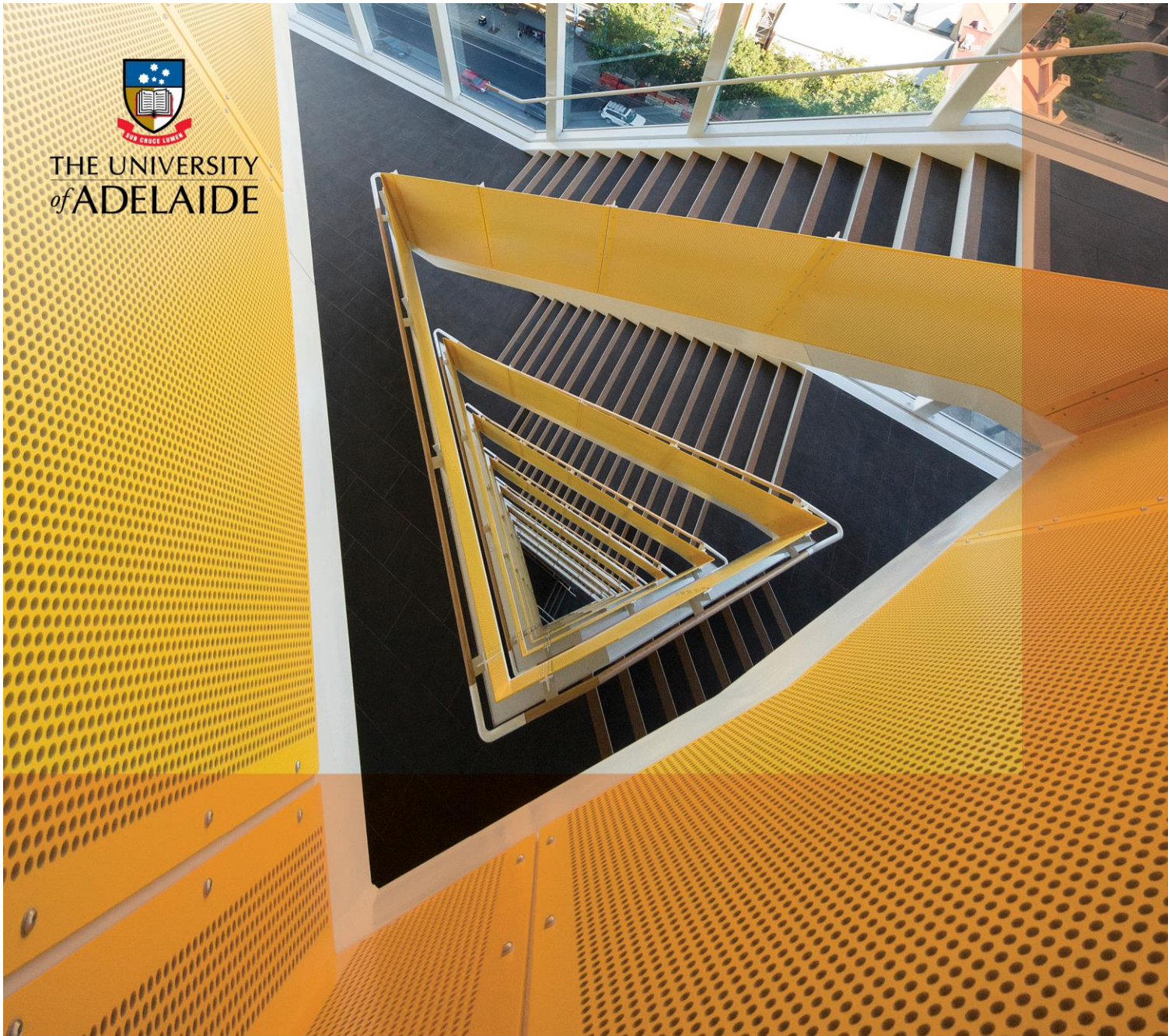




THE UNIVERSITY  
*of* ADELAIDE



# DESIGN STANDARD

[A. Project Process Checklist](#)

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## Revision log

### Current issue

A. Project Process Checklist – UoA Design Standard FINAL Version 4. August 2018

### Previous issues

Version	Authors	Description	Revision	Date
1.0	Vicki Jacobs, Capital Project Delivery, UoA	A. Project Process Checklist – UoA Design Standard	DRAFT Version 1	January 2018
2.0	Vicki Jacobs, Capital Project Delivery, UoA	A. Project Process Checklist – UoA Design Standard	DRAFT Version 2	February 2018
3.0	GHD	A. Project Process Checklist – UoA Design Standard	DRAFT Version 3	March 2018
4.0	Vicki Jacobs, Capital Project Delivery, UoA/ GHD	A. Project Process Checklist – UoA Design Standard	FINAL Version 4	August 2018

### List of revised items

Version	Authors	Revised items	Date
4	Kon Corolis, Capital Projects & Facilities Management	2.8 - Safety in Design/ workplace health and safety	12 February 2024

### Revision management

It is envisaged that revisions to this document will be undertaken at intervals of not more than two (2) years.

### Endorsement body

Director of Infrastructure

### Owner

Director, Capital Projects Delivery

### Contact person

Associate Director, Capital Project Delivery

### Authors and acknowledgements

The standards have been developed by Capital Projects with the assistance of UoA staff, external consultants, contractors, and colleagues from other education institutions. The University conveys its thanks.



## Abbreviations

AS/NZS	Australia or Australian/New Zealand Standards
BCA	Building Code of Australia
CPD	University of Adelaide- Capital Projects Delivery
DDA	Disability Discrimination Act
NCC	National Construction Code
OSH	Occupational Safety and Health
SEPP	State Environmental Planning Legislation
SiD	Safety in Design
UoA	University of Adelaide
WHS	Work, Health and Safety

## 1. Introduction

This section outlines the purpose, structure, related documents, and definitions for the University of Adelaide (UoA) Design Standards.

### 1.1 Purpose of the document

The UoA Design Standards (the Standards) respond to the strategic vision for the University, outlined in Beacon of Enlightenment 2016-2035, and the guiding planning principles contained in the UoA Masterplan 2016-2035. Prepared in recognition of the University's unique historical context, the Standards are guided by the aims of supporting physical, social and cultural connectivity, embracing diversity, equity and accessibility, and promoting sustainability and academic excellence.

The Standards specify the minimum, mandatory requirements for the design, construction and management of all University of Adelaide infrastructure projects. Requirements are specific to the University's needs, and are over and above minimum mandatory Authority requirements. They include:

- Methodological requirements for project delivery
- Technical requirements for the finished product.

The objective is to support the consistent delivery of a high quality product, while allowing sufficient scope for innovation, creativity and technological advancements.

The Standards must be used by any parties involved in the planning, design, construction, occupation management, maintenance and operation of UoA facilities. This includes external consultants and contractors, UoA planners, designers and project managers as well as professional and faculty staff, facility managers, maintenance contractors and other service providers – all of whom must be aware of the Standards as they apply to their project and scope of work.

### 1.2 Structure of UoA Design Standards

- Project Process Checklist (this document) is a part of the UoA Design Standards suite of documents (the Standards).

The Standards are divided into the following volumes for ease of use:

- A. Project Process Checklist (this document)
- B. Building and Architecture
- C. Mechanical Services
- D. Electrical Services
- E. Communication Services
- F. Hydraulic Services
- G. Fire Services
- H. Security Services
- I. Vertical Transport
- J. External Works
- K. Documentation

- L. Metering and Monitoring
- M. Audio Visual
- N. Signage and Wayfinding

The Standards must be considered in their entirety, regardless of the project's size, specific disciplines or responsibilities.

In particular, UoA staff and consultants using this volume must ensure familiarity with the mandatory project procurement obligations, detailed in this document, A. Project Process Checklist Design Standard.

Each volume within the Standards is structured into four parts:

- Part 1 – Introduction
- Part 2 – General requirements
- Part 3 – Technical requirements
- Part 4 – Schedules

### **1.3 Related documents and legislation**

#### **1.3.1 Documents**

During the earliest strategic feasibility and planning stages of the project, review and analysis of the latest edition of the following UoA strategic planning documents must be carried out and outcomes of that review reflected in the Project Brief (refer to clause 1.4 – Definitions of this volume).

These documents should also be read in conjunction with the UoA Design Standards.

- UoA Masterplan 2016-2035
- UoA Strategic Plan - Beacon of Enlightenment, 2013-2035
- Disability Action Plan 2013-2019
- Campus/ Building-specific Disability Action Plans
- Dormwell Framework
- UoA Reconciliation Statements
- Campus/ Precinct/ Building-specific Masterplans (e.g. Waite Masterplan, Union House Masterplan)
- Campus/ Building-specific Conservation Management Plans
- Faculty Masterplans
- Technical discipline/ space-specific Masterplans, including:
  - ITS Strategy Masterplan
  - Mechanical Services Masterplan
  - SAMP
  - Teaching Spaces Masterplan
  - Labs Standards and Masterplan
  - Library of the Future Masterplan
  - Space Standards Guidelines
  - Deferred Maintenance Schedule
  - Bushfire Prevention Plans
  - Campus Water Management Plan
- Campus Sustainability Strategy 2030 - Here for good

#### **1.3.2 Relevant legislation**

The planning, design and construction of each UoA facility must fully comply with current legislation. Legislation includes but is not limited to:

- Australia or Australian/ New Zealand Standards (AS/NZS)
- National Construction Code (NCC)

- Building Code of Australia (BCA)
- Occupational Safety and Health (OSH) legislation
- Disability Discrimination Act (DDA)
- Accessibility Aspiration Design Factors
- State Environmental Planning Legislation (SEPP)
- Commonwealth and State Legislation
- Local Council and Authority requirements
- Relevant Heritage Acts (for both Places and Natural Resources)

## 1.4 Definitions

For the purpose of this document, the following definitions apply:

Must	Indicates that a statement is mandatory
Should/ shall	Indicates a recommendation
May/ can	Indicates the existence of an option
The Standard/s	The University of Adelaide Design Standards
Project Manager	University of Adelaide staff member responsible for delivering the building project
Project Brief	The strategic brief detailing project scope and objectives, developed at the project feasibility and initiation phase, from which the Return Brief shall be developed.
Return Brief	The detailed design brief prepared by the Design Team and signed off by the Project Stakeholder/s prior to commencement of Concept Design

## 2. General requirements

This section outlines:

- General administrative requirements related to the use of the B. Building and Architecture, and the process for project delivery for all projects, including: project specific documentation; discrepancies; departures; certification of compliance; project procurement process; value management; safety in design; WHS; environmental management; independent building commissioning; manufacturer's specifications; and professional services requirements; and
- General design requirements related to the B. Building and Architecture, including the University policy on sustainable design as well as durability, economy and flexibility.

### 2.1 Project specific information

Project-specific information will be contained in project- specific documentation, such as Project Brief. The Standards will supplement any project-specific documentation. Refer below clause 2.2- Discrepancies for clarification of precedence, should a discrepancy between Project Specific Documentation and The Standard arise.

Extracts from the Standards may be incorporated in contract documentation specifications. However, the consultant and the contractor must fully investigate the needs of the University and produce designs and documents that are entirely fit for purpose, which meet the intent of the Project Brief.

#### 2.1.1 The project brief

In accordance with A. Project Process Checklist and clause 2.4 Certification of Compliance, the Project Brief must be developed and signed-off in the following manner, and utilised as a measure, against which periodic certification must be carried out.

- The Pre-feasibility Statement and preliminary project brief contained therein, communicates proposed project objectives and scope, preliminary budget and any project- specific strategic targets (if known).
- The Strategic Project Brief is typically developed by the University during the feasibility phase of the project. This brief reflects outcomes of the strategic project investigations. The Strategic Project Brief must be interrogated and verified by the Project Delivery Unit, Project Manager and key strategic stakeholders, prior to proceeding to the next Detailed Briefing Phase of the project delivery process. It is from this verified Strategic Brief, that the consultants brief will be developed.
- The Strategic Project Brief must:
  - a. Identify project- specific sustainability targets, over and above the Standards, and associated reporting obligations.
  - b. Identify proposed project budget and funding source. This must include:

- Capital Budget (separated into construction and university costs);and
- Operating Budget (reflecting project- specific sustainability targets).
- Identify other strategic targets associated with the project.
- Identify list of known Stakeholders with a preliminary engagement plan developed. This includes identification of key stakeholders with whom sign-off approvals obligations will sit. Refer below Clause 2.4 Certification of Compliance with the Standard.
- Identify general spatial and operational requirements of the end users;
- Identify decanting and relocations proposals associated with works;
- Identify a list of further investigations that are required (e.g. Heritage, DDA etc.);
- Identify an indicative project program for the delivery of works;
- Identify strategic risks associated with the project (Refer Clause 2.7 Risk Register);
- Communicate any safety in design risks identified to date (Refer Clause 2.8 Safety in Design ).
- The Return Brief (also referred to as Project Brief) is typically prepared by the Consultant at the end of the detailed briefing phase, during which intensive stakeholder consultation has occurred. The Project Brief must be signed-off by key stakeholders prior to proceeding to the next Concept Design Phase of the project delivery process. It is against the signed- off Return Brief (also typically referred to as Project Brief), that the mandatory, milestone, compliance certifications will be measured. (Refer to clause 2.4 Certification of compliance, in this document). For very simple projects, compliance may be measured against the Strategic Project Brief, or equivalent, provided it meets all mandatory due diligence obligations, related to the development of a brief, listed in A – Project Process Checklist.

The Return Brief must:

- Meet the obligations of the Strategic Project Brief (including, but not limited to budget and sustainability targets);
- identify detailed operational and spatial requirements of the end users;
- include room data sheets for complex projects (refer to A. Project Process Checklist Design Standard for clarification).

## 2.2 Discrepancies

The Standards outline the University’s general requirements above and beyond mandatory authority requirements and legislation.

Where the Standards outline a standard higher than the relevant legislation, the Standards will take precedence.

If any discrepancies are found between any relevant legislation, the Standards, or project-specific documentation, these discrepancies must be highlighted in writing to the Director, Capital Projects & Facilities Management.

## 2.3 Departures

The intent of the Standards is to achieve consistency in the quality of the design and construction of the University’s built forms.

In addition, University staff, consultants and contractors are expected to apply industry best-practice and strive for improvement and innovation in design and construction techniques wherever possible. In recognition of this expectation, application to depart from the Standards, must be made in writing to the Director, Capital Projects & Facilities Management via the UoA Project Manager, using the Alternative Design Solution Application Form. The application must include:

- Reference to the Standard clause under consideration
- Details of the departure and alternative proposal
- Impact of that departure on:
  - Compliance with the Project/ Return Brief
  - Project capital budget
  - Operating budget

Where a departure from the Standards is sought, dual-approval to proceed must be issued in writing by both the Director, Capital Projects & Facilities Management and the Director, Infrastructure. Until this approval is granted, the consultant is not authorised to proceed to the next project phase. Any departures made without written confirmation must be rectified at no cost to UoA.

At the completion of the project, all authorised Alternative Design Solution Application Forms must be submitted to the Director, Capital Projects & Facilities Management by the UoA Project Manager. Alternative Design solutions shall be monitored over time for success and may be considered for inclusion in subsequent versions of the Standards.

## 2.4 Certification of compliance

At regular intervals the consultant team must certify in writing that both the Standards, and the Project Brief, have been met.



This can be done using the templates provided in A- Project Process Checklist, or an equivalent, approved reporting tool.

Discrepancies and departures must be declared, with justification, at this time, in accordance with clauses 2.2 Discrepancies and 2.3 Departures of this document.

Approval must be granted prior to proceeding to the next project phase in accordance with the process outlined in A- Project Process Checklist.

It should be noted that The Standards, as they relate to this clause, refer to all Volumes of the Standard, including A- Project Process Checklist.

#### **2.4.1 Frequency of certification**

Frequency of certification is based on the size and complexity of the project. Refer to A. Project Process Checklist for frequency of certification requirements based on the complexity of the project.

For new all new building projects, (multi-disciplinary) projects, or projects with a value greater than \$500,000, Certification must occur at the end of each of the following project phases:

- Concept Design Phase
- Design Development Phase
- 50% Complete Contract Documentation Phase
- 100% Complete Contract Documentation Phase
- Project Hand-Over Phase

For very small or simple (single discipline) projects, Building Standard Certification must occur at the following times:

- At an agreed point, prior to the end of the 50% Complete Documentation Phase
- At an agreed point prior to the end of the 100% Complete Contract Documentation Phase

#### **2.4.2 Additional certification requirements**

In addition to the above mandatory certification check-points, certification of compliance with the Design Standards and The Project Brief, must also occur as part of any Value Management Session, in accordance with clause 2.6. Value management of this document.

### **2.5 Project procurement process**

All project team members must follow the project process outlined in A. Project Process Checklist. The checklist is a planning and tracking tool to be used by the project manager, consultants and contractors, to ensure adherence to the approved UoA process for project delivery and to ensure the Standards are achieved as a minimum on all projects.

A. Project Process Checklist Design Standard caters for different project complexity types. For clarification of the project complexity type, refer to Manager, Capital Projects Delivery.

A. Project Process Checklist Design Standard does not alleviate any responsibility to ensure familiarity and compliance with all aspects of the Design Standards. The checklist (or an approved, project specific version) must be maintained as an active document throughout the project, and must be submitted to the Manager, Capital Projects Delivery, via the UoA Project Manager at project completion.

A. Project Process Checklist Design Standard is divided into project delivery phases. While the order of actions listed can be varied to suit a project, all actions listed must be completed, and certified as complete, prior to proceeding to the next phase. Project-specific variations of the checklist involving alteration to the number of mandatory milestone certification checkpoints, or elimination of any action, must be treated as a departure from the Standards and submitted for approval to the Director, Capital Projects & Facilities Management at the commencement of the project start-up phase.

Project managers, consultants and contractors must ensure that adequate time and resources are allocated to meet the requirements of A. Project Process Checklist Design Standard and, in particular:

- Mandatory milestone certification checkpoints and associated approvals processes (refer to clause 2.4 Certification of compliance)
- Engagement and consultation obligations with stakeholders
- DDA, Safety in Design, and Risk Management workshops
- UoA peer reviews
- Two-step value management process, refer to 2.6 Value- management.

### **2.6 Value management**

A mandatory two-step value management (VM) session must be carried out when the project has reached the 50% Complete Contract Documentation Phase (or at a time deemed appropriate by the UoA Project Manager). Additional value management sessions may be

required and must follow the same process. Consultants and Project Managers must make appropriate allowance for resources and time to meet the requirements of this clause.

Any value management sessions must take the following two-step process:

1. Value management (VM) session; followed by
2. Written certification (in accordance with disclosure and approvals obligations set out in clause 2.4 Certification of compliance in this volume), that the proposed value managed solution:
  - Meets the requirements of the Design Standard
  - Meets the requirements of the Brief. This includes (but is not limited to) confirmation of the following:
    - Estimated order of cost for capital and operating budget; and
    - Project-specific sustainability objectives

## **2.7 Risk Register**

The Risk Register records details of all the risks identified at the beginning and during the life of the project, their grading in terms of likelihood of occurring and seriousness of impact on the project, initial plans for mitigating each high-level risk, the costs and responsibilities of the prescribed mitigation strategies and subsequent results.

This Risk Register must be maintained for all projects, throughout the life of the project. Initial risk assessment must form part of the Project Feasibility Phase for the project. If strategic risks are identified, they must be recorded and managed separately to those that are related to workplace health and safety. The preliminary register (or list of issues) must be communicated in the Strategic Project Brief.

The register must continue to be developed and maintained by the UoA Project Manager for all projects. Later the register will be maintained by the Principal Contractor, Facilities Managers, and potentially end-users. The register will be updated regularly as existing risks are re-graded in the light of the effectiveness of the mitigation strategy, and new risks are identified. For larger projects a Risk Management Plan may be required also. In smaller projects, the Risk Register can be used as the Risk Management Plan.

Refer to clause 2.8 for further discussion about Safety in Design and the mandatory Safety in Design Risk Assessment Workshop.

Refer to A. Project Process Checklist for the Project Risk Register Template.

Refer to clause 2.8 Safety in Design/ workplace health and safety for discussion on cultural safety.

## **2.8 Safety in Design/ workplace health and safety**

Safety in Design (SiD) aims to prevent injuries and disease by considering hazards as early as possible in the planning and design process. A safe design approach considers the safety of those who construct, operate, clean repair and demolish an asset (the building, structure, plant or equipment) as well as those who work in or with it. Designers are in a unique position to reduce the risks that arise during the life cycle of the asset during the design phase.

In accordance with Safety in Design/ WHS Legislation, at each phase of the design process, risk identification must take place with the view to eliminating the risk, or where this is not possible, reducing risk as low as reasonably practicable, through the implementation of control measures. Safety in Design Risk Assessments must be carried out throughout the job and reported on at regular team meetings, keeping the status of control measures and the residual risks at a current level. Refer to clause 2.7 Risk Register for further information about reporting obligations.

For all new building projects, complex refurbishment projects, or high-risk projects a mandatory Safety in Design Risk Assessment Workshop must be carried out no later than the 50% Documentation Phase. This should be led by a member of the consultant team and in addition to the contractor, the consultant team and relevant other parties such as fabricators/ operators specific to the project, the workshop must be attended by a UoA WHS Representative and the UoA End-User Representative.

The assessment should involve hazard identification, assessment of risk of harm for each hazard, and strategy for eliminating or controlling the risk. One outcome of the assessment may be that Safe Operating Procedures (SOP) need to be developed. The SOPs identified in the Safety in Design Risk Assessment Workshop must be incorporated into the End-User Building User Guide and Safety Induction.

In accordance with Safe Work Australia's recommendation, engineered stone is not to be specified on University of Adelaide projects. Refer to:

<https://www.safeworkaustralia.gov.au/safety-topic/hazards/crystalline-silica-and-silicosis/prohibition-use-engineered-stone>

As part of the Safety in Design Risk Assessment, confirm with the Director, Capital Projects & Facilities Management, as to whether consultation with the Gender Equity and Diversity Committee (or delegate) is required, to establish risks associated with cultural and gender safety associated with the project.

## **2.9 Independent building commissioning**

For all new buildings, or where the Project Brief requires it, an independent commissioning agent not involved with the design or construction of the project must be engaged.

Detailed testing and commissioning requirements must be specified for each project by the UoA-appointed consultant/designer.

Project hand over inspection and testing plans (ITPs) must be developed by the consultant/contractor to allow the system to be handed over to the University. Detailed testing and commissioning records must be provided for each system and each component, taking into account the requirements of the Standards. All such records must be witnessed and verified by the UoA-appointed project consultant/ designer.

## **2.10 Post-occupancy Building Services Performance Report**

After one seasonal cycle of operation, an independent building services performance review must be carried out and report prepared. Refer to the Manager, Asset Planning & Energy for details. This may be carried out internally, or by an external consultant. Requirements of the Post-Occupancy Building Services Performance Report will be established by the Manager, Asset Planning & Energy.

## **2.11 Manufacturer specifications**

All installation must be carried out in accordance with manufacturer specifications and data sheets to ensure product performance over its intended life and so as not to invalidate any warranties.

## **2.12 Sustainable design**

The adoption of environmentally sustainable building philosophies must be considered a primary objective of all projects, regardless of size. Opportunity to implement responsible design and construction solutions must be considered as a matter of course during every phase of the project. Project specific sustainability initiatives and targets must be identified in the Project Brief along with associated reporting obligations relating to both:

- a. The requirement for the designer to certify/ rate/ measure the proposed design solution prior to construction; and
- b. the requirement for the designer to include physical equipment and processes for measuring the performance of the building throughout its life- cycle (refer Vol Metering and monitoring).

In the absence of the identification of project- specific sustainability targets, and in addition to sustainability considerations covered in the relevant Volumes, the following must be incorporated in all architectural and engineering services designs.

### **2.12.1 Energy demand and thermal comfort**

To minimise energy demand and improve thermal comfort in buildings, the following must be considered:

- a. Use of basements and underground parking areas and labyrinths to pre-cool intake fresh air in mechanical systems if viable and where excessive dehumidification is not required.
- b. High levels of thermal insulation to roof, floors and walls.
- c. Reflectance of external building materials.
- d. Thermal and solar performance of glazing.
- e. External shading of north, east and west facing windows and walls.
- f. Building orientation and massing.
- g. Design glazing to achieve optimal day lighting and solar heat gain and to minimise the need for mechanical heating or cooling.
- h. Appropriate design for temperature, air velocity, fresh air ventilation rates, relative humidity for different functional spaces as required by C. Mechanical Services Design Standard.

### **2.12.2 Use of natural daylight**

- a. Design façades and windows to maximise natural daylight in usable floor areas and incorporate use of sky lights, light wells and internal atriums or courtyards where appropriate.
- b. Avoid overshadowing and visual intrusion onto adjoining sites.
- c. Design buildings to avoid undesirable glare impacts on pedestrians, motorists, people using open spaces and those in other buildings.
- d. Minimise the impact of night lighting on adjacent sites and buildings.

### **2.12.3 Indoor environmental quality**

- a. Provide appropriate lighting to suit the use of the space in accordance with E. Electrical Design Standard. Record the as-designed lighting levels and controls per functional space within the post-construction As-built documentation package.
- b. Use materials, fittings and furnishings with low-VOC content i.e. paints, adhesives, sealants, carpets, timber products and furniture to avoid and minimise off-gassing impacts on building occupants' health.
- c. Design to minimise unacceptable noise.
- d. Utilise natural cross ventilation of habitable rooms and corridors to minimize the requirement for mechanical air conditioning.

#### **2.12.4 Energy efficiency**

- a. Electrical appliances with the highest Australian Government Energy Star Ratings must be used for the relevant capacity ranges of appliances. These appliances include but are not limited to refrigerators, freezers, clothes dryers, dishwashers, electric hot water boilers, televisions, computer monitors and air-conditioning units.
- b. Preference must be given to locally manufactured products where multiple products have the highest energy rating.
- c. Electrical equipment, including specialised laboratory equipment not covered by Energy Star Rating Scheme must include energy efficiency as part of the selection criteria and have controls to prevent unnecessary energy consumption.
- d. All buildings must provide utility meters to monitor, electricity, gas and water in accordance with C. Mechanical Services Design Standard, D. Electrical Services Design Standard, F. Hydraulic Services Design Standard, and L. Metering and Monitoring Design Standard:
  - Energy efficient lighting and lighting controls must be provided to meet minimum illumination requirements in accordance with the D. Electrical Services Design Standard.
  - Buildings must incorporate technology to reduce peak power demand, i.e. use of thermal storage for cooling and heating, power factor correction devices, etc.
  - Roof design must maximise orientation to the northwest to northeast to optimise potential for installing roof top solar energy systems.

#### **2.12.5 Water use**

- a. Water sub-metering must be provided to monitor large water consuming processes in accordance with F. Hydraulic Services Design Standard and L. Metering and Monitoring Design Standard.
- b. All sanitary fixtures and tap ware must achieve WELS ratings specified in F. Hydraulic Services Design Standard.
- c. Rainwater harvesting and reuse (toilets, cooling towers, fire test water and landscape irrigation) must be considered for all projects and applied where feasible. Ensure system design allows for future upgrade and expansion. Opportunities to integrate 'demonstrator' education must be explored. Refer also to F. Hydraulic Services Design Standard.

#### **2.12.6 Water sensitive urban design**

University campuses must implement water sensitive urban design principles by:

- a. Reducing potable water demand through water efficient appliances, hydraulic standard.
- b. Capturing rainwater for beneficial reuse including irrigation, cooling water and toilet flushing.
- c. Minimising wastewater generation and treatment of wastewater to a standard suitable for effluent re-use and or release to receiving waters.
- d. Passively treating urban stormwater using bio-filtration and wetlands systems to meet water quality objectives for reuse and or discharge to surface waters.
- e. Using stormwater in the urban landscape to maximise the visual and recreation amenity of developments.
- f. Grey water must not be reused where expensive wastewater treatment involving significant inputs of energy, chemicals and high maintenance is required.

#### **2.12.7 Materials**

- a. Materials must be selected to meet sustainability requirements specified in Section 12 of B. Architecture and Building Design Standard
- b. Selection of construction materials must consider 'cradle-to-grave' environmental impacts which look at impacts associated with raw materials extraction, manufacture, use and re-use potential and disposal.
- c. Preference must be given to construction materials with recycled content and reused materials where practical.
- d. Life cycle costing principles must be considered in selection of materials and systems. This includes capital, operations and maintenance, and disposal costs.
- e. Use recycled and recyclable content in building materials, where fit-for-purpose from a durability and performance perspective.
- f. Use suitable demolition materials for on-site fill.
- g. Rainforest timber and timber from Australian high conservation forests must not be used.
- h. Consider appropriate design detailing for engineered products to avoid any off-gassing potential from volatile compounds used in manufacture.

### **2.12.8 Noise mitigation**

- a. During the planning process isolate noise generating activities to avoid impact on sensitive receptors and quiet activities.
- b. Protect all occupied spaces from noise pollution from external and internal sources.
- c. Plant and equipment located on roofs must have acoustic treatment if they generate excessive noise.
- d. Plant locations and noisy equipment must be designed and situated to avoid noise impacts on sensitive receptors and local residents.
- e. Minimise noise emitted from external equipment such as fans, air-conditioners, compressors, and from other noise generating sources.
- f. Minimise noise transmission within multiple occupancy buildings.

### **2.12.9 Construction and demolition waste**

Building contractors and designers must provide infrastructure for recovery of building, construction and demolition materials to minimise waste disposal to landfill. They must:

- a. Prepare and implement a materials recycling and waste management plan in the construction phase for all construction and demolition waste as part of the project environmental management plan.
- b. Identify the range of materials that will be collected for recycling and describe procedures, management practices and reporting.
- c. Formally apply dimensional co-ordination where it will practically assist the efficiency of material use, preference for modular components and materials supplied in set sizes or dimensions.
- d. Consider ease of disassembly and recycling of construction materials and components at the time of refurbishment or completion of a facility's life.
- e. Ensure project planning, specification and programming for the recovery, storage and transfer of reusable materials from demolition works including their transport from site to recycling and re-use facilities.
- f. Implement procedures for disposal or recycling of hazardous materials at properly licensed facilities.

### **2.13 Durability, economy and flexibility**

The University's goal is to achieve the optimal balance between capital and operating costs, whilst providing occupants a high level of environmental quality and service throughout the lifetime of each building. A whole-of-life asset value-for-money solution must be sought.

The University's building elements, services and external spaces must be:

- Cost-effective to operate and maintain.
- Designed with consideration of capital as well as operating expenditure in mind.
- Robust and durable.
- Easily and safely cleaned and maintained.
- Standardised to minimise individual specialisation and customisation.
- Flexible in the design to allow for expansion or adaption to new uses.
- Designed with built-in flexibility of space, plant and equipment to reasonably accommodate future uses.

### **2.14 Building compartmentation and sealing**

Building fire compartments (existing and proposed) must be clearly identified within the contract documentation package and within the post-construction package. All penetrations through the barrier must be fire treated. Provide motorized dampers connected to the fire alarm system for any fixed open louvers such as at elevator shafts. Provide damper and controls to all air intakes/ exhausts.

Building envelopes must be designed and constructed with a continuous air barrier to control air leakage into, or out of, the conditioned space. Clearly identify all air barrier components on construction documents and detail the joints, and penetrations of the air barrier. The air barrier must be durable to last the anticipated service life of the assembly. Do not install lighting fixtures with ventilation holes through the air barrier.



### **3. Technical requirements**

This section outlines the specific technical requirements for Volume A. Project Process Checklist UoA Design Standard, provided in the Project Process Checklist.

The order of actions listed in the Project Process Checklist may be varied to suit the project, with approval from Associate Director Capital Projects Delivery at the commencement of the Project Start-Up Phase.

The Project Process Checklist (or an approved version of it) must be maintained as a live document throughout the project and be submitted to Associate Director Capital Projects Delivery at the end of the project.

This document contains active links to up-to-date resources contained on the University of Adelaide web site.

Strategic Planners, Project Managers, Consultants and Contractors must ensure that adequate time and resources are allocated to meet the requirements of this list.

This includes allowance for stakeholder engagement obligations marked 'ENGAGE', approvals processes marked 'APPROVE', and mandatory checkpoints marked 'GATEWAY'. In particular, time implications for the two-step Value Management process should be understood and allowed.

Please refer to *A. Project Process Checklist* for further details.