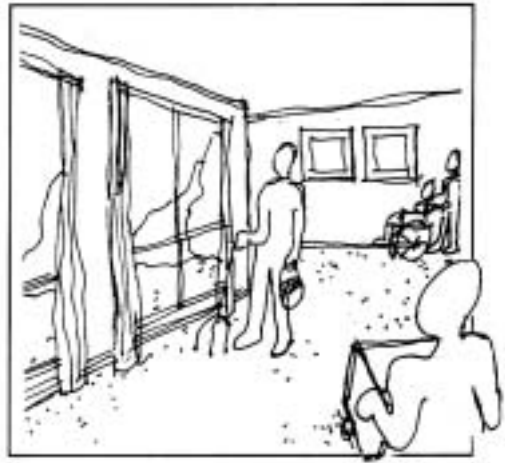
**5.3.1** Accredited Std 3.4 - Clinical Care (Dementia  
Care)

**5.3.2** Accredited Std 3.0 - Resident Lifestyle

**5.3.4** *Workplace Health & Safety Act 1995*  
Workplace Health & Safety Regulations 1997  
AS 4083 Planning Emergencies - Health  
Care Facilities  
Accredited Std 4.4 - Living Environment  
Accredited Std 4.5 - Occupational Health &  
Safety  
Accredited Std 4.6 - Fire, Security and Other  
Emergencies

**5.3.5** Accredited Std 3.0 - Resident Lifestyle  
AS 1288 Part 1, Safety Glazing material for  
framed glass doors and framed glass slide  
panels for non-domestic occupancy

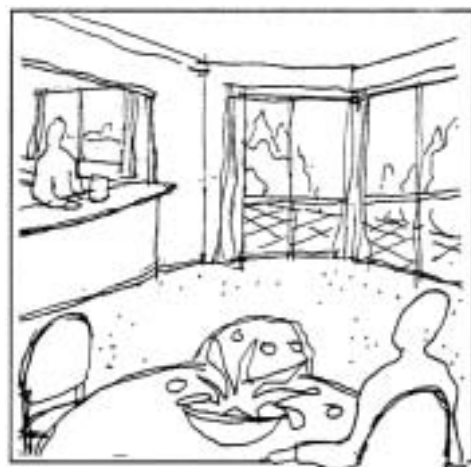
## Design Diagrams



5.3.2



5.3.3



5.3.5

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## Design Objectives

### 5.4 Amenity

**5.4.1 To fit out all resident-use spaces to suit basic daily activities**

**5.4.2 To maximise domestic features for reasonably comfortable living**

**5.4.3 To minimise institutional features**

**5.4.4 To allow for assistance and care to be efficiently provided in a dignified manner**

### 5.5 Support areas

**5.5.1 To facilitate efficient, quality care practices**

## Design Guidelines

Provide a range of rooms normally found in houses.

Provide additional fit-out as needed for aids for the physically impaired.

Allow space for staff assistance with all activities.

Room sizes, shapes and elements must allow for varied furniture arrangements.

Emphasise those design elements normally found in houses.

Provide opportunities as appropriate to personalise some spaces, especially within bedrooms.

Features of the building related to mobility aids and staff use should be kept subtle, disguised or hidden away where possible.

Fire hosereels, extinguishers and similar equipment should be housed in suitable signed discreet cabinets.

Accommodate a maximum of 2 residents in each bedroom.

Provide sufficient space for easy staff assistance.

Ensure that privacy can be maintained during all care procedures.

Provide visual and acoustic separation between bedroom/bathroom areas and communal/public spaces.

Locate all support rooms as close as practical to related activities.

Fit-out support rooms to suit efficient workflow patterns.

Provide all equipment, fixtures, fittings and furnishings to suit the function of support rooms.

The appropriate provision and location of staff toilets is to be addressed.

Provide adequate staff amenities separated from residents areas, including access to external areas.

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## Design Standards and Policies

**5.4.1** Accredited Std 3.0 - Resident Lifestyle  
Accredited Std 4.4 - Living Environment

**5.4.2** Accredited Std 3.0 - Resident Lifestyle  
Accredited Std 4.4 - Living Environment

**5.4.3** Accredited Std 3.0 - Resident Lifestyle  
Accredited Std 4.4 - Living Environment

**5.4.4** Accredited Std 3.6 - Privacy and Dignity

**5.5.1** Hairdresser's Regulations  
*Workplace Health & Safety Act 1995*  
*Workplace Health & Safety Regulations 1997*

## Design Diagrams



5.4.1



5.4.4



5.5.1

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# general principles

## Design Objectives

### 5.6 Service areas

#### 5.6.1 To provide adequate and reasonably accessible housing of service equipment

### 5.7 Storage

#### 5.7.1 To provide conveniently located, adequate storage spaces

### 5.8 Fixtures and fittings

#### 5.8.1 To provide durable fixtures and fittings which satisfy user requirements

#### 5.8.2 To select typically domestic items for resident use

## Design Guidelines

Ensure that all equipment, valves, switches and the like are located in areas where service personnel can safely and reasonably efficiently carry out repairs and maintenance.

Prevent residents and unauthorised personnel from entering service areas.

Resident storage areas for clothing and personal effects should be located within bedrooms and include a cupboard and lockable drawer.

Resident excess personal storage may be provided in a 'resident property store', if required.

Provide storage and recharging areas for all mobility aids and lifting equipment close to bedrooms and/or common rooms.

Consider where wheeled lounge chairs will be parked at night.

All trolleys require designated parking places in related areas.

Distribute store rooms throughout the facility according to requirements and locate close to the areas they serve.

Minimise the need for double handling of stored items.

Secure store rooms and cupboards as appropriate to their contents.

Ensure that hazardous substances and chemicals are stored in a safe, secure location in accordance with WH&S regulations.

Ensure that medications are correctly stored in a safe and cool location, preferably under 25 degrees Celsius (avoid extremes in temperature).

In all areas choose easily cleaned and maintained commercial duty fixtures and fittings.

In resident use areas choose fixtures and fittings with a domestic appearance, but commercial duty.

# general principles

## Design Standards and Policies

## Design Diagrams

**5.6.1** AS 1657 Fixed platforms, walkways, stairways and ladders - Design, construction and installation

AS 2865 Safe working in confined space

Accred Std 1.7 - Inventory & Equipment

Accred Std 1.9 - External Services

*Workplace Health & Safety Act 1995*

**5.7.1** AS 1940 The storage and handling of flammable and combustible liquids

Accred Std 1.7 - Inventory & Equipment

Accred Std 3.0 - Resident Lifestyle

Accred Std 4.4 - Living Environment

Accred Std 4.5 - Occupational Health & Safety

Accred Std 4.8 - Catering, Cleaning and Laundry Services

*Workplace Health & Safety Act 1995*

Workplace Health & Safety Regulations 1997

Hazardous Substances advisory standard 1998

**5.8.1** Accred Std 1.7 - Inventory & Equipment 5.8.1

**5.8.2** Accred Std 3.0 - Resident Lifestyle

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# general principles

## Design Objectives

### 5.9 Equipment

**5.9.1 To provide efficient, reliable, low-maintenance, space-saving equipment to meet all service and care provision needs.**

**5.9.2 To choose equipment with low sensory impact**

### 5.10 Hazards

**5.10.1 To minimise hazards to all persons within the facility**

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

## Design Guidelines

Ensure choice of equipment is ideal for the intended purpose and within constraints of selection criteria and meets Australian Standards where applicable.

Avoid noisy, odorous and unsightly equipment which could impact upon residents.

Trolleys with cushioned rubber tyres are preferred.

Avoid design features which present the risk of injury to residents and staff, eg. protruding or sharp corners, steps or humps in floor thresholds, slippery surfaces and obstructions - particularly at head height.

Minimise changes in finished floor levels. Note that the slightest irregularity can be a trip hazard to an elderly person who shuffles or has an unsteady gait.

Avoid bold patterns and abrupt changes in floor colours which could be perceived by residents as steps or 'holes' in the floor (especially in dementia care areas).

Where possible ensure that all persons have reasonable views of 'on-coming-traffic', particularly through viewing panels in doors.

Provide barriers to restrict access to staff-only areas.

Minimise the potential for residents to be tempted to explore unsafe areas.

Discourage residents from using 'unsafe' doors by painting them the same as the adjoining walls.

Discourage residents from using service corridors by using uninteresting finishes, colours and lighting.

Chemicals and hazardous substances must be stored in a secure storage area, away from heat sources and fuse boxes. Flammable liquids must be stored in a flameproof cupboard.

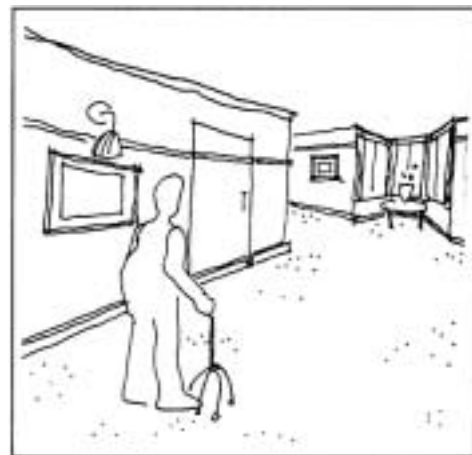
# general principles

## Design Standards and Policies

- 5.9 AS 4146 Laundry Practice  
AS 2437 Flusher/sanitizer for bed pans and urine bottles  
AS 2569 Guide to lifting and moving of patients  
AS 2999 Alarm systems for the elderly and other persons at risk  
AS 3696 Wheelchairs
- 5.9.1 Accred Std 1.7 - Inventory & Equipment  
Accred Std 4.4 - Living Environment  
Accred Std 4.5 - Occupational Health & Safety
- 5.9.2 Accred Std 4.5 - Occupational Health & Safety  
Workplace Health & Safety Act 1995  
*Workplace Health & Safety Regulations 1997*  
Department of Education Training & Industrial Relations Guide for Dry cleaning and Laundry Workplaces  
Department of Education Training & Industrial Relations - Advisory Standard for Noise 1999  
AS 1055.1 Acoustics - Description and measurement of Environmental Noise  
Australian & New Zealand Std 1998  
Occupational Noise Management - Noise Control Management
- 5.10.1 AS 1470 Health and Safety at work - principles and practices  
Certification Assessment - Section 2 Hazards  
*Workplace Health & Safety Act 1995*  
*Workplace Health & Safety Regulations 1997*  
*Workcover Act 1997*  
Accred Std 4.4 - Living Environment  
Accred Std 4.5 - Occupational Health & Safety

- 5.10.2 *Workplace Health & Safety Act 1995*  
*Workplace Health & Safety Regulations 1997*  
Accred Std 2.4 - Clinical Care (Dementia Care)  
Accred Std 4.5 - Occupational Health & Safety  
AS 1940 The storage and handling of flammable and combustible liquids

## Design Diagrams



5.10

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