

Schedule 5 - Design Development

1. Definitions

In this Schedule 5:

Art Design Package means the Design Deliverables relevant to the artwork for the Facility including those identified in the Design Development Plan.

Bid Design Development Plan means the version of the original Design Development Plan agreed between Project Co and the State included at Attachment 1 (Bid Design Documentation) to the Agreement.

Civil Works Design Package means all Design Deliverables relating to all civil works within the Site including those identified in the Design Development Plan.

Design Deliverables means the Design Package deliverables to be prepared and submitted by Project Co for each of the Design Stages identified in the Design Deliverables Tables.

Design Deliverables Tables means the tables included in Section 10.

Design Deliverables Schedule has the meaning given in Section 4.1(h).

Design Development Presentations means the presentations conducted by Project Co during the Design Development Process in accordance with the Design Development Sub-Program at or around the conclusion of:

- (a) schematic design activities; and
- (b) detailed design activities.

Design Development Plan means the plan of that name setting out the process for managing the Design Development Process to be prepared by Project Co and containing the information and documentation required by the Agreement (including Section 4), as further developed, reviewed, amended and updated from time to time by Project Co in accordance with the terms of the Agreement.

Design Packages means:

- (a) the Masterplan Design Package;
- (b) the Civil Works Design Package;
- (c) the On-Site Infrastructure Works Design Package;
- (d) the Secure Perimeter Design Package;
- (e) the Functional Group Design Packages;
- (f) the Off-Site Infrastructure Works Design Package;
- (g) the FF&E Design Package;
- (h) the Art Design Package;
- (i) the Signage Design Package;
- (j) the Landscape Design Package;

- (k) any other design packages identified as such in the Bid Design Development Plan; and
- (l) any other design packages approved by the Project Director in accordance with this Schedule 5.

Design Stage means the Design Stages relating to:

- (a) Design Stage 1;
- (b) Design Stage 2; and
- (c) Design Stage 3.

Design Stage 1 means for each Design Package, the stage during which Project Co prepares and submits to the Project Director the Stage 1 Design Deliverables including in general terms the developed schematic design for the Project.

Design Stage 2 means for each Design Package, the stage during which Project Co prepares and submits to the Project Director the Stage 2 Design Deliverables including in general terms the detailed design for the Project.

Design Stage 3 means for each Design Package, the stage during which Project Co prepares and submits to the Project Director the Stage 3 Design Deliverables including in general terms the For Construction Documentation.

Facility User Group means the user groups established for the Project to input into the Design Development Process identified in the Design Development Plan but including as a minimum the following user groups:

- (a) indigenous user group;
- (b) health user group;
- (c) industry user group;
- (d) operational user group;
- (e) administration user group;
- (f) security user group; and
- (g) education and programs user group.

FF&E Design Package means all Design Deliverables relating to:

- (a) fixed items of FF&E;
- (b) loose furniture; and
- (c) loose items of FF&E,

for the Facility including those identified in the Design Development Plan.

For Construction Documentation means the Design Stage 3 Design Deliverables prepared by Project Co in accordance with the Agreement and any related documentation required for construction such as shop drawings and the like.

Functional Area has the meaning given to that term in the Glossary to Schedule 13 to the Agreement (Service Specifications).

Functional Group Design Packages means the Design Deliverables for each of the Functional Groups (or groupings of Functional Areas where the Project Director agrees sensible groupings can be identified) identified in the Design Development Plan.

Functional Group means a collection of Functional Areas grouped together for the purposes of forming a Design Package as identified in Section 9 in the Design Development Plan.

Landscape Design Package means the Design Deliverables relating to external outdoor space including landscaping design, pathways, outdoor recreation areas (including ovals and other sporting facilities), parking and road infrastructure and including those identified in the Design Development Plan.

Masterplan Design Package means the Design Deliverables relating to:

- (a) the location of the Facility on the Site including details as to the footprint, height and overall gross floor area of the Facility and each of the sectors, Functional Groups and the works the subject of the Civil Works Design Package and Landscaping Design Package;
- (b) the uses of the discrete Functional Areas on the Site; and
- (c) the relationship between the different Functional Areas on the Site,

including those identified in the Design Development Plan.

Off-Site Infrastructure Works Design Package means the Design Deliverables relating to Off-Site Infrastructure Works including those identified in this Schedule 5 and the Design Development Plan.

On-Site Infrastructure Works Design Package means the Design Deliverables relating to on-site infrastructure works including those identified in this Schedule 5 and the Design Development Plan.

Secure Perimeter Design Package means the Design Deliverables relating to the Secure Perimeter for the Facility including those identified in the Design Development Plan.

Signage Design Package means the Design Deliverables relating to signage for the Facility including those identified in the Design Development Plan.

Stage 1 Design Deliverables means for each of the Design Packages the Design Deliverables:

- (a) listed under the heading Stage 1 Design Deliverables in the Design Deliverables Tables;
- (b) otherwise proposed by Project Co to be provided as Stage 1 Design Deliverables, as approved by the Project Director; and
- (c) that Project Co is required to submit to the Project Director during Design Stage 1, in accordance with the terms of the Agreement.

Stage 2 Design Deliverables means for each of the Design Packages the Design Deliverables:

- (a) listed under the heading Stage 2 Design Deliverables in the Design Deliverables Tables;
- (b) otherwise proposed by Project Co to be provided as Stage 2 Design Deliverables, as approved by the Project Director; and

- (c) that Project Co is required to submit to the Project Director during Design Stage 2, in accordance with the terms of the Agreement.

Stage 3 Design Deliverables means for each of the Design Packages the Design Deliverables:

- (a) listed under the heading Stage 3 Design Deliverables in the Design Deliverables Tables;
- (b) otherwise proposed by Project Co to be provided as Stage 3 Design Deliverables, as approved by the Project Director; and
- (c) that Project Co is required to submit to the Project Director during Design Stage 3, in accordance with the terms of the Agreement.

2. Design Development Process

2.1 General

- (a) **(Design Development Process):** The Design Development Process is the process by which Project Co progressively develops the design of the Facility from the Bid Design Documentation to the For Construction Documentation and otherwise includes all other tasks identified in this Schedule 5 and the Agreement as forming part of the Design Development Process.
- (b) **(Design Packages):** To facilitate the conduct of the Design Development Process, the State has divided the design work for the Facility into Design Packages, which relate to aspects of the Facility or design elements (as applicable) which are discussed in more detail in Section 2.2 below.
- (c) **(Design Stages):** The Design Deliverables for each Design Package are divided into 3 Design Stages consisting of:
 - (i) Design Stage 1, which, in general terms, requires Project Co to further develop the Bid Design Documentation into a developed schematic design;
 - (ii) Design Stage 2, which, in general terms, requires Project Co to develop the schematic design from Design Stage 1 into a detailed design; and
 - (iii) Design Stage 3, which, in general terms, requires Project Co to develop the detailed design from Design Stage 2 into For Construction Documentation.
- (d) **(Design Deliverables):** Project Co must for each Design Package submit the complete set of Design Deliverables for each Design Stage to the State for review in accordance with the timing set out in the Design Development Sub-Program.
- (e) **(Review Period):** Project Co must not submit Design Deliverables for a subsequent Stage to the State for review until the later of the completion of the previous Design Stage and the expiry of the Review Period for the previous Design Stage and as otherwise required by Section 2.5.
- (f) **(Endorsement of Design Stage 3):** Subject to Section 2.5, upon State endorsement of Design Stage 3 for a Design Package, Project Co may construct that part of the Works.

2.2 Design Packages

- (a) The Design Packages have been created to reflect that:
 - (i) the Masterplan Design Package relates to the overall Facility and the location on the Site of each of the following:
 - A. sectors;
 - B. Functional Areas; and
 - C. the works the subject of the Civil Works Design Package and Landscaping Design Package;
 - (ii) the Functional Group Design Packages relate to individual buildings or areas in the Facility; and
 - (iii) particular design components such as artwork, elements of FF&E, signage and internal colour schedules are addressed on a Project-wide basis and not specifically related to any Functional Area.

2.3 Multiples of same Functional Areas

To the extent that the Facility contains multiples of the same Functional Areas:

- (a) it is acceptable that there will be one Functional Group Design Package which will pertain to all multiples; and
- (b) Project Co must:
 - (i) in so far as possible, ensure that the Design Deliverables for the subsequent Functional Areas are consistent with the Design Deliverables for the original Functional Area; and
 - (ii) to the extent there are any differences between the Design Deliverables for the original Functional Areas and the Design Deliverables for the subsequent Functional Areas, provide details of those differences and the reasoning for such differences.

2.4 Sequence, concurrency and overlap of Design Packages

- (a) The outcome of the Masterplan Design Package, the Off-Site Infrastructure Works Design Package and Security Perimeter Design Package may impact on the other Design Packages including in particular, the Functional Group Design Packages.
- (b) Project Co must complete and submit all of the Masterplan Design Packages and Design Stage 2 Design Documentation for the Off-Site Infrastructure Works Design Packages and Security Perimeter Design Packages for review by the State prior to submitting any other Design Packages for review by the State.
- (c) To the extent that Project Co elects to carry out design work for the Masterplan Design Package, the Off-Site Infrastructure Works Design Package, the Security Perimeter Design Packages and any other Design Packages concurrently, it does so at its risk and it must amend all relevant Design Deliverables to address the outcome of the State's review of the Master Plan Design Package, Security Perimeter and the Off-Site Infrastructure Works Design Package.
- (d) Project Co may submit Functional Group Design Packages in any order as to suit their design development or construction program.

- (e) Project Co must not submit Design Deliverables in respect of a Design Stage unless:
 - (i) Project Co has prepared all Design Deliverables in accordance with the Agreement; and
 - (ii) for Design Stages other than Design Stage 1:
 - A. Project Co has submitted all Design Deliverables relating to the relevant Design Package and Design Stage for the previous Design Stage in accordance with Schedule 3 to the Agreement (Review Procedures); and
 - B. the Review Period has expired for the previous Design Stage; and
 - C. if the State has rejected or provided comments on the Design Deliverables in accordance with Schedule 3 to the Agreement (Review Procedures) for a previous Design Stage, Project Co has complied with its obligations in accordance with Schedule 3 to the Agreement (Review Procedures) in connection with such comments (including if necessary, to address particular comments or to re-submit Design Deliverables).

2.5 Proceed at risk

Project Co may not commence construction of that part of the Works that is the subject of a Design Package until:

- (a) Project Co has submitted all Stage 3 Design Deliverables to the State in accordance with the requirements of the Agreement;
- (b) Project Co has submitted the certification with respect to Design Stage 3 in accordance with the requirements of Section 8;
- (c) the State must have reviewed (or be deemed to have reviewed) the Stage 3 Design Deliverables in accordance with Schedule 3 to the Agreement (Review Procedures); and
- (d) if the State has rejected or provided comments on the Design Deliverables for Design Stage 3 in accordance with Schedule 3 to the Agreement (Review Procedures), until such time as the matter is subsequently endorsed by the State in accordance with Schedule 3 to the Agreement (Review Procedures) or determined in accordance with Clause 45 (Dispute resolution) of the Agreement.

2.6 Additional Design Packages

- (a) Project Co may divide the design work for the Facility into additional Design Packages subject to receiving the Project Director's prior written approval to do so.
- (b) Project Co must submit the following information to the Project Director as part a request for approval to divide the design work for the Facility into additional Design Packages:
 - (i) details of the reasoning for additional Design Packages;
 - (ii) a Design Deliverables Schedule for the proposed Design Package which complies with requirements set out in Section 4.2 of this Schedule; and

- (iii) such other information concerning the proposed Design Package reasonably requested by the Project Director.

2.7 Timing for submission of Design Deliverables

Without limiting its obligations as set out in Schedule 3 to the Agreement (Review Procedures), Project Co:

- (a) must submit the Design Deliverables for each Design Stage to which they relate as one complete package of information and not as individual documents (except in circumstances where Project Co is required to revise one or more Design Deliverables to address the State's comments, in which case it may submit such documents individually);
- (b) acknowledges that the Review Period commences upon receipt by the State of all of the Design Deliverables for the relevant Design Stage which comply with the requirements of the Agreement;
- (c) must not, unless otherwise approved in writing by the Project Director, have more than two Design Packages for a Design Stage submitted to the State for review in accordance with Schedule 3 to the Agreement (Review Procedures); and
- (d) must submit other additional information reasonably requested by the Project Director to the Project Director for review in accordance with Schedule 3 to the Agreement (Review Procedures).

2.8 Form of Design Deliverables

- (a) Project Co must ensure that the Design Deliverables comply with the Design Deliverables Tables and otherwise manage the preparation of the Design Deliverables so that the Design Deliverables are consistent and coordinated across different design and engineering disciplines.
- (b) Project Co must ensure that each of the Design Deliverables contain or identify the following information (unless otherwise agreed by the Project Director):
 - (i) the Design Package to which the Design Deliverable relates;
 - (ii) the Design Stage to which the Design Deliverable relates;
 - (iii) if the Design Deliverable is a drawing:
 - A. a drawing number;
 - B. a revision number; and
 - C. a grid reference to the location within the Facility of the area drawn, including where this is a modification to a previously submitted Design Deliverable;
 - (iv) if the Design Deliverable is a document other than a drawing, a number and revision number or other equivalent coding system that readily differentiates the documentation from previous versions;
 - (v) the identity of the Functional Units to which the document relates (and to the extent that a Functional Unit sub-category exists that better defines the space, the identity of that Functional Unit sub-category);
 - (vi) details of any Modifications and FF&E Modifications that have arisen during the Design Development Process; and

- (vii) any other information reasonably requested by the Project Director.
- (c) Project Co must highlight all amendments to the Design Deliverables and in doing so show all changes to the Design Deliverables from those submitted for the previous Design Stage, or in respect of Design Stage 1, from the Bid Design Documentation.

3. Initial Design Meeting

No later than 10 Business Days after Financial Close, Project Co must coordinate and attend an initial design meeting with the Project Director to:

- (a) assist in the effective commencement and management of the early stages of the Design Development Process;
- (b) discuss the updated Bid Design Development Plan; and
- (c) finalise information with respect to the Facility User Groups.

4. Design Development Plan

4.1 Contents of the Design Development Plan

The Design Development Plan must contain the following information:

- (a) **(overarching strategy and approach)**: Project Co's overarching strategy and approach to the Design Development Process;
- (b) **(design management strategy)**: Project Co's design management strategy for allocating resources to the Design Development Process including:
 - (i) details of the proposed design team including their relevant experience;
 - (ii) the level of commitment and roles of each of the design team members; and
 - (iii) the proposed interface arrangements between Project Co, the Builder and the design team;
- (c) **(methodology for interfacing with the State)**: Project Co's proposed methodology for interfacing with the State and other relevant parties during the Design Development Process;
- (d) **(Facility User Groups)**: identification of the Facility User Groups;
- (e) **(methodology for managing Facility User Groups)**: Project Co's proposed methodology for managing Facility User Groups including its methodology for:
 - (i) conducting meetings;
 - (ii) managing multiple Facility User Groups;
 - (iii) ensuring that the Facility User Groups and their respective members have sufficient information and understanding of the design to meaningfully review progressive Design Documentation;
 - (iv) taking into account Facility User Group feedback in accordance with a direction by the State to do so; and

- (v) managing information flow with the Facility User Groups;
- (f) **(proposed Facility User Groups)**: details of proposed Facility User Groups including:
 - (i) the title and role of each Facility User Group (including any sub-groups); and
 - (ii) the estimated number of meetings to be conducted with each of the Facility User Groups during each of Design Stage 1 and Design Stage 2;
- (g) **(procedures regarding specific design related issues)**: procedures for addressing the following specific design related issues:
 - (i) compliance with Schedule 3 to the Agreement (Review Procedures);
 - (ii) systems for managing information flow and collaboration between the Project Co Associates involved in the Design Development Process; and
 - (iii) FF&E selection and procurement;
- (h) **(Design Deliverables Schedule)**: for each of the Design Packages a schedule which must, for each Design Stage:
 - (i) identify the format of the main types of Design Deliverables (for example, drawings, specifications reports, drawings, schedules of accommodation, Room Data Sheets, prototypes, mock ups, flow diagrams etc);
 - (ii) clearly identify any groupings of Functional Areas for joint submission as a single Functional Group Design Package;
 - (iii) if appropriate given the nature of the Design Deliverable, identify the different design disciplines that relate to that Design Deliverable (for example, architectural and engineering);
 - (iv) identify for each of those categories referred to in paragraphs (i) and (ii) above, the anticipated number of the different Design Deliverables that Project Co will submit to the Project Director by the conclusion of the Design Stage or Design Package (as applicable); and
 - (v) otherwise assist the Project Director in ensuring that it has sufficient and appropriate information to review the Design Deliverables (Design Deliverable Schedule);
- (i) **(other details)**: details for:
 - (i) the coordination between different design disciplines and different design teams including sub-groups;
 - (ii) quality assurance processes;
 - (iii) managing inputs into the design;
 - (iv) documenting design outputs;
 - (v) maintaining records;
 - (vi) value management; and
 - (vii) preparing as-built documentation;

- (j) **(proposed format of documents):** the proposed format of the following documents:
 - (i) Design Deliverables Schedule;
 - (ii) information packages to be provided to Facility User Group members;
 - (iii) minutes of Facility User Group meetings;
 - (iv) a Design Report; and
 - (v) any other reports to be issued to the Project Director as part of managing the Design Development Process.

4.2 Further updates to Design Development Plan (including Design Deliverables Schedule)

- (a) Project Co must:
 - (i) submit an updated Design Deliverables Schedule quarterly from Financial Close (or within such shorter time periods as reasonably requested by the Project Director) until the completion of the Design Development Process;
 - (ii) otherwise submit an updated Design Development Plan or a discrete component of the Design Development Plan (as applicable):
 - A. if reasonably requested by the Project Director to do so; and
 - B. otherwise as it considers necessary to reflect any changes to the nature or the status of the Works; and
 - (iii) submit any revisions, modifications or updated versions of the Design Development Plan (including the Design Deliverables Schedule) to the Project Director for review in accordance with Schedule 3 to the Agreement (Review Procedures).
- (b) In so far as there is any inconsistency between the Design Development Plan and the Agreement, the requirements of the Agreement will prevail.

4.3 Changes to Design Development Plan

- (a) Project Co must make changes to the Design Development Plan that are reasonably directed by the Project Director.
- (b) Without limiting paragraph (a) above, Project Co must make changes to the Design Development Plan that are reasonably directed by the Project Director if the Project Director reasonably forms the view that the approved Design Development Plan does not:
 - (i) adequately reflect or take into account the scope of the Design Development Process;
 - (ii) adequately take into account the requirements of Facility User Groups;
 - (iii) effectively or reliably result in the production of Design Documentation that complies with the requirements of the Agreement; or

- (iv) allow the Project Director sufficient time in which to receive and review the Design Documentation in accordance with Schedule 3 to the Agreement (Review Procedures).

5. Facility User Groups involvement in the Design Development Process

5.1 Establishment of Facility User Groups

- (a) To the extent that at any time, the Project Director reasonably forms the view that Project Co has not proposed or defined a sufficient number of Facility User Groups to input into the Design Development Process, the Project Director may require additional Facility User Groups to those set out in Project Co's response to the RFP, provided that if the Project Director requires more than 3 additional Facility User Groups, the reasonable costs incurred by Project Co as a direct consequence of those additional Facility User Groups will be a debt due and payable from the State to Project Co.
- (b) The State will:
 - (i) establish each of the Facility User Groups;
 - (ii) appoint a leader to each Facility User Group;
 - (iii) appoint members to each Facility User Group; and
 - (iv) use reasonable endeavours to ensure the Facility User Group members attend meetings when requested by Project Co.

5.2 Management of the Facility User Group process

- (a) Project Co must manage and document the entire Facility User Group process, including the following;
 - (i) liaise with the State with respect to coordinating Facility User Group meetings so they may be conducted on days and at times that typically enable the Facility User Group members to attend the meetings;
 - (ii) prior to each Facility User Group meeting prepare and distribute an agenda and all relevant design documentation and notes to all invitees;
 - (iii) after each Facility User Group meeting, prepare minutes which at a minimum include details of:
 - A. the date and time of the meeting;
 - B. persons in attendance and absentee Facility User Group members;
 - C. items discussed at the meeting (including details of any drawing numbers discussed); and
 - D. proposed outcomes of the meetings;
 - (iv) provide copies of the proposed minutes of the Facility User Group meetings to the invitees and the Project Director within 3 Business Days;
 - (v) incorporate any changes or amendments to the proposed minutes of the Facility User Group meetings (including with respect to the proposed

outcome of the meetings) reasonably requested by the Project Director;
and

- (vi) create electronic files for each of the Facility User Groups (including agendas, design documentation, minutes any marked up or annotated drawings) so as to facilitate easy access to such information.

5.3 Project Co acknowledgement

Project Co acknowledges and agrees that it is not entitled to make any Claim against the State for Liabilities incurred by Project Co arising out of or in connection with the conduct of the Facility User Group meetings including the time taken to arrange each of the Facility User Group meetings and the number and duration of each of the Facility User Group meetings, other than in accordance with the express terms of the Agreement.

Project Co acknowledges and agrees that the Facility User Group meetings and process cannot give rise to a Modification or be deemed to constitute a State direction to request a Modification Quote. Any Modification requested by the State will be undertaken in accordance with Clause 34 of the Agreement.

6. Design Development Presentations

6.1 Purpose of Design Development Presentations

The purpose of the Design Development Presentations are to:

- (a) **(Facility design)**: visually demonstrate the design of the Facility (including the progressive development of the design of the Facility);
- (b) **(present and explain mock ups)**: if requested by the Project Director, present and explain mock ups (including full scale or scale mock ups) of different components of the Facility;
- (c) **(key elevations and sections)**: identify key elevations and sections;
- (d) **(consistent with Facility Function)**: demonstrate how the design of the Facility complements and is otherwise consistent with the Facility Functions;
- (e) **(consistent with Design Requirements)**: demonstrate that the design is such that the Facility is consistent with the Design Requirements and will satisfy the FFP Warranty; and
- (f) **(issues identified by Project Director)**: address specific issues otherwise identified by the Project Director.

6.2 Frequency, notice and attendance at Design Development Presentations

- (a) Project Co must undertake the Design Development Presentations generally in accordance with the Design Development Sub-Program and must give the Project Director and other proposed attendees approved by the Project Director 10 Business Days notice of the conduct of a Design Development Presentation.
- (b) Project Co must ensure that as a minimum the Builder, the lead architect and the lead engineer attend such Design Development Presentations to provide explanations concerning the design and any other relevant supporting information.

7. Design Development Sub Program

The requirements for the Design Development Sub Program are set out in Schedule 6 to the Agreement (Programming Requirements). Project Co must submit Design Deliverables for review by the State in accordance with the Design Development Subprogram.

8. For Construction Documentation

- (a) Project Co must only use the For Construction Documentation for the purposes of construction of the Facility.
- (b) Project Co must not amend the For Construction Documentation that has been submitted for review to the State unless the proposed amendment has been submitted to the Project Director for review in accordance with Schedule 3 to the Agreement (Review Procedures).

9. Functional Group Table

The following table defines the Functional Areas required by the State within each Functional Group Design Package:

Functional Group	Functional Areas
Group 1	<ul style="list-style-type: none"> • Prison Entry • External Administration • Visitor Processing • Staff Amenities / Training • Project Co FM Administration • Entry Processing • Internal Control Ground Floor • Internal Control First Floor • Vehicle Sallyport • Utilities • Visits Centre • Operational Support Centre • Operational Management Centre • Reception / Discharge • Health Centre Entry • Health Centre Out-Patients • Health Centre Services • Health Centre Administration • Crisis Care
Group 2	<ul style="list-style-type: none"> • 40 Bed Unit (Med) • 20 Bed Unit (Med) • 80 Bed Unit (Med) • 10 Bed Cottage (Med / Type 1) • 10 Bed Cottage (Med / Type 1/Accessible) • 10 Bed Cottage (Med / Type 2) • 10 Bed Cottage (Med / Type 2/Accessible) • Sector Office (Med)

Functional Group	Functional Areas
	<ul style="list-style-type: none"> • External Areas (Med) • Sector Office (Open) • 10 Bed Cottage (Open) • 10 Bed Cottage (Open/Accessible) • Community Centre (Open) • External Areas (Open) • Goods Store • Transport Compound
Group 3	<ul style="list-style-type: none"> • Education • Programs • Cultural • Recreation Facility • External Recreation • Laundry • Central Kitchen • Industries Entry Courtyard • Common Industry Services • Small Motors Industry • Metalworking Industry • Woodworking Industry • Warehouse • Grounds / Recycling / Cleaning • Industries (Female) • Sector Office (Min) • External Areas (Min) • 10 Bed Cottage (Min) • 10 Bed Cottage (Min/Accessible) • 10 Bed Maximum Female Cottage • 8 Bed Medium Female Cottage • 10 Bed Medium Female Cottage (Accessible) • 8 Bed Minimum Female Cottage • 6 Bed Mothers / Children Cottage • Sector Office (Female) • Community Centre (Female) • External Areas (Female)

10. Design Deliverables Tables

To the extent that the Design Deliverables Tables include references to areas within the Site or Facility and those terms are not defined in Clause 1 of the Agreement or Section 1, the meaning given to those terms in the Glossary to the Output Specification will apply for the purposes of the Design Deliverables Tables.

10.1 Design Deliverables Table for Masterplan Design Package

DESIGN STAGE 1 (Developed schematic design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Project Co must provide an updated master plan at a scale of 1:1000 which must be based on verified Site specific survey data and which must show:</p> <ul style="list-style-type: none"> • the Facility; • existing buildings in broken line; • boundaries; • the footprints of all buildings; • all Recreational Areas, e.g. courtyards, hard-court areas and ovals, etc; • all roadways; • all pathways between buildings; • proposed movement paths for (i) Staff, (ii) Visitors, (iii) Prisoners and (iv) vehicles; • Prisoner External Areas and Non-Prisoner External Areas; • the Secure Perimeters including the sizes of each of the discrete security zones, barriers and layers; • the Facility relative to its orientation; • the surrounding context; • the orientation of different elevations in relation to the daily sun path; and • any significant noise sources or visual barriers. 	<p>Project Co must provide a detailed master plan at a scale of 1:500 which must contain as a minimum the following:</p> <ul style="list-style-type: none"> • the Facility; • boundaries; • the footprints of all buildings; • all Recreational Areas, e.g. courtyards, hard-court areas and ovals, etc; • all roadways; • all pathways between buildings; • proposed movement paths for (i) Staff, (ii) Visitors, (iii) Prisoners and (iv) vehicles; • Prisoner and non-Prisoner external areas; and • the Secure Perimeters including the sizes of each of the discrete security zones, barriers and layers. 	<p>Project Co must provide an updated detailed master plan for construction at a scale of 1:200 which must contain as a minimum the following:</p> <ul style="list-style-type: none"> • the Facility; • boundaries; • the footprints of all buildings; • all Recreational Areas, e.g. courtyards, hard-court areas and ovals, etc; • all roadways; • all pathways between buildings; and • the Secure Perimeters including the sizes of each of the discrete security zones, barriers and layers.

10.2 Design Deliverables Table for Civil Works Design Package

DESIGN STAGE 1 (Developed schematic design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Updated Site plan at a scale of 1:1000 which must be based on verified Site specific survey data and which must show:</p> <ul style="list-style-type: none"> • boundaries; • location of major utilities infrastructure including power, water sewer etc; • all road infrastructure and parking areas; • the Secure Perimeters; • roads, pathways internal to the Site; • provisions for emergency vehicles; • management of onsite containment of stormwater and its reuse and excess discharge; • diversion of existing stormwater drainage channel at south east corner of Site; and • drainage and stormwater plans including overland flow paths. 	<p>Detailed plan at a scale of 1:500 which must contain as a minimum the following:</p> <ul style="list-style-type: none"> • boundaries; • location of major utilities infrastructure including power, water sewer etc; • all road infrastructure and parking areas; • the Secure Perimeters; • all existing and proposed levels by way of contours; • roads, pathways internal to the Site; • provisions for emergency vehicles; • management of onsite containment of stormwater and its reuse and excess discharge; • drainage and stormwater plans including any proposed overland flow paths; • diversion of existing stormwater drainage channel at south east corner of Site; and • flood study to show all building finished floor levels (FFL) are a minimum of 100mm above 100 year ARI storm overland flow water levels. 	<p>Updated detailed plan for construction at a scale of 1:200 which must contain as a minimum the following:</p> <ul style="list-style-type: none"> • boundaries; • location of major utilities infrastructure including power, water sewer etc; • all road infrastructure and parking areas; • the Secure Perimeters; • all existing and proposed levels by way of contours; • sections through critical areas; • roads, pathways internal to the Site; • provisions for emergency vehicles; • management of onsite containment of stormwater and its reuse and excess discharge; • drainage and stormwater plans including overland flow paths; • updated flood study to reflect all final construction levels and details upon Stage 2 Completion being achieved; • construction details and specification for all items; • diversion of existing stormwater drainage channel at south east corner of Site; and • civil certification.

10.3 Design Deliverables Table for On-Site Infrastructure Works Design Package

DESIGN STAGE 1 (Developed schematic design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Electrical Services</p> <p>Site plans at a scale of 1:1000 and service diagrams which must indicate the Electrical Services including:</p> <ul style="list-style-type: none"> • in ground cable reticulation locations and distribution method; • outline of Functional Areas; • system descriptions; • system schematics; • system interfaces; • essential supply systems and locations and arrangements; and • redundancy system provisions. <p>A detailed risk assessment identifying the risks to the Facility, Facility Staff and Prisoners associated with lightning strikes and measures Project Co has taken with its design to mitigate against those risks in accordance with all applicable Quality Standards (including AS/NZS 1768:2007).</p>	<p>Electrical Services</p> <p>Site plan at a scale of 1:500 and service diagrams. The detailed design must indicate the Electrical Services and the layout for the in ground electrical reticulation including:</p> <ul style="list-style-type: none"> • in ground cable reticulation locations and distribution method; • outlines Functional Areas; • system schematics; • system interfaces; • essential supply systems and locations and arrangements; • redundancy system provisions; and • UPS supply systems and locations. 	<p>Electrical Services</p> <p>Site plan at a scale of 1:200, detail plans and service diagrams for the Electrical Services show the following:</p> <ul style="list-style-type: none"> • in ground cable reticulation locations coordinated with other in ground services; • outlines of Functional Areas; • all pit locations; • above ground equipment locations; • system schematics; • system interfaces; • redundancy system provisions; • construction specifications; • essential supply systems and locations and arrangements; • electrical certification; and • UPS supply systems and locations.

DESIGN STAGE 1 (Developed schematic design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Communication Systems</p> <p>Developed schematic design Site plan for the in ground cable reticulation for the communication systems and must indicate the following:</p> <ul style="list-style-type: none"> • cable reticulation pathways; • outline of Functional Areas; • system descriptions; • system schematics; and • system interfaces. 	<p>Communication Systems</p> <p>Detailed design for the in ground communications systems at a scale of 1:500. The detailed design must contain as a minimum the details of the:</p> <ul style="list-style-type: none"> • cable reticulation pathways; • outline of Functional Areas; • system descriptions; • system schematics; and • system interfaces. 	<p>Communication Systems</p> <p>Site plan at a scale of 1:200, detail plans and service diagrams for the in ground communication systems reticulation show the following:</p> <ul style="list-style-type: none"> • cable reticulation pathways coordinated with other in ground services; • outline of Functional Areas; • pit locations; • all above ground equipment locations; • construction specifications; • system schematics; • system interface; and • communications system certification.
<p>Fire Engineering</p> <p>Developed fire engineering design report on strategy for fire Site wide protection and evaluation.</p>	<p>Fire Engineering</p> <p>Update fire engineering design report on strategy for fire Site-wide protection and evaluation.</p>	<p>Fire Engineering</p> <p>Update fire engineering design report on strategy for fire Site wide protection and evaluation.</p>

DESIGN STAGE 1 (Developed schematic design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Fire Protection Services</p> <p>Developed schematic design must indicate the approach to the Fire Protection Services and the in ground reticulation layout including:</p> <ul style="list-style-type: none"> • in ground pipe reticulation; • location of all external fire system hydrants and hose reels; • in ground cable reticulation; • Site wide system schematic; • location of all control requirements; • isolation control; • fire detection system site reticulation and equipment locations; and • preliminary assessment of water supply main capacities. 	<p>Fire Protection Services</p> <p>Site plan for Fire Protection Services at a scale of 1:500. The detailed design must contain as a minimum details of the:</p> <ul style="list-style-type: none"> • in ground pipe reticulation; • location of all external fire system hydrants and hose reels, pumps and tanks; • in ground cable reticulation; • Site wide system schematic; • location of all control requirements; • isolation control; • Plant and equipment locations; and • fire detection system site reticulation and equipment locations. 	<p>Fire Protection Services</p> <p>Site plan at a scale of 1:200, detail plans and service diagrams for the Fire Protection Services that show the following:</p> <ul style="list-style-type: none"> • in ground pipe reticulation; • out line of the Functional Areas; • location of all external fire system hydrants and hose reels, pumps and tanks; • in ground cable reticulation; • pit locations; • Site wide system schematic; • construction specifications; • location of all control requirements; • location of all isolation controls; and • fire detection system site reticulation and equipment locations.
<p>Hydraulic Services</p> <p>Developed schematic design must indicate the approach to the Hydraulic Services and the reticulation layout including:</p> <ul style="list-style-type: none"> • in ground pipe reticulation of all hydraulic services; • waste treatment; • system descriptions; • pumps and tanks; • hot water systems; • metering methods and control; • management of water supply; • management of waste; • management of rainwater, grey-water and council's black water supply; • assessment of water supply main capacities; and • space requirements for Plant and FF&E (including riser locations). 	<p>Hydraulic Services</p> <p>Site plan for Hydraulic Services at a scale of 1:500. The detail plans and service diagrams for services that show the following:</p> <ul style="list-style-type: none"> • in ground pipe reticulation; • waste treatment; • pumps and tanks; • in ground hot water systems; • metering methods and control; • management of water supply; • management of waste; • management of rainwater, grey-water and council's black water supply; and • Plant and FF&E locations. 	<p>Hydraulic Services</p> <p>Site plan for the Hydraulic Services at a scale of 1:200. The detail plans and service diagrams for all hydraulic services that show the following:</p> <ul style="list-style-type: none"> • in ground pipe reticulation; • in ground pipe reticulation of waste and its treatment; • pumps and tanks; • in ground pipe reticulation of domestic and hot water systems; • metering locations and details; • management of water supply; • management of waste; • management of rainwater, grey-water and council's black water supply pit locations; • construction detailing; • construction specifications; and • hydraulic certification.

DESIGN STAGE 1 (Developed schematic design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Security Systems</p> <p>Developed schematic design must indicate the approach to the in ground Security Systems reticulation including overview Security Systems schematic diagram of the in ground reticulation detailing all major Security Systems and associated interconnections and interfaces.</p>	<p>Security Systems</p> <p>Site plan for Security Systems at a scale of 1:500. The detail plans and service diagrams for the in ground systems must include the following Security Systems schematic diagram of the in ground reticulation detailing all Security Systems and associated interconnections and interfaces with all above ground Security Systems.</p>	<p>Security Systems</p> <p>Site plan for the security services at a scale of 1:200. The detail plans and service diagrams for the in ground systems must include the following:</p> <ul style="list-style-type: none"> • in ground reticulation detailing all Security Systems and associated interconnections and interfaces with all above ground Security Systems; • construction specifications; and • construction shop drawings.

10.4 Design Deliverables Table for Secure Perimeter Design Package

DESIGN STAGE 1 (Developed schematic design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Developed plans at a scale of 1:1000 which must clearly show the general arrangement and relationship between the Secure Perimeter and any adjoining Functional Areas.</p>	<p>Detailed plans at a scale of 1:500 which must:</p> <ul style="list-style-type: none"> • clearly show the general arrangement and relationship between the Secure Perimeter and any adjoining Functional Areas; and • perimeter lighting layout both internal and external. <p>Detailed sections at 1:50 through the Secure Perimeter which must:</p> <ul style="list-style-type: none"> • clearly show the general arrangement and relationship between the Secure Perimeter and any adjoining surface; and • perimeter lighting proposal and the relationship to the perimeter both internal and external. 	<p>Detailed plans and elevations at a scale of 1:200 which must:</p> <ul style="list-style-type: none"> • clearly show the general arrangement and relationship between the Secure Perimeter and any adjoining Functional Areas; • perimeter lighting layout both internal and external; and • construction details at appropriate scale including all corners and junctions with Functional Areas.

DESIGN STAGE 1 (Developed schematic design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Secure Perimeter Lighting</p> <p>Developed schematic design must indicate the approach to the Secure Perimeter lighting systems including:</p> <ul style="list-style-type: none"> • lighting layout both internal and external of the Secure Perimeter; • lighting locations and distribution method; • lighting descriptions; • lighting schematics; and • lighting interfaces. 	<p>Secure Perimeter Lighting</p> <p>Site plan at a scale of 1:500 and service diagrams. The detailed design must indicate the Secure Perimeter lighting systems and the layout including:</p> <ul style="list-style-type: none"> • lighting layout both internal and external of the Secure Perimeter; • lighting locations and distribution method; • ISO lux drawing of the perimeter lighting; • lighting descriptions including mounting heights etc; • section of the Secure Perimeter showing lighting pole heights; • lighting schematics; and • lighting interfaces with other Secure Perimeter services. 	<p>Secure Perimeter Lighting</p> <p>Site plan at a scale of 1:200, detail plans and service diagrams for the Secure Perimeter lighting including:</p> <ul style="list-style-type: none"> • lighting layout both internal and external of the secure perimeter; • lighting locations; • ISO lux drawing of the perimeter lighting; • lighting schematics; • construction specification; and • lighting interfaces with other Secure Perimeter Security Systems.

DESIGN STAGE 1 (Developed schematic design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Security Systems</p> <p>Developed schematic design and reports must indicate the approach to the Perimeter Detection Systems including:</p> <ul style="list-style-type: none"> • a security report supported by drawings, technical specifications/information, equipment schedules required to fully describe the proposed security solution; • full clause by clause ‘Statement of Compliance’ for each clause, subclause and paragraph of the Perimeter Detection System requirements in the RFP; • detailed equipment schedules detailing the Perimeter Detection System and equipment to be installed, including system, equipment type and location, manufacture, model to be supplied; • product/trade literature and technical specifications required to describe the perimeter security systems and equipment; • overview perimeter security systems schematic diagram detailing all perimeter security systems and associated interconnections and interfaces; • detailed schematic diagrams for the perimeter security system clearly detailing major equipment locations, quantities and general system architecture; and • perimeter cross section drawing, including perimeter walls/barriers and all associated technologies. 	<p>Security Systems</p> <p>Site plan for the perimeter security services at a scale of 1:500. The detail plans and service diagrams that show the overview of the Perimeter Detection Systems with schematic diagram detailing all changes to the Perimeter Detection Systems and associated interconnections and interfaces from Design Stage 1.</p>	<p>Security Systems</p> <p>Site plan for the Perimeter Detection System at a scale of 1:200. The detail plans and service diagrams that show the following:</p> <ul style="list-style-type: none"> • plans indicating all equipment locations; • detailed system schematic detailing all final system interconnections, interfaces and connected devices, including final connected field equipment; • schematic wiring drawings for each panel or system, detailing all equipment, cable types, designated hardware and software circuit identification, cable cores and inter connection between equipment and each system; • equipment cabling schematics detailing termination points cable numbering and device terminations; • power reticulation and termination details including mains and low voltage power reticulation; • shop drawings of all fabricated equipment, installation and mounting details (including but not limited to, system cubicles or panels, perimeter wall and fence details); and • construction specifications.
<p>Secure Perimeter prototype</p> <p>Not applicable in Design Stage 1.</p>	<p>Secure Perimeter prototype</p> <p>Full size prototype of a full height section (minimum 6m) of the Secure Perimeter with support structure, metal drum and fixings, internal fence to the sterile zone at the correct distance between the fences and the finish to the ground surface of the sterile zone showing any falls proposed and the finish to outer and inner side of the fences.</p>	<p>Secure Perimeter prototype</p> <p>Not applicable in Design Stage 3.</p>

10.5 Design Deliverables Table for Functional Group Design Packages

DESIGN STAGE 1 (Developed Schematic Design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Schedules of Accommodation</p> <p>Completed Schedules of Accommodation for each Functional Area which must identify all Functional Units within the Functional Area.</p>	<p>Schedule of Accommodation Reconciliations</p> <p>Updated Schedule of Accommodation for each Functional Area, including the identification of changes from the equivalent Stage 1 Design Deliverable.</p>	<p>Schedule of Accommodation Reconciliations</p> <p>Updated Schedule of Accommodation for each Functional Area including the identification of changes from the equivalent Stage 1 Design Deliverable and Stage 2 Design Deliverable.</p>
<p>Floor plans</p> <p>Developed floor plans at a scale of 1:100 of each level for each Functional Area which must:</p> <ul style="list-style-type: none"> clearly show the general arrangement and relationship between areas within the Functional Area; identify the area names in accordance with the Schedule of Accommodation; spatial requirements for Plant room, cupboards etc; show the ground floor plan within the context of the external landscaping; include a 'mini' block plan to cross reference the location of sections/elevations; include FF&E layouts; indicate the acoustic systems and attach a report on the methods of achieving the acoustic requirements; and show the traffic layout. 	<p>Floor Plans</p> <p>Detailed floor plans at a scale of 1:100 of each level for each Functional Area which must contain as a minimum the information required for the equivalent Stage 1 Design Deliverable.</p>	<p>Floor plans</p> <p>For construction floor plans at a scale of 1:100 for each level of the Functional Area.</p>
<p>Sections</p> <p>Sections at a scale of 1:500 / 1:200 of each Functional Area one in each direction, selected to sufficiently explain the building form which must:</p> <ul style="list-style-type: none"> communicate the relationship of finished levels both internally and externally; identify areas in accordance with Schedule of Accommodation; and include a 'mini' block plan to cross-reference the location of plans/elevations. 	<p>Sections</p> <p>Sections at a scale of 1:100 of each Functional Area one in each direction, selected to sufficiently explain the building form which must contain as a minimum the information required for the equivalent Stage 1 Design Deliverable.</p>	<p>Sections</p> <p>For construction sections at a scale of 1:100 sufficient to show the various profiles of the Functional Area.</p>

DESIGN STAGE 1 (Developed Schematic Design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Elevations and perspective views</p> <p>Elevations and perspective views of each Functional Area which must:</p> <ul style="list-style-type: none"> • be three dimensional; • be provided in colour; • be provided for each Functional Area; and • include a 'mini' block plan to cross-reference the location of plans/sections etc. 	<p>Elevations and perspective views</p> <p>Elevations at a scale of 1:100 relating to each geographical orientation for the Functional Area.</p>	<p>Elevations and perspective views</p> <p>Elevations at a scale of 1:100 relating to each geographical orientation for the Functional Area.</p>
<p>Roof layout and drainage details</p> <p>Not applicable in Design Stage 1.</p>	<p>Roof layout and drainage details</p> <p>Roof layout and drainage details at a scale of 1:100.</p>	<p>Roof layout and drainage details</p> <p>For construction roof layout and drainage details at a scale of 1:100.</p>
<p>Reflected ceiling plans</p> <p>Not applicable in Design Stage 1.</p>	<p>Reflected ceiling plans</p> <p>Reflected ceiling plans at a scale of 1:100.</p>	<p>Reflected ceiling plans</p> <p>For construction reflected ceiling plans at a scale of 1:100.</p>
<p>Preliminary construction details</p> <p>Not applicable in Design Stage 1.</p>	<p>Preliminary construction details</p> <p>Preliminary construction details at a scale of 1:20.</p>	<p>Construction details</p> <p>Final construction details at a suitable scale to be used.</p>
<p>Façade construction sections</p> <p>Not applicable in Design Stage 1.</p>	<p>Façade construction sections</p> <p>Construction sections at a scale of 1:50 for the façade of the Functional Area which must show:</p> <ul style="list-style-type: none"> • sun protection; • wall construction types; • roof and eaves; • wall sections showing finishes at junctions of walls and floors, ceilings; and • stairs and risers. 	<p>Façade construction sections</p> <p>Final for construction sections at a scale of 1:20 / 1:10 for the façade of the Functional Area which must show:</p> <ul style="list-style-type: none"> • sun protection; • wall construction types; • roof and eaves; • wall sections showing finishes at junctions of walls and floors, ceilings; and • stairs and risers.
<p>Room Data Sheets</p> <p>Complete Room Data Sheets Room Data Sheets in electronic format</p>	<p>Room Data Sheets</p> <p>Completed Room Data Sheets Room Data Sheets in electronic and</p>	<p>Room Data Sheets</p>

DESIGN STAGE 1 (Developed Schematic Design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
(as issued by the State as part of the RFP) for each and every different type of Functional Unit.	hard copy formats approved by the Project Director for each and every different type of Functional Unit.	Not applicable in Design Stage 3.
<p>Circulation diagrams</p> <p>Circulation diagram in A3 size which must:</p> <ul style="list-style-type: none"> clearly explain the strategy for movement and control within each Functional Area; communicate the access and egress strategy for the Functional Area and clearly differentiate between access and egress routes for each of Staff, Prisoner Visitors and Prisoners; and clearly define, through the use of colour, both horizontal and vertical circulation. 	<p>Circulation diagrams</p> <p>Not applicable in Design Stage 2.</p>	<p>Circulation diagrams</p> <p>Not applicable in Design Stage 3.</p>
<p>Scale room layouts</p> <p>Selected scale room plan and elevation layouts at a scale of 1:50, detailing fixed FF&E to be provided in each Functional Unit. Project Co must select rooms incorporating a high number of Security Systems (and must include Officer Posts, Entry Processing and the like).</p>	<p>Scale room layouts</p> <p>Selected Functional Unit plans and elevations layouts as agreed with the State at a scale of 1:50, detailing fixed FF&E to be provided in each Functional Unit.</p>	<p>Scale room layouts</p> <p>Functional Unit plans and elevations layouts at a scale of 1:50, detailing fixed FF&E to be provided in each Functional Unit.</p>
<p>Construction Detailing</p> <p>Not applicable in Design Stage 1.</p>	<p>Construction Detailing</p> <p>Not applicable in Design Stage 2.</p>	<p>Construction Detailing</p> <p>Construction detailing as required to fully comply with the detailed design and to show the method of construction.</p>
<p>Cell (Double) with fittings prototype</p> <p>Not applicable in Design Stage 1.</p>	<p>Cell (Double) with fittings prototype</p> <p>Full size prototype of a cell complete with all fittings. The prototype must be constructed of the materials to be used in the final construction including floor and method of achieving falls to the floor wastes.</p> <p>Entry Processing Area prototype</p> <p>Full size prototype of the entry processing area within the final gatehouse. The prototype can be a temporary structure including walls, ceiling and all counters etc.</p> <p>Master Control Room prototype</p> <p>Full size prototype of the final Master Control Room with a mock up of the control desk. The prototype can be a temporary structure</p>	<p>Cell (Double) with fittings prototype</p> <p>Not applicable in Design Stage 3.</p>

DESIGN STAGE 1 (Developed Schematic Design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
	including walls, ceilings, control desk and TV monitors. Officer Post prototype Full size Prototype of Officer Post for the 80 Bed Unit (Med). The prototype: <ul style="list-style-type: none"> • must include walls, ceilings, work surfaces, open counters, FF&E and monitors; and • may be a temporary structure. 	
Acoustic Report Not applicable in Design Stage 1.	Acoustic Report A report on the methods of achieving the acoustic requirements for the Functional Area.	Acoustic Report Not applicable in Design Stage 3.
Daylight Report Not applicable in Design Stage 1.	Daylight Report A report showing the methods of achieving the daylight requirements of the Room Data Sheets for each of the Functional Units.	Daylight Report Not applicable in Design Stage 3.
Door and lock schedule Not applicable in Design Stage 1.	Door and lock schedule Draft door and lock schedule, including samples of door hardware including locks etc as requested by the State.	Door and lock schedule Final door and lock schedule.
Finishes Schedule Not applicable in Design Stage 1.	Finishes Schedule Finishes board(s) in A1 size for selected areas within the Facility which must communicate the palette of primary internal and external materials, elements, finishes and colours.	Finishes Schedule Finishes board(s) for the internal and external finishes for each Functional Area.
Mechanical Services Floor plans at a scale of 1:100 and service diagrams which must indicate the Mechanical Services and the layout for the Functional Area including: <ul style="list-style-type: none"> • preliminary major Plant and equipment layouts; • distribution methods; • system descriptions; 	Mechanical Services Detailed plans at a scale of 1:100 for each level of the Functional Area must as a minimum include: <ul style="list-style-type: none"> • preliminary major Plant and equipment layout; • ductwork layouts; • system descriptions; • heating water layout and infrastructure; 	Mechanical Services Floor plans, detail plans and service diagrams that show the following: <ul style="list-style-type: none"> • schedule of all Plant with technical documentation; • construction specifications; • mechanical systems design certification; • coordinated services drawings in 1:50 scale for floor plans and 1:20 scale for Plant rooms; drawings shall also include

DESIGN STAGE 1 (Developed Schematic Design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<ul style="list-style-type: none"> • details of cell supply and control; • medical gas systems; • equipment manufacturers; • air diffusion details; • secure supply/return and exhaust grilles details; • BMS description/functions; • ductwork/pipework layouts; • layouts of temperature zones; • medical system floor and Plant layouts; • industry ventilation and exhaust system layouts; and • electrical system schematics and board locations. 	<ul style="list-style-type: none"> • details of cell supply and control; • medical gas systems; • BMS functional description; • BMS points list; • equipment schedules including duties and capacities; • air and water schematics including duties, pipework sizes; • mechanical specification; • acoustic report for mechanical systems demonstrating compliance with requirements; and • fire mode of mechanical equipment. 	<ul style="list-style-type: none"> • clearances required for co-ordination with other trades and maintenance access; • equipment schedules including make, model, capacities and duties; • ductwork layouts at scale not less than 1:50 showing positions and sizes of all pipework, valves and other ancillary equipment together with details of pipe insulation etc; • layout drawings showing all other necessary builders work including plinths, outside air louvers, access panels penetrations and other appropriate provisions; • BMS system wiring diagrams including schematic drawing of all automatic controls describing operation of control system and nominating set points and differential bands; • drawings of purpose made equipment; • electrical wiring diagrams for all mechanical equipment and control circuits including switchboard layout and construction details; and • samples as requested by the State.
<p>Vertical transportation</p> <p>Not applicable in Design Stage 1.</p>	<p>Vertical transportation</p> <p>Not applicable in Design Stage 2.</p>	<p>Vertical transportation</p> <p>Detailed design for vertical transportation system including interior design details.</p>
<p>Electrical Services</p> <p>Floor plans at a scale of 1:100 and service diagrams which must indicate the Electrical Services and the layout for the Functional Area including:</p> <ul style="list-style-type: none"> • major Plant and equipment sizing; • system locations and distribution method;; • system descriptions; • system schematics; • system interfaces; • essential supply systems and locations and arrangements; • metering methods and controls; • redundancy system provisions; and 	<p>Electrical Services</p> <p>Detailed plans at a scale of 1:100 for each level of the Functional Area must as a minimum include:</p> <ul style="list-style-type: none"> • preliminary Plant and equipment layout; • major Plant and equipment sizing; • system locations and distribution method; • single line power diagrams; • lighting plan of the Functional Area; • single line diagrams for main incoming power supply; • prisoner power management system details; • light power density calculations for compliance with ESD and NCC requirements; 	<p>Electrical Services</p> <p>Floor plans at a scale of 1:100, detail plans and service diagrams for the Functional Areas that show the following:</p> <ul style="list-style-type: none"> • Plant and equipment layouts; • reflected ceiling plans showing all electrical services at ceiling level; • floor plans showing all electrical services; • roof plans showing lightning protection; • distribution boards design; • single line power diagrams; • construction specifications; • electrical certification; and

DESIGN STAGE 1 (Developed Schematic Design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<ul style="list-style-type: none"> details of cell supply and control. 	<ul style="list-style-type: none"> lighting control diagrams and interconnection schematics with other systems; and lightning protection details. 	<ul style="list-style-type: none"> samples as requested by the State.
<p>Communication systems</p> <p>Developed schematic design plan must indicate the communication systems and the layout including:</p> <ul style="list-style-type: none"> diagrammatic internal cable reticulation pathways; redundancy system provisions; comms room layout; comms cupboard locations; schematic diagrams; AV schematics and plans; MATV schematics and plans; Prisoner Network schematics and plans; Prisoner Phone System schematics and plans; public address schematics and plans; and rack elevations. 	<p>Communication systems</p> <p>Detailed plans at a scale of 1:200 for each level of the Functional Area must as a minimum include:</p> <ul style="list-style-type: none"> preliminary Plant and equipment layout; internal cable reticulation pathways; redundancy system provisions; comms room layout; comms cupboard locations; schematic diagrams; MATV schematics and plans; Prisoner Network schematics and plans; Prisoner Phone System schematics and plans; communication (data and phone) diagrams; rack elevations; AV plans and single line diagrams; public address system diagrams; building plans with communication services layouts and details; and installation details. 	<p>Communications systems</p> <p>Floor plans at a scale of 1:100, detail plans and service diagrams for the Functional Areas that show the following:-</p> <ul style="list-style-type: none"> Plant and equipment layout; internal cable reticulation pathways; redundancy system provisions; comms room layout; schematic diagrams; MATV system plans; Prisoner Network system plans; Prisoner Phone System plans; communication (data and phone) diagrams; rack elevations; AV plans and single line diagrams; public address system diagrams; Functional Area plans with communication services layouts and details; installation details; construction specifications; communications system certification; and samples as requested by the State.
<p>Fire Engineering</p> <p>Developed fire engineering report on strategy for fire protection and evaluation.</p>	<p>Fire Engineering</p> <p>Revised fire engineering report on strategy for fire protection and evaluation.</p>	<p>Fire Engineering</p> <p>Revised fire engineering report on strategy for fire protection and evaluation.</p>
<p>Fire Protection Services</p> <p>Developed schematic design must indicate the approach to the Fire</p>	<p>Fire Protection Services</p> <p>Detailed plans at a scale of 1:200 for each level of the Functional</p>	<p>Fire Protection Services</p> <p>Floor plans at a scale of 1:100, detail plans and service diagrams for</p>

DESIGN STAGE 1 (Developed Schematic Design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Protection Services and the layout including:</p> <ul style="list-style-type: none"> • system schematic; • location of all control requirements; • isolation control; • out of service and systems failure control; • details of in-building distribution; • details of cell supply and control; • assessment of water supply capacities; and • preliminary Plant and FF&E locations and space requirements. 	<p>Area must as a minimum include:</p> <ul style="list-style-type: none"> • system schematic; • Plant and equipment layout and location; • location of all control requirements; • isolation control; • out of service and systems failure control; • details of in-building distribution; • details of cell supply and control. • fire detection plans (smoke and fire zones); • EWIS and public address details and single line diagrams; • single line diagrams for internal pipework layout; and • ventilation diagrams. 	<p>the Functional Areas that show the following:-</p> <ul style="list-style-type: none"> • all fire protection systems; • Plant and equipment layout; • location of all fire panels; • details of cell supply and control systems; • isolation control; • out of service and systems failure control; • details of in-building distribution; • EWIS and public address system; • construction detailing; • construction specifications; • fire protection certificate; and • samples as requested by the State.
<p>Hydraulic Services</p> <p>Developed schematic design must indicate the Hydraulic Services and the layout including:</p> <ul style="list-style-type: none"> • major Plant and equipment location and space requirements; • assessment of water supply capacities; • management of waste and its treatment; • system locations and distribution method; • system descriptions; • pumps and tanks locations; • domestic and hot water systems, distribution and location; • metering methods and control location; • details of cell supply and control; • management of water supply; • management of waste; and • management of rainwater, grey-water and council's black water supply. 	<p>Hydraulic Services</p> <p>Detailed plans at a scale of 1:100 for each level of the Functional Area must as a minimum include:</p> <ul style="list-style-type: none"> • Plant and equipment layouts and location; • management of water supply; • single line diagrams for domestic water (hot and cold); • single line diagrams for firewater; • single line diagrams for waste; • single line diagrams for gas; • single line diagrams for roof stormwater collection and drainage; • single line diagrams for trade waste disposal; and • single line diagrams for stormwater reuse; 	<p>Hydraulic Services</p> <p>Floor plans at a scale of 1:100, detail plans and service diagrams for the Functional Areas that show the following:</p> <ul style="list-style-type: none"> • Plant and equipment layouts; • single line diagrams for domestic water (hot and cold); • single line diagrams for firewater; • single line diagrams for waste; • single line diagrams for gas; • single line diagrams for roof stormwater collection and drainage • single line diagrams for trade waste disposal; • single line diagrams for stormwater reuse; • single line diagrams for irrigation systems. • construction detailing; • construction specifications; • hydraulic certification; and • samples as requested by the State.

DESIGN STAGE 1 (Developed Schematic Design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Structural</p> <p>Detailed plans which must describe the structural systems to be employed.</p>	<p>Structural</p> <p>Detailed plans at a scale of 1:100 for each level of the Functional Area must as a minimum include:</p> <ul style="list-style-type: none"> • footings; • floor plans and sections • wall plans and sections; • roof plans and sections; and • structural plans for support of architectural services, and security elements. <p>The structural report to include:</p> <ul style="list-style-type: none"> • footing design criteria; and • design loads. 	<p>Structural</p> <p>Plans at a scale of 1:100, sections and details at appropriate scales that show the following:</p> <ul style="list-style-type: none"> • footings; • floor structure; • wall structure; • roof structure; • structural support of architectural, services and security elements; • reinforcement plans and details; • structural steel connection details; • precast concrete reinforcement and connection details; and • structural certification.
<p>Security Services</p> <p>Developed schematic design and reports must indicate the approach to the Security Services.</p> <p>All security reports must be supported by drawings, technical specifications/information, equipment schedules required to fully describe the proposed security solution, including:</p> <ul style="list-style-type: none"> • full clause by clause 'Statement of Compliance' for each and every clause, subclause and paragraph of the security services requirements in the Design Requirements; • detailed equipment schedules detailing the proposed security systems and equipment to be installed, including but not limited to, system, equipment type and location, manufacture, model to be supplied: <ul style="list-style-type: none"> • product/trade literature and technical specifications required to describe each of the major security systems and equipment offered; • drawing plans (1:100 and 1:1000) sufficient to show each major equipment location and associated field devices for each security system. As a minimum, plans 	<p>Security Services</p> <p>Drawings/ plans at a scale of 1:100 sufficient to each major equipment locations and associated field devices for each security system. As a minimum, the drawings/ plans must include:</p> <ul style="list-style-type: none"> • up-to-date Facility plans and Functional Area floor plans indicating security equipment locations, cable routes, conduit routes, equipment cubicles, detection systems, and the like; • Functional Area floor plans detailing all major equipment and devices to be installed, including central control equipment locations, major field equipment locations and key field devices (for example, but not limited to, cameras, access control doors, card readers, intercoms, alarm points); • overview security systems schematic diagram detailing all changes to the major security systems and associated interconnections and interfaces from the Design Stage 1; • detailed schematic diagrams for each major security system clearly detailing changes to the major equipment locations, quantities and general system architecture from Design Stage 1; • security system communication and network schematic diagrams detailing changes to all major connections, network 	<p>Security Services</p> <p>Floor plans at a scale of 1:100, detail plans and diagrams that show the following:</p> <ul style="list-style-type: none"> • all equipment locations, cable routes, conduit routes (including conduit types) and the like; • details of all equipment and devices to be installed including a unique 'device identification' number for cross reference with the cable schedules and system schematic diagrams; • detailed system detailing all final system interconnections, interfaces and connected devices, including final connected field equipment; • schematic wiring drawings for each panel or system, detailing all equipment, cable types, designated hardware and software circuit identification, cable cores and inter connection between equipment and each system; • temporary (where applicable) and final Master Control Room and console construction and mounting details for design and construction of the nominated security control room locations or desks; • equipment room, equipment rack and panel layout and

DESIGN STAGE 1 (Developed Schematic Design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>must include:</p> <ul style="list-style-type: none"> up-to-date Site plans and Functional Area floor plans indicating security equipment locations, cable routes, conduit routes, equipment cubicles, detection systems, and the like; Functional Area floor plans must detail all major equipment and devices to be installed, including central control equipment locations, major field equipment locations and key field devices including cameras, access control doors, card readers, intercoms, alarm points; overview Security Systems schematic diagram detailing all major Security Systems and associated interconnections and interfaces; detailed schematic diagrams for each major security system clearly detailing major equipment locations, quantities and general system architecture; and security system communication and network schematic diagrams detailing all major connections, network switches, fibre interfaces and associated redundancies. 	<p>switches, fibre interfaces and associated redundancies from Design Stage 1; and</p> <ul style="list-style-type: none"> 3D perspective and detail drawings for key security control and equipment locations, including: <ul style="list-style-type: none"> final master control room concept perspective drawings detailing typical security control room design, including but not limited to proposed room layout, console design/layout, video surveillance wall, monitor displays, for the design and construction of the nominated Master Control Room locations or desks; typical officer post or control desk concept and perspective drawings within each Functional Area; typical security equipment room within each Functional Area and equipment cupboard layout drawings; perimeter cross section drawing, including perimeter walls/barriers and all associated technologies; and a live fly through or Power Point Presentation to describe the proposed final Gatehouse Functional Area operation, traffic flows and concepts including but not limited to key security locations and/or check points. <p>Prototypes and Samples</p> <ul style="list-style-type: none"> Samples of each item of personal security (mobile duress, Key Fobs and the like) for review by the State. 	<p>termination drawings;</p> <ul style="list-style-type: none"> equipment cabling schematics detailing termination points cable numbering and device terminations; power reticulation and termination details including mains and low voltage power reticulation; shop drawings of all fabricated equipment, installation and mounting details; and samples as requested by the State.
<p>Not applicable in Design Stage 1.</p>	<p>Not applicable in Design Stage 2.</p>	<p>Design calculations</p> <p>The design calculations must include:</p> <ul style="list-style-type: none"> written confirmation that an independent structural design check has been carried out; mechanical services heat loads; pump designs for all water provisions including domestic water, fire, effluent, heating and hot water and stormwater;

DESIGN STAGE 1 (Developed Schematic Design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
		<ul style="list-style-type: none"> • pipe design sizing; • flow rate calculations; • load studies; • power factor correction calculations; and • lighting calculations for rooms and perimeter and external areas.
<p>Not applicable in Design Stage 1.</p>	<p>Not applicable in Design Stage 2.</p>	<p>Authorisations</p> <p>Written confirmation that documents have been submitted to the relevant authorities for approval and the approvals have been received. This is to include the adjustment to the plans from the approvals by the authorities for compliance and also:</p> <ul style="list-style-type: none"> • fire and building occupancy; • effluent disposal; • trade waste disposal; • stormwater disposal; • road works (pavement and design) and intersection details; • water supply; • electrical supply; • gas supply; and • telecommunications.

DESIGN STAGE 1 (Developed Schematic Design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Not applicable in Design Stage 1.</p>	<p>Not applicable in Design Stage 2.</p>	<p>Conformance/ compliance statements</p> <p>Conformance/ compliance statements must include:</p> <ul style="list-style-type: none"> • written confirmation that the Design Documentation complies with the Agreement and the Design Requirements; • compliance of all Plant and equipment with Quality Standards and Authorisations; • confirmation that coordination of services has occurred for the spatial provisions in buildings and underground; • risk registers; • safety in design; and • JSEA plans. <p>Confirmation that documents have been submitted to the relevant authorities for approval and the approvals have been received. This is to include the adjustment to the plans from the approvals by the authorities for compliance and also:</p> <ul style="list-style-type: none"> • fire and building occupancy; • effluent disposal; • trade waste disposal; • stormwater disposal; • road works (pavement and design)and intersection details; • water supply; • electrical supply; • gas supply; and • telecommunication.

10.6 Design Deliverables Table for Off-Site Infrastructure Works Design Package

DESIGN STAGE 1 (Developed schematic design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Updated plan at a scale of 1:1000 which must be based on verified survey data and which must show:</p> <ul style="list-style-type: none"> • boundaries of all adjoining properties; • location of major utilities infrastructure including power, water sewer etc; • all road infrastructure; • roads, pathways external to the Site; • drainage and stormwater plans including overland flow paths; and • upgrade/amplification/replacement of services including electrical, potable water, black water, sewerage, telecommunications and gas. 	<p>Detailed plan at a scale of 1:500 which must contain as a minimum the following:</p> <ul style="list-style-type: none"> • boundaries of all adjoining sites; • location of major utilities infrastructure including power, water sewer etc; • all road infrastructure to be provided; • all existing and proposed levels by way of contours; • roads, pathways external to the Site; • management of overland stormwater flow; • drainage and stormwater plans including overland flow paths; and • upgrade/amplification/replacement of services including electrical, potable water, black water, sewerage, telecommunications and gas. 	<p>Updated detailed plans for construction at a scale of 1:200 which must contain as a minimum the following:</p> <ul style="list-style-type: none"> • boundaries of all adjoining sites; • location of major utilities infrastructure including power, water sewer etc; • all road infrastructure to be provided; • all existing and proposed levels by way of contours; • sections through critical areas; • roads, pathways external to the Site; • management of overland stormwater flow; • management of onsite containment of stormwater and its reuse and excess discharge; • drainage and stormwater plans including overland flow paths; • construction details for all items; • civil certification; • upgrade/amplification/replacement of services including electrical, potable water, black water, sewerage, telecommunications and gas; • supply authority acceptance of design; and • local council acceptance of design.

10.7 Design Deliverables Table for FF&E Design Package

DESIGN STAGE 1 (Developed schematic design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
Not applicable in Design Stage 1.	Not applicable in Design Stage 2.	Brochures and written description describing how each item meets the State's minimum requirements for all FF&E. Samples of those items of FF&E nominated by the State.

10.8 Design Deliverables Table for Signage Design Package

DESIGN STAGE 1 (Developed schematic design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
Not applicable in Design Stage 1.	Schedule of all signs.	For Construction Documentation of all signs, and in doing so identify changes from the equivalent Stage 2 Design Deliverable.

10.9 Design Deliverables Table for Landscape Design Package

DESIGN STAGE 1(Developed schematic design)	DESIGN STAGE 2 (Detailed design)	DESIGN STAGE 3 (For construction)
<p>Developed Schematic design at a scale of 1:500 must indicate the approach to the landscape works including:</p> <ul style="list-style-type: none"> • Site boundaries; • all road infrastructure and parking areas; • the Secure Perimeters; • pathways internal to the Site; • paved areas; • recreation areas; • planting areas; and • trees. 	<p>Detailed design for landscaping at a scale of 1:200. The detailed design must include:</p> <ul style="list-style-type: none"> • Site boundaries; • all road infrastructure and parking areas; • the Secure Perimeters; • outline of all Functional Areas; • fences; • pathways internal to the Site; • paved areas; • recreation areas; • soft planting areas; • trees; • light poles; and • camera poles. 	<p>Plans for landscaping of the Site at a scale of 1:100 and details at appropriate scale. The detailed design must include:</p> <ul style="list-style-type: none"> • Site boundaries; • all road infrastructure and parking areas; • the Secure Perimeters; • outline of all Functional Areas; • outline of all structures; • fences; • pathways internal to the Site; • paved areas; • surface materials; • all surface levels by RL's or contours; • seating; • covered areas; • recreation areas; • all in-ground pits and drainage points; • soft planting areas; • trees; • schedule of planting and size of plants; • light poles; • camera poles; • construction details; and • construction specification.