

Design Guidelines for Government Buildings

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Office of the Queensland Government Architect



Contents

Introduction	3
Intent and objectives	4
Scope for application	5
Documentation	5
Design guidelines	6
Objective 1	
1.1 Project verification	6
1.2 Energy use and management	6
1.3 Water use and management	7
1.4 Selection of materials	8
1.5 Natural habitat	9
1.6 Topography	10
Objective 2	
2.1 Construction technology and expertise	11
2.2 Design systems and expertise	11
2.3 Employment	11
Objective 3	
3.1 Site development analysis and resolution	12
3.2 Building accommodation and maintenance	14
3.3 Building adaptability and versatility	15
3.4 Visual amenity and character	17
3.5 Engineering requirements	18
3.6 Site landscaping	19
3.7 Pedestrian and cycle connectivity, access and safety	19
3.8 Pedestrian spaces	20
3.9 Urban legibility	22
3.10 Car parking	22
3.11 Public art	23
3.12 Heritage	25
3.13 Local government planning schemes	27
3.14 Consultation	27
Appendices	
A List of key legislation	28
B List of key policies	30

Introduction

The Queensland Government's key initiative, *Toward Q2: Tomorrow's Queensland* identifies five key ambitions for the State: a strong economy, a green environment, smart education, healthy Queenslanders and fair communities.

The *Queensland Design Strategy 2020* supports *Toward Q2* and advocates design as playing a critical role in realising the vision and ambitions of *Toward Q2*.

The *Queensland Design Strategy 2020* identifies that:

Design has always played a fundamental role in the development and enrichment of our cities, and this role is becoming increasingly critical in our rapidly urbanising world. Good design is essential in meeting the future environmental challenges of Queensland's cities, creating places people identify with and embrace, and differentiating our cities for tourism attraction.

Well designed government buildings are an important part of cities and are intrinsic to their health and success. They accommodate and facilitate the delivery of public services and enhance the quality of the city's urban structure and its public spaces. Government buildings contribute to the city's efficient functioning and urban character. They can reflect the values and achievements of the community and need to be efficient, represent good value for money and demonstrate a high level of environmental stewardship.

Building design is also a key part of the Government's response to climate change by reducing greenhouse gas emissions from buildings and anticipating the need to adapt to changing climatic conditions.

Statutory Codes, Australian Standards and Government policies help to regulate the design of government buildings. These instruments are however, often focused on the technical aspects of building design and may not necessarily address the broader urban design issues that are instrumental to achieving sustainable urban environments.

Design outcomes that contribute to the sustainability of the urban environment may be facilitated by adhering to a number of relatively straightforward design principles. The *Design Guidelines for Government Buildings* are intended to address these principles and other related issues, including climate change, whole-of-life implications for buildings, adaptability and the incorporation of public art.

The design process is already informed both directly and indirectly by various Queensland Government initiatives including *Toward Q2: Tomorrow's Queensland* and the *Queensland Design Strategy 2020*. Other initiatives include the *Smart State Strategy*, the *South East Queensland Infrastructure Plan*, the *South East Queensland Regional Plan 2009–2031*, the *State Procurement Policy*, the *Capital Works Management Framework*, the *ClimateSmart 2050 strategy*, *ClimateSmart Adaptation 2007–2012* and *ClimateQ*. A number of Queensland Government agencies also have internal programs and standards to facilitate better building outcomes and support the Government's high order initiatives.

The *Design Guidelines for Government Buildings* support these initiatives and provide constructive assistance to Queensland Government agencies seeking to deliver building and urban design outcomes that are adaptable to change and contribute to community and economic development, improved public health and reduced carbon emissions.

Intent and objectives

The *Design Guidelines for Government Buildings* aim to identify and document best practice in a number of areas that will contribute to positive design outcomes for Queensland Government buildings. These Guidelines will assist clients and their design teams to understand the Government's strategic objectives with respect to urban design outcomes and assist them to achieve much of what is required towards sustainable and high quality urban outcomes.

The *Design Guidelines for Government Buildings* complement the *Capital Works Management Framework* in its policy intent to facilitate consistent, high quality, sustainable outcomes in the procurement of government buildings based on a commitment to long term planning, taking into account whole-of-life costs and environmental and social impacts.

The *Sustainable Planning Act 2009* (SPA) requires that State Government building developments comply with the building regulatory framework; focussing on land use planning outcomes, managing the development process and the environmental impact of development.

The SPA promotes a balance that integrates the protection of natural systems, economic development and the maintenance of the cultural, economic, physical and social wellbeing of people and communities.

The *Design Guidelines for Government Buildings* adopt the above principles as key objectives. Application of the Guidelines may therefore assist agencies to comply with the SPA.

The *Design Guidelines for Government Buildings* are not intended to address the detailed and/or unique design requirements of different building types and/or sites. Rather, they aim to reinforce key urban design principles that contribute to achieving sustainable urban design outcomes. These principles are reflected in the Intent of each design guideline. For many Government Departments, these principles will already be well known and integral to the design process.

The Guidelines also include Actions that relate to the Intent of each design guideline. These Actions are not prescriptive solutions but provide recommendations and guidance to satisfy the Intent of the design guideline. The proposition of other alternative Actions that satisfy the Intent of the Guidelines is encouraged.

Scope for application

The *Design Guidelines for Government Buildings* are not mandatory but should be used to assist in the preparation of project design briefs for all Queensland Government building projects that are subject to the *Capital Works Management Framework*.

The client for all proposed building projects should review and understand the Guidelines to determine if they are appropriate for the proposed building project. A decision to adopt any or all of the Guidelines is optional and is based upon the Department's self-assessment of appropriateness.

Building cost and/or size are not necessarily indicators of appropriateness. A small building on a key site can have a significant urban design impact.

It is anticipated that many Queensland Government buildings will have an impact of some significance on the local area, in which case, it may be appropriate that some if not all of the *Design Guidelines for Government Buildings* are adopted. The Office of the Queensland Government Architect is available to offer advice regarding the adoption of the *Design Guidelines for Government Buildings* for appropriate building projects.

The adoption of the *Design Guidelines for Government Buildings* for appropriate building projects is encouraged and would demonstrate an agency's commitment to achieving better design outcomes that contribute to realising the Government's *Toward Q2* and *Queensland Design Strategy 2020* initiatives.

Documentation

Where an agency determines that some or all of the *Design Guidelines for Government Buildings* will be adopted for a government building project, they are encouraged to reference the *Design Guidelines for Government Buildings* in the project brief to any design consultants or internal advisors.

Adherence to the adopted *Design Guidelines for Government Buildings* should then be confirmed by the design consultants in a concise written design report that demonstrates that the proposed design solution satisfies the Intent of each adopted guideline.

Design guidelines

Objective 1

The government building contributes to the protection of ecological processes and natural systems at local, regional, State and wider levels.

1.1 Project verification

Intent:

The decision to construct a new building takes into account the whole-of-life implications of acquiring, operating, maintaining and disposing of the building. Appropriate consideration is also given to alternative non-build solutions that may offer more sustainable, economical and satisfactory outcomes than a new build solution.

Actions:

- 1.1.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 1.1.2 Prior to committing to a build, an appropriate analysis is undertaken to assess all options for the delivery of the proposed government service including non-build solutions.
- 1.1.3 Prior to committing to a build solution, a business case is developed that takes into consideration the planning, investment/procurement, management-in-use and disposal of the proposed building such that its service delivery potential is maximised and that risks and costs are managed over its entire life.

1.2 Energy use and management

Intent:

To minimise the building's energy requirements for the life of its operation and to minimise any adverse environmental impacts resulting from the building's use and management of energy.

Actions:

- 1.2.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 1.2.2 As a minimum, the building satisfies applicable current Queensland Government regulations, policy, and/or standards for energy management and use. This includes but is not limited to commercial buildings achieving a 5 star (NABERS) energy rating or equivalent in accordance with the government's *ClimateQ* initiative (refer to Appendix A and B).
- 1.2.3 The proposed development incorporates international best practice in regards to energy conservation and management.
- 1.2.4 Opportunities are investigated to integrate the energy management solutions for the proposed development with precinct-level energy management in neighbouring developments.

1.3 Water use and management

Intent:

To minimise the building's water use requirements for the life of its operation and to minimise any adverse environmental impacts resulting from the building's use and management of water.

Actions:

- 1.3.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 1.3.2 As a minimum, the building satisfies applicable current Queensland Government regulations, policy, programs and/or standards for water use and management.
- 1.3.3 The proposed development incorporates international best practice in regards to stormwater management, water conservation and water recycling.



- A** Operable systems allow the occupants to control their internal environment, however occupants also need to be educated on how to optimally operate the building to ensure the best performance throughout its use.
- B** Consider investing in design elements that may require a larger cost output at construction, but will reduce the use of energy over the building's life.
- C** Sustainable materials selection:
 - low embodied energy
 - high recycled/recyclable content
 - material production has a low ecological impact
 - low volatile organic compound (VOC) to reduce off-gassing.
- D** Select fittings and fixtures with low energy and water usage.
- E** Orientation of the building toward the north. Internal planning of the building places shared, frequently used functions in optimal locations.
- F** On the western edge of the building, aim to reduce the impact of the hot western sun:
 - low level of glazing
 - sun shades where glazing is utilised.
- G** A building can provide energy and water for its own use internally as well as for use within the wider precinct.
- H** Consider the depth of the building. A thin plan allows for cross ventilation.

1.4 Selection of materials

Intent:

To optimise the selection and incorporation of appropriate non-polluting, recycled, recyclable and renewable materials in the building.

Actions:

- 1.4.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 1.4.2 The proposed development incorporates international best practice in regard to the use of materials.

Example products	1 reduces embodied energy	2 protects habitat and land	3 preserves resources	4 protects human health	5 reduces pollution	Product properties
100% recycled content reinforcing (for use in concrete)	●	●	●		●	100% steel scrap, steel reinforcement for concrete beam, slab and column construction.
Recycled aggregate (for use in concrete)	●	●	●			Recycled construction and demolition waste used for a broad variety of building applications.
SCM Concrete (Supplementary Cementitious Materials)	●	●	●		●	High recycled content cement — contains supplementary cementitious materials (SCM) made from post-industrial waste.
Laminated glass	●		●			Thermally efficient, laminated glass, optimal light transmission.
Low VOC acrylic paints		●		●		Low odour, ultra low VOC acrylic paint range suitable for painting interior walls and ceilings.
Bamboo flooring		●	●	●		Bamboo composite flooring system. Bamboo is a readily renewable resource.
Environmental workstation system	●	●	●	●		Low VOC option, recycled content, components 100% reusable/adaptable, 100% recyclable.
Recycled content insulation	●	●	●	●	●	Spray applied insulation made from 100% recycled newsprint and/or office paper with nontoxic fire retardant and vermin proofing.

- 1 Embodied energy is the total amount of energy it takes to produce the product (labour, sourcing of raw materials, production of the material, transport).
- 2 If possible select materials that make a minimal impact on the habitat and land from which the resources are sourced from, the materials are produced, and the site on which they are used.
- 3 Where possible, ensure product uses less virgin resources and more recycled content — closed loop materials are optimal. Also a contributor is the mode of production; if possible this should be low waste and with waste fed back onto the production cycle.
- 4 Some products can be harmful to human health. These products should be avoided. Problems include toxicity, VOC's and harbouring of allergens, insects and bacteria.
- 5 Products should be selected to minimise the amount of transport. Review the amount of harmful by-products made during production and/or manage the containment and treatment of harmful by-products.

1.5 Natural habitat

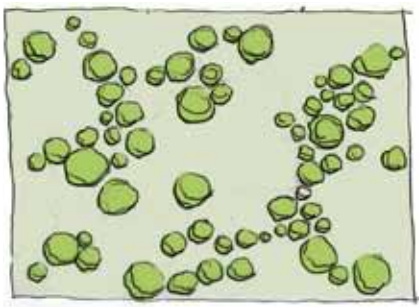
Intent:

The development minimises adverse impacts on the local natural habitat.

Actions:

- 1.5.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 1.5.2 The flora and fauna of the subject site and adjoining habitat corridors linking to the site are identified and analysed in a detailed habitat assessment report prepared by a suitably experienced and qualified person.
- 1.5.3 The proposed design solution is demonstrated to effectively address and resolve the content of the habitat assessment report and wherever possible, to contribute to the enhanced biodiversity of the site.

Site - designing blind

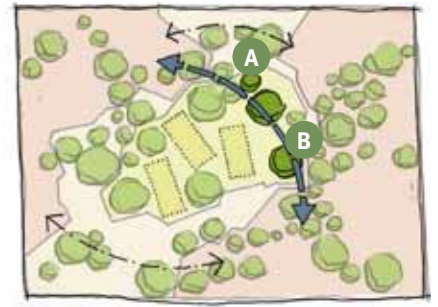


Environmental reporting



- High ecological value area
- Low ecological value area
- Medium ecological value area

Informed design and built outcomes



Build within low ecological value land. If possible, the building form and site organisation avoids unnecessary vegetation clearing, especially of slow growth established trees.

A In many cases it may be important to retain medium ecological value land to maintain wildlife corridors between two high value areas.

B Development can strengthen the ecological conditions of the site by providing new planting to more strongly link high ecological value areas.

1.6 Topography

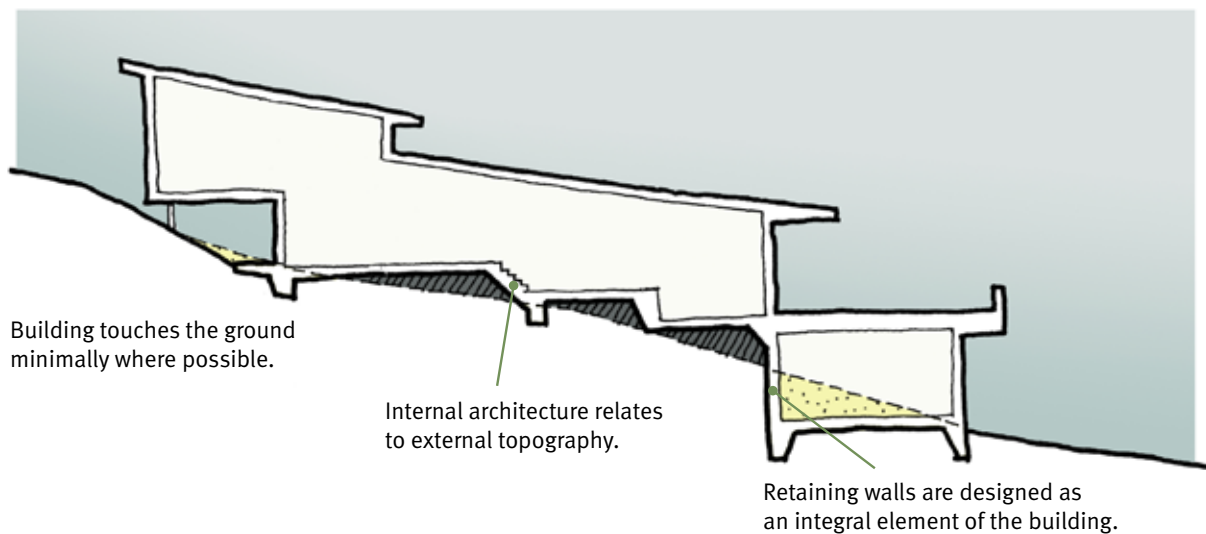
Intent:

The development minimises the adverse impacts of site excavation works.

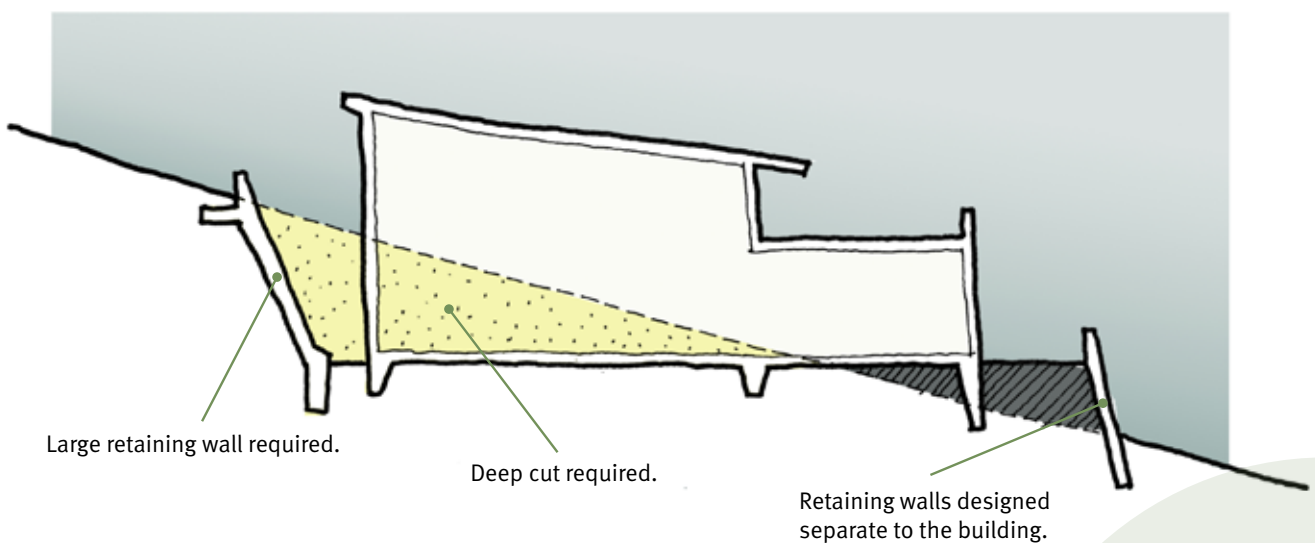
Actions:

- 1.6.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 1.6.2 Where appropriate, the proposed development and associated site works are aligned to follow slope contours and are designed to minimise land excavation and filling. Where retaining walls are required, they are designed as an integral element of the building form.

Scenario 1 - minimal cut and fill, no deep cut and fill



Scenario 2 - large amounts cut and fill, including deep cut and fill



Objective 2

The government building contributes to economic development.

2.1 Construction technology and expertise

Intent:

To introduce, adopt and develop innovative and/or best practice construction technology and expertise within the local industry that addresses the impacts of climate change and facilitates local economic development.

Actions:

- 2.1.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 2.1.2 The development incorporates construction technology and expertise that addresses the impacts of climate change and advances the body of knowledge of the local construction industry.

2.2 Design systems and expertise

Intent:

To introduce, adopt and develop innovative and/or best practice design systems and expertise within the local industry that are responsive to and address the impacts of climate change and wherever possible, facilitate local economic development.

Actions:

- 2.2.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 2.2.2 The design process for the proposed development incorporates design systems and expertise that addresses the impacts of climate change and advances the body of knowledge of the local design industry.

2.3 Employment

Intent:

To create, grow and support sustainable employment opportunities in the local area.

Actions:

- 2.3.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 2.3.2 The proposed development uses local expertise and incorporates construction and engineering systems, elements and materials, fixtures and furnishings that will create, grow and support sustainable employment opportunities in the local area.
- 2.3.3 The proposed development is located to facilitate the enhancement of employment, social and economic opportunities and, where possible, to allow convenient access to public transport facilities.

Objective 3

The government building contributes to the maintenance of the cultural, economic, physical and social wellbeing of people and communities.

3.1 Site development analysis and resolution

Intent:

The design process demonstrates and responds to:

- a thorough understanding and assessment of the site conditions and context
- the desired environmental outcomes of the local government area
- the government and service delivery programs that impact and influence the design options and choices for the development.

Actions:

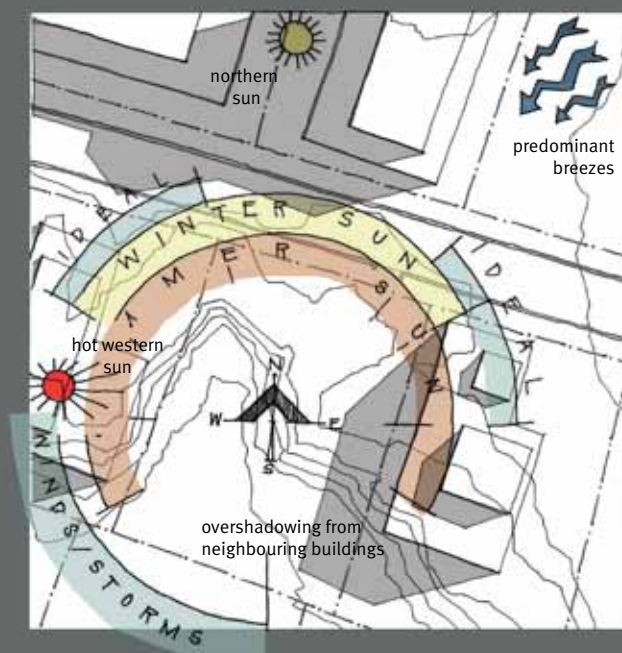
- 3.1.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.1.2 The site's conditions, opportunities and constraints are identified and analysed and communicated via written text and diagrams in a detailed site assessment report.
- 3.1.3 The proposed design solution is demonstrated to effectively address and resolve the content of the site assessment report and is consistent with achieving the objectives, intents and actions of the *Design Guidelines for Government Buildings*.

Site analysis

Site

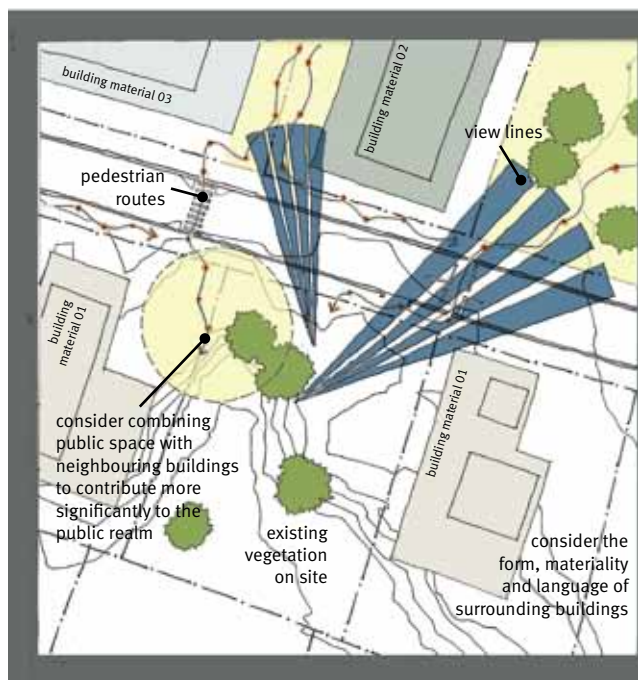


Climatic

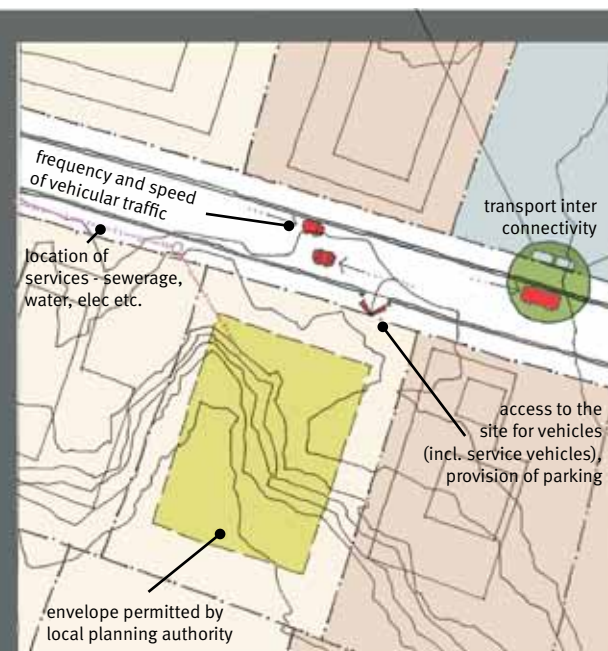


The site seen as a square meterage, a piece of land with minimal constraints and surrounding context.

+ Public contribution



+ Services



A site should be viewed in terms of layers of information, some of which include: climatic effects, proximity of neighbouring buildings and the resulting overshadowing; public contribution to civic space, the relationship to surrounding spaces, connection to these via view lines and pedestrian routes; and infrastructure connection, planning regulations and transport opportunities.

3.2 Building accommodation and maintenance

Intent:

The building design accommodates the required uses and activities safely and efficiently with due regard to:

- the integrated resolution of architectural, engineering and environmental issues
- achieving the optimum balance between capital costs, the building's operational and maintenance costs and its residual whole-of-life value
- the enhancement of amenity
- the minimisation of adverse urban impacts.

The building design includes appropriate consideration of the potential 'whole-of-life cycle' cost and resource implications of the building is maintained so that it remains "fit-for-purpose". All statutory and technical requirements have been considered to ensure health, safety, security and reliability needs are met in a practical and cost effective way.

Actions:

- 3.2.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.2.2 The demonstrated resolution of the development's accommodation requirements to provide a functional and efficient planning layout with appropriate and adequate regard to area allocation, access, circulation, long term adaptability, operational and maintenance costs, as well as the physical and psychological needs of building users.
- 3.2.3 Wherever appropriate include a variety of uses, activities and accommodation within the building.
- 3.2.4 Locate public and semi-public uses, such as a customer service centre, at the ground floor level where they can effectively interface with and activate the street.
- 3.2.5 The design recognises (and possibly anticipates) that over their life cycle, buildings require maintenance works as well as upgrades, refurbishments, plant and equipment replacements, restorative work and even demolition (which perhaps may include 'deconstruction' to optimise recycling opportunities). Buildings should be designed for ease of maintenance. Provisions should be included for appropriate access to building elements and services to safely and efficiently assess the maintenance needs and to deliver maintenance work.
- 3.2.6 Appropriate and adequate documentation and signage is provided to inform building users, managers and maintenance staff of the building's systems and facilities so as to facilitate the efficient operation and use of the building.

3.3 Building adaptability and versatility

Intent:

The proposed development, where appropriate, provides for future building expansion and/or changes of use.

The design of the proposed development has accounted for and is adaptable to the impacts of climate change.

The design of the proposed development includes appropriate consideration of the expected longevity (and continued operation) of the building before, during and after a disaster including natural events such as a cyclone, flood or storm and/or a man-made event such as a fire, bombing or chemical attack.

Actions:

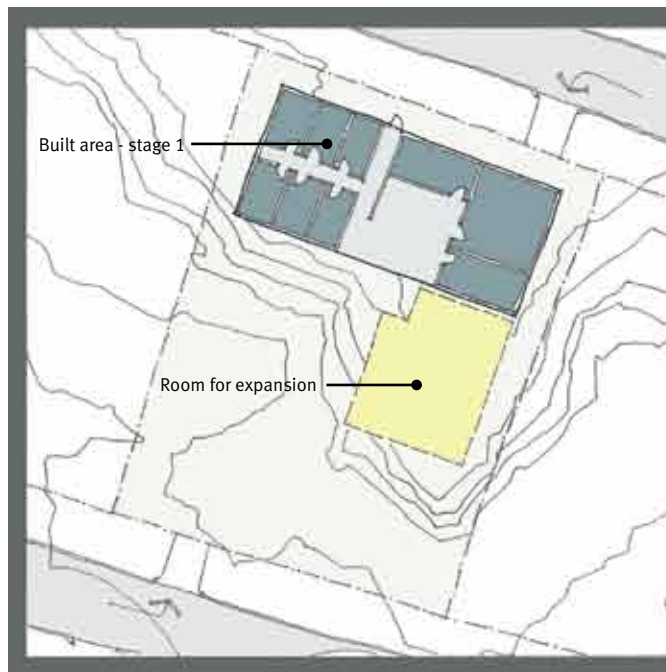
- 3.3.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.3.2 The preparation of a master site plan strategy that provides for known and/or likely future complementary development.
- 3.3.3 The demonstrated resolution and implementation of a design outcome that provides opportunities for the building's adaption to a variety of multiple and/or changed uses.
- 3.3.4 The preparation of a climate change impact statement and strategy that identifies what measures the proposed development has employed to mitigate and adapt to the impacts of climate change.
- 3.3.5 The building design addresses such factors as increased sea-levels and extreme climatic risk events, including increased temperature and greater wind loads, in susceptible areas.
- 3.3.6 The building design recognises the acceptable and non acceptable consequences for the building due to a risk event (eg. heatwave, storm surge) occurring and the consequences are minimised or avoided through an appropriate design response.
- 3.3.7 The building design recognises the desired service delivery role of the building in and/or after the event of a disaster may be quite different to its normal day-to-day service delivery role. In threat-prone areas, the building solution is 'multi-purpose' and able to quickly respond to changing needs if required.
- 3.3.8 In a cyclone prone area, critical emergency services buildings are robust enough to survive a cyclone and other government buildings are designed so as to be quickly 'converted' for use as shelters, aid distribution centers and secure storage for supplies (refer to the *Design Guidelines for Queensland Public Cyclone Shelters* [Sept 2006]).

Building adaptability

MASTER PLAN stage 1

Scenario: TENANT A

Use: BUILDING USE TYPE 1



Site masterplanning and building design allows for future expansion.

MASTER PLAN stage 2

Scenarios for great building area:

- TENANT A (Expansion)
- TENANT B (Requires more space than previous tenant)
- TENANT A + B (Shared tenancy)

Use: BUILDING USE TYPE 1



When it is required the building can expand to accommodate future requirements.

Adaptive re-use

Scenario: TENANT C

Use: BUILDING USE TYPE 2



Built form allows for adaptability of internal arrangement. The building can be easily modified to accommodate alternate uses in the future.

Climate change preparation



Site masterplanning and building design allows for future effects of global warming.

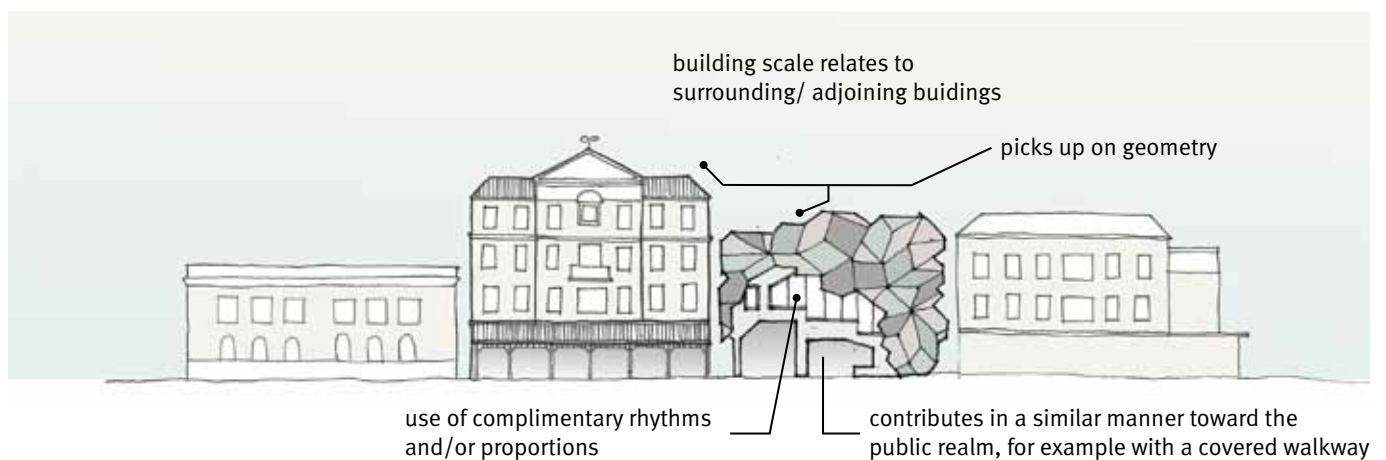
3.4 Visual amenity and character

Intent:

The proposed development contributes positively to the visual amenity and character of the local area.

Actions:

- 3.4.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.4.2 The demonstrated resolution and integration of key visual elements including architectural features, external cladding materials, colours, illumination and signage to achieve an outcome that complements and acknowledges the local character, provides visual interest and variety and minimises any adverse urban impacts.
- 3.4.3 The demonstrated design responds to and integrates with, the surrounding urban context, including resolving issues of neighbouring heritage values, visual sight lines, building proportions, height and bulk.



3.5 Engineering requirements

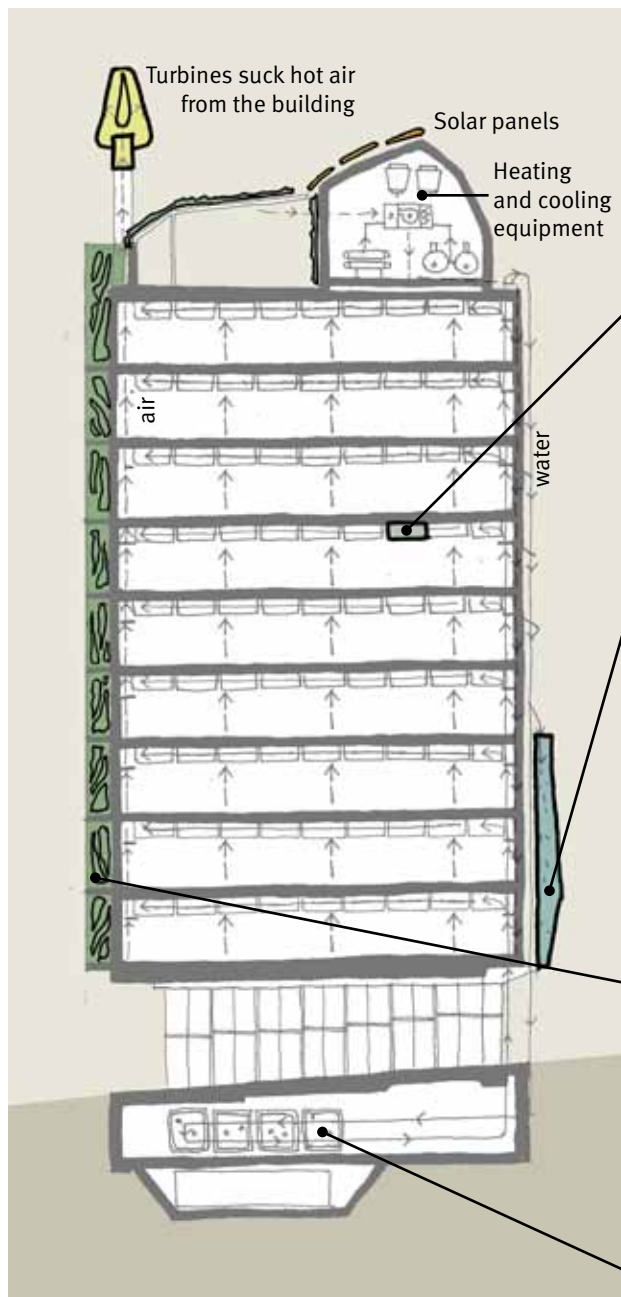
Intent:

The building's engineering requirements complement the architectural design and the visual amenity of the local area. Where appropriate, integrate architectural and engineering design requirements to enhance the building outcome.

Actions:

- 3.5.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.5.2 Architectural and engineering requirements are resolved so as to achieve an exemplary and integrated building design outcome that complements the local context and minimises any adverse visual impacts.

Council House 2 (CH2), City of Melbourne



Elements which assist in the heating and cooling of the building are integrated into the language of the building. Innovations such as the wind turbines and shower towers are showcased rather than hidden or disguised.

Chilled ceilings are visually displayed on precast ceiling panels formed to allow the passage of services pipes.

Shower towers assist in cooling water and make the passage of water from one end of the cooling cycle to the other visible.

Innovations can also be non-technological such as the use of Environmentally Sustainable Design to locate spaces and elements within the building. The Northern Vegetated edge of CH2 is one example of this as it forms part of the strategy for thermal control and air quality control.

Phase change cooling equipment.



3.6 Site landscaping

Intent:

The landscaping of the site complements the building's form and its functional requirements, enhances the amenity of the local area and positively responds to landscape heritage, conservation and environmental values.

Actions:

- 3.6.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.6.2 The demonstrated resolution and integration of the landscaping design to complement the building form and site conditions to achieve an outcome that enhances the local context and minimises any adverse impacts.

3.7 Pedestrian and cycle connectivity, access and safety

Intent:

The proposed development recognises and responds to opportunities for improved pedestrian and cycle circulation that will provide appropriate connections to the surrounding area and where appropriate, through the site, to enhance the pedestrian and cycle access and amenity of the local area.

The pedestrian and cycle circulation paths within and interfacing with the site are safe, convenient and “user-friendly”.

Actions:

- 3.7.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.7.2 The site's opportunities and constraints for improved pedestrian and cycle connections and access are identified and analysed in a Pedestrian and Cycle Connectivity, Access and Safety Assessment Report.
- 3.7.3 The proposed design solution is demonstrated to effectively address and resolve the content of the Pedestrian and Cycle Connectivity, Access and Safety Assessment Report including pedestrian, cycle, vehicle, public, private, service access and security issues.
- 3.7.4 The proposed development ensures equitable access is provided for all persons and the development satisfies relevant Australian Standards, the *Disability Discrimination Act 1992* and the *United Nations Convention on the Rights of Persons with Disabilities*. Consideration is given to the application of the *Wayfinding Design Guidelines* (refer to www.constructioninnovation.info/index.php?id=1097#foreword).
- 3.7.5 The proposed development satisfies the criteria set out in the Queensland Police *Crime Prevention through Environmental Design- Guidelines for Queensland*.
- 3.7.6 The proposed development includes appropriate and adequate facilities for building users and occupants to encourage and accommodate pedestrian and cycling activities.

3.8 Pedestrian spaces

Intent:

To create and/or enhance pedestrian space within the building precinct that contributes to the amenity, functionality and character of the local area.

The building precinct provides a safe, extensive, functional and attractive interface between private and public spaces for pedestrians.

Actions:

- 3.8.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.8.2 The design response of the building to adjoining pedestrian spaces is demonstrated to acknowledge and resolve issues of human scale, access, climatic impacts and safety.
- 3.8.3 The location, alignment, continuity and height of the building's external walls provide positive definition of the adjoining pedestrian space so as to enhance its spatial character, amenity and accessibility.
- 3.8.4 Having appropriate regard to the building's function and the privacy, safety and security of its occupants, the building's external walls include adequate doors and/or windows to activate adjoining pedestrian spaces by providing physical and/or visual connections between the building's interior and the adjoining external pedestrian spaces.
- 3.8.5 Building service access requirements for waste, deliveries and maintenance are located so as to not adversely impact on the amenity and functioning of adjoining pedestrian spaces.
- 3.8.6 Building utility requirements for electricity, telecommunications, gas, water and sewage are located so as to not adversely impact on the amenity, safety and functioning of adjoining pedestrian spaces.
- 3.8.7 The proposed development is designed to facilitate and maximise the potential and appropriate use of the adjoining pedestrian space. The proposed design has regard to the strategic location of building entrances and windows, the incorporation of transitional public/private spaces of high amenity and the provision of street furniture, public art, landscaping and lighting.
- 3.8.8 Where the proposed development has the opportunity to include pedestrian spaces within the subject site, these spaces are designed to facilitate and maximise the potential range of appropriate uses of the pedestrian space. The proposed design has regard to the strategic location of building entrances and windows, the incorporation of transitional internal/external spaces of high amenity and the provision of street furniture, public art, landscaping and lighting.

- A** Where the building program allows, locate activating functions adjacent to existing pedestrian routes.
- B** Harness the potential of the site's location to improve cycle connectivity.
- C** Consider how the edge of the building can provide a conducive environment for pedestrians through shading and rest stops.

It is also critical that these edges abutting public spaces resolve issues of human scale, access and safety.
- D** Bike storage facilities.
- E** Equitable access of the urban area is improved by providing a ramped connection.
- F** Personal safety of pedestrians can be achieved through casual surveillance. This can be provided by uses which operate during the hours that pedestrians use the route.
- G** Pedestrian access is provided through the building, acting on the opportunity to link two major public spaces.



3.9 Urban legibility

Intent:

Where appropriate, and subject to the Site Assessment Report, the proposed development responds to the local context and contributes to the enhanced legibility of the local area by maintaining and/or providing points of reference which reinforce local identity, provide orientation and aid navigation.

Actions:

- 3.9.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.9.2 The proposed development maintains sight lines to key buildings and/or natural features from adjacent streets, such that their prominence is maintained or enhanced.
- 3.9.3 Where the proposed development is of significant or particular civic importance or function, it is designed to reinforce its visual presence and provide a landmark within the urban context while still complementing and enhancing local character and amenity.
- 3.9.4 Where the proposed development is located at a key intersection, node or transition between urban areas, it is designed to reinforce its visual presence and provide a landmark within the urban context while still complementing and enhancing local character and amenity.

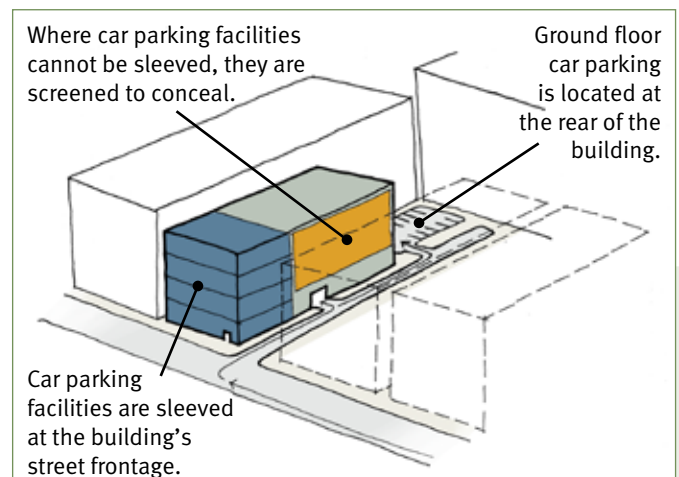
3.10 Car parking

Intent:

To minimise the adverse urban impacts that car parking facilities can have on streetscape character and pedestrian amenity.

Actions:

- 3.10.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.10.2 On site ground level car parking facilities are not located at a street frontage.
- 3.10.3 Car parking facilities are located in a basement or at the rear of the building.
- 3.10.4 Car parking facilities located above the ground floor of the building are sleeved or screened by other facilities or elements so as to conceal the car parking facilities from surrounding development and public spaces.
- 3.10.5 Car parking facilities are well illuminated and are subject to adequate on-going surveillance opportunities.
- 3.10.6 Open on-grade car parking facilities include significant landscaping and paving treatments to enhance the visual amenity and to reduce heat loads.
- 3.10.7 Allocation of space to car parking facilities in building development and design is consistent with policies to support the use of active and public transport.



3.11 Public Art

Intent:

To include public art in public buildings and/or in the locality of the public building, that will provide cultural enrichment for the community, enliven public spaces and enhance amenity.

To encourage the involvement of curators, artists and designers as part of the design team at the outset of planning and delivery of a government building or place.

Actions:

- 3.11.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.11.2 Wherever possible and appropriate, curators, artists and designers are involved as part of a collaborative design team at the outset of the planning process.
- 3.11.3 Opportunities for the inclusion of public art in the building are duly considered at the outset of the design process with appropriate recognition given to the significant value that public art contributes to the cultural, economic and social wellbeing of people and communities.
- 3.11.4 To sustain the standard of public art in Queensland and wherever possible to incorporate and/or include the allocation of a meaningful percentage of the cost of the project towards public art, as part of the standard building costing.
- 3.11.5 Opportunities for the incorporation of public art in the government building as a standard building cost may include but are not limited to the following outcomes:
 - visual artworks including painting, sculpture, installation, text based works and digital media
 - functional items including furniture or products such as fittings, including door handles, etc.
 - the design and treatment of walls, floors, windows, fencing, etc.
 - provision of cultural or community facilities, development of exhibition spaces, museums and amphitheatres
 - development of public precincts and public places
 - cultural animation and cultural programming such as aspects of festivals and events staged in public places
 - an appropriately funded on-going curation of active events, performance and creative design endeavours.
- 3.11.6 Any decorative or ergonomic elements that are not specifically conceived and designed as public art should be funded from a general construction budget.
- 3.11.7 Where appropriate, government buildings and public spaces should incorporate and display Aboriginal and Torres Strait Islander art and design and include explanations of their significance and meanings as required under *The Queensland Government Reconciliation Action Plan 2009–2012*.

Scott Redford
Australia b.1962
The High/Perpetual Xmas, No Abstractions 2008

Brick, stone, steel, aluminium, 2-pack paint,
acrylic, neon glass tube, fluorescent glass tube

990 x 466 x 140cm (above-ground dimensions)

This project has received financial assistance
through Arts Queensland from art+place,
the Queensland Government's Public Art Fund

Collection: ArtWorks Queensland
Photograph: Natasha Harth,
Queensland Art Gallery





Herzog & de Meuron's Caixa Forum Building in Madrid

3.12 Heritage

Intent:

To encourage the retention of significant heritage elements within government buildings and places that will provide benefit to the community through cultural enrichment and the enhancement of urban character and amenity.

To encourage the retention or creation of vistas through the site of the government building to surrounding heritage elements that will provide benefit to the community through cultural enrichment and the enhancement of urban character and amenity.

Actions:

- 3.12.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.12.2 Where an existing building, element and/or place has been included in a National, Queensland or Local Government Heritage Register, the proposed redevelopment of the building, element and/or place includes the preparation and implementation of a Conservation Management Plan that broadly follows the approach and Guidelines advocated by the *Australia ICOMOS Burra Charter, 1999*.
- 3.12.3 The proposed development minimises any adverse impacts on places or elements of Indigenous heritage.

Site configuration previous to conversion



Site configuration following conversion



The removal of the other existing industrial buildings on the site creates a new plaza and opens up view lines both into and out of the site, exposing the historically significant facade and providing a connection with the historically significant Park Retiro. The planted vertical wall to one end of the plaza also conceptually connects the site to the park.

The Plaza affords a strong connection to Paseo del Prado, a boulevard which provides access to various art galleries in the vicinity, including the prestigious Prado Art Museum.

3.13 Local Government Planning Schemes

Intent:

The development complements the local area and has regard to the local planning scheme's desired environmental outcomes.

Action:

- 3.13.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.13.2 The design of the building has regard to the Local Government Authority's current Planning Scheme.



3.14 Consultation

Intent:

To ensure that where the proposed development is likely to have a significant impact on the local area, the interests of the local community are identified and duly considered in the development process.

Action:

- 3.14.1 The proposed development satisfies agency-specific design guidelines that are consistent with the intent of these *Design Guidelines for Government Buildings*.
- 3.14.2 Where the proposed development is considered likely to have a significant impact on the local area, the responsible government agency undertakes appropriate consultation with the local community. Consultation will identify and address relevant community related issues including, wherever possible, the minimisation of adverse community impacts.
- 3.14.3 Where the proposed development is considered likely to have a particular impact on local Aboriginal or Torres Strait Islander communities, the responsible government agency undertakes appropriate consultation with those communities. Consultation will identify and address relevant community related issues including, wherever possible, the minimisation of adverse community impacts.



Appendices

Appendix A

List of key legislation

A list of key legislation applying to the planning of government building projects is provided below. Refer to the Department of Public Works website at www.publicworks.qld.gov.au for periodic updates or to the Office of the Queensland Parliamentary Counsel's website for electronic copies (i.e. reprints, Acts as passed and subordinate legislation) www.legislation.qld.gov.au

Aboriginal Cultural Heritage Act 2003 (Queensland) and the ***Torres Strait Islander Cultural Heritage Act 2003 (Queensland)***

These Acts establish requirements with regard to cultural heritage assessment surveys and collection of artefacts.

Building Act 1975 (Queensland)

Regulates building development approvals, building work, building classification and building certifiers.

Coastal Protection and Management Act 1995 (Queensland)

Prescribes that coastal plans have to be given consideration in development assessment and plan making, and that works on tidal land require a permit.

Copyright Act 1968 (Commonwealth)

Establishes particular requirements for projects involving existing buildings for which a change, relocation, demolition or destruction is undertaken. Requirements also relate to artwork contained in, fixed to, or forming part of a building.

Dangerous Goods Safety Management Act 2001 (Queensland)

Requires major hazard facilities consultation zones to be noted on planning schemes.

Disability Discrimination Act 1992 (Commonwealth)

Ensures that adequate provisions are made for people with disabilities associated with impaired sight, hearing and movement. Technical provisions are also reflected in the Building Code of Australia.

Disability Services Act 2006 (Queensland)

Establishes requirements to acknowledge the rights of people with a disability including promoting their inclusion in the life of the community generally.

Disaster Management Act 2003 (Queensland)

Establishes a framework for the effective management of disaster or emergency situations in Queensland, and includes provision for the preparation of disaster management plans and guidelines. Departments should be aware that these plans and guidelines may impact on the design and construction of government buildings.

Environmental Protection Act 1994 (Queensland)

Protects Queensland's environment while allowing for ecologically sustainable development.

Fire and Rescue Service Act 1990 (Queensland)

Establishes the role of Queensland Fire Rescue Services to protect persons, property and the environment from fire and hazardous materials emergencies. In this context, the design of fire safety systems must facilitate safe and efficient fire brigade intervention.

Queensland Building Services Authority Act 1991 (Queensland)

Regulates the building industry and provides remedies for defective building work.

Queensland Heritage Act 1992 (Queensland)

Requires approval for government works on any heritage listed buildings.

State Development and Public Works Organisation Act 1971 (Queensland)

Provides for State planning and development through a coordinated system of public works organisation, for environmental coordination, and for related purposes. The Act also prescribes the Office and functions of the Coordinator-General.

Sustainable Planning Act 2009 (Queensland)

Regulates development in Queensland and seeks to achieve ecological sustainability by managing the development process and its effects on the environment.

Workplace Health and Safety Act 1995 (Queensland)

Places particular obligations on clients, designers, project managers and principal contractors to ensure that the design and construction work meets workplace health and safety requirements.

Appendix B

List of key policies

art+place policy framework (Arts Queensland)

www.arts.qld.gov.au/docs/ap-policy.pdf

Provides for the creation of better public spaces across Queensland through the allocation (in the 2007-08 State Budget) of \$12million over 3 years to public art. Under the policy framework, Queensland Government departments, local government, not-for-profit arts and cultural organisations, arts and cultural festivals and private sector partners are able to access the Public Art Fund managed by Arts Queensland.

Capital Works Management Framework (Department of Public Works)

www.build.qld.gov.au/bpu/cwmf

Sets out the whole-of-Government policy for managing risks in the planning and delivery of government building projects. The *Capital Works Management Framework* gives effect to the whole-of-Government Prequalification (PQC) System for building industry contractors and consultants seeking to undertake identified contracts and commissions associated with government building projects.

ClimateQ: Toward a Greener Queensland (Department of Environment and Resource Management)

www.climatechange.qld.gov.au

Presents investments and policies to ensure Queensland remains at the forefront of the national climate change response. ClimateQ proposes an energy efficiency performance standard for all new government-owned office buildings to target a 5-star (out of 5) non-residential energy performance standard, where practical to do so. The 5-star energy efficiency target relates to an energy performance standard for commercial office buildings. The standard to be adopted will be the National Australian Built Environment Rating System (NABERS) - Energy for Offices.

ClimateSmart 2050: Queensland Climate Change Strategy 2007 (Department of Environment and Resource Management)

www.climatechange.qld.gov.au

Released in July 2009, this strategy is the result of the Government's review of the *ClimateSmart 2050* strategy and presents the next phase in Queensland's response to the challenge of climate change. The revised strategy presents investments and policies to ensure Queensland remains at the forefront of the national climate change response.

Crime Prevention through Environmental Design - Guidelines for Queensland (Queensland Police)

www.police.qld.gov.au/programs/crimePrevention/cpted.htm

Seeks to promote the incorporation of crime prevention through environmental design principles into the planning, design and management of development in Queensland.

Indigenous Employment Policy (IEP 20 per cent) (Department of Employment, Economic Development and Innovation)

www.employment.qld.gov.au

Designed to maximise the potential employment opportunities on Queensland Government building and construction projects and address skill shortages in Indigenous communities.

Local Industry Policy
(Department of Employment, Economic Development and Innovation)

www.industry.qld.gov.au

Requires departments to include an Industry Participation Plan and have local content as one of the general tender evaluation criteria for any infrastructure or resource project funded by the public sector exceeding certain project cost thresholds. Departments should also give emphasis to this policy for projects less than the prescribed thresholds that are of regional or strategic significance to Queensland. For assistance with interpretation and implementation of the policy, departments should contact DEEDI in the first instance at lip@deedi.qld.gov.au.

Maintenance Management Framework
(Department of Public Works)

www.build.qld.gov.au

Sets out the whole-of-Government policy for managing building maintenance.

Office Accommodation Management Framework
(Department of Public Works)

www.build.qld.gov.au

Provides whole-of-Government policy and guidance for office accommodation planning, space management, fitout and occupancy.

Project Assurance Framework (Department of Infrastructure and Planning)

www.dip.qld.gov.au/guidelines/project-assurance-framework-guidelines.html

Aimed at assisting departments in securing value for money outcomes from public sector project activities. The *Project Assurance Framework* defines generic project stages and includes guidelines to support existing project management processes in each stage, including:

- strategic assessment of service requirement
- preliminary evaluation
- business case development
- supply strategy development
- source supplier/s
- establish service capability
- service delivery.

Supplementary guidance material:

- *Guide to Developing a Funding Framework*
- *Cost-Benefit Analysis Guidelines* (formerly *Queensland Treasury Project Evaluation Guidelines*).

Strategic Energy Efficiency Policy for Queensland Government Buildings (Department of Public Works)

www.build.qld.gov.au/tdd/climate/energy_management.asp

Establishes mandatory energy reduction targets and timeframes for all departments (i.e. a minimum 5 per cent reduction of energy consumption by 2010 and a 20 per cent reduction of energy consumption by 2015), and includes a Carbon Reduction Strategy to meet the ClimateSmart 2050 commitment to achieving carbon neutral government-owned office buildings by 2020.

State Government Building and Construction Contracts: Structured Training Policy (10 per cent Training Policy) (Department of Education and Training)

www.trainandemploy.qld.gov.au

Requires 10 per cent of onsite labour hours on all Queensland Government building and construction projects over certain thresholds to be devoted to training for apprentices, trainees and cadets and for the upskilling of existing workers. These training programs should lead to a nationally recognised building and construction qualification or a statement of attainment.

State Procurement Policy (Department of Public Works)

www.qgcpcpo.qld.gov.au

Establishes the basis for purchasing by State Government departments. The *Capital Works Management Framework* supports the objectives of the *State Procurement Policy* to:

- advance government priorities
- achieve value for money
- ensure probity and accountability for outcomes.

The Queensland Government Reconciliation Action Plan 2009-2012

www.reconciliation.qld.gov.au/documents/reconciliation-action-plan.pdf

September 2010
Office of the Queensland Government Architect

