

## **Principles Informing the University of Tasmania Design Guidelines**

### **General Principles**

These overarching principles should be read in context with the Objectives and Priorities outlined in the following Governance Level Principles:

[Environmental Management, Governance Level Principle – Number 9](#)

[Built Environment, Governance Level Principle – Number 10](#);

which clearly articulate the importance of meeting the aims, goals and objectives of the University. Where overlap exists, the GLP priorities take precedence.

#### **1. Consistency in Approach**

There is a need for consistency in approach in regards standards (of finish), compliance, design, and performance (life-cycle), for all capital, refurbishment and maintenance works within the University.

Due attention also needs to be paid to the University's expectations with respect to environmental management and sustainable development as defined in GLP 9 and GLP 10.

The Guidelines also provide a reference document in which to seek consistency from Industry when dealing with the University.

Consistency in Approach also extends to non-design issues. These include, but are not limited to, project management across all works, asset management, compliance with extant UTAS policies (e.g. occupational health and safety, tendering, etc)

#### **2. Obligation to comply with all current Statutory Requirements and Australian Standards**

These guidelines detail the University's minimum requirements for the design and construction of its facilities. Wherever an Australian Standard exists in relation to any matter, the Australian Standards represent the minimum level applicable to the project.

#### **3. Higher than Minimum Standards**

UTAS are required to meet minimum standards as required by legislation and relevant Australian Standards. There are cases where UTAS may want to exceed standards, noting particular needs of the university physical environment or university community. One example is the provision of disability access under the Disability and Discrimination Act. In consultation with the University's Disability Services Section, there are some cases where a higher level of outcome is desirable

over the provisions of the Act. For example, the provision of leg room at the counter space for the customer, as opposed to only the Customer Service Officer.

#### **4. Continuous Improvement**

The Guidelines will identify any common problems that tend to arise and ensure that they are dealt with in the design stage of a project. For example, experience may show that a particular fitting type or material is unsuitable for use within the University. The Guidelines do not identify brand names of either acceptable or unacceptable products but they do specify “*performance based criteria*” that need to be met. The document also states “*Consultant’s specifications should be designed not to restrict competition, reflect bias to any brand, product or contractor, or act as a barrier to the consideration of an alternative.*”

#### **5. Flexible Design and Fitness for Purpose**

Within the framework of an agreed Master Plan, campus development will occur gradually and as the result of separate acts of new construction, repair, rehabilitation and remodelling. New development should therefore be designed to take account of existing facilities and to be adaptable to changing requirements. By identifying specific University requirements, the Design Guidelines will help to ensure that new work and services takes proper account of existing conditions. The guidelines will also ensure that buildings retain as much flexibility as possible, thus making refurbishment or remodelling for another use both simpler and cheaper.

#### **6. Life-cycle cost**

The aim is to deliver more efficient operation, including reduced operating and maintenance costs, although the capital cost may be higher. This will be influenced by the inclusion of ESD requirements, including energy conservation; selection of materials, fixtures and fittings to minimise inventory; selection of materials, fittings and finishes to minimise maintenance etc.