

## 2.00 Planning & Design Controls

*All the requirements of this Section are Mandatory.*

### 2.01 Site Planning Controls

The University has approved Site Development Plans for all of its Campuses.

Potential building development is an essential element of these Plans, and they indicate where buildings may be built and where buildings should not be built on all Campuses. Departures from these Plans will only be allowed in exceptional circumstances with University Council approval.

Copies of these Plans are available upon request from PD&C.

### 2.02 Whole of Life Considerations

It is imperative to ensure that all facilities constructed incorporate sustainability, life-cycle costs and maintainability in their design.

Designs and installations must embrace and make adequate provision for:

- Servicing and maintenance
- Removal and replacement of plant equipment
- Access for people with disabilities
- Durability
- Energy and water minimisation
- Flexibility of use/ re-use

Designs which opt for minimising capital cost at the expense of on-going maintenance, energy





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Administrative Senior Staff (Deputy Deans, Deputy Directors, Associate Directors, Senior Managers)	10 - 12
Administrative Staff (All Levels)	8 – 10m <sup>2</sup> Office (only if required for confidentiality) 6 – 8m <sup>2</sup> in open plan
Post Graduate, Research Higher Degree student	4m <sup>2</sup> in open plan
Coursework Higher Degree Student ** <i>refer to Notes at the end of this table</i>	4m <sup>2</sup> per student in open plan (time shared workstation)
Academic Visitors	To use offices of staff on OSPRO or a bookable hot desk
Adjuncts, Honorary or Emeritus status	Nil. To be accommodated within Group Space Portfolio

**# Notes:**

**Laboratories and Other Spaces**

Space Type	GU Standard m <sup>2</sup> ufa
Science (including fume cupboard space)	4.4m <sup>2</sup> per workstation
Computing rooms	3.5m <sup>2</sup> per workstation
Stores and Preparation Areas	12m <sup>2</sup>
Foyers	80m <sup>2</sup>
Book stacks	2.2m <sup>2</sup> per double-sided shelving unit, 2m <sup>2</sup> per 1000 volumes.

**2.11 Cleaner’s Store**

Provide one 6m<sup>2</sup> room in each building to be used as a Cleaners’ Store. This space is required to store consumables and equipment including mop and broom racks, and shall contain a cleaners’ sink with a cold water supply only.

Unless otherwise determined by CLF, other cleaners’ rooms each 2m<sup>2</sup> will be required on each floor to store cleaning equipment only. A cleaners sink is not required for these rooms. CLF should be consulted at the Preliminary Design stage to discuss locations and requirements.

**2.12 Toilets**

Toilets shall be provided to meet the expected occupancy of the building after consultation with the users and the Building Surveyor. All toilets shall have ‘maze’ entries except those for people with disabilities, and in particular circumstances where space and noise may impact on adjacent spaces.

**2.13 Shower & Baby Change Facilities**

Provide in each building at Ground Floor level, a shower in the toilet for people with disabilities in accordance with AS1428 Part 1. Also provide a folding baby change table fixed on the wall in the same room.

**2.14 Facilities Room**

A room of 6m<sup>2</sup> in area must be provided unless otherwise advised by CLF.

**2.15 Valve Room**

A valve room accessible from outside the building shall be provided at Ground Level in which all main services isolation valves, metres, irrigation controls, RPZD etc. shall be located. This valve room may be incorporated into a service duct.

**2.16 Telecommunications Equipment Rooms**

All new buildings require Telecommunication Equipment rooms (TER) to comply with the requirements laid down in [Section 21.00 Communication & Data Services](#).



**Computer Teaching Rooms (2 x 70m<sup>2</sup>)** – these rooms are intended for formal teaching and should be located adjacent to each other. The rooms should be close to printers, and access to these rooms should not disrupt the use of other areas of the Centre.

**Seminar Rooms (min. area 260m<sup>2</sup> total)** – seminar rooms shall be located in a cluster, with access ideally from the main Learning Centre entry so that the operations and use of other

All laboratories must comply with the Building Code of Australia, AS 2982, AS 2243 Parts 1-10 inclusive, AS 1940, AS 4332, AS 2430, AS/NZ 2982.1 and referenced and related documents including the Workplace Health and Safety Act and regulations. The design of all laboratories shall be reviewed with OTS to ensure compliance with all standards and regulations.

When preparing designs for laboratories, the consultants must confirm with the Users the likely use and storage of flammable liquids within the space, to ensure that electrical exclusion zones can be determined and that the quantities of flammable liquids to be stored do not exceed to maximum allowable by the relevant Standard.



## 2.26 Building Areas & Definitions

Building Areas for GU projects shall be measured in accordance with principles established by the Tertiary Education Facilities Management Association (TEFMA), which are set out as follows. All areas are measured in square metres.

**Fully Enclosed Covered Area (FECA)** – is the sum of all fully enclosed covered areas at all building levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of external walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls.

It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like, which extend through the storey being computed.

**Note:** Atriums and light wells are only measured at the base level. Do not include the area of the non-existent floor slab at upper levels.

**Unenclosed Covered Area (UCA)** – is the sum of all unenclosed covered areas at all building floor levels including roofed balconies, open verandas, porches and porticos, attached open covered ways alongside the building(s), useable space under the building(s), unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls. The UCA is computed by measuring from the inside face of any enclosing walls, balustrades or supports, but excludes connecting or isolated covered ways and eaves, overhangs, sun shading, or awnings unless they relate to clearly defined trafficable covered areas.

**Gross Floor Area (GFA)** - is the sum of the Fully Enclosed Covered Area (FECA) and the Unenclosed Covered Area (UCA).  $GFA = FECA + UCA$  (m<sup>2</sup>)

**Usable floor Area (UFA)**

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Learning Centre – 70%

## 2.28 Acoustic Requirements for Internal Spaces

**Regulatory Requirements** – Authority and code requirements relevant to acoustic considerations with respect to University developments include:

- EPA Environmental Protection Policy (Noise) 1997
- EPA Environmental Protection Amendment Regulation No 2 1999
- BCC Planning Policies
- Current Australian Standards including AS 1035, AS 1045, AS 1296, AS 2021, AS2822, AS 2436, AS 3671, AS/NZS 2107
- WH&S Act & relevant regulations

**Scope of Acoustic Considerations** – In the design of new buildings, or in the refurbishment of existing facilities, acoustic considerations may include:

- External noise intrusion
- Noise generated within the building due to building services
- Noise emissions from the building as they affect adjoining buildings or residents
- Noise interactions between spaces and consequent privacy considerations
- Acoustic quality of spaces such as speech intelligibility
- Special acoustic requirements such as sound or video recording.

**External Noise Intrusion** – Typical noise from external sources to be dealt with in the design include:

- Traffic noise (road, rail and/or aircraft sources)

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**Table 2.3**

Room Type	Offices	Open Plan Offices RHD	Counsel -ling	Seminar Room	Lecture Theatre	Library	Video Conf Room	Corridor
Individual & shared staff offices	85	85	90	90	90	90	90	70
Open Plan Offices / RHD student areas	80	-	90	90	90	90	90	-
Counselling Office	90	90	90	90	90	90	90	80
Seminar Room	90	90	90	90	90	90	90	75
Lecture Theatre	90	90	90	90	90	90	90	80
Library	90	90	90	90	90	90	90	-
Video Conf Room	90	90	90	90	90	90	90	80
Corridor	70	-	80	75	80	-	80	-

**Acoustic Qualities of a Space** – There are a large number of acoustical parameters used to define and describe the acoustical qualities of a space. The most universally common is the measurement of reverberation time:  $R_T$ , measured in seconds (sec).

$R_T$  for various spaces shall be defined by Table 2.4 below:

**Table 2.4**

Room Type	$R_T$
Individual and shared staff offices	0.6 to 0.8 sec
Open Plan Offices / RHD Student areas	0.6 to 0.8 sec
Counselling Office	0.6 to 0.8 sec
Teaching Room	0.6 to 0.8 sec

Given the intensive nature of campus development, construction noise can be a significant impact on adjoining university buildings. Designers must consider the potential noise impacts of design options (eg extra basements extend the excavation period and the likely duration of noise impacts).

As a minimum, compliance with AS 2436 is required. Particular considerations include:

- Timing/programming of noisy activities to avoid student teaching hours
- Choice of excavation technologies
- Logical and sensitive site layout and sequence
- Choice of construction equipment.

## 2.29 Corridors

Wherever possible, corridors shall terminate at the external wall of the building to enable natural light to be admitted into the corridor space through windows in the building facade.

The design of corridors, foyer spaces and the like shall ensure that there are no unnecessary recesses, alcoves, dead areas and the like which could be used for depositing rubbish or as