

SECTION 2

PLANNING CONTROLS

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Version	Date	Authors	Summary of Changes
P1	16/05/14	WA	Preliminary Issue for Review
P2	11/7/14	WA	Preliminary Issue for Review
3	19/8/14		Issue to web

2.0 Planning Controls

2.1 Development controls

JCU's Townsville campus and most of the Cairns campus land (excluding Lot 13) is subject to Community Infrastructure Designation (CID).

Development under the CID is exempt development for the relevant planning scheme (ie. planning scheme approvals are not required); and is also exempt for reconfiguration of a lot.

However, JCU's buildings do require Building Act Compliance approvals and relevant Certificates of Classification.

JCU does NOT perform the duties of a local authority as defined in the Building Act for building works carried out for University purposes. The Principal Consultant (or the MC for Managing Contractor arrangements) shall obtain Building Act Compliance approvals and appropriate Certificates of Classification on behalf of JCU within the design fee.

Development of facilities inconsistent with the CID is subject to the usual planning scheme approval processes.

2.2 Campus master plans and precinct plans

Campus Planning for JCU's campuses consists of a hierarchy of plans and guidelines to be followed.

- Townsville Discovery Rise Master Plan (www.discoveryrise.com.au)
- Cairns Campus Master Plan 2010 (www.jcu.edu.au/estateoffice)

Seek advice from JCU Project Manager for relevant Precinct Plans that provide a more detailed overview in terms of development layout, mix, character, and intensity of land use.

The suite of guidelines, specifications, and standards currently consist of:

- these Design Guidelines;
- JCU Style Guide (online only);
- Brief to Building Consultants CDC-TES Townsville;
- Brief to Building Consultants CDC-TES Cairns;
- BMS Specification Townsville;
- BMS Specification Cairns;
- JCU Communication Cabling System Standards (online only);
- Disability Access Reports (Disability Audit Report Stage 1 June 2007, Disability Audit Report Stage 2 December 2007) (refer to Project Manager);
- JCU LED Lighting Specification;
- Asbestos Management Plan 8 Apr 2010 (refer to Project Manager);
- Fire & Evacuation Report 24 Oct 2005 (Townsville) (refer to Project Manager). The suite of guidelines, specifications and standards are currently being expanded to include Landscape Design Guidelines and Way-finding Design Guidelines.

2.3 Design Priorities

All facilities are to be designed to be sustainable, maintainable, adaptable and with minimised life-cycle cost. Wherever feasible, existing buildings are to be recycled and modified for new purposes.

- **Sustainability** of building forms that maximise use of passive energy, natural lighting and ventilation while reducing energy costs.
- **Maintainability** of buildings that incorporate durable materials with lower long-term maintenance costs.
- **Adaptability** of buildings which make provision for future changes in layout, building services and information technology requirements.
- **Life-Cycle Costing** that considers the whole-of-life cost from manufacture through to recycling.

Building Height

Historically, the University's site planning criteria has stated that buildings should average three storeys in height. However in keeping with JCU's intention of achieving a higher density of development, five levels may be considered depending upon the campus and site. The Master Plans provide more campus-specific details.

2.4 University Approval Process

Design Consultation and Review

JCU User Group representatives and Estate Office Technical Representatives are to be consulted for the purpose of preparing the Project Brief, and further consulted through the design phases.

The Technical Representatives will vary dependant on the campus, and contact names and numbers are generally included in the Project Brief, or advised by the Project Manager prior to the initial design meeting/s.

Technical Representatives include:

Campus	Technical Area	Title
Townsville	Property Services	Manager, Property Services
Cairns	Maintenance	Operations Manager
Townsville and Cairns	Maintenance	Manager, Asset Strategy & Maintenance
Townsville and Cairns	Space Allocation	Manager, Information & Space Planning
Townsville and Cairns	WH&S	WH&S Coordinator
Townsville and Cairns	Accessibility	Manager, Corporate Health & Rehab
Townsville and Cairns	Services Infrastructure	Manager, Infrastructure Services
Townsville and Cairns	Roads and Stormwater	Manager, Asset Strategy & Maintenance
Townsville and Cairns	Audio Visual	Manager Videoconferencing & AV Services
Townsville and Cairns	Security	Manager, Security
Townsville	Signage	Manager, Asset Strategy & Maintenance
Cairns	Signage	Operations Manager
Townsville and Cairns	Building and Room Numbering	Architectural Drafter
Townsville and Cairns	Communications Infrastructure	Manager, Communications Infrastructure
Townsville and Cairns	Environment and Landscape	Manager, Environment

JCU generally obtains periodic third party reviews of design documentation (particularly services) prior to tendering. Ensure to allow 2 weeks for these reviews, and 1 week for revisions. Revisions are included in the design fees.

The Project Control Group (PCG) is responsible for signing off each design phase. Sign off for completion of Schematic Design phase will generally only occur if JCU's Quantity Surveyor's cost estimate is within 5% of budget.

The Design Consultant Team and Contractor must provide a comprehensive Risk Management matrix (for the design and construction phases) as part of the fee.

Schematic Drawings and Presentation Standards

Presentation-standard drawings (e.g. 3D colour perspectives) or computer-generated fly throughs are required for all new buildings and for any projects which alter the external appearance of existing buildings.

The drawings will be required to present the project in context and convey the completed appearance with all proposed finishes accurately represented. This must include external building colour options from the colour palette in the JCU Style Guidelines. Section 7 provides detail on colour schemes for presentation and approval purposes.

2.5 Moral rights

The Moral Rights of designers need to be acknowledged and acted on where necessary as per the Copyright Amendment (Moral Rights) Act 2000. Alteration and demolition projects shall be reviewed at the project planning stage to determine necessary actions.