

2.00 Planning & Design Controls

All the requirements of this Section are Mandatory.

2.01 Site Planning Controls

The University has approved Master Plans for all of its Campuses.

Potential building development is an essential element of these Plans, and it is imperative to ensure that all facilities and maintainability in their design.

Designs and installations must embrace and make adequate provision for:

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

Designs which opt for minimising capital cost at the expense of on-going maintenance, energy and operating costs, will be rejected by GU. Such designs will be rectified at the expense of the Consultant or Contractor as the case may be.

2.03 Crime Prevention Through Environmental Design (CPTED)

All buildings, car parks, walkways, bicycle paths and their immediate environs shall be designed

Head of School	12 - 14
Academic Staff Levels B to E (Professor, Associate Professor, Principal or Snr. Lecturer, Principal or Senior Research Fellow, Lecturer Level B)	10 - 12
Academic Staff Level A	2 per 12m ² Office or 8m ² in open plan
Research Assistants, Research Fellows 1 & 2	2 per 12m ² Office or 8m ² in open plan
Administrative Senior Staff (Deputy Deans, Deputy Directors, Associate Directors, Senior Managers)	10 - 12
Administrative Staff (All Levels)	8 – 10m ² Office (only if required for confidentiality) 6 – 8m ² in open plan
Post Graduate, Research Higher Degree student	4m ² in open plan
Coursework Higher Degree Student ** to Notes a table	4m ² 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 :

- x Staff on a fractional appointment, a sessional or a adjunct appointment, are not entitled to an individual office.
- x The Vice-Chancellor has stated that no staff member is to be allocated the use of two designated individual offices. Staff who have responsibilities on several campuses must nominate their 'base campus'. An office will be allocated for their use only on that campus. At any other campus, these staff may use a 'hot desk' or shared facility in an area designated by their school for that purpose.
- x Staff on research, study or extended leave must release their office for use by others while they are absent from the University. The School must make arrangements for the storage off-site of any personal effects if required.
- x Space for RHDs is managed by the Groups in accordance with the policy approved by Executive Group. RHD students who are placed in and are sharing staff office-type accommodation, must be prepared to be relocated if offices are required for new academic or general staff.

****** Defined space is not generally provided for honours or coursework higher degree students, however exceptions may arise from time to time e.g. access to specialised computer facilities set up by Schools, Business masters, IT masters etc. They are expected to perform their experimental work in laboratories managed by either Groups or ITS.

Common Teaching & Learning Space

Space Type	GU Standard m ² UFA
Flat / sloping floor lecture theatre	1.30 m ² per person + 5m ² (a) d)
Tiered floor lecture theatre	1.10 m ² per person + 5m ² (a) d)
Interactive tiered floor lecture theatre	1.50 m ² per person + 5m ²
Seminar/Tutorial rooms	2.00 m ² per person + 5m ²
Student Collaborative Learning & Study Centres	3.00 m ² per person

Notes

- (i) ~~Minimum~~
 10 m² B 01
 6 m²
 8 m²
- (ii) ~~Minimum~~
- (i) ~~Minimum~~
 10 m² B 01
 6 m²
- (i) ~~Minimum~~

Laboratories and Other Spaces

Space Type	GU Standard m ² UFA
Research Laboratory (incl. fume cupboard space, instrument rooms, storage, write-up space etc)	7.50 m ² per workstation
Teaching Laboratory (incl. fume cupboard space, preparation, utility & instrument rooms, stores)	6.80 m ² per workstation
Computer Teaching laboratories	3.50 m ² per workstation
Building foyers	80 m ²
Book stacks	2.20 m ² per double-sided shelving unit; 2.00 m ² per 1,000 volumes

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.

Team Study Booth

Library	40dBA	50dBA
Video-conferencing Room	32dBA	40dBA
Corridors, Lobbies	45dBA	55dBA

Noise Emissions

The summation of the parameters gives the privacy rating:

$$x \quad PR = D_{iv} + dBA$$

Table 2.3 below sets out, in matrix form, privacy rating requirements for a range of spaces.

Table 2.3

Room Type	Offices	Open Plan Offices RHD	Counsel -ling	Seminar Room	Lecture Theatre	Library	

Electrical exclusion zones and disabled access clearances shall be marked and identified on the architectural floor plans.

2.32 End of Trip Facilities

Each new building project shall consider the requirements of the Queensland Development Code with respect to the provision of 'End of Trip' (EoT) facilities.

Rather than provide a EoT facility in each building, GU has adopted the principle of providing a facility which will service a number of buildings in close proximity. This shared facility may be 'stand-alone' or be incorporated into a building. A number of these shared facilities currently exist on GU campuses, and the CLF Principal Architect shall be consulted to establish if an existing facility is capable of servicing a new project, or whether a new EoT facility shall be provided to service the new building plus other existing and future buildings.