
Schedule 9 — Design Development

1. DEFINITIONS

Capitalised terms used in this Schedule 9 which are not defined below or in Clause 1 of this Deed are defined in Part H (Glossary) of Schedule 26 (Design Brief) to this Deed.

In this Schedule:

Design Deliverables Tables means the tables included in Section 8 and Section 9.

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, of which an initial draft (Initial Design Development Plan) is contained in Annexure C of this Deed, as developed, reviewed, amended and updated from time to time by Project Co in accordance with this **Schedule 9** and **Schedule 24 (Development Phase Plans and Reports)**.

Design Development Sub-Program has the meaning given in Section 2.2(c)(i) of **Schedule 10 (Programming Requirements)**.

Design Phase means those phases of the Design Development Process, as detailed in Section 2.2 and Section 2.3.

Design Phase Report means those reports detailed in Section 2.11.

Design Meeting means the meetings referred to in Section 2.8 to discuss the progression of the design.

For Construction Documentation means all the detailed Design Deliverables prepared by Project Co for Design Phase 3, and developed from the Design Phase 2 Design Deliverables, into a final design to a level which includes all information required for the purpose of constructing, commissioning and completing the Works, in accordance with this Deed.

For Fabrication Documentation means the documentation produced from the For Construction Documentation, such as shop drawings, for those elements of the Works which require fabrication prior to incorporation into the Works, developed to a level of detail which includes all information required for the purpose of fabricating those elements, in accordance with Section 7 and this Deed.

Review Period has the same meaning given to it in Schedule 12 (Review Procedures).

2. DESIGN DEVELOPMENT PROCESS

2.1 General

- (a) The Design Development Process is the process by which Project Co progressively develops the design of each School Facility and associated Verge Works from the Initial Design Deliverables to the For Construction Documentation and otherwise includes all other tasks identified in this Schedule 9 and this Deed as forming part of the Design Development Process.
- (b) All design work must be undertaken and comply with the Design Requirements of this Deed.
- (c) Project Co must identify and disclose, to the State, all items and areas of non-compliance with the Design Requirements, in accordance with Section 2.7 and elsewhere in this Deed.

- (d) During the Design Development Process, Project Co must endeavour to identify areas and potential issues that may negatively impact the performance or operation of the School Facilities, associated Verge Works and Surrounding Works. Project Co must resolve or mitigate these issues through the design, choice of location, phasing and programming of the Development Phase Activities.

2.2 Primary Schools Design Phases

Due to Primary School designs being largely based on previously documented “Standard Pattern” building designs, the State accepts that the level of design development for Primary School buildings provided by Project Co, in its Request for Proposal (RFP) submission, generally meets the requirements for developed schematic design (Design Phase 1). Therefore, the Design Development Process for Primary Schools will commence from Design Phase 2 and is divided into the following two Design Phases, consisting of:

- (a) **(Design Phase 2):** which, in general terms, requires Project Co to develop the Initial Design Deliverables, which is contained in Annexure A of this Deed, into a detailed design; and
- (b) **(Design Phase 3):** which, in general terms, requires Project Co to develop the detailed design from Design Phase 2 into a final design as For Construction Documentation.

2.3 Secondary Schools Design Phases

The Secondary School Design Development Process is divided into the following three Design Phases, consisting of:

- (a) **(Design Phase 1):** which, in general terms, requires Project Co to develop the Initial Design Deliverables, which is contained in Annexure A of this Deed, into a further developed schematic design;
- (b) **(Design Phase 2):** which, in general terms, requires Project Co to develop the schematic design from Design Phase 1 into a detailed design; and
- (c) **(Design Phase 3):** which, in general terms, requires Project Co to develop the detailed design from Design Phase 2 into a final design as For Construction Documentation.

2.4 Design Development Sub-Program

Project Co must submit Design Deliverables for review by the State in accordance with the Design Development Sub-Program as set out in Schedule 10 (Programming Requirements).

2.5 Services Subcontractor Participation

- (a) Project Co must ensure that the Services Subcontractor is actively involved in the Design Development Process throughout each Design Phase for the relevant School Facility for that Stage.
- (b) Project Co must ensure that a suitable representative from the Services Subcontractor attends each Design Meeting and Design Development Presentation, as required by Sections 2.8 and 2.9.
- (c) Project Co must ensure that the Services Subcontractor has provided input into the design, reviewed the design and provided its feedback on the design, for each Design Package prior to that Design Package being submitted to the State for review.

- (d) Project Co must procure a statement of endorsement from the Services Subcontractor that they have provided input into each Design Package, at each Design Phase, and provide this statement to the State as a pre-requisite for submission of each Design Package.

2.6 Liaison with Authorities

- (a) Project Co must ensure the relevant Authorities are actively engaged in the Design Development Process throughout each Design Phase for the relevant School Facility and associated Verge Works for that Stage.
- (b) Project Co must prepare accurate minutes of each meeting with the relevant Authorities and record all key discussions, decisions and actions. All actions must be assigned to a person and include a due date for the action to be completed. Copies of minutes from all meetings must be issued to the State within two (2) Business Days of each meeting with an Authority.
- (c) Project Co must provide the State with copies of all documentation in respect of approvals, including lodgements, determinations, certificates and conditions arising from consultation and liaison with relevant Authorities in connection with the Project.
- (d) Project Co must create and retain electronic files on the State approved Document Management System (DMS) for each meeting with an Authority (including agendas, design documentation, minutes and any marked up or annotated drawings).

2.7 Design Departures

- (a) Project Co is encouraged to develop innovative designs that go beyond the minimum Design Requirements and improve the outcome for the State in terms of economy, functionality, efficiency, amenity, character, identity and visual impact.
- (b) Project Co is also encouraged to enter into dialogue with the State where it perceives that significant value and benefit can be achieved through the adoption of technologies, innovations and alternative solutions.
- (c) If any departures from the Design Requirements are proposed, Project Co must clearly identify that departure, and follow the process and requirements set out in Clause 13.3 (Design Departures) of this Deed.
- (d) Project Co must create and maintain a schedule of proposed, approved and rejected departures that must be submitted with each relevant Design Package submission and Design Phase Report.

2.8 Design Meetings

- (a) Project Co must organise and coordinate regular Design Meetings with the State, at least fortnightly and throughout the Design Development Process for each Design Phase for the relevant School Facility for each Stage to describe the design work performed and the current status of the Design Deliverables.
- (b) Prior to Financial Close, Project Co must coordinate and attend an initial Design Meeting with the State to:
 - (i) commence the implementation of the Design Development Process;
 - (ii) discuss and finalise the Initial Design Development Plan for review by the State, in accordance with Schedule 12 (Review Procedures), as necessary; and

- (iii) finalise the project stakeholders and nominated Users to be consulted throughout the Design Development Process;

prior to the State undertaking any Design Phase reviews.

- (c) Project Co must undertake the Design Meetings generally in accordance with the Design Development Sub-Program and must give all State approved attendees ten (10) Business Days prior notice of when a Design Meeting will be conducted.
- (d) Project Co must ensure that relevant personnel, with detailed knowledge of the Design Deliverables, attend the Design Meetings to discuss the design and provide explanations concerning the design, and any other relevant supporting information, and as a minimum must include the Design Manager, and at least one suitable representative from the D&C Subcontractor and the Services Subcontractor.
- (e) On occasion, and by agreement between Project Co and the State, ad-hoc design meetings will be arranged to ensure that the design can progress in accordance with the Design Development Plan. In these instances, Project Co must give all State approved attendees two (2) Business Days prior notice, to ensure availability of the appropriate stakeholders. If the appropriate stakeholders are not available, Project Co must reschedule the ad-hoc meeting at a more suitable time.
- (f) Design Meetings must:
 - (i) detail the design of the School Facility and associated Verge Works;
 - (ii) identify key issues in relation to the design work;
 - (iii) demonstrate how the design complies with the Design Requirements; and
 - (iv) demonstrate progress of the design work against the Design Development Sub-Program.
- (g) Project Co must facilitate and attend any additional Design Meetings reasonably requested by the State.
- (h) Project Co must:
 - (i) prepare and issue an agenda for each Design Meeting no later than two (2) Business Days prior to the relevant Design Meeting;
 - (ii) provide sufficient copies of Design Deliverables and any other supporting documentation to be discussed at the Design Meeting so that each invited attendee has their own copy;
 - (iii) prepare accurate minutes of each Design Meeting and record all key discussions, decisions and actions. All actions must be assigned to a person and include a due date by which each action is to be completed. Design Meeting minutes must be issued to the State, to all persons assigned with an action and to all other attendees within two (2) Business Days of the Design Meeting; and
 - (iv) create and retain electronic files on the State approved DMS for each Design Meeting (including agendas, design documentation, minutes and any marked up or annotated drawings).

2.9 Design Development Presentations

- (a) The purpose of the Design Development Presentations for each Design Phase are to:
- (i) **(demonstrate School Facility and associated Verge Works design)**: visually demonstrate the design, including the progressive design development of each School Facility and associated Verge Works;
 - (ii) **(samples, prototypes and 3D renders)**: when requested by the State, present and explain samples, prototypes and 3D renders, where identified or requested, of different components of the School Facility and associated Verge Works;
 - (iii) **(key elevations and sections)**: identify and demonstrate the design through key elevations and sections;
 - (iv) **(functional requirements)**: demonstrate how the design of each School Facility and associated Verge Works complements, and is otherwise consistent with, the functional requirements of Schedule 26 (Design Brief);
 - (v) **(Design Requirements)**: demonstrate how the design proposal of the various buildings and design disciplines for each School Facility and associated Verge Works are consistent with the Design Requirements, and will meet the Output Specifications and satisfy the FFP Warranty; and
 - (vi) **(issues identified by State)**: address specific issues identified by the State.
- (b) Project Co must undertake the Design Development Presentations:
- (i) at a minimum, once for each Design Phase for the relevant School Facility for each Stage to describe the design work being performed; and
 - (ii) generally in accordance with the Design Development Sub-Program and must give all State approved attendees ten (10) Business Days prior notice of when a Design Development Presentation will be conducted.
- (c) Project Co must ensure that relevant personnel with detailed knowledge of the Design Deliverables attend the Design Development Presentations to provide explanations concerning the design and any other relevant supporting information, and as a minimum must include the Design Manager, and at least one suitable representative from the D&C Subcontractor and the Services Subcontractor.
- (d) Project Co must facilitate and attend any additional Design Development Presentations reasonably requested by the State.
- (e) Project Co must:
- (i) prepare and issue an agenda for each Design Development Presentation no later than two (2) Business Days prior to the relevant Design Development Presentation;
 - (ii) provide sufficient copies of Design Development Presentation and any other supporting documentation to be discussed at the Design

Development Presentation so that each invited attendee has their own copy;

- (iii) prepare accurate minutes of each Design Development Presentation and record all key discussions, decisions and actions. All actions must be assigned to a person and include a due date for the action to be completed by. Design Development Presentation minutes must be issued to the State, to all persons assigned with an action and to all other attendees within two (2) Business Days of the Design Development Presentation; and
- (iv) create and retain electronic files on the State approved DMS for each Design Development Presentation (including agendas, presentations, minutes and any marked up or annotated drawings).

2.10 Design Reviews

- (a) Without limiting its obligations as set out in Schedule 12 (Review Procedures), Project Co must:
 - (i) as a minimum, submit all Design Deliverables in accordance with the Design Deliverable Tables at Section 8 and Section 9, and be contained within State approved Design Packages;
 - (ii) submit Design Packages for review in accordance with the timing set out in the Design Development Sub-Programme;
 - (iii) submit the Design Deliverables for each Design Package to which they relate, as one complete package of information and not as individual documents, except where:
 - A. Project Co is required to revise one or more Design Deliverables within the Design Package to address the State's comments, in which case it may submit such documents individually; or
 - B. the State directs otherwise in respect of a Design Package, in which case it must submit such documents as directed by the State;
 - (iv) provide an interactive presentation of the BIM, where provided, at the relevant Design Development Presentations as part of a Design Package review submission, provide a recording system or process to track questions, comments and responses arising from the design review process, including from the associated Design Development Presentations;
 - (v) acknowledge that the Review Period commences upon receipt by the State of all of the Design Deliverables for the relevant Design Package, which comply with the requirements of this Deed;
 - (vi) not, unless otherwise approved in writing by the State, have more than seven (7) Design Packages for each School Facility for a Design Phase submitted to the State for review at any one time; and
 - (vii) must submit any other additional design information reasonably requested by the State for review.
- (b) Subject to Sections 2.10(a)(iii) and 4.6, Project Co may submit Design Packages in any order as to suit their Design Development Sub-Program or Construction Sub-Program.

- (c) Project Co must not submit a Design Package to the State for review, unless:
 - (i) all Design Deliverables are prepared to the required level of detail for the relevant Design Phase, for that Design Package;
 - (ii) the previous submission of that Design Package been reviewed by the State, and the associated Review Period for that Design Package has expired;
 - (iii) all comments and conditions provided by the State from the previous review of that Design Package have been satisfactorily addressed, or re-submitted in accordance with Schedule 12 (Review Procedures), as the case may be; and
 - (iv) the Design Package is accompanied by a statement of endorsement by the Services Subcontractor that it has had input into the Design Package.
- (d) **(Review of Design Phase 3)**: Subject to Section 6.2 and Schedule 12 (Review Procedures), once each of the Design Packages for Design Phase 3 have been reviewed by the State, and the associated Review Period for that Design Package has expired, those Design Packages will be deemed to be For Construction Drawings and Project Co may construct that part of the Works.
- (e) **(Feedback Review)**: A feedback review must be held no earlier than at the end of the first School Term of operations of each Secondary School, for each Stage, to provide an opportunity for the State to review items described in Section 10, Table 1 of this Schedule 9.

2.11 Design Phase Reports

- (a) The Primary School Design Phase Reports for each Design Phase are intended to establish the following:
 - (i) **(Design Phase 2 Report)**: a detailed scope and developed design concept, including refined scale and arrangement, confirmation of compliance with Design Requirements (relevant to the Design Phase), major materials and finishes selections and developed schematic engineering design for these, including presenting a clearly defined, developed design solution with further developed visualisations and illustrations to demonstrate the solution; and
 - (ii) **(Design Phase 3 Report)**: the final scope and design, including actual scale and arrangement, confirmation of compliance with Design Requirements, final materials and finishes selections and detailed engineering design for these, including presenting a clearly defined, fully detailed and co-ordinated design solution with advanced visualisations and illustrations to demonstrate the solution.
- (b) The Secondary School Design Phase Reports for each Design Phase are intended to establish the following:
 - (i) **(Design Phase 1 Report)**: the general scope, design concept, scale, general arrangement and functional relationships between Functional Areas and Functional Units of these including confirmation of compliance with Design Requirements (relevant to the Design Phase), and a clearly defined, feasible solution while also exploring suitable alternative design solutions with visualisations and illustrations to demonstrate the solutions;

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- (ii) **(Design Phase 2 Report):** a detailed scope and developed design concept, including refined scale and arrangement, confirmation of compliance with Design Requirements (relevant to the Design Phase), major materials and finishes selections and developed schematic engineering design for these, including presenting a clearly defined, developed design solution with further developed visualisations and illustrations to demonstrate the solution; and
 - (iii) **(Design Phase 3 Report):** the final scope and design, including actual scale and arrangement, confirmation of compliance with Design Requirements, final materials and finishes selections and detailed engineering design for these, including presenting a clearly defined, fully detailed and co-ordinated design solution with advanced visualisations and illustrations to demonstrate the solution.
- (c) The Design Phase Reports are to be incrementally developed during the Design Development Process and submitted to the State for review in accordance with Schedule 12 (Review Procedures) at the end of each Design Phase in accordance with the Design Deliverables Tables. The Design Phase Reports must be in a form approved by the State and must include:
- (i) an executive summary of the status of the design;
 - (ii) a schedule of key issues to be resolved during the next Design Phase, where applicable, to progress the design to the next level of definition, including details of parties to be engaged in the resolution and proposed timing for resolution;
 - (iii) a summary of all Design Packages submitted in accordance with this Schedule 9 and the Design Deliverables Tables, as updated to address comments provided by the State pursuant to Schedule 12 (Review Procedures);
 - (iv) a schedule of all departures from the Design Requirements;
 - (v) an updated SOA for Functional Areas and Functional Units relevant to the Functional Group, which identifies all changes on the SOA for those Functional Areas and Functional Units included in the previous Design Phase, or in respect to Design Phase 1, the SOA contained in the Initial Design Deliverables;
 - (vi) updated RDS which identifies all changes from the RDS included in the previous Design Phase, or in respect to Design Phase 1, the RDS contained in the Initial Design Deliverables;
 - (vii) an updated FF&E list which identifies all changes from the FF&E list included in the previous Design Phase, or in respect to Design Phase 1, the FF&E list contained in the Initial Design Deliverables;
 - (viii) an updated Safety in Design Review Report in accordance with the key principles detailed in B5 (Safety In Design) of Schedule 26 (Design Brief), for each Design Package, at the relevant Design Phase;
 - (ix) details of any other material issues which will need to be resolved prior to the completion of the Design Development Process;
 - (x) such other information reasonably requested in writing from time to time by the State;

- (xi) an updated Lifecycle Services schedule of Annexure B (Lifecycle Works Proposal Schedule) of Schedule 27 (Services Specifications) providing detailed justification of any revised selections and the associated operating cost impacts; and
- (xii) Electronic Copies and Hard Copies of all Design Deliverables reviewed by the State during the relevant Design Phase, in accordance with Section 5.1 of this Schedule 9.

3. STAKEHOLDER AND USER CONSULTATION

3.1 General

- (a) Project Co must, in conjunction with the State, consult with project stakeholders and nominated Users in the development of the design of each School Facility and associated Verge Works.
- (b) Project Co must incorporate and accommodate all reasonable requests of project stakeholders and nominated Users in the development of the design, within the parameters of Schedule 26 (Design Brief).

3.2 Identification of Stakeholders and Users

- (a) The State will provide to Project Co the contact details of project stakeholders and nominated Users, including representatives of the State, and use reasonable endeavours to ensure the project stakeholders and nominated Users attend meetings when requested by Project Co.
- (b) To the extent that at any time, the State reasonably forms the view that Project Co has not proposed or defined a sufficient number of project stakeholders and nominated Users to provide input into the Design Development Process, the State may require the inclusion of additional project stakeholders and nominated Users to those proposed by Project Co.
- (c) Project Co will be able to propose additional project stakeholders and nominated Users to the State.

3.3 Management of the Stakeholders and Users

Project Co must manage and document the entire project stakeholder and nominated Users collaboration and consultation process, including the following:

- (a) liaise with the State with respect to coordinating project stakeholders and nominated User meetings so they may be conducted on days and at times that typically enable the project stakeholders and nominated Users to attend the meetings;
- (b) provide project stakeholders and nominated Users with at least ten (10) Business Days prior notice of when a meeting will be conducted, unless otherwise agreed between Project Co and the State, in accordance with Section 2.8.
- (c) prepare and distribute an agenda to all invitees no later than two (2) Business Days prior to the scheduled meeting;
- (d) provide sufficient copies of any documentation to be discussed at the meeting so that each invited attendee has their own copy;
- (e) after each meeting with project stakeholders and nominated Users, prepare minutes which at a minimum include details of:

- (i) the date and time of the meeting;
 - (ii) persons in attendance and absentee of the project stakeholders and nominated Users;
 - (iii) items discussed at the meeting (including details of any drawing numbers discussed); and
 - (iv) proposed outcomes of the meetings;
- (f) provide copies of the proposed minutes of the meetings with project stakeholders and nominated User meetings to the invitees and the State within two (2) Business Days of the meeting;
- (g) incorporate any changes or amendments to the proposed minutes of the meetings with project stakeholders and nominated Users (including with respect to the proposed outcome of the meetings) reasonably requested by the State; and
- (h) create and retain electronic files on the State approved DMS for each of the project stakeholder and nominated Users (including agendas, design documentation, minutes and any marked up or annotated drawings).

3.4 Project Co acknowledgement

- (a) 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 meetings with project stakeholders and nominated Users including the time taken to arrange each of the meetings with project stakeholders and nominated Users and the number and duration of each of the meetings with project stakeholders and nominated Users, other than in accordance with the express terms of this Deed.
- (b) Project Co acknowledges and agrees that the meetings with project stakeholders and nominated User meetings and process cannot give rise to a Modification or be deemed to constitute a Modification Request. Any Modification Request by the State will be undertaken in accordance with Clause 36 (Modifications) of this Deed.

4. DESIGN DELIVERABLES

4.1 Design Packages

- (a) To facilitate the conduct of the Design Development Process, Project Co must divide all Design Deliverables, including those listed in the Design Deliverables Tables in Section 8 and Section 9, into Design Packages.
- (b) When deciding the packaging of Design Deliverables, Project Co must consider the impact and coordination between disciplines, type and sequencing of Works and the manageable quantity of documentation for review by the State during the Review Period.
- (c) All Design Packages proposed by Project Co, must be included in the Initial Design Development Plan and must clearly list all Design Deliverables contained in each Design Package. Project Co must accommodate any reasonable request by the State to amend the quantity, or content, of Design Packages, prior to, or during the Design Development Process.
- (d) As a minimum, the State expects the following examples of Design Packages to be provided for each School Facility and Stage, where applicable, unless otherwise agreed with the State:

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- (i) DP01 – Master Plan, including School Facility related functional planning, local area context;
 - (ii) DP02 – Functional Area and Function Unit Relationship planning and circulation;
 - (iii) DP03 – Landscape designs;
 - (iv) DP04 – Civil Works, including stormwater design and associated Verge Works;
 - (v) DP05 – On-Site Infrastructure Services;
 - (vi) DP06 – Structure, form, facades and fenestration including vertical transportation cores;
 - (vii) DP07 – Architectural, including acoustic and passive ESD design;
 - (viii) DP08 – Building Engineering Services, including ESD systems;
 - (ix) DP09 – Internal Finishes, including room elevations, samples and colour boards, etc;
 - (x) DP10 – Public Art;
 - (xi) DP11 – Signage and Wayfinding; and
 - (xii) DP12 – FF&E, including samples (as required).
- (e) In order for Project Co to comply with the delayed design and procurement requirements in Section A7 of Schedule 26 (Design Brief), Design Phase 3 DP12 (FF&E) will be split into the following Design Packages for Primary Schools only:
- (i) DP12a – long-lead time FF&E items, as detailed in Section 8, Table 5a of this Schedule 9; and
 - (ii) DP12b – short-lead time FF&E items, as detailed in Section 8, Table 5b of this Schedule 9.
- (f) The Design Packages are to be incrementally developed for each Design Phase, for review by the State, in accordance with Schedule 12 (Review Procedures) and the timing set out in the Design Development Sub-Program.
- (g) Each Design Package must be in a form approved by the State and must include:
- (i) an executive summary of the key features for the relevant Design Package;
 - (ii) the Design Deliverables for the relevant Design Package, including those set out in the Design Deliverables Tables under Section 8 and Section 9, containing all documentation relevant to the Design Phase including:
 - A. all necessary drawings, at an appropriate level of detail to convey design information, including floor plans, furniture layouts, reflected ceiling plans, roof layouts, sections, elevations, details and perspectives. The scale of all drawings, at A1 paper size, will be as follows:

- 1) 1:500 or 1:1000: Site Plans, including On-Site Infrastructure, master plans and landscaping;
 - 2) 1:100: Building plans, elevations and sections;
 - 3) 1:50: Detailed wall/floor sections, Room Layout plans and Room Layout elevations; and
 - 4) 1:20, 1:10 & 1:5: All other construction details, as required;
- B. technical and trade specifications, material data sheets, product data sheets and reports to describe the scope and performance of elements of the works;
- C. samples, finishes boards and prototypes;
- D. printed versions of three dimensional representations of key elements; and
- E. presentations and materials provided as part of the Design Development Presentations,
- as necessary to convey the extent and quality of provisions;
- (iii) Project Co must provide identification of all material differences or changes to the Design Deliverables since the previous submission of the relevant Design Package, with the use of revision clouds and revision letters/numbers, where applicable;
 - (iv) copies of all documentation in respect of Approvals including lodgements, determinations, certificates and conditions arising from consultation and liaison with relevant Authorities;
 - (v) statement of endorsement from the Services Subcontractor, having been consulted and reviewed all Design Deliverable associated with the Design Package;
 - (vi) confirmation of compliance with all Authorisations and the requirements of relevant Authorities;
 - (vii) identification of all departures as set out in Section 2.7, if applicable;
 - (viii) details of issues raised and a summary of actions from the project stakeholders or nominated Users, including demonstration of the close out of these actions; and
 - (ix) such other information reasonably requested in writing from time to time by the State.

4.2 Additional Design Packages

- (a) Project Co may divide the Design Deliverables for each School Facility and associated Verge Works into additional Design Packages subject to receiving the State's prior written approval to do so.
- (b) Project Co must submit the following information to the State as part of a request for approval to divide the design work for each School Facility and associated Verge Works into additional Design Packages:
 - (i) details of the reasoning for additional Design Packages;

- (ii) an updated Design Deliverables Table for the proposed Design Package which complies with requirements set out in this Schedule 9; and
- (iii) such other information concerning the proposed Design Package reasonably requested by the State.

4.3 Multiples of same Buildings

To the extent that a School Facility contains multiples of the same buildings:

- (a) it is acceptable that there will be one Design Package which will pertain to all multiples provided that due consideration is given to the siting and orientation of each building; and
- (b) Project Co must:
 - (i) in so far as possible, ensure that the Design Deliverables for the subsequent buildings are consistent with the Design Deliverables for the original building; and
 - (ii) to the extent there are any differences between the Design Deliverables for the original buildings and the Design Deliverables for the subsequent buildings, provide details of those differences (including colours) and the reasoning for such differences.

4.4 Project-wide Design Components

To the extent that a School Facility and associated Verge Works contain particular design components such as artwork, elements of FF&E, wayfinding and signage, and internal colour schedules that are applicable on a Project-wide basis and not specifically related to any building, School Facility or associated Verge Works:

- (a) it is acceptable that there will be one Design Package which will pertain to all Project-wide design components provided that due consideration is given to the siting and orientation of each component; and
- (b) Project Co must:
 - (i) in so far as possible, ensure that the Design Deliverables for the subsequent buildings, School Facility and Verge Works are consistent with the Design Deliverables for the original building, School Facility or associated Verge Works; and
 - (ii) to the extent there are any differences between the Design Deliverables for the original buildings, School Facility or associated Verge Works and the Design Deliverables for the subsequent buildings, School Facility or associated Verge Works, provide details of those differences (including colours) and the reasoning for such differences.

4.5 Interface of Design Deliverables with Surrounding Works

- (a) Project Co commits to co-operating with, coordinating with and supplying relevant information to the State and State Associates, Utility companies, design consultants and construction contractors associated with the design, construction and commissioning of the Surrounding Works for the purpose of facilitating the design, coordination, construction and commissioning of each of the:

- (i) scheduled Surrounding Works in accordance with the program for those scheduled Surrounding Works;
 - (ii) unscheduled Surrounding Works in accordance with the timing for those unscheduled Surrounding Works where notified by the State, having reasonable regard for the unscheduled nature of those works and the nature of any information that is requested; and
 - (iii) Surrounding Works, when requested by the party undertaking the Surrounding Works.
- (b) Project Co acknowledges that the design of the Surrounding Works may impact on the design of the Works at each of the physical interfaces to the Surrounding Works, and undertakes to finalise its design of the Works at each physical interface location to accommodate the approved For Construction Documentation for the Surrounding Works.
- (c) Project Co must manage all interfaces between the Works, and the Surrounding Works, including the coordination of design, construction and commissioning of the Works to ensure that the design of the Works integrates seamlessly with the design of the Surrounding Works, including the management of design assumptions, throughputs/outputs and constraints arising from the Surrounding Works into the design and construction of the School Facility and associated Verge Works.

4.6 Sequencing of Design Packages

- (a) The outcome of the Master Plan Design Package may impact on the other Design Packages of that School Facility.
- (b) For each School Facility, Project Co must complete and submit the Master Plan Design Package, Functional Area/Functional Unit Relationship Design Package and the Landscape Design Package 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 Master Plan Design Package 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.
- (d) Project Co must submit Design Packages that are related to, or reliant upon, each other for review at the same time but, subject to Section 4.6(e) only, not more than seven (7) Design Packages at one time, in order to allow the State the opportunity to simultaneously review those aspects of the Design Packages that are interdependent. The State may defer review of a Design Package if an interdependent Design Package is not submitted for review at the same time and the State will provide notice of such deferral to Project Co.
- (e) The State acknowledges that Project Co may have up to ten (10) Design Packages submitted to the State for review, during the period when Ellenbrook Secondary School DP01, DP02 and DP03 are submitted concurrently with Primary School Design Packages. In reviewing these Submitted Documents, the State will prioritise Primary School Design Packages over the Ellenbrook Secondary School Design Packages. Project Co acknowledges that the Review Period in relation to these Submitted Documents may be extended by the State under Section 1.2(b) of Schedule 12 (Review Procedures).
- (f) For the purposes of Secondary School Principal involvement, Design Phase 3 review submissions to the State for DP10 (Public Art), DP11 (Signage and Wayfinding) and DP12 (FF&E) will be delayed until 12 months prior to Commercial Acceptance of each Secondary School.

- (g) The Design Development Process for Secondary Schools (other than Ellenbrook Secondary School) will not commence until the Design Development Process for all Primary Schools (other than DP12b) is complete.
- (h) For the purposes of Primary School Principal involvement, the two Design Packages comprising Design Phase 3 DP12 (FF&E) will be submitted to the State for review, as follows:
 - (i) **DP12a (long-lead time FF&E items)**: no later than 8 months prior to Commercial Acceptance; and
 - (ii) **DP12b (short-lead time FF&E items)**: no later than 5 months prior to Commercial Acceptance.

5. FORMAT OF DESIGN DELIVERABLES

5.1 Copies

- (a) **(Electronic Copy)**: Project Co must submit all Design Deliverables in both PDF format and native file format, via the State approved DMS.
- (b) **(Hard Copy)**: Where hard copies of Design Deliverables are required, Project Co must provide:
 - (i) **(Drawings)**: one (1) hard copy (in A1 format); and
 - (ii) **(Reports, technical schedules, specifications and any other documentation)**: one (1) hard copy (in either A3 or A4 format, as applicable).

5.2 Standards

- (a) All CADD/BIM native file models produced by Project Co must be provided in a format that is consistent with the BMW documentation procedures manual that is current at the time of Commercial Acceptance for the relevant Stage.
- (b) **(Building Information Modelling (BIM))**: The use of BIM on this Project is not a mandatory requirement, however it is strongly encouraged so that information collected during the Development Phase is available for reuse, either by the State or Project Co, and is maintained for operations and maintenance of the School Facilities.
- (c) To the extent that Project Co does provide BIM, Project Co must develop, maintain and update the Design Deliverables as digital data in accordance with the BIM Management Plan included in Schedule 24 (Development Phase Plans and Reports), where applicable.
- (d) Subject to the State's right to use BIM in accordance with, and to the extent identified in, Clause 51 (Intellectual Property Rights) of this Deed, Project Co must:
 - (i) notify the State of the person nominated to act on its behalf to manage the development, maintenance and updating of the BIM, the Design Development Plan and the BIM Management Plan;
 - (ii) provide the common data environment or File Transfer Protocol (FTP), or both, to enable the State to use the BIM;
 - (iii) select and remain solely responsible for the suitability and integrity of the selected software and an information, drawings, specifications or other information extracted from any BIM;

- (iv) at the completion of each Design Phase, archive the digital data for all model elements included in the BIM, to maintain an accurate record of the status of the design at these milestones; and
- (v) ensure that any relevant system/assembly information or For Fabrication Documentation contained in any 2D supplementary drawings, developed for limited aspects of the Design Deliverables, are incorporated into the BIM as a precedent for Commercial Acceptance.

5.3 Identification

- (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 State):
 - (i) the Design Package to which the Design Deliverable relates;
 - (ii) the Design Phase 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 School Facility and associated Verge Works of the area drawn, including where there is a change or revision 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 buildings, or Functional Area to which the document relates (and to the extent that a building sub-category or Functional Unit exists that better defines the space, the identity of that building sub-category);
 - (vi) contains an amendment table sufficiently detailing all amendments, Modifications and revisions that have arisen during the Design Development Process; and
 - (vii) any other information reasonably requested by the State.

5.4 Revisions

Project Co must identify and highlight all amendments to the Design Deliverables, by way of a revision cloud for drawings or track-changes for documents, and in doing so show all changes to the Design Deliverables from those submitted for the previous Design Phase, or in respect of Design Phase 1, from the Initial Design Deliverables.

6. FOR CONSTRUCTION DOCUMENTATION

6.1 General

- (a) Subject to paragraph (b) of this Section 6.1, Project Co must only use the For Construction Documentation that has been reviewed by the State in accordance with Schedule 12 (Review Procedures) for the purposes of construction of the School Facility and associated Verge Works.
- (b) Further to Section 2.10(d), Project Co must not amend any aspect of the For Construction Documentation unless the proposed amendment, revision or Modification has been submitted to the State for further review in accordance with Schedule 12 (Review Procedures).

6.2 Proceed at risk

Without limiting Project Co's obligations under this Deed, Project Co may not commence construction of any part of the Works that is the subject of a Design Package until all of the following have been satisfied:

- (a) Project Co has submitted all Phase 3 Design Deliverables to the State in accordance with the requirements of this Deed in respect of that Design Package;
- (b) Project Co has submitted the certification with respect to Design Phase 3 in accordance with the requirements of this Deed;
- (c) the State has completed its review of the Phase 3 Design Deliverables in accordance with Schedule 12 (Review Procedures); and
- (d) any rejected, or State's comments on the, Design Deliverables for Design Phase 3 have been resolved and/or subsequently endorsed by the State in accordance with Schedule 12 (Review Procedures) or Clause 43 (Dispute Resolution procedure) of this Deed.

7. FOR FABRICATION DOCUMENTATION

7.1 General

- (a) **(For Fabrication Documentation)** Project Co must progressively submit the For Fabrication Documentation to the State for information as they are developed, in accordance with the timing set out in the Development Phase Program.
- (b) For each of the elements of the Works which require fabrication prior to incorporation into the Works, Project Co must develop For Fabrication Documentation consistent with the relevant State reviewed For Construction Documentation for each of those elements.
- (c) Project Co must only use the For Fabrication Documentation for the purposes of fabricating elements of the School Facility and associated Verge Works.
- (d) Project Co must submit all subsequent and/or revised For Fabrication Documentation to the State for information purposes, and must respond to any comments or queries raised by the State in relation to the For Fabrication Documentation.

8. PRIMARY SCHOOL DESIGN DELIVERABLES TABLES

Table 1 – Master Planning

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed Master Planning Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part C (Master Planning), and includes all documentation required in order to fully describe and illustrate the further developed and detailed urban design, including:</p> <ul style="list-style-type: none"> (a) indicative site master planning that includes building envelope extent, orientation and key site entry points; (b) the conceptual approach to site and building levels, bulk earthworks and key external spaces including courtyards and informal play and sports facilities on the Master Plans; (c) the interface with urban context including pedestrian, vehicle and service access point; (d) traffic engineering design for a “Standard Pattern” Primary School which: <ul style="list-style-type: none"> (i) complies with: <ul style="list-style-type: none"> A. BMW guidelines; B. Council requirements; C. Austroads guidelines; and D. Australian Standards; (ii) includes a traffic and access concept plan that identifies the locations of: <ul style="list-style-type: none"> A. all site access points to the boundary road network; B. all car parking and drop-off areas; C. all on-site pedestrian/cycling connections and pathways 	<p>Final Master Planning Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part C (Master Planning), and provides all For Construction Documentation required, in order to fully describe and illustrate the finalised urban design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; (b) State’s comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures); (c) a detailed school specific travel management and car parking plan which responds to the requirements set out in Schedule 26 (Design Brief) Part C3.3.7, which must be developed in accordance with the relevant LGA requirements and the DoT Travel Smart to Schools guidelines; (d) a detailed safe walk audit which responds to the requirements set out in Schedule 26 (Design Brief) Part C3.3.9; (e) a detailed Transport Impact Assessment which responds to the requirements set out in Schedule 26 (Design Brief) Part C3.2, and includes: <ul style="list-style-type: none"> A. all pedestrian, cycling and vehicle movement networks including on and off-street networks; B. all on-site pedestrian/cycling connections and pathways with connections clearly shown to the boundary road network; and C. all School Facility interfaces including the interface with the area and the interfaces with the State and LGA transport Infrastructure Works and adjoining land uses; and (f) engagement with the LGA on Development Approval conditions.

<p>with connections clearly shown to the boundary road network; and</p> <p>D. all public transport elements including public bus service facilities (i.e. bus stops, bus shelters) and bus embayment/layover areas; and</p> <p>(iii) includes:</p> <p>A. an explanation of the roadside and other movement network elements impact on the School Facility's Master Plan and how they address the Master Plan vision and principles and other relevant urban design requirements;</p> <p>B. relative levels and the integration of the urban design with built form across the site including movement infrastructure in the vicinity of the School Facility; and</p> <p>C. a preliminary Transport Impact Assessment which responds to the requirements set out in Schedule 26 (Design Brief) Part C3.2.</p> <p>(e) Master Planning Principles including character and form for each School Facility considering architectural vision, spatial quality, built form and materials and functional planning;</p> <p>(f) urban design principles for each School Facility outlining the approach towards the school's cultural and civic identity, appearance and amenity and the local and wider environmental context;</p> <p>(g) traffic and access principles for each School Facility considering the requirements set out in Schedule 26 (Design Brief) Part E3 Access and Circulation; and</p> <p>(h) engagement with the LGA on Development Approval conditions.</p>	
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Table 2 – Civil and stormwater

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed Civil and Stormwater Design Deliverables describing the detailed design for each School Facility and associated Verge Works which complies with Schedule 26 (Design Brief), including the requirements set out in Part G2 (Civil and Stormwater), and includes all documentation required in order to fully describe and illustrate the detailed civil and stormwater design, including:</p> <ul style="list-style-type: none"> (a) the overall strategy and schematic design proposal for stormwater and civil engineering including bulk earthworks and levels adopted to satisfy the scope and functionality; (b) a description of the proposed geotechnical design of any ground improvement works and supporting detailed design drawings; (c) the stormwater drainage design parameters adopted, including overland flow paths for major events, and considering flows from internal and external catchments that affect the Site; (d) stormwater infrastructure layout, including sizes of pipes, tanks, channels, infiltration systems, pumps, and details of components; (e) a draft Stormwater Management Plan for detailed design (as part of the Environmental Management Plan requirements); (f) a description of the approach to incorporating Water Sensitive Urban Design (WSUD) initiatives; (g) the nature and extent of trafficable and non-trafficable areas; (h) pavement extents and layout, including trafficable and non-trafficable areas; (i) calculations for the design of the pavement systems; (j) detailed design for the nature, size and extent of any major retaining wall systems as well as proposed materials for construction; (k) the nature and extent of any major earthworks/landform reshaping that is proposed; and 	<p>Final civil and stormwater Design Deliverables describing the finalised design for each School Facility and associated Verge Works which complies with Schedule 26 (Design Brief), including the requirements set out in Part G2 (Civil and Stormwater) and includes all For Construction Documentation required, in order to fully describe and illustrate the final civil and stormwater design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures); (c) the pavement design parameters (including number of equivalent axels over the Design Life) and the approach to addressing the Site Conditions; (d) Final Stormwater Management Plan for the Site, including commentary on internal catchments, external catchments and the management of all stormwater that will affect the Site; (e) Specifications which include: <ul style="list-style-type: none"> A. earthworks; B. pavement materials and installation; C. civil infrastructure materials and installation requirements; and D. stormwater infrastructure and installation requirements; (f) testing and commissioning requirements for civil/stormwater infrastructure; (g) final design earthworks plans, retaining wall layouts and types and details; (h) pavement build-up including thickness and material types and any other details; and (i) final design of any services relocation required for the chosen

DESIGN PHASE 2	DESIGN PHASE 3
(l) a detailed coordinated underground services layout plan showing new and existing services coordinated, including all relocations/diversions/connections that are required.	design.

Table 3 – Functional design

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed functional Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part D (Functional Brief), and includes all documentation required in order to fully describe and illustrate the detailed functional design, including:</p> <ul style="list-style-type: none"> (a) all Functional Areas and all key Functional Units within those Functional Areas and how the functional design supports the efficient delivery of the Services; (b) an overview of the access and circulation; (c) Schedules of Accommodation; and (d) RDS. 	<p>Final functional Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part D (Functional Brief), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised functional design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

Table 4 – Architectural technical design

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed architectural technical Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E (Architectural Specifications), and includes all documentation required in order to fully describe and illustrate the detailed architectural technical design, including:</p> <ul style="list-style-type: none"> (a) how the design of each School Facility: <ul style="list-style-type: none"> (i) achieves the WA Schools Public Private Partnership Project aspiration for education environments and design principles; (ii) reflects the Education Design Standards 02, referenced in Part B4 of Schedule 26 (Design Brief); and (iii) is consistent with the architectural technical design objectives set out in Schedule 26 (Design Brief) Part B (General); (b) Room Elevations detailing the interior environment, including a clear indication of the quality of materials, finishes, FF&E and FF&E locations through qualitative benchmarks, samples and finishes boards; (c) all internal and external finishes including samples and finishes boards to confirm the extent and quality with respect to the provision of all architectural technical design elements; (d) the overall quality of the architectural technical design, including supporting visualisations, such as 3D renders, and Design Quality Benchmarking imagery to support and convey the intent of the design, for: <ul style="list-style-type: none"> (i) external elevations, external finishes, facades and shading devices; and (ii) interior colours and finishes; (e) preliminary construction detail drawings through key areas, façade and structures of each School Facility, to illustrate consistency with architectural technical design intent and the approach for structural steelwork and coordination with Engineering Services; and 	<p>Final architectural technical Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E (Architectural Specifications), and includes all For Construction Documentation required, in order to fully describe and illustrate the finalised architectural technical design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2 (with the exception of the Design Quality Benchmarking); and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

DESIGN PHASE 2	DESIGN PHASE 3
(f) preliminary architectural specifications and schedules, including all door and door furniture.	

Table 5a – FF&E design (Long-lead time items)

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed FF&E Design Deliverables for long-lead time items describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E13 (Furniture, Fittings and Equipment), and includes all documentation required in order to fully describe and illustrate the detailed FF&E design, including:</p> <ul style="list-style-type: none"> (a) the approach for procuring, scheduling and defining specific components of long-lead time FF&E in accordance with the RDS, Schedule 20 (FF&E) and Schedule 26 (Design Brief); (b) a detailed schedule, for each School Facility, that contains a detailed description of individual elements of the long-lead time FF&E, notated as DP12a in the FF&E Initial Design Deliverables, contained in Annexure A of the Deed; and (c) the provision of all FF&E samples (both DP12a and DP12b) to a location nominated by the State. 	<p>Final FF&E Design Deliverables for long-lead time items describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E13 (Furniture, Fittings and Equipment), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised FF&E design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

Table 5b – FF&E design (Short-lead time items)

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed FF&E Design Deliverables for short-lead time items describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including Part E13 (Furniture, Fittings and Equipment), and includes all documentation required in order to fully describe and illustrate the detailed FF&E design, including:</p> <ul style="list-style-type: none"> (a) the approach for procuring, scheduling and defining specific components of any remaining and short-lead time FF&E in accordance with the RDS, Schedule 20 (FF&E) and Schedule 26 (Design Brief); and (b) a detailed schedule, for each School Facility, that contains a detailed description of individual elements of any remaining and 	<p>Final FF&E Design Deliverables for short-lead time items describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including Part E13 (Furniture, Fittings and Equipment), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised FF&E design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

short-lead time FF&E, notated as DP12b in the FF&E Initial Design Deliverables, contained in Annexure A of the Deed.	
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Table 6 – Wayfinding and signage

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed wayfinding and signage Design Deliverables for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E4 (Wayfinding and Signage), and includes all documentation required in order to fully describe and illustrate the detailed wayfinding and signage design, which includes a preliminary signage schedule, including:</p> <ul style="list-style-type: none"> (a) the wayfinding and signage strategy including cues to assist wayfinding other than signage; (b) all wayfinding signage within each School Facility, including a preliminary signage schedule; and (c) the approach to integration with architecture, landscape architecture, Public Art, lighting and the identity of each School Facility. 	<p>Final wayfinding and signage Design Deliverables for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E4 (Wayfinding and Signage), and includes all For Construction Documentation required in order to fully describe and illustrate the final wayfinding and signage design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State’s comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

Table 7 – Structural design, form and fenestration

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed structural Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E8 (Building Structure and Fabric), and includes all documentation required in order to fully describe and illustrate the detailed structural design, including:</p> <p>(a) the overall strategy and system design proposal for the loadbearing structure, which includes:</p> <ul style="list-style-type: none"> (i) vertical load bearing systems; (ii) lateral load bearing systems; (iii) loading report including load diagrams; (iv) design assumptions including applied actions; (v) approach to achieving the required Service Life and providing the required durability; (vi) flexibility provisions for the structure; (vii) deflection limits and vibration; and (viii) control and expansion joints; and <p>(b) as a minimum, the structural detailed design documentation must include:</p> <ul style="list-style-type: none"> (i) floor and roof plans (1:100); (ii) elevations and general arrangement sections (1:100); (iii) typical sections and typical details (1:10 and 1:20); (iv) full structural definition; (v) floor and roof plans (1:100); (vi) elevations and general arrangement sections (1:100); and (vii) structural specifications. 	<p>Final structural Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E8 (Building Structure and Fabric), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised structural design, including:</p> <p>(a) Design Deliverables for Design Phase 2; and</p> <p>(b) the State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).</p>

Table 8 – Acoustic design

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed acoustic Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G8 (Acoustic Services), and includes all documentation required in order to fully describe and illustrate the detailed acoustic design, including:</p> <ul style="list-style-type: none"> (a) confirmation of the design environment acoustic conditions (noise and vibration) at each School Facility, and the basis for any forecast values; (b) confirmation that the acoustic design criteria for the project are in accordance with all relevant Quality Standards and Laws. Identify any proposed variation or departure from the specified design criteria (including the nature of, and rationale for, the departure) to enable evaluation by the State; (c) compliance with the 'environmental noise' design requirements relevant to each School Facility, both noise intrusion and emissions; (d) compliance with the 'background noise level' design requirements, identifying all relevant environmental and building services noise sources, any limitations on the use of natural ventilation strategies, and proposed methods of addressing rain noise intrusion; (e) compliance with the 'acoustic isolation' and 'speech privacy' design requirements, identifying all relevant acoustic rated building elements or construction system, and proposed treatment of flanking paths, which are to include visual representation of the proposed design solutions via colour coding or other annotation on architectural design documentation; (f) compliance with the 'room acoustic' design requirements, identifying all relevant acoustic rated building elements or construction systems, which are to include visual representation via colour coding or other annotation on architectural design documentation; (g) identification of relevant noise and/or vibration generating 	<p>Final acoustic Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G8 (Acoustic Services), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised Acoustic design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

DESIGN PHASE 2	DESIGN PHASE 3
<p>equipment and proposed locations including: HVAC plant, air-compressors, dust extractors, lifts, and the proposed noise and vibration control methods to be applied to such equipment;</p> <p>(h) mechanical and other building services design and routing strategy to avoid downgrading 'acoustic isolation' and 'speech privacy' design requirements; and</p> <p>(i) the acoustic treatment and location of toilets and other hydraulic components, including stormwater.</p>	

Table 9 – Hydraulic services

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed hydraulic services Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G4 (Hydraulic Services), and includes all documentation required in order to fully describe and illustrate the detailed hydraulic design including:</p> <ul style="list-style-type: none"> (a) how innovation has been applied to the hydraulic services systems to address water efficiency, maintenance and replacement; (b) the approach to selection of fixtures for ease of carrying out maintenance to hydraulic services to minimise disruption to the School Activities; (c) a Legionella risk assessment; and (d) sewer discharge calculations at each toilet stack with reference to pipe diameter/capacity. 	<p>Final hydraulic services Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G4 (Hydraulic Services), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised hydraulic design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

Table 10 – Electrical services

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed electrical services Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G6 (Electrical and Communication Services), and includes all documentation required in order to fully describe and illustrate the detailed electrical design, including:</p> <ul style="list-style-type: none"> (a) the Site services connection type, the location of the network connection point, and the location, size and layout of the main switchroom including incoming and outgoing cable routes; (b) schematic diagrams showing the switchboard and distribution board, both upstream and downstream connections; (c) anticipated electrical maximum demand calculations; (d) schematic diagrams showing controls of lighting; (e) details of the energy management and metering system; (f) layout plans detailing general power, internal/external lighting layout with preliminary light fitting selection, including the: <ul style="list-style-type: none"> (i) Site services including network supply connection; (ii) main switchroom; (iii) switchboards and distribution boards; (iv) arc flash study; (v) low voltage reticulation; (vi) lighting layouts including emergency and exit fittings and lighting controls; (vii) updated electrical maximum demand calculations; (viii) energy monitoring and metering requirements; (ix) statutory requirements; (x) system interconnections and interfaces; and 	<p>Final electrical services Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief) including the requirements set out in Part G6 (Electrical and Communication Services), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised Electrical design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures); (c) witness and hold points; and (d) systems testing requirements and procedures.

DESIGN PHASE 2	DESIGN PHASE 3
<p>(xi) a schedule of electrical specifications, which should include the following:</p> <ul style="list-style-type: none"> (A) general electrical services; (B) general design criteria; (C) specific design criteria; (D) Site Conditions; (E) associated building work; (F) equipment, samples and details; (G) lighting schedules; (H) relevant Quality Standards; (I) any relevant requirements of any Authorities; and (J) control systems. <p>(xii) All design documents for the photovoltaic system, including:</p> <ul style="list-style-type: none"> (A) solar panel layouts; (B) inverter layouts; and (C) single line diagrams showing the overall photovoltaic system, cable sizing, cable type and interfacing to the EWMS. 	

Table 11 – Communication services

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed communication services Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G6.2 (Communications), and includes all documentation required in order to fully describe and illustrate the detailed communication services design, which includes the passive communications services system (structured cabling system and support infrastructure), including:</p> <ul style="list-style-type: none"> (a) incoming services points and main communications routes; (b) communications system schematics (active and passive systems); (c) main communications carrier entrance room layout including location of cooling equipment; (d) communication distributor room layout; (e) communications room layouts including communication rack elevations drawings; (f) AV infrastructure detailed layout drawings including mounting equipment, cable/path runs and integration with other systems; (g) system interconnections and interfaces; (h) Specifications; (i) active communications services system; and (j) equipment schedules. 	<p>Final communication services Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G6.2 (Communications), and includes all For Construction Documentation required, in order to fully describe and illustrate the finalised communication services design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

Table 12 – Security systems

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed security systems Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including Part G6.3 (Security Technology), and includes all documentation required in order to fully describe and illustrate the detailed security design, including:</p> <ul style="list-style-type: none"> (a) an overview security systems concept diagram identifying major security systems and associated interconnections and interfaces; (b) concept and schematic drawings sufficient to show the design philosophy; and (c) a schematic layout indicating the extent of access control, intruder detection and system interface, including the: <ul style="list-style-type: none"> (i) Site plan layout; (ii) main cable reticulation pathways; (iii) equipment locations and zoning diagram; (iv) schedules, which include: <ul style="list-style-type: none"> (A) access control door schedule; and (B) CCTV camera schedule; (v) rack elevations and set-outs including security panels; (vi) system interconnection and schematics; and (vii) specifications. 	<p>Final security systems Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including Part G6.3 (Security Technology), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised security design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State’s comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

Table 13 – Mechanical services

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed mechanical services Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G5 (Mechanical Services), and includes all documentation required in order to fully describe and illustrate the detailed mechanical design, including:</p> <ul style="list-style-type: none"> (a) the configuration for the mechanical services such as heating ventilation, cooling and natural gas; (b) all main air discharge locations including industrial exhaust, spill air and general exhaust, together with all air intake locations; (c) the methodology for minimising the risk of overheating of the critical Functional Units, including all energy saving provisions; (d) Mechanical design life cycles and justification of the system recommended; (e) the approach taken to provide reliability and back-up within the system; (f) the planned operation of mechanical services in the event of an emergency evacuation; (g) the results of a risk assessment on the location of fresh air intakes and all air discharges; (h) the results of a risk assessment of heat loads from all services and equipment installations and capacities; (i) the assessment of solar gains and resulting ambient temperatures in enclosed areas exposed to sunlight; (j) a plant maintenance and replacement strategy including a description of how the design proposal for mechanical services will facilitate ease of access and maintenance to services without interruption to operations; (k) floor and roof layout plans of the mechanical services including plant rooms; 	<p>Final mechanical services Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G5 (Mechanical Services), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised mechanical design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

DESIGN PHASE 2	DESIGN PHASE 3
(l) heat load calculations and design assumptions; (m) equipment schedules and control strategies; (n) compliance with Section J of the NCC and other Quality Standards; and (o) specifications.	

Table 14 – Fire systems

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed fire systems Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G7 (Fire Services and Fire Engineering), and includes all documentation required in order to fully describe and illustrate the detailed fire design, including:</p> <p>the Fire Engineering Strategy (FES) for the School Facility;</p> <ul style="list-style-type: none"> (a) an initial Fire Engineering Report (FER), including all assumptions and limitations where alternative building solutions are proposed, authored by an accredited fire engineer who holds accreditation as a registered building practitioner under a state-based accreditation system for fire engineers (together with a bachelor of engineering and graduate diploma (or higher in fire engineering) or from a person listed on the National Professional Engineers Register (NPER) specifically in the field of fire engineering; (b) system interconnections and interface for shutdown; (c) minutes of meetings with the Department of Fire and Emergency Services indicating their acceptance of the proposed scheme; (d) confirmation that all aspects of the Design Deliverables for Design Phase 2 comply with the requirements of the initial FER; (e) the fire detection and alarm systems detailing interfaces to other Engineering Services; (f) the fire hydrant systems, detailing major items of plant and reticulation routes; (g) the selection, and locations, of portable fire extinguishers; (h) the fire detection and suppression systems including cause and effect descriptions; (i) Sound System and Intercom System for Emergency Purposes (SSISEP) provisions, in accordance with the initial FER; (j) the arrangement and interconnectivity of the fire indicator panel 	<p>Final fire systems Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G7 (Fire Services and Fire Engineering), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised fire design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; (b) State’s comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures); (c) witness and hold points; and (d) a final Fire Engineering Report (FER), including all assumptions and limitations where alternative building solutions are proposed, authored by an accredited fire engineer who holds accreditation as a registered building practitioner under a state-based accreditation system for fire engineers (together with a bachelor of engineering and graduate diploma (or higher) in fire engineering) or from a person listed on the National Professional Engineers Register (NPER) specifically in the field of fire engineering.

DESIGN PHASE 2	DESIGN PHASE 3
<p>system and fire hydrant system; and</p> <p>(k) fire specifications which include:</p> <ul style="list-style-type: none"> (i) general fire services; (ii) general design criteria; (iii) specific design criteria; (iv) Site Conditions; (v) any associated building work; (vi) equipment samples and details; (vii) all relevant Quality Standards; (viii) any relevant requirements of any Authority; (ix) control systems; and (x) fire systems testing requirements and procedures. 	

Table 15 – Control and/or Monitoring Systems

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed Control and/or Monitoring Systems Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G (Engineering Specifications), and includes all documentation required in order to fully describe and illustrate the detailed design of the Control and/or Monitoring Systems, including:</p> <ul style="list-style-type: none"> (a) the control and/or monitoring design strategy for the School Facility including confirmation of the open protocols and an overview of functionality and resilience; (b) the extent of integration of the control and/or monitoring with the other systems on the School Facility, where required, (for example: mechanical services; electrical services; Utilities monitoring; ESD initiatives; security systems; and communication systems); and (c) includes a schedule of all installations of Engineering Services that will be connected to the Control and/or Monitoring Systems. 	<p>Final Control and/or Monitoring systems Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G (Engineering Specifications), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised Control and/or Monitoring systems design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

Table 16 – Vertical transportation

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed vertical transportation Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E10 (Vertical Transportation), and includes all documentation required in order to fully describe and illustrate the schematic vertical transportation design, including:</p> <ul style="list-style-type: none"> (a) information on the location, number, type, size, capacity and quality of the vertical transportation services; and (b) the approach to safe egress, the FER, and the movement of Users. 	<p>Final vertical transportation Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E10 (Vertical Transportation), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised vertical transportation design, which incorporates the:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State’s comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

Table 17 – ESD

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed ESD Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E6 (Ecologically Sustainable Development), and includes all documentation required in order to fully describe and illustrate the detailed ESD design, including:</p> <ul style="list-style-type: none"> (a) the ESD strategy including self-assessments for each School Facility using the 'Green Star Education V1' design tool. Self-assessments are to include: <ul style="list-style-type: none"> (i) completed Green Star Education V1 'Calculators' and 'Score Cards' for each School Facility, indicating points confirmed and those still under consideration; (ii) summary reports for Secondary Schools, describing the general approach for compliance and indicating any differences between any schools; (iii) summary reports for Primary Schools describing the general approach for compliance and indicating any differences between any schools; (iv) the summary reports shall include a clear area definition section outlining the areas required to demonstrate compliance with each initiative; and (v) a description of any 'innovation' initiatives planned for inclusion in the design; (b) preliminary energy modelling report outlining expected improvement over the NCC, Section J, minimum requirements and design features used to achieve this improvement. The report must include an area assessment for each school summarising areas into Green Star categories; (c) nomination of 'Sustainability Professionals', including 'Sustainable Design Professional' and 'Independent Commissioning Agent'; and (d) all reporting required at the detailed design phase by any Green Star 	<p>Final ESD Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E6 (Ecologically Sustainable Development), and includes all For Construction Documentation required, in order to fully describe and illustrate the finalised ESD design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures); (c) final documented ESD outcome, including self-assessments for all schools using the Green Star Education V1 tool. Self Assessments are to include: <ul style="list-style-type: none"> (i) completed Green Star Education V1 'Calculators' and 'Score Cards' for each School Facility; (ii) summary reports for Secondary Schools, describing the general approach for compliance and indicating any differences between any schools; (iii) summary reports for Primary Schools describing the general approach for compliance and indicating any differences between any schools; (iv) the reports shall include a clear area definition section outlining the areas required to demonstrate compliance with each initiative; and (v) description of any 'innovation' initiatives included within the design and documentation demonstrating equivalence with GBCA requirements; and (d) all final reporting required by any Green Star credits selected by the Project Co as part of their compliance solution, which include: <ul style="list-style-type: none"> (i) draft building tuning reports, including predicted consumption for each energy and water meter over a typical annual period;

DESIGN PHASE 2	DESIGN PHASE 3
<p>credits selected by Project Co as part of their compliance solution.</p> <ul style="list-style-type: none"> (i) energy modelling report outlining expected improvement over the NCC, Section J, minimum requirements and design features used to achieve this improvement, which include: <ul style="list-style-type: none"> (A) an area assessment for each School Facility summarising areas into Green Star categories; (B) estimated annual energy and water consumption for each School Facility and provide a comparison against benchmark design for each; and (C) energy and water meter tree's for each school nominating metering and reporting strategy; and (ii) all reporting required at the detailed design phase by any Green Star credits selected by the Project Co as part of their compliance solution, which include: <ul style="list-style-type: none"> (A) a Users guides; (B) site specific environmental management and waste management plans; (C) proposed learning resources, including draft images of any interfaces; (D) thermal comfort assessment of typical spaces, demonstrating the percentage of the year the space will be able to remain in natural ventilation mode; (E) operational waste and recycling strategies; (F) description of compliance with Section F of the NCC for each School Facility; and (G) all reporting should reference supporting documentation, including specifications, reports, drawings and the like from other disciplines where available. 	<ul style="list-style-type: none"> (ii) commissioning plan, codes and standards; (iii) final response to learning resources, including draft images of any interfaces; (iv) finishes selections and data sheets showing compliance with VOC and any other material requirements included by Project Co as part of their proposed solution; (v) all reporting is to clearly reference supporting documentation, including specifications, reports, drawings and the like from other disciplines. Document number and page / section reference should be provided to demonstrate coordination has been undertaken; (vi) glare analysis for all typical spaces demonstrating elimination of glare from the work surface; and (vii) daylight modelling for all typical Primary School spaces and, if claimed as a credit, Secondary School spaces.

Table 18 – Landscape

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed landscape Design Deliverables describing the detailed design for each School Facility and associated Verge Works, which complies with Schedule 26 (Design Brief), including the requirements set out in Part F (Landscape Specifications), and includes all documentation required in order to fully describe and illustrate the detailed landscape design, including:</p> <ul style="list-style-type: none"> (a) the size, location and relative levels of the landscaped spaces; (b) the integration of landscape with the design and physical features of the School Facility and associated Verge Works, including with all urban design, wayfinding, signage, Public Art, CPTED, security systems, Engineering Services, lighting systems and other systems; (c) the relationship between the external and the internal environments; (d) the approach for key areas including hard and soft landscape elements to: <ul style="list-style-type: none"> (i) public pedestrian spaces and entry forecourts; (ii) courtyards and external activity spaces; (iii) sports ovals and hard courts; (iv) play spaces; (v) the interface with the Site and Verge Works Site; and (vi) softscape; (e) the quality, extent, proposed materials and level of finishes for all hard and soft landscaping including details of the quantities and sizes of trees and plants and quantities and quality of FF&E. 	<p>Final landscape Design Deliverables describing the finalised design for each School Facility and associated Verge Works, which complies with Schedule 26 (Design Brief), including the requirements set out in Part F (Landscape Specifications), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised landscape design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; (b) State’s comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures); and (c) coordination of the irrigation system design with the Landscaping plan.

Table 19 – Public Art

DESIGN PHASE 2	DESIGN PHASE 3
<p>Further developed Public Art Design Deliverables describing the Public Art for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part B6 (Public Art (Percent For Art)), and includes all documentation required in order to fully describe and illustrate the detailed Public Art design, including:</p> <ul style="list-style-type: none"> (a) the detailed Public Art Strategy, identifying Public Art opportunities and themes; (b) the potential artists, the artwork procurement process and evaluation process; (c) any building work in connection with the Public Art including structural, landscape and Engineering Services; (d) any maintenance requirements; and (e) three-dimensional, night and day, representations of the Public Art in its surrounding context, including an indication of the scale and location of the Public Art. 	<p>Final Public Art Design Deliverables describing the Public Art for each School Facility which complies with Schedule 26 (Design Brief), including Part B6 (Public Art (Percent For Art)), and includes all For Construction Documentation required, in order to fully describe and illustrate the final Public Art design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State’s comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

9. SECONDARY SCHOOL DESIGN DELIVERABLES TABLES

Table 1 – Master Planning

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Master Planning Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief) including the requirements set out in Part C Master Planning, and includes all documentation required in order to fully describe and illustrate the schematic urban design, including:</p> <p>(a) indicative site master planning that includes building envelope extent, orientation and key site entry points;</p> <p>(b) the conceptual approach to site and building levels, bulk earthworks and key external spaces including courtyards and informal play and sports facilities;</p> <p>(c) the interface with urban context including pedestrian, vehicle and service access points;</p> <p>(d) the major services connection points and backbone infrastructure;</p> <p>(e) traffic engineering design for a Secondary School which:</p> <p>(i) complies with:</p> <p>A. BMW guidelines;</p> <p>B. Council requirements;</p> <p>C. Austroads guidelines; and</p> <p>D. Australian Standards;</p> <p>(ii) includes a traffic and access concept</p>	<p>Further developed Master Planning Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief) including the requirements set out in Part C Master Planning, and includes all documentation required in order to fully describe and illustrate the further developed and detailed urban design, including:</p> <p>(a) Design Deliverables for Design Phase 1;</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures);</p> <p>(c) Master Planning Principles including:</p> <p>(i) character and form for each School Facility considering architectural vision, spatial quality, built form and materials and functional planning;</p> <p>(ii) urban design principles for each School Facility outlining the approach towards the school's cultural and civic identity, appearance and amenity and the local and wider environmental context; and</p> <p>(iii) traffic and access principles for each School Facility considering the requirements set out in Schedule 26 (Design Brief) Part E4 Access and Circulation; and</p>	<p>Final Master Planning Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief) including the requirements set out in Part C Master Planning and includes all For Construction Documentation required, in order to fully describe and illustrate the finalised urban design, including:</p> <p>(a) Design Deliverables for Design Phase 2;</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures);</p> <p>(c) a final school specific travel management and car parking plan which responds to the requirements set out in Schedule 26 (Design Brief) Part C3.3.7 and which must be developed in accordance with the relevant LGA requirements and the DoT Travel Smart to Schools guidelines;</p> <p>(d) a detailed safe walk audit which responds to the requirements set out in Schedule 26 (Design Brief) Part C3.3.9; and</p> <p>(e) engagement with LGA on Development Approval conditions.</p>

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>plan that identifies the locations of:</p> <ul style="list-style-type: none"> A. all site access points to the boundary road network; B. all pedestrian, cycling and vehicle movement networks including on- and off-street networks; C. all car parking and drop-off areas; D. all on-site pedestrian/cycling connections and pathways with connections clearly shown to the boundary road network; E. all public transport elements including public bus service facilities (i.e. bus stops, bus shelters), bus embayment/layover areas; and F. all School Facility interfaces including the interface with the area and the interfaces with the State and LGA transport Infrastructure Works and adjoining land uses; and <p>(iii) includes:</p> <ul style="list-style-type: none"> A. an explanation of the roadside and other movement network elements impact on the School Facility's Master Plan and how they address the Master Plan vision and principles and other relevant 	<p>(d) engagement with LGA on Development Approval conditions.</p>	

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>urban design requirements;</p> <p>B. relative levels and the integration of the urban design with built form across the site including movement infrastructure in the vicinity of the School Facility; and</p> <p>C. a detailed Transport Impact Assessment which responds to the requirements set out in Schedule 26 (Design Brief) Part C3.2.</p> <p>D. an initial school specific travel management and car parking plan which responds to the requirements set out in Schedule 26 (Design Brief) part C3.3.7 and which must be developed in accordance with the relevant LGA requirements and the Dot Travel Smart to Schools guidelines; and</p> <p>E. an initial safe walk audit which responds to the requirements set out in Schedule 26 (Design Brief) Part C3.3.9; and</p> <p>(f) engagement with LGA on Development Approval conditions.</p>		

Table 2 – Civil and stormwater

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Civil and stormwater Design Deliverables describing the schematic design for each School Facility and associated Verge Works which complies with Schedule 26 (Design Brief), including the requirements set out in Part G2 (Civil and Stormwater), and includes all documentation required in order to fully describe and illustrate the schematic civil and stormwater design, including:</p> <ul style="list-style-type: none"> (a) the overall strategy and schematic design proposal for stormwater and civil engineering adopted to satisfy the scope and functionality; (b) a description of the proposed geotechnical design of any ground improvement works and supporting schematic design drawings; (c) the stormwater drainage design parameters adopted, including overland flow paths for major events, and considering flows from internal and external catchments that affect the Site; (d) a draft Stormwater Management Plan for schematic design (as part of the Environmental Management Plan requirements); (e) a description of the approach to incorporating WSUD initiatives; (f) the pavement design parameters (including number of equivalent axels over the Design Life) and the approach to addressing the Site Conditions; 	<p>Further developed Civil and Stormwater Design Deliverables describing the detailed design for each School Facility and associated Verge Works which complies with Schedule 26 (Design Brief), including the requirements set out in Part G2 (Civil and Stormwater), and includes all documentation required in order to fully describe and illustrate the detailed civil and stormwater design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 1; (b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures); (c) stormwater management plan that has been written for the detailed design and management of stormwater on the Site, including commentary on internal catchments, external catchments and the management of all stormwater that will be affected by the Site; (d) calculations for the design of the pavement systems; (e) Specifications which include: <ul style="list-style-type: none"> (i) earthworks; (ii) pavement materials and installation; (iii) civil infrastructure materials and installation requirements; (iv) stormwater infrastructure and installation requirements; and 	<p>Final civil and stormwater Design Deliverables describing the finalised design for each School Facility and associated Verge Works which complies with Schedule 26 (Design Brief), including the requirements set out in Part G2 (Civil and Stormwater), and includes all For Construction Documentation required, in order to fully describe and illustrate the final civil and stormwater design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>(g) the nature and extent of trafficable and non-trafficable areas;</p> <p>(h) the nature, size and extent of any major retaining wall systems as well as proposed materials for construction;</p> <p>(i) the nature and extent of any major earthworks/landform reshaping that is proposed; and</p> <p>(j) any major services relocations/diversions/connections that are required.</p>	<p>(v) testing and commissioning requirements for civil/stormwater infrastructure;</p> <p>(f) stormwater infrastructure layout, including sizes of pipes, tanks, channels, infiltration systems, pumps, and details of components;</p> <p>(g) detailed earthworks plans, retaining wall layouts and types and details (if required);</p> <p>(h) pavement extents and layout, including trafficable and non-trafficable areas;</p> <p>(i) pavement build-up including thickness and material types and any other details;</p> <p>(j) existing underground services layout;</p> <p>(k) new co-ordinated underground services layout plan; and</p> <p>(l) detailed design of any services relocation required for the chosen design.</p>	

Table 3 – Functional design

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Functional Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part D (Functional Brief), and includes all documentation required in order to fully describe and illustrate the schematic functional design, including:</p> <ul style="list-style-type: none"> (a) all Functional Areas and all key Functional Units within those Functional Areas and how the functional design supports the efficient delivery of the Services; (b) an overview of the access and circulation; (c) Schedules of Accommodation; and (d) RDS. 	<p>Further developed functional Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part D (Functional Brief), and includes all documentation required in order to fully describe and illustrate the detailed functional design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 1; and (b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures). 	<p>Final functional Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part D (Functional Brief), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised functional design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

Table 4 – Architectural technical design

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Architectural technical Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E (Architectural Specifications), and includes all documentation required in order to fully describe and illustrate the schematic architectural technical design, including:</p> <p>(a) how the design of each School Facility:</p> <p>(i) achieves the WA Schools Public Private Partnership Project aspiration for education environments and design principles;</p> <p>(ii) reflects the Education Design Standards 02, referenced in Part B4 of Schedule 26 (Design Brief); and</p> <p>(iii) is consistent with the architectural technical design objectives set out in Schedule 26 (Design Brief) Part B (General);</p> <p>(b) the interior environment, including a clear indication of the quality of materials, finishes and FF&E through qualitative benchmarks, samples and finishes boards;</p> <p>(c) all internal and external finishes including samples and finishes boards to confirm the extent and quality with respect to the provision of all architectural technical design elements;</p> <p>(d) the overall quality of the architectural technical design, including supporting</p>	<p>Further developed architectural technical Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief) including the requirements set out in Part E (Architectural Specifications), and includes all documentation required in order to fully describe and illustrate the detailed architectural technical design, including:</p> <p>(a) Design Deliverables for Design Phase 1;</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures);</p> <p>(c) schedules of all door and door furniture;</p> <p>(d) the overall quality of the architectural technical design, including supporting visualisations; and</p> <p>(e) a report on the formal Design review process undertaken including an executive summary of Design Phase 2 design options that have been explored and key design decisions taken.</p>	<p>Final architectural technical Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E (Architectural Specifications), and includes all For Construction Documentation required, in order to fully describe and illustrate the finalised architectural technical design, including:</p> <p>(a) Design Deliverables for Design Phase 2 (with the exception of the Design Quality Benchmarking); and</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).</p>

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>visualisations and Design Quality Benchmarking imagery to support and convey the intent of the design;</p> <p>(e) preliminary construction detail drawings through key areas, façade and structures of each School Facility, to illustrate consistency with architectural technical design intent and the approach for structural steelwork and Engineering Services; and</p> <p>(f) a report on the formal Design review process undertaken including an executive summary of design options that have been explored and key design decisions taken.</p>		

Table 5 – FF&E design

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>FF&E Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E13 (Furniture, Fittings and Equipment), and includes all documentation required in order to fully describe and illustrate the schematic FF&E design, including:</p> <p>(a) the approach for procuring, scheduling and defining specific components of FF&E in accordance with the RDS, Schedule 20 (FF&E) and Schedule 26 (Design Brief); and</p> <p>(b) a schedule, for each School Facility, that contains a detailed description of individual elements of the FF&E, as described in Schedule 26 (Design Brief) Part E14 Furniture, Fittings and Equipment, in an itemised list identifying FF&E group categories and delayed procurement items.</p>	<p>Further developed FF&E Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E13 (Furniture, Fittings and Equipment), and includes all documentation required in order to fully describe and illustrate the detailed FF&E design, including:</p> <p>(a) Design Deliverables for Design Phase 1; and</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures);</p>	<p>Final FF&E Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E13 (Furniture, Fittings and Equipment), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised FF&E design, including:</p> <p>(a) Design Deliverables for Design Phase 2; and</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).</p>

Table 6 – Wayfinding and signage

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Wayfinding and signage Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E4 (Wayfinding and Signage), and includes all documentation required in order to fully describe and illustrate the schematic wayfinding and signage design, including:</p> <ul style="list-style-type: none"> (a) the wayfinding and signage strategy including cues to assist wayfinding other than signage; (b) all wayfinding signage within each School Facility; and (c) the approach to integration with architecture, landscape architecture, Public Art, lighting and the identity of each School Facility. 	<p>Further developed wayfinding and signage Design Deliverables for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E4 (Wayfinding and Signage), and includes all documentation required in order to fully describe and illustrate the detailed wayfinding and signage design, including;</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 1; (b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures); and (c) a preliminary signage schedule. 	<p>Final wayfinding and signage Design Deliverables for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E4 (Wayfinding and Signage), and includes all For Construction Documentation required in order to fully describe and illustrate the final wayfinding and signage design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

Table 7 – Structural design, form and fenestration

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Structural Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E8 (Building Structure and Fabric), and includes all documentation required in order to fully describe and illustrate the schematic structural design, including:</p> <p>(a) the overall strategy and system design proposal for the loadbearing structure, which includes:</p> <ul style="list-style-type: none"> (i) vertical load bearing systems; (ii) lateral load bearing systems; (iii) loading report including load diagrams; (iv) design assumptions including applied actions; (v) approach to achieving the required Service Life and providing the required durability; (vi) flexibility provisions for the structure; (vii) deflection limits and vibration; and (viii) control and expansion joints. <p>(b) as a minimum, the structural schematic design documentation must include:</p> <ul style="list-style-type: none"> (i) floor and roof plans (1:100); (ii) elevations and general arrangement sections (1:100); and 	<p>Further developed structural Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E8 (Building Structure and Fabric), and includes all documentation required in order to fully describe and illustrate the detailed structural design, including:</p> <p>(a) Design Deliverables for Design Phase 1; and</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures); and</p> <p>(c) initial structural specifications.</p>	<p>Final structural Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E8 (Building Structure and Fabric), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised structural design, including:</p> <p>(a) Design Deliverables for Design Phase 2; and</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).</p>

(iii) typical sections and typical details (1:10 and 1:20).		
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Table 8 – Acoustic design

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Acoustic Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G8 (Acoustic Services), and includes all documentation required in order to fully describe and illustrate the schematic acoustic design, including:</p> <p>(a) confirmation of the design environment acoustic conditions (noise and vibration) at each School Facility, and the basis for any forecast values;</p> <p>(b) confirmation that the acoustic design criteria for the project are in accordance with all relevant Quality Standards and Laws. Identify any proposed variation or departure from the specified design criteria (including the nature of, and rationale for, the departure) to enable evaluation by the State;</p> <p>(c) compliance with the 'environmental noise' design requirements relevant to each School Facility, both noise intrusion and emissions;</p> <p>(d) compliance with the 'background noise level' design requirements, identifying all relevant environmental and building services noise sources, any limitations on the use of natural ventilation strategies, and proposed methods of addressing rain noise intrusion;</p> <p>(e) compliance with the 'acoustic isolation' and 'speech privacy' design</p>	<p>Further developed acoustic Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G8 (Acoustic Services), and includes all documentation required in order to fully describe and illustrate the detailed acoustic design, including:</p> <p>(a) Design Deliverables for Design Phase 1; and</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures).</p>	<p>Final acoustic Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief) including the requirements set out in Part G8 (Acoustic Services), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised Acoustic design, including:</p> <p>(a) Design Deliverables for Design Phase 2; and</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).</p>

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>requirements, identifying all relevant acoustic rated building elements or construction system, and proposed treatment of flanking paths, which are to include visual representation of the proposed design solutions via colour coding or other annotation on architectural design documentation;</p> <p>(f) compliance with the 'room acoustic' design requirements, identifying all relevant acoustic rated building elements or construction systems, which are to include visual representation via colour coding or other annotation on architectural design documentation;</p> <p>(g) identification of relevant noise and/or vibration generating equipment and proposed locations including: HVAC plant, air-compressors, dust extractors, lifts, and the proposed noise and vibration control methods to be applied to such equipment;</p> <p>(h) mechanical and other building services design and routing strategy to avoid downgrading 'acoustic isolation' and 'speech privacy' design requirements; and</p> <p>(i) the acoustic treatment and location of toilets and other hydraulic components, including stormwater.</p>		

Table 9 – Hydraulic services

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Hydraulic services Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G4 (Hydraulic Services), and includes all documentation required in order to fully describe and illustrate the schematic hydraulic design, including:</p> <ul style="list-style-type: none"> (a) how innovation has been applied to the hydraulic services systems to address water efficiency, maintenance and replacement; (b) the approach to selection of fixtures for ease of carrying out maintenance to hydraulic services to minimise disruption to the School Activities; (c) a Legionella risk assessment; and (d) sewer discharge calculations at each toilet stack with reference to pipe diameter/capacity. 	<p>Further developed hydraulic services Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G4 (Hydraulic Services), and includes all documentation required in order to fully describe and illustrate the detailed hydraulic design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 1; and (b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures). 	<p>Final hydraulic services Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G4 (Hydraulic Services), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised hydraulic design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

Table 10 – Electrical services

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Electrical services Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G6 (Electrical and Communication Services), and includes all documentation required in order to fully describe and illustrate the schematic electrical design, including:</p> <ul style="list-style-type: none"> (a) the Site services connection type, the location of the network connection point, and the location, size and layout of the main switchroom including incoming and outgoing cable routes; (b) schematic diagrams showing the switchboard and distribution board, both upstream and downstream connections; (c) anticipated electrical maximum demand calculations; (d) schematic diagrams showing controls of lighting; (e) details of the energy management and metering system; and (f) layout plans detailing general power, internal/external lighting layout with preliminary light fitting selection. 	<p>Further developed electrical services Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief) including the requirements set out in Part G6 (Electrical and Communication Services), and includes all documentation required in order to fully describe and illustrate the detailed electrical design, including:</p> <ul style="list-style-type: none"> (m) Design Deliverables for Design Phase 1; (n) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures); and (o) drawings which include the following: <ul style="list-style-type: none"> (i) Site services including network supply connection; (ii) main switchroom; (iii) switchboards and distribution boards; (iv) arc flash study; (v) low voltage reticulation; (vi) lighting layouts including emergency and exit fittings and lighting controls; (vii) updated electrical maximum demand calculations; (viii) energy monitoring and metering requirements; (ix) statutory requirements; 	<p>Final electrical services Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G6 (Electrical and Communication Services), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised Electrical design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures); (d) witness and hold points; and (f) systems testing requirements and procedures.

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
	<ul style="list-style-type: none"> (x) system interconnections and interfaces; (xi) a schedule of electrical specifications, which include the following: <ul style="list-style-type: none"> (A) general electrical services; (B) general design criteria; (C) specific design criteria; (D) Site Conditions; (E) associated building work; (F) equipment samples and details; (G) lighting schedules; (H) relevant Quality Standards; (I) any relevant requirements of any Authorities; and (J) control systems; and (xii) All design documents for the photovoltaic system, including: <ul style="list-style-type: none"> (D) solar panel layouts; (E) inverter layouts; and (F) single line diagrams showing the overall photovoltaic system, cable sizing, cable type and interfacing to the EWMS. 	

Table 11 – Communication services

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Communication services Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Briefs) including the requirements set out in Part G6.2 (Communications), and includes all documentation required in order to fully describe and illustrate the schematic communications services design, including:</p> <ul style="list-style-type: none"> (a) incoming services points and main communications routes; (b) communications system schematics (active and passive systems); (c) main communications carrier entrance room layout including location of cooling equipment; (d) communication distributor room layout; (e) AV infrastructure schematic layout drawings including mounting equipment, cable/path runs and integration with other systems; and (f) system interconnections and interfaces. 	<p>Further developed communication services Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief) including the requirements set out in Part G6.2 (Communications), and includes all documentation required in order to fully describe and illustrate the detailed communication services design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 1; (b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures); (c) communications room layouts including communication rack elevations drawings; (d) communications services layout drawings including connections for other systems; (e) AV infrastructure layout and system drawings; (f) Specifications; (g) passive communications services system (structured cabling system and support infrastructure); (h) active communications services system; and (i) equipment schedules. 	<p>Final communication services Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief) including the requirements set out in Part G6.2 (Communications), and includes all For Construction Documentation required, in order to fully describe and illustrate the finalised communication services design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

Table 12 – Security systems

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Security systems Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G6.3 (Security Technology), and includes all documentation required in order to fully describe and illustrate the schematic security design, including:</p> <p>(a) an overview security systems concept diagram identifying major security systems and associated interconnections and interfaces;</p> <p>(b) concept and schematic drawings sufficient to show the design philosophy; and</p> <p>(c) a schematic layout indicating the extent of access control, intruder detection and system interface.</p>	<p>Further developed security systems Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G6.3 (Security Technology), and includes all documentation required in order to fully describe and illustrate the detailed security design, including:</p> <p>(a) Design Deliverables for Design Phase 1;</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures);</p> <p>(c) Site plan layout;</p> <p>(d) main cable reticulation pathways;</p> <p>(e) equipment locations and zoning diagram;</p> <p>(f) schedules, which include:</p> <p>(i) access control door schedule; and</p> <p>(ii) CCTV camera schedule;</p> <p>(g) rack elevations and set-outs including security panels;</p> <p>(h) system interconnection and schematics; and</p> <p>(i) specifications.</p>	<p>Final security systems Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G6.3 (Security Technology), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised security design, including:</p> <p>(a) Design Deliverables for Design Phase 2; and</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).</p>

Table 13 – Mechanical services

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Mechanical services Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G5 (Mechanical Services), and includes all documentation required in order to fully describe and illustrate the schematic mechanical design, including:</p> <ul style="list-style-type: none"> (a) the configuration for the mechanical services such as heating ventilation, cooling and natural gas; (b) all main air discharge locations including industrial exhaust, spill air and general exhaust, together with all air intake locations; (c) the methodology for minimising the risk of overheating of the critical Functional Units, including all energy saving provisions; (d) lifecycle costing estimates for the mechanical options considered, and justification of the system recommended; (e) the approach taken to provide reliability and back-up within the system; (f) the planned operation of mechanical services in the event of an emergency evacuation; (g) the results of a risk assessment on the location of fresh air intakes and all air discharges; (h) the results of a risk assessment of heat loads from all services and equipment 	<p>Further developed mechanical services Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G5 (Mechanical Services), and includes all documentation required in order to fully describe and illustrate the detailed mechanical design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 1; (b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures); (c) floor and roof layout plans of the mechanical services including plant rooms; (d) updated heat load calculations and design assumptions; (e) equipment schedules and control strategies; (f) compliance with Section J of the NCC and other Quality Standards; and (g) specifications. 	<p>Final mechanical services Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G5 (Mechanical Services), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised mechanical design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>installations and capacities;</p> <p>(i) the assessment of solar gains and resulting ambient temperatures in enclosed areas exposed to sunlight; and</p> <p>(j) a plant maintenance and replacement strategy including a description of how the design proposal for mechanical services will facilitate ease of access and maintenance to services without interruption to operations.</p>		

Table 14 – Fire systems

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Fire systems Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G7 (Fire Services and Fire Engineering), and includes all documentation required in order to fully describe and illustrate the schematic fire design, including:</p> <p>(a) the Fire Engineering Strategy (FES) for the School Facility;</p> <p>(b) an initial Fire Engineering Report (FER), including all assumptions and limitations where alternative building solutions are proposed, authored by an accredited fire engineer who holds accreditation as a registered building practitioner under a state-based accreditation system for fire engineers (together with a bachelor of engineering and graduate diploma (or higher) in fire engineering) or from a person listed on the National Professional Engineers Register (NPER) specifically in the field of fire engineering;</p> <p>(c) system interconnections and interface for shutdown;</p> <p>(e) minutes of meetings with the Department of Fire and Emergency Services (DFES) indicating their acceptance of the proposed scheme;</p> <p>(f) confirmation that all aspects of the Design Deliverables for Design Phase 1 comply with the requirements of the FER;</p>	<p>Further developed fire systems Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G7 (Fire Services and Fire Engineering), and includes all documentation required in order to fully describe and illustrate the detailed fire design, including:</p> <p>(a) Design Deliverables for Design Phase 1;</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures);</p> <p>(c) confirmation that all aspects of the design as at the end of Design Stage 2 address the requirements of the FER; and</p> <p>(d) fire specifications, which include:</p> <p>(i) general fire services;</p> <p>(ii) general design criteria;</p> <p>(iii) specific design criteria;</p> <p>(iv) Site Conditions;</p> <p>(v) any associated building work;</p> <p>(vi) equipment samples and details;</p> <p>(vii) all relevant Quality Standards;</p> <p>(viii) any relevant requirements of any Authority;</p> <p>(ix) control systems; and</p> <p>(x) fire systems testing requirements</p>	<p>Final fire systems Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G7 (Fire Services and Fire Engineering), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised fire design, including:</p> <p>(a) Design Deliverables for Design Phase 2;</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures);</p> <p>(c) witness and hold points; and</p> <p>(d) a final Fire Engineering Report (FER), including all assumptions and limitations where alternative building solutions are proposed, authored by an accredited fire engineer who holds accreditation as a registered building practitioner under a state-based accreditation system for fire engineers (together with a bachelor of engineering and graduate diploma (or higher) in fire engineering) or from a person listed on the NPER specifically in the field of fire engineering;</p>

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>(g) the fire detection and alarm systems detailing interfaces to other Engineering Services;</p> <p>(h) the fire hydrant systems, detailing major items of plant and reticulation routes;</p> <p>(i) the selection, and locations, of portable fire extinguishers;</p> <p>(j) the fire detection and suppression systems including cause and effect descriptions;</p> <p>(k) Sound System and Intercom System for Emergency Purposes (SSISEP) provisions, in accordance with the FER; and</p> <p>(l) the arrangement and interconnectivity of the fire indicator panel system and fire hydrant system.</p>	<p>and procedures.</p>	

Table 15 – Control and/or Monitoring Systems

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Control and/or Monitoring Systems Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G (Engineering Specifications), and includes all documentation required in order to fully describe and illustrate the schematic Control and/or Monitoring System design, including:</p> <ul style="list-style-type: none"> (a) the Control and/or Monitoring System design strategy for the School Facility including confirmation of the open protocols and an overview of functionality and resilience; and (b) the extent of integration of the Control and/or Monitoring System with the other systems on the School Facility (for example: mechanical services; electrical services; Utilities monitoring; ESD initiatives; security systems; and communication systems). 	<p>Further developed Control and/or Monitoring Systems Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G (Engineering Specifications), and includes all documentation required in order to fully describe and illustrate the detailed Control and/or Monitoring Systems design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 1; (b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures); and (c) a schedule of all installations of Engineering Services that will be connected to the Control and/or Monitoring Systems. 	<p>Final Control and/or Monitoring Systems Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part G (Engineering Specifications), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised Control and/or Monitoring Systems design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

Table 16 – Vertical transportation

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Vertical transportation Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E10 (Vertical Transportation), and includes all documentation required in order to fully describe and illustrate the schematic vertical transportation design, including:</p> <p>(a) information on the location, number, type, size, capacity and quality of the vertical transportation services; and</p> <p>(b) the approach to safe egress, the FER, and the movement of Users.</p>	<p>Further developed vertical transportation Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E10 (Vertical Transportation), and includes all documentation required in order to fully describe and illustrate the detailed vertical transportation design, including:</p> <p>(a) Design Deliverables for Design Phase 1; and</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures).</p>	<p>Final vertical transportation Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief) including the requirements set out in Part E10 (Vertical Transportation), and includes all For Construction Documentation required in order to fully describe and illustrate the finalised vertical transportation design, including:</p> <p>(a) Design Deliverables for Design Phase2; and</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).</p>

Table 17 – ESD

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>ESD Design Deliverables describing the schematic design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E6 (Ecologically Sustainable Development), and includes all documentation required in order to fully describe and illustrate the schematic ESD design, including:</p> <p>(a) the ESD strategy including self-assessments for each School Facility using the 'Green Star Education V1' design tool. Self-assessments are to include:</p> <p>(i) completed Green Star Education V1 'Calculators' and 'Score Cards' for each School Facility, indicating points confirmed and those still under consideration;</p> <p>(ii) summary reports for Secondary Schools, describing the general approach for compliance and indicating any differences between any schools;</p> <p>(iii) summary reports for Primary Schools describing the general approach for compliance and indicating any differences between any schools;</p> <p>(iv) the summary reports shall include a clear area definition section outlining the areas required to demonstrate compliance with each initiative; and</p> <p>(v) a description of any 'innovation'</p>	<p>Further developed ESD Design Deliverables describing the detailed design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E6 (Ecologically Sustainable Development), and includes all documentation required in order to fully describe and illustrate the detailed ESD design, including:</p> <p>(a) Design Deliverables for Design Phase 1;</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures);</p> <p>(c) developed ESD outcomes, including self-assessments for all schools using the 'Green Star Education V1' tool. Self-assessments are to include:</p> <p>(i) developed Green Star Education V1 'Calculators' and 'Score Cards' for each School Facility;</p> <p>(ii) developed reports for Secondary Schools, describing the general approach for compliance and indicating any differences between any schools;</p> <p>(iii) developed reports for Primary Schools describing the general approach for compliance and indicating any differences between any schools;</p> <p>(iv) the reports shall include a clear area definition section outlining the areas</p>	<p>Final ESD Design Deliverables describing the finalised design for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part E6 (Ecologically Sustainable Development), and includes all For Construction Documentation required, in order to fully describe and illustrate the finalised ESD design, including:</p> <p>(a) Design Deliverables for Design Phase 2;</p> <p>(b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures);</p> <p>(c) final documented ESD outcome, including self-assessments for all schools using the Green Star Education V1 tool. Self Assessments are to include:</p> <p>(i) completed Green Star Education V1 'Calculators' and 'Score Cards' for each School Facility;</p> <p>(ii) summary reports for Secondary Schools, describing the general approach for compliance and indicating any differences between any schools;</p> <p>(iii) summary reports for Primary Schools describing the general approach for compliance and indicating any differences between any schools;</p> <p>(iv) the reports shall include a clear area definition section outlining the areas</p>

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>initiatives planned for inclusion in the design;</p> <p>(b) preliminary energy modelling report outlining expected improvement over the NCC, Section J, minimum requirements and design features used to achieve this improvement. The report must include an area assessment for each school summarising areas into Green Star categories;</p> <p>(c) nomination of 'Sustainability Professionals', including 'Sustainable Design Professional' and 'Independent Commissioning Agent'; and</p> <p>(d) all reporting required at the schematic design phase by any Green Star credits selected by Project Co as part of their compliance solution.</p>	<p>required to demonstrate compliance with each initiative; and</p> <p>(v) description of any 'innovation' initiatives included within the design and documentation demonstrating equivalence with GBCA requirements;</p> <p>(d) energy modelling report outlining expected improvement over the NCC, Section J, minimum requirements and design features used to achieve this improvement, which include:</p> <p>(i) an area assessment for each School Facility summarising areas into Green Star categories;</p> <p>(ii) estimated annual energy and water consumption for each School Facility and provide a comparison against benchmark design for each; and</p> <p>(iii) energy and water meter tree's for each school nominating metering and reporting strategy; and</p> <p>(e) all reporting required at the detailed design phase by any Green Star credits selected by the Project Co as part of their compliance solution, which include:</p> <p>(i) Users guides;</p> <p>(ii) site specific environmental management and waste management plans;</p> <p>(iii) proposed learning resources, including draft images of any interfaces;</p>	<p>required to demonstrate compliance with each initiative; and</p> <p>(v) description of any 'innovation' initiatives included within the design and documentation demonstrating equivalence with GBCA requirements; and</p> <p>(d) all final reporting required by any Green Star credits selected by the Project Co as part of their compliance solution, which include:</p> <p>(i) draft building tuning reports, including predicted consumption for each energy and water meter over a typical annual period;</p> <p>(ii) commissioning plan, codes and standards;</p> <p>(iii) final response to learning resources, including draft images of any interfaces;</p> <p>(iv) finishes selections and data sheets showing compliance with VOC and any other material requirements included by Project Co as part of their proposed solution; and</p> <p>(v) all reporting is to clearly reference supporting documentation, including specifications, reports, drawings and the like from other disciplines. Document number and page / section reference should be provided to demonstrate coordination has been undertaken.</p>

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
	<ul style="list-style-type: none"> <li data-bbox="898 236 1391 323">(iv) glare analysis for all typical spaces demonstrating elimination of glare from the work surface; <li data-bbox="898 339 1391 459">(v) daylight modelling for all typical Primary School spaces and, if claimed as a credit, Secondary School spaces; <li data-bbox="898 475 1391 627">(vi) thermal comfort assessment of typical spaces, demonstrating the percentage of the year the space will be able to remain in natural ventilation mode; <li data-bbox="898 643 1391 707">(vii) operational waste and recycling strategies; <li data-bbox="898 722 1391 810">(viii) description of compliance with Section F of the NCC for each School Facility; and <li data-bbox="898 826 1391 978">(ix) all reporting should reference supporting documentation, including specifications, reports, drawings and the like from other disciplines where available. 	

Table 18 – Landscape

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
<p>Landscape Design Deliverables describing the schematic design for each School Facility and associated Verge Works, which complies with Schedule 26 (Design Brief), including the requirements set out in Part F Landscape Specifications, and includes all documentation required in order to fully describe and illustrate the schematic landscape design, including:</p> <ul style="list-style-type: none"> (a) the size, location and relative levels of the landscaped spaces; (b) the integration of landscape with the design and physical features of the School Facility and associated Verge Works, including with all urban design, wayfinding, signage, Public Art, CPTED, security systems, Engineering Services, lighting systems and other systems; (c) the relationship between the external and the internal environments; (d) the approach for key areas including hard and soft landscape elements to: <ul style="list-style-type: none"> (i) public pedestrian spaces and entry forecourts; (ii) courtyards and external activity spaces; (iii) sports ovals and hard courts; (iv) play spaces; (v) the interface with the Site and Verge Works Site; and (vi) softscape; and 	<p>Further developed landscape Design Deliverables describing the detailed design for each School Facility and associated Verge Works, which complies with Schedule 26 (Design Brief), including the requirements set out in Part F Landscape Specifications, and includes all documentation required in order to fully describe and illustrate the detailed landscape design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 1; (b) State's comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures); and (c) coordination of the irrigation system design with the Landscaping plan. 	<p>Final landscape Design Deliverables describing the finalised design for each School Facility and associated Verge Works, which complies with Schedule 26 (Design Brief), including the requirements set out in Part F Landscape Specifications, and includes all For Construction Documentation required in order to fully describe and illustrate the finalised landscape design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 2; and (b) State's comments, if any, on the Design Deliverables for Design Phase 2 in accordance with Schedule 12 (Review Procedures).

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE 3
(e) the quality, extent, proposed materials and level of finishes for all hard and soft landscaping including details of the quantities and sizes of trees and plants and quantities and quality of FF&E.		

Table 19 – Public Art

DESIGN PHASE 1	DESIGN PHASE 2	DESIGN PHASE2
<p>Public Art Design Deliverables describing the Public Art for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part B6 Public Art (Percent For Art), and includes all documentation required in order to fully describe and illustrate the schematic Public Art design, including:</p> <ul style="list-style-type: none"> (a) the preliminary Public Art Strategy including identification of Public Art opportunities and themes; and (b) confirmation of the artwork procurement and evaluation process. 	<p>Further developed Public Art Design Deliverables describing the Public Art for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part B6 Public Art (Percent For Art), and includes all documentation required in order to fully describe and illustrate the detailed Public Art design , including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 1; (b) State’s comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures); (c) the detailed Public Art Strategy; (d) the potential artists and the procurement process; (e) any building work in connection with the Public Art including structural, landscape and Engineering Services; (f) any maintenance requirements; and (g) three-dimensional, night and day, representations of the Public Art in its surrounding context, including an indication of the scale and location of the Public Art. 	<p>Final Public Art Design Deliverables describing the Public Art for each School Facility which complies with Schedule 26 (Design Brief), including the requirements set out in Part B6 Public Art (Percent For Art), and includes all For Construction Documentation required, in order to fully describe and illustrate the final Public Art design, including:</p> <ul style="list-style-type: none"> (a) Design Deliverables for Design Phase 1; and (b) State’s comments, if any, on the Design Deliverables for Design Phase 1 in accordance with Schedule 12 (Review Procedures).

10. FEEDBACK REVIEW DELIVERABLES

Table 1

DP06 – Structure form, facades and fenestrations	DP07 – Architectural	DP08 – Building Engineering Services	DP09 – Internal Finishes
<p>A subset of DP06 will be available for review by the State limited to the following items:</p> <ul style="list-style-type: none"> (a) Door frames, door leaves and door hardware; and (b) Window frames, window mechanisms and window hardware. 	<p>A subset of DP07 will be available for review by the State limited to the following items:</p> <ul style="list-style-type: none"> (a) Joinery and associated hardware. 	<p>A subset of DP08 will be available for review by the State limited to the following items:</p> <ul style="list-style-type: none"> (a) Placement of second-fix services fixtures including GPOs, data points, access readers, light switches and mechanical controls. 	<p>A subset of DP09 will be available for review by the State limited to the following items:</p> <ul style="list-style-type: none"> (a) Material type and colour selections to internal finishes, including walls, floors, ceilings, skirtings architraves and trims.