

3 July 2012

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Dear Mr Dowse

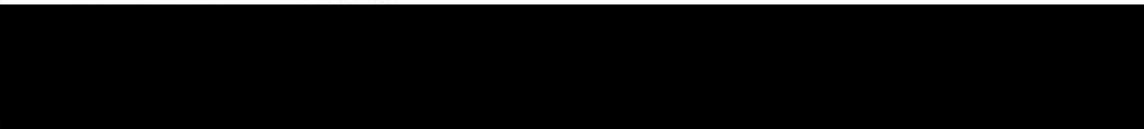
University of Canberra – Campus Student Accommodation Stage 1

As requested, I have completed a preliminary review of the attached elemental cost plan. I have assessed this against the set of design documents (Nettleton Tribe Architects - provided by Dowse Projects) for the proposed Student Accommodation project to be located adjacent to the existing Building 5 and on the corner of Telita and Pantowora Streets, on campus.

Based on the information I've been provided I have assessed the elemental breakup for the proposed new building and associated works against what I believe to be reasonable (competitive) market rates at this time and confirm the following:



- The trade contingency appears to be marginally low, but this may be compensated for in the elemental trade allocation.

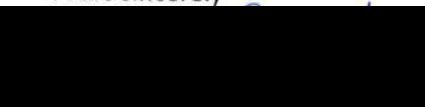


- The project will be delivered under a GMP form of contract.

I understand that further detail will be forwarded to me as it comes to hand for a more detailed cost analysis.

Please don't hesitate to contact me if you wish to discuss this advice further.

Yours sincerely



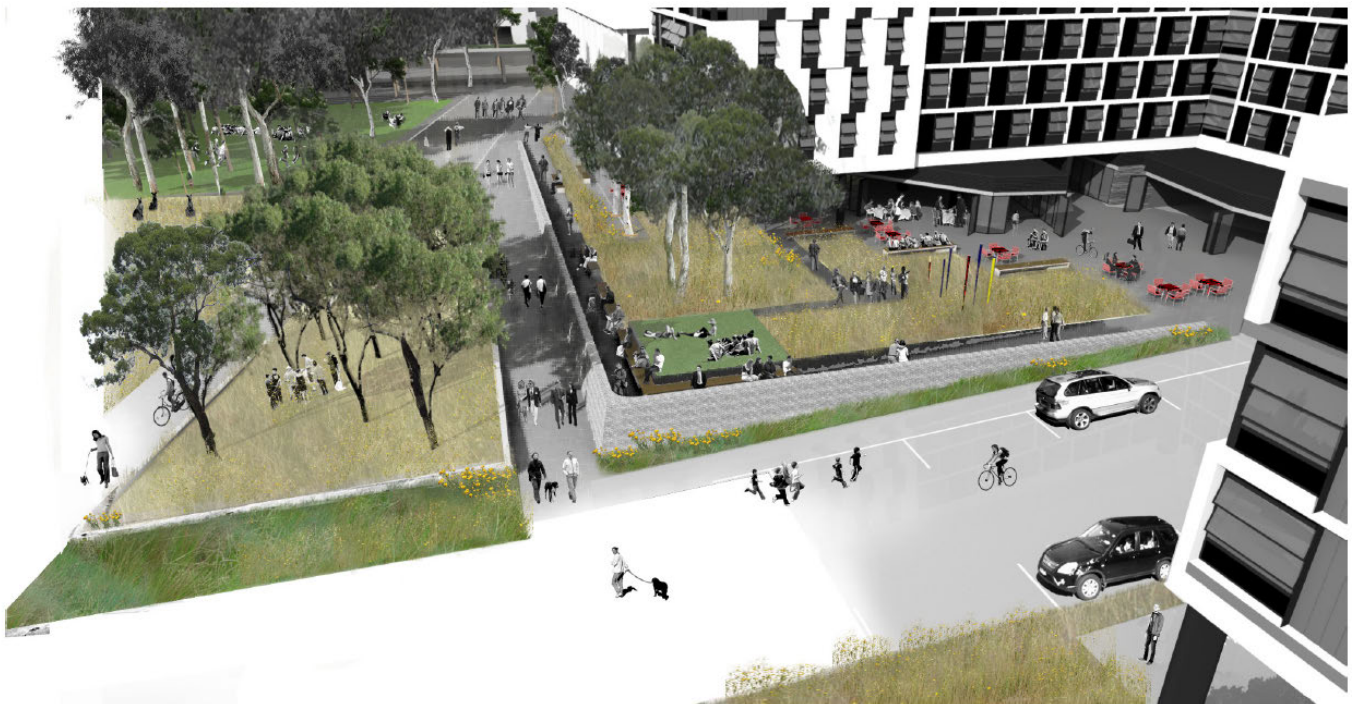
David Robinson



Project Return Brief & Principal Project Requirements

New Student Accommodation

Revision 3 – 10 July 2012



Aerial view of the public plaza and east west pedestrian link

Document History:

Prepared by:	Ken Ng
Co-ordinated By:	
Approved By:	



Issue	Revision	Date
01	Initial Draft	16 April 2012
02	Revised Draft – Bed and apartment mix amended, basement parking deleted.	26 April 2012
03	Revised Draft - Sections 1 to 3 amended.	10 July 2012

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PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

University of Canberra – New Student Accommodation
10 July 2012 – Revision 3

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1.00 EXECUTIVE SUMMARY

1.01 PURPOSE

The purpose of the project is to provide to the University of Canberra (UC) with new student accommodation facilities on Campus comprising of 417 Beds in 297 apartments in a range of single occupant studios and multi bedroom shared apartments.



View of the project from the north

The project will be located on an existing at grade car park site adjacent Building 5, at the corner of Pantoworra and Telita Streets.

The project scope will include:

- ✓ 417 student accommodation beds;
- ✓ associated resident recreation facilities;
- ✓ associated administration facilities;
- ✓ Approximately 1,000m² of university service tenancies to be fitted out as shell & core, food and non food related tenancies;
- ✓ associated back of house facilities.
- ✓ 134 replacement car parking spaces, to be located off Pantoworra Street adjacent Building 8, and at Pantoworra Road north, opposite Building 7;
- ✓ 50 new car parking spaces, to be located at Pantoworra Road north, opposite Building 7;
- ✓ 10 temporary car parking spaces and turning circle for the Wiradjuri Preschool and Child Care Centre, to be located opposite Building 20;
- ✓ 139 resident and 36 visitor bicycle parking spaces;
- ✓ landscape works;
- ✓ extension and connection of Pantoworra Street with Telita Street; and,

- ✓ replacement cooling towers and relocation of existing boilers for Building 5.

The project will yield a Gross Floor Area of approximately 14,000m² GFA [measurement TBC] over 9 storeys.

The project will be delivered and operational by 1st February 2014 in line with the start of the 2014 Academic Year.

Further and separate to the project will be a second stage of student accommodation located to the south, which will comprise of 500 Beds in 360 apartments, and are targeted to be delivered by 1st February 2016.

1.02 UNIVERSITY VISION AND CONTEXT

The 2012 University Campus Master Plan gives direction for the Campus' near and medium future developments. by 2018, the University of Canberra will:

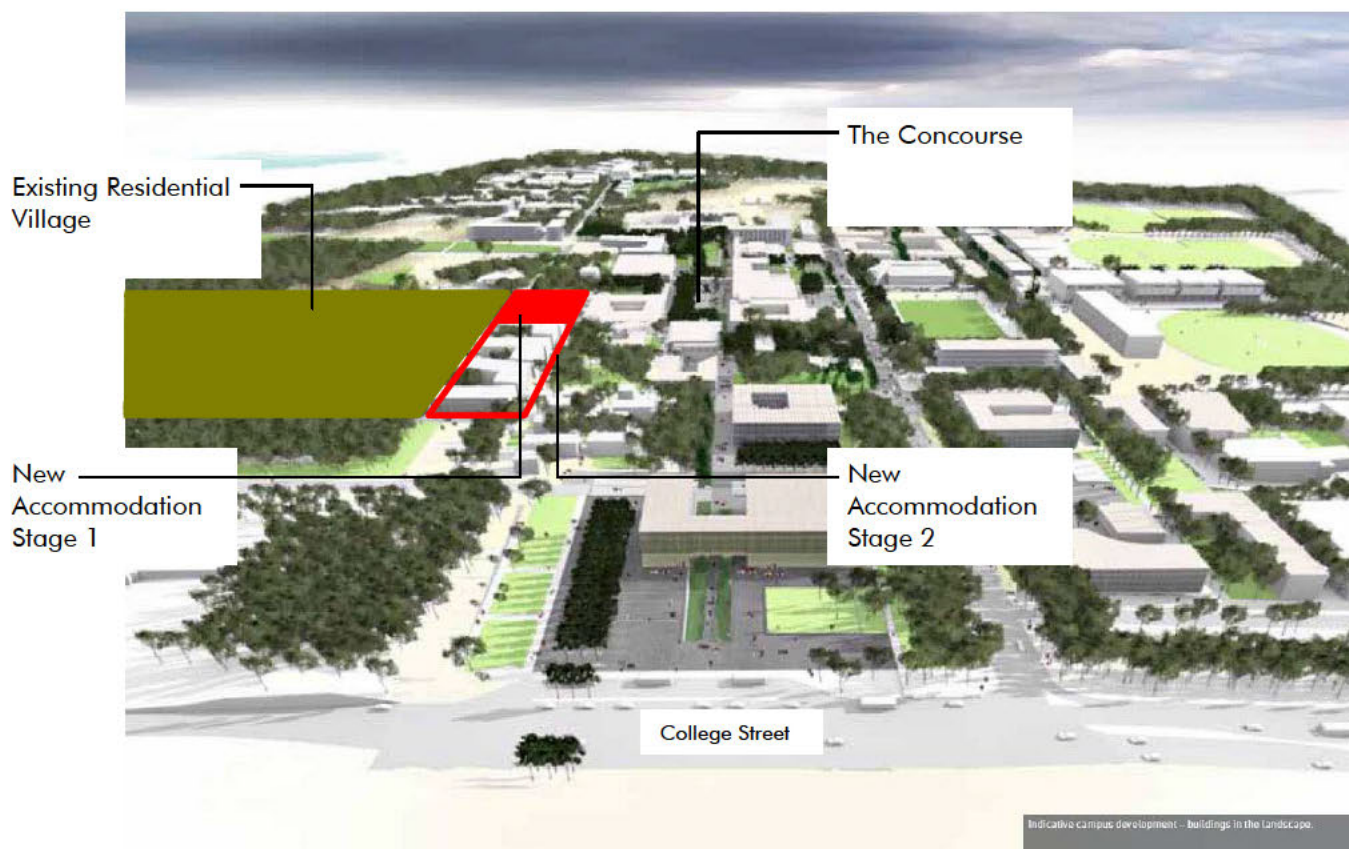
- ✓ be an internationally recognised research university producing high quality, high impact research in strategically selected areas
- ✓ be ranked in the upper half of Australian universities in reputable institutional indices and performance measures, making it Australia's best small university
- ✓ have 10,000 full-time equivalent students on campus, of whom 26 percent will be postgraduate and 25 percent will be international
- ✓ have at least 500 full-time equivalent academic staff with a minimum student to staff ratio of 1:20.

The University is committed to planning and developing the campus as a place that will:

- ✓ have a distinctive identity
- ✓ be attractive and enjoyable
- ✓ generate a great student experience
- ✓ stimulate teaching and learning
- ✓ support staff, research and a collegial environment
- ✓ encourage student staff academic interaction
- ✓ recognise Aboriginal and Torres Strait Islander culture within the environment
- ✓ attract industry and sporting partnerships and community engagement
- ✓ instil pride in our alumni

The Bruce campus will:

- ✓ enjoy a vibrant cultural and recreational life, famous internationally for its musical events and festivals
- ✓ have excellent sporting facilities, which are home to sporting clubs from inside and outside the University
- ✓ be at the heart of the Bruce Precinct, which will be a centre of innovation, education, research and health services, with a sustainable ecological footprint
- ✓ accommodate public, non-profit and private enterprises, contributing to the University's educational and research activities and to a thriving university community in an Australian setting.



Location and Staging on UC Campus Masterplan

1.03 SCOPE OF PRINCIPAL PROJECT REQUIREMENTS

This Project Return Brief and Principal Project Requirements (PPR) has been prepared to consolidate and define the scope of the Works and to clarify the design, qualitative and functional requirements for the operation of a student accommodation building at UC.

This document is to form the performance specification for the Design and Construct (D&C) Tender and Contract Documents and is to take precedence above other design material unless stated otherwise. Where discrepancies occur the more onerous requirement is deemed to be included in the Contract Price.

1.04 ACCOMMODATION BUILDING DESIGN

Vision

The project is designed to provide UC students with high quality affordable housing on campus with a collegiate lifestyle. The project will compliment the existing 1,420 bed accommodation on campus and bring the on campus resident population to 1,916 students, and with the future second stage, to 2,508 students.

The ground level will include university service tenancy space and open public paved and landscaped areas extending to the north and east to connect the accommodation to the Concourse, all designed in accordance with the Campus Character Plan and to include integrated artwork.

The proposed facility will provide 417 student beds in 297 apartments in a range of single occupant studios and multi-bedroom shared apartments, some of which are accessible, to cater for a variety of

student preferences. There are also a variety of public and private communal recreation spaces, and study spaces, as well university service tenancy spaces to enhance the student experience.

Context

The project is located on a key site on Campus, at the intersection of Pantoworra and Telita Streets which is part of the campus loop road, and the intersection of the east west pedestrian link with the Concourse. The Concourse is to the east of the site, with the 3 storey Building 5 Education building located immediately to the east. To the west are the University's existing student accommodation, and to the south is vacant land earmarked for a future stage of new student accommodation. This site is an important intersection that provides the linkage between the residential village with the academic heartland and is a key node in creating a collegiate lifestyle on campus.

The predominant architectural character on site is defined by the buildings forming the Concourse. This consist of a series of rectilinear ground hugging, white bricked buildings that form a series of formal terraces and courtyards in a strict structural grid pattern. This is reinforced in the 2012 Campus Master Plan and Character Plan, which identifies the extension of the grid and terracing as a spatial system for the University's growth.

The site is currently an at grade car park which is flat, although it falls away quickly immediately to the north, and rises steeply to the south. The ground levels will be reworked to integrate with the levels of the Concourse. The main frontage is to the north facing the existing east west pedestrian link, and the Pantoworra Street will also provide an important frontage.

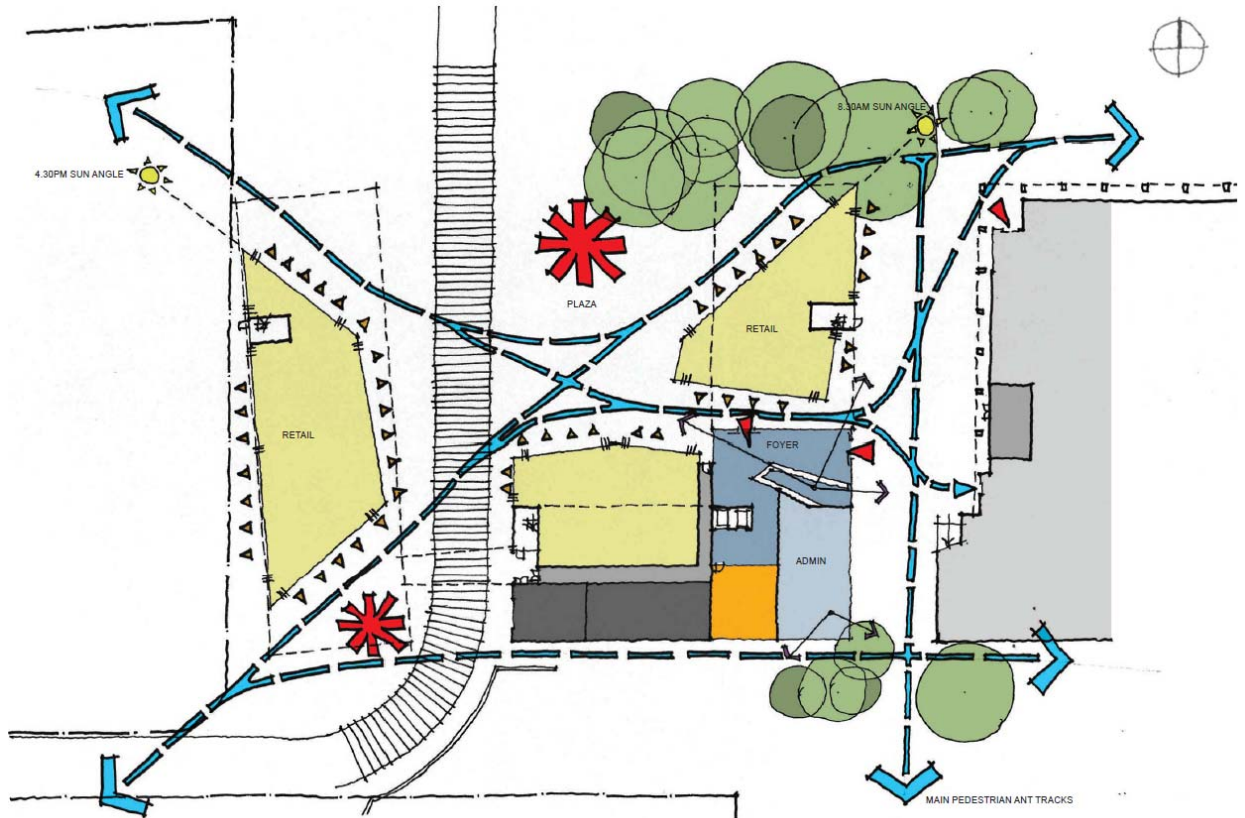
Design Intent

The built form is composed of two parts with a bridge linkage across Pantoworra Road. To the east will be taller built form (the Main Wing) at 9 storeys in an "L" shaped configuration, whilst to the west will be a lower 4 storey rectilinear form (the Annex). Together, the two wings enclose a new north facing public plaza which is activated with university services and the student accommodation entry. The lowered height in the annex provides a transitional scale to the existing accommodation village. The project is designed to integrate with the 2012 Campus Master Plan by adopting built forms and landscape design consistent with the Master Plan.



View of the project from the north, the east west pedestrian link and Pantoworra Road Extension are shown in the foreground

The shape of the ground floor is designed to maximise sun light penetration into the plaza, shadow studies were carried out to demonstrate that overshadowing of this out space are minimised through the splaying of the glass line. A range of food and non-food services are anticipated including a small supermarket/grocer. The plaza feature a mix of hard and soft landscaping that integrates levels with the concourse, and creates a series of flexible "sticky" spaces that encourages active uses by the students. It is envisaged that the gap between the proposed building and Building 5 will become an important and active laneway, particularly with the completion of stage 2 with improved linkages between the upper Concourse and the newly created plaza.



Ground plane concept plan illustrating pedestrian design lines, active frontages and visual nodes.

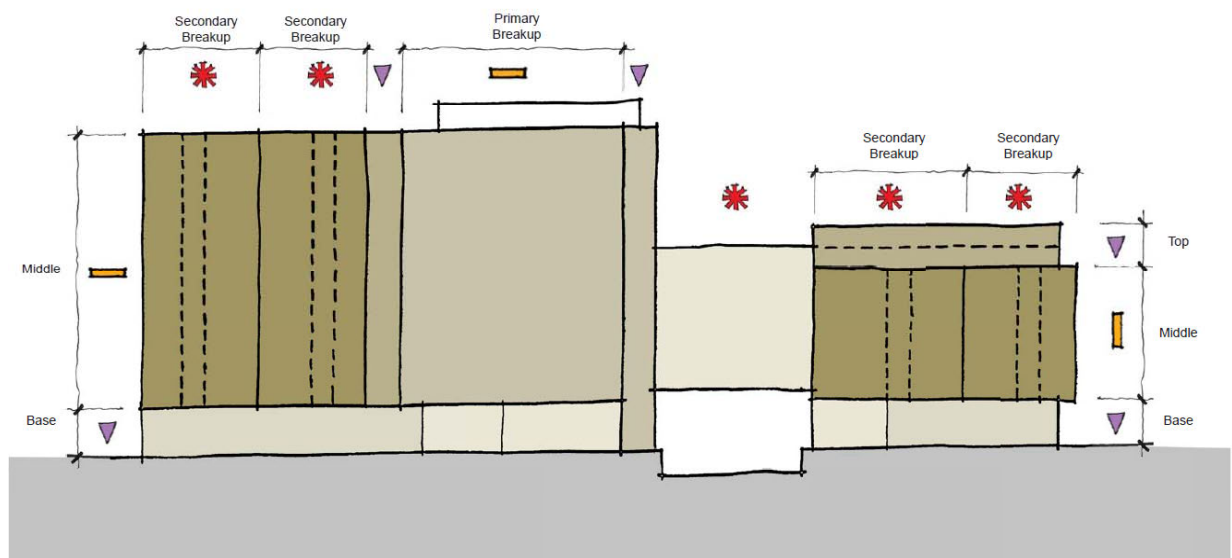
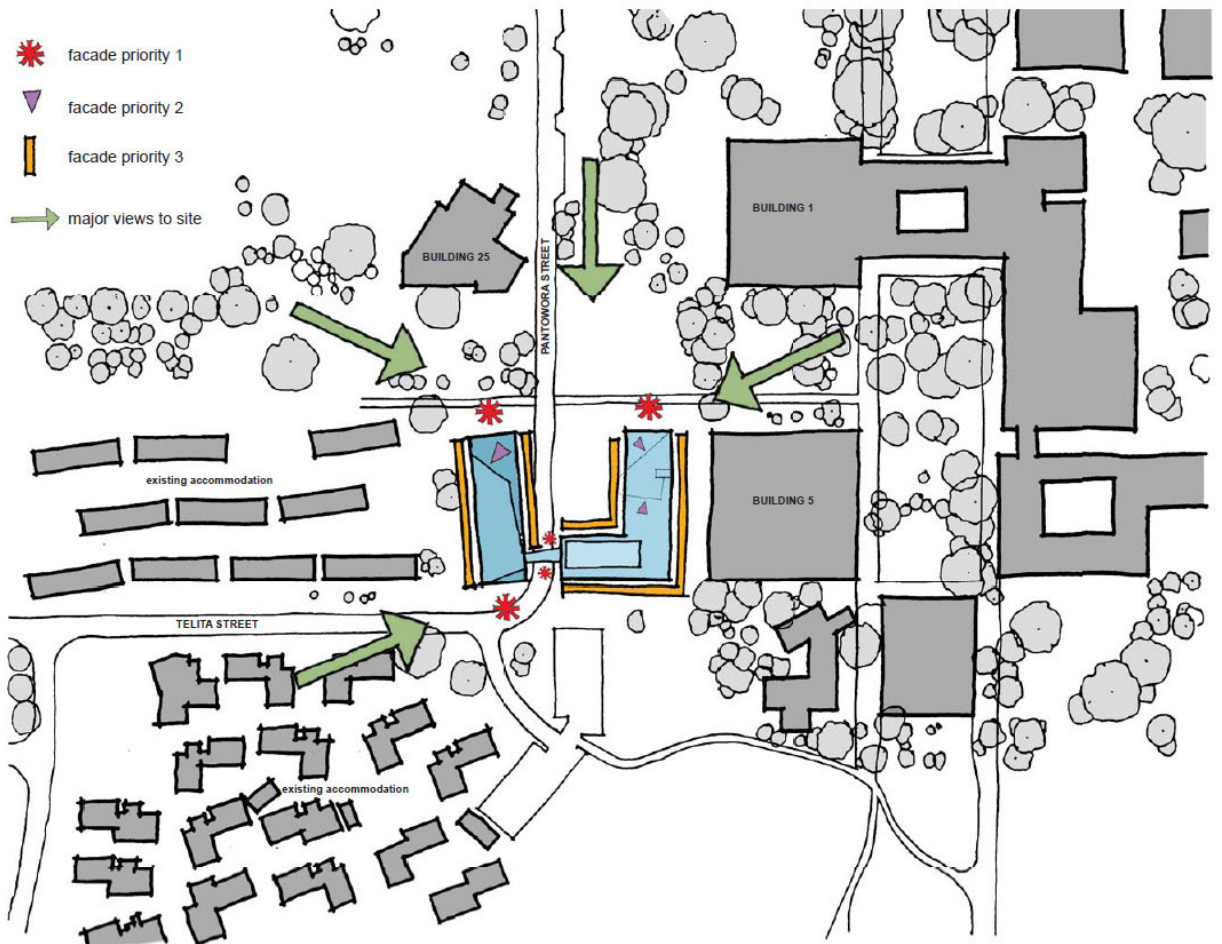
The facades are divided into visually comprehensible portions using classical proportional systems and are prioritised for its visual impact on the Campus. The northern ends of the wings, and the bridge link over Pantoworra Road are given the highest priority, whilst active frontages and facades on the east, west and south are given a lower order of priority.

The northern and southern wing ends consist of highly glazed elements, zinc highlights, and precast cladding that steps in and out to create a high level of articulation and visual interest.

The bridge link consists of a curtain wall facade with a northern shade screen that forms a sculptural element over Pantoworra Road. The bridge will be used as a "sticky" space for casual student interaction and collaboration, and the glazing will be made as transparent as possible to show case this. Similarly, fire stairs will be used as communication stairs to encourage student interaction and reduce reliance on lifts, and the stairs will be glazed to show life and movement in the building, allow light into corridors, as well as provide passive surveillance to the surroundings.

The remaining facades consist of structural precast that adopts a visual trick to create depth. Through the use of black and white stained concrete inspired by the white trunk tree, the high contrast pattern gives an illusion of set back niches in a flat facade.

Active frontages have a combination of full height full width glazing and bi-fold openings to allow engagement with the plaza. A combination of timber cladding and plant room louvres are used in the ground floor frontages to conceal service rooms and back of house facilities, timber cladding will be used where there are no requirement for ventilation.



Facade proportioning and visual priorities

The resident Common Room is located on the top floor of the annex. Its shape mirrors that of the splayed ground floor elements and reflects its communal use. The splayed area creates an outdoor decked area for recreational use, and allows for visual interaction between the Common Room and ground plane activities.

The proposed student accommodation will provide a high standard of accommodation to the student cohort. Pastoral care and security is paramount. The facility aims to provide a healthy and safe residential life by incorporating :

- ✓ Daily staff and student contact by providing a manned reception which monitors the single point of entry, and is also from where the mail is collected from;
- ✓ A large common room including:
 - a large wide-screen television with Foxtel and Play Station gaming consoles;
 - a variety of lounge and casual seating;
 - pool and table tennis tables;
 - a fully functional shared kitchen; and
 - a shared meals area;
 - decked area with BBQ;
 - A theatriette for movies;
- ✓ A communal Laundry is located on the ground floor;
- ✓ A variety of quiet study rooms dispersed throughout the building.

All the apartments are self contained. The multi-share apartments include individual bedrooms for each student complete with a bed, wardrobe, study desk and storage; there is a large shared living and dining area, shared fully functioning kitchen and shared bathroom facilities. Studios include a bed, wardrobe, study desk and storage, an ensuite and a fully functioning kitchenette with a small dining area. Some studios are also enhanced with a small sitting area.

In conjunction with the communal facilities, the facility provides a balance between self sufficiency and a collegiate experience; and between creating privacy and avoiding seclusion and isolation.

1.05 BENCHMARK

For the Project, the Weeden Lodge building is the benchmark to be applied for quality and furniture, fittings and equipment (FF&E), unless specifically noted elsewhere within this document.

The building is to be economic to build and cost efficient to maintain. Consideration for economical long term cleaning and maintenance of the building is to be integrated into the design.

2.00 REGULATORY & STATUTORY CONSIDERATIONS

2.01 PLANNING AND BUILDING APPROVAL

A Development Application (DA) is planned to be lodged with ACTPLA in July 2012 with an anticipated approval date of September 2012.

The approval of the original DA is the Principals responsibility. Any amendments to or amended DA,s required will be the Contractor's responsibility.

Building Approval is the responsibility of the Contractor.

2.02 STATUTORY COMPLIANCE

The project shall comply with all relevant Australian Standards, the National Construction Code (NCC) and requirements of any other Authorities having jurisdiction over the Works.

All building works shall be certified by the responsible parties and/or licensed certifiers where required in order to obtain the necessary Authority Approvals for occupation of the building.

2.03 PROVISION FOR PEOPLE WITH DISABILITIES

Accommodation suitable for people with disabilities shall be provided to comply with the current NCC and the referenced edition and parts of AS1428 - Design for Access and Mobility as well as the DDA provisions as defined in the *Disability (Access to Premises - Buildings) Standard 2010*.

2.04 OCCUPATIONAL HEALTH & SAFETY

The Contractor is required to comply with UC's OHS regulations and guidelines [TP8]and also any statutory requirements governing such matters including Safety in Design.

3.00 USER REQUIREMENTS

3.01 BREAKDOWN OF SEPARATE SPACES / USERS

The following table outlines the user requirements for the development. The plans attached to Appendix XXX shows the general arrangement for the nominated spaces.

University Related Services		
	<ul style="list-style-type: none"> • Food Tenancies 	<ul style="list-style-type: none"> - Food capable tenancy with trade waste and kitchen exhaust connections
	<ul style="list-style-type: none"> • Light Food Tenancies 	<ul style="list-style-type: none"> - Tenancy will be able to serve light food but with no connection to trade and kitchen exhaust
	<ul style="list-style-type: none"> • Light Food / Supermarket Tenancies 	<ul style="list-style-type: none"> - Tenancy will be able to serve light food but with no connection to trade and kitchen exhaust; - Tenancy will be able to be used as a small format supermarket
	<ul style="list-style-type: none"> • Patron & Staff Toilets 	<ul style="list-style-type: none"> - Annex toilets to serve staff only - Main Wing toilets to serve staff and patrons.
Student Accommodation		
	<ul style="list-style-type: none"> • Common areas 	<ul style="list-style-type: none"> - Entry Foyer; - Reception & Administration; - Lift Lobbies, corridors and linkways; - Study Rooms; - Computer rooms; - Theatrette; - Common room lounge area; - Common room games area; - Common room dining area; - Decked recreation area; - Laundry; - Toilets;
	<ul style="list-style-type: none"> • Apartments 	<ul style="list-style-type: none"> - Standard (Short) Studio; - Deluxe (Long) Studio; - 1 Bed Apartments; - 5 Bed Apartments; - Accessible Studios

	<ul style="list-style-type: none"> Service areas 	<ul style="list-style-type: none"> Fire and Access Stairs Bicycle store House keeping store Chemical (paint) store Furniture store and Workshop Garbage chute & garbage room Plant rooms required by building services
Car Parking		
		<ul style="list-style-type: none"> Building 8 car park area Building 7 car park area Temporary childcare drop-off parking area
External Spaces		
		<ul style="list-style-type: none"> Pantoworra Road extension to connect with Telita Road; External Plaza with hard and soft landscape; Transitional landscaping in the east west pedestrian link. Transitional landscaping to existing accommodation to the west including new bike store landscaping;

3.02 APARTMENT MATRIX

The Student Accommodation consists of 417 beds, in 296 apartments. The apartment mix is as follows:

University of Canberra: Student Accommodation - Apartment Matrix

1-Jun-12

Development Schedule
Revision F

	No. of Apartments					Main Wing Sub Total		Annex					Annex Sub Total		Grand Total	
	Standard Studio	Deluxe Studio	1 Bed Apartment	Accessible Studio	6 Bed Apartment	TOTAL APARTMENTS	TOTAL BEDS	Standard Studio	Deluxe Studio	1 Bed Apartment	Accessible Studio	6 Bed Apartment	TOTAL APARTMENTS	TOTAL BEDS	TOTAL APARTMENTS	TOTAL BEDS
NLA (m2)	18.6	23.5	33.2	40.7	115.9			18.6	23.5	33.2	40.7	115.9				
Level 7	22	6	1	1	3	33	45							33	45	
Level 6	22	6	1	1	3	33	45							33	45	
Level 5	22	6	1	1	3	33	45							33	45	
Level 4	22	6	1	1	3	33	45							33	45	
Level 3	22	6	1	1	3	33	45	10	7	0	2	3	22	34	55	78
Level 2	22	6	1	1	3	33	45	10	7	0	2	3	22	34	55	78
Level 1	22	6	1	1	3	33	45	10	7	0	2	3	22	34	55	78
Ground Floor																
TOTAL																
TOTAL APARTMENTS	154	42	7	7	21	231		30	21	0	6	9	66		297	
TOTAL BEDS	154	42	7	7	105	315		30	21	0	6	45	102		417	

3.03 OPERATIONAL STRUCTURE

It is anticipated operators are as follows:

- ✓ Overall Building Manager – To be appointed;
- ✓ Manager / Operator (Accommodation) – To be appointed.;
- ✓ Manager / Operator (Car parking) – University of Canberra;
- ✓ Security (Accommodation) – To be appointed;
- ✓ Security (Car parking) – University of Canberra;
- ✓ University Related Services Tenancy Manager – University of Canberra.

3.04 HOURS OF OPERATION

Hours of operation will be as follows:

Accommodation	9 am to 7 pm with after hours access to staff and students only.
University Related Services	7 am to 10 pm
Car Park	24 hours

3.05 FLEXIBILITY & ADAPTABILITY

Flexibility is to be a major consideration for the detailed design, and in particular, Inter-apartment walls to allow ease of refit should the need for a different use arise in the future. Where possible the structure should be limited to the external walls and the internal corridor wall.

Base building provisions for the University Services Tenancies shall be shell and core, sufficiently flexible to support a variety of uses as further detailed in Clause 3.08.2.

3.06 PEDESTRIAN ACCESS

The external design shall allow for pedestrian flow and access as follows. At grade or wheelchair accessible entries shall be provided at each of the entry points and retail frontages.

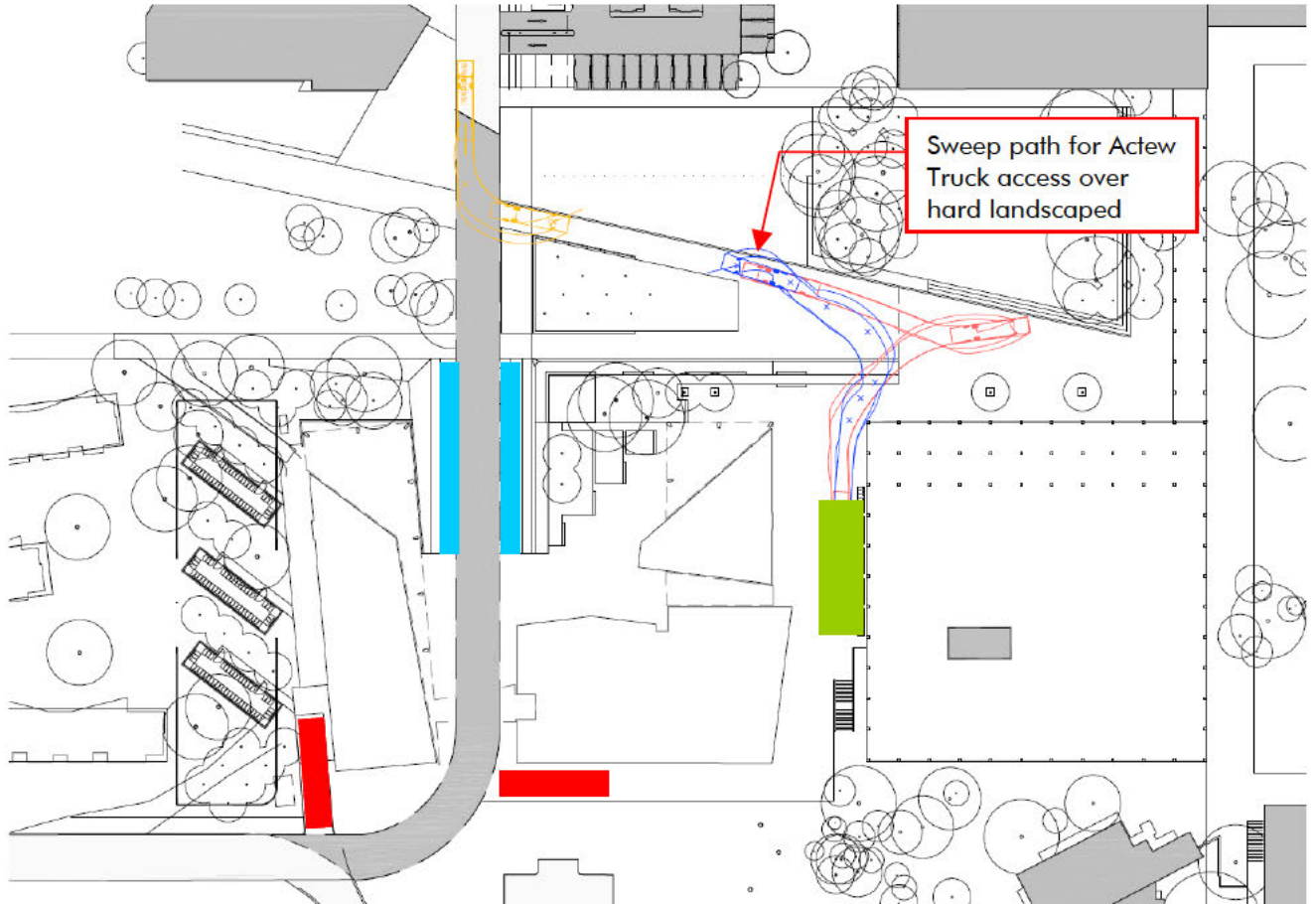


- Key**
- Active Frontages
 - ➔ Service Access and loading zone.
 - ➔ Entry Point – Student Accommodation - Residents only)
 - ➔ Entry Point – Retail (General Public)

Active Frontage and Building Entry Points

3.07 VEHICULAR & SERVICE ACCESS

Vehicular movement and service access shall be provided as follows. Truck access shall be provided for a Heavy Rigid Vehicle.



- Key**
- On-street set-down and pick-up area
 - Truck Loading Bay
 - Actew Truck Access

Vehicular Access

[Access path to Building 5 Substation TBC]

3.08 DESIGN CONSIDERATIONS & DETAILED USER REQUIREMENTS

This Section describes the User's requirements. This shall be read in conjunction with to the whole of this PPR.

3.08.1 Student Accommodation

The Student Accommodation will comprise of the following main functional areas:

- Common areas
 - Entry Foyer;
 - Reception & Administration;
 - Lift Lobbies, corridors and linkways;
 - Study Rooms;
 - Computer rooms;
 - Theatrette;
 - Common room lounge area;
 - Common room games area;
 - Common room dining area;
 - Roof Terrace;
 - Laundry;
 - Toilets;
- Apartments
 - Standard (Short) Studio;
 - Deluxe (Long) Studio;
 - 1 Bed Apartments;
 - 5 Bed Apartments;
 - Accessible Studios
- Service areas
 - Fire and Access Stairs
 - Bicycle store
 - House keeping store
 - Chemical (paint) store
 - Furniture store and Workshop
 - Garbage chute & garbage room
 - Plant rooms required by building services

The functional areas are described in detail as follows:

ENTRY FOYER

The student entry to the foyer and administration entry should be prominent and clearly identifiable. Arrival is via a drop off point where vehicles can load and unload for a short period only. Vehicular drop off will served by the marked on street parking bays on Pantoworra Street.

Access must be available for trolleys for luggage on arrival and departure. Students often arrive with more than 1 suitcase.

The foyer and administration areas will become a "Central Hub" for all residents of the accommodation.

Residents and visitors are to enter via the front door which are to be glass automated sliding door. A separate door will be provided to separate the main entry lobby from the lift lobby. The lifts will act as a second secure point prior to gaining entry in to the residential levels. The front door, lift lobby door and lift cars shall be access controlled via the building key card system. The front door shall have a "Dallas Delta" intercom to act as apartment intercom and linked to the building telephone network. The front door shall also have a Unisafe phone connected to University Security, and shall be clearly signed from the public plaza.

Student traffic to be channelled into the foyer and past the reception desk so the staff can visually see them. This forced contact is key to maintaining connection with all residents in the property and controlling who is coming in and out of the building.

Students must be able to form a queue at the reception counter without hindering or being hindered by students walking through the foyer to enter and exit the building. Queuing will occur at peak intake periods at the commencement of the Semester.

Each door from the Foyer to the residential levels in common areas must allow a trolley with luggage to pass through unhindered. Install single leaf only as one leaf of a dual leaf door is often left unlocked by students rendering the security ineffective.

Wifi/WLAN coverage to be provided throughout.

RECEPTION & ADMINISTRATION

The administration office will require detailed planning in the following areas.

- ✓ Reception Counter including mail pigeon holes;
- ✓ Store Room for parcels, vacuum cleaners and luggage trolleys
- ✓ Administration Office Layout; (IT Data Rack in rear of admin office);
- ✓ Kitchenette / Tea Room;
- ✓ General Manager's Office;
- ✓ Utilities & IT area

A minimum of three vacuum cleaners need to be stored, so that they can be signed out by students from Reception. These will be kept in the store beside reception so that staff can distribute without leaving the front desk. Parcels and goods received on behalf of residents will also be stored here prior to collection by them.

Minimum 1 Pigeon holes per apartment for resident mail to be provided behind reception to encourage interaction with management staff. Consideration is required for the layout, accessibility and size.

At least three luggage trolleys (typical hotel type trolleys) will need to be stored and be accessible to students from the Foyer. The design needs to make provision for this space.

LIFT LOBBIES, CORRIDORS AND LINK WAYS

Lift lobbies, corridors and link ways are ideal places for informal gatherings and for posting of notices.

- ✓ The wall opposing the lifts should have a large notice board not less than 2m wide, and for the full height of the wall;
- ✓ Colours should be used on walls and floors to breakup long corridors;
- ✓ Way finding signs should be located at the lift lobbies to direct students to their rooms;

- ✓ The link way over Pantoworra Street should have informal seating to encourage active uses **[Subject to approval by the Certifier]**.

STUDY ROOMS

These areas are used for group meetings and study. Study spaces should include:

- ✓ Tables to be included with seating capacity for twelve people, larger rooms shall include additional seating.
- ✓ White board and pin boards on opposite walls. White boards and pinboards shall extend full height and full width of the nominated walls.
- ✓ Adequate power points and data points shall be provided.
- ✓ Wifi/WLAN coverage to be provided throughout.

COMPUTER ROOM

[UC to confirm if they would like a computer room to be provided or do they wish students to use the campus facility. None was provided at Weeden. These are well used at the ANU as they are linked to printers linked to the ANU printing quota]

Computer Room should include:

- ✓ Capacity for **16** workstations ensuring sufficient circulation space.
- ✓ Provision is required for two large system printers. **[None was provided at Weeden, these are provided at ANU on the basis that students have large ANU printing quotas which are otherwise not used]**
- ✓ Computers and printers are to be provided in accordance with standard University specifications **[UC to provide spec]**.
- ✓ Desks and chairs are to be provided.
- ✓ Cable management must be out of sight where practical – Cable trays and ducted skirtings are to be used.

THEATRETTE

This area is provided for students to watch TV and movies without the disruption of the common area.

- ✓ An overhead projection and screen should be provided
- ✓ Students need to be able to access the audio/DVD controls after hours without full access to the units themselves - a credenza with an Perspex front, with cut outs for access to DVD drawers and buttons would be suitable.
- ✓ Casual seating such as bean bags and couches are best suited for this area.

COMMON ROOM

The Common Room is the main student social hub and the interior design should incorporate a feel relevant to a student character, which in turn encourages social networking and group activities. It is to be located in a location accessible by all residents, and adjoins a resident only outdoor recreation area such as a terrace.

Access between the Common Room and the adjoining outdoor recreation (Roof Terrace) area should be via bi-fold doors, as well as a pass door with one "online" Cardax access control.

The area is to take maximum benefit of natural light.

Wifi/WLAN coverage to be provided throughout.

Common Room shall be designed to have separate lounge, games and dining zones as follows:

Lounge Zone

- ✓ Seating is to be maximised to allow students to sit in groups. There should be a variety of seating types including single and three seater lounges with coffee tables.
- ✓ Televisions (2 no.) must be placed at a height that allows for students to see and vision not hindered by light from surrounding windows. LED backlit LCD TVs not less than 48" shall be provided on wall mounted swivel brackets. Plasma screens are not appropriate as they reflect light into the screen. Video and television shall be capable of being streamed from the TV Lounge to this TV unit via the IP/TV system
- ✓ Power points for student use in addition to any power points required by appliances and equipment are to be located within the common room allowing students to charge laptops when in use.

Games Zone

- ✓ Pool table and table tennis to be located in areas with seating that is conducive to those groups participating as spectators. (i.e. Benches installed with seating overseeing such activities)

Dining Zone

- ✓ Table and chairs are to be provided for dining or activities requiring groups to be seated. A common kitchen is to be provided. This mainly used for functions such as BBQs and dinners within the common room and external grounds. The design of the kitchen to have benches with limited cupboards, one large 500L fridge, and two inbuilt cook top. Two ovens to be allowed for students to also cook group meals.
- ✓ Two large waste bins - for general and recyclable waste should be provided;
- ✓ Space and power supply should be provided for two vending machines.

ROOF TERRACE

The decked area should be adjoining the Common Room to create one indoor/outdoor recreation space.

- ✓ 2 x twin plate commercial electric barbeques, such as that supplied by DA Christie Pty Ltd, should be provided adjoining the Common Room. The barbeques shall include an integrated servery bench.
- ✓ Balustrade to the decked area on Level 4 should be a minimum of 1500mm above finished floor level.
- ✓ A variety of fixed and loose furniture should be provided, such as seating benches and stools. Loose furniture should be weighed down (by filling with sand) to prevent them from being thrown off the terrace. Furniture should have a maximum height of 450mm to maintain a minimum balustrade height of 1050mm above the seated surface, tables provided should be low coffee tables.
- ✓ Other objects where students can potentially launch off should be fixed well away from the balustrade edge.

LAUNDRY

The following items are to be considered in the design of the Laundry.

Washers and dryers shall be provided by others, to be coordinated by the Contractor. Services to the washer and dryer shall be by the Contractor.

Estimate for 417 beds - 10 Washer and 10 Dryers to confirmed by a commercial laundry operator – eg Launder Lease (03) 9527-8833 - Glen Chapman 0417-390-222.

Room Size must be adequate for Washers & Dryers. (Both floor mounted.) sinks / benches / ironing board. Note the following minimum provision requirements;

- ✓ A minimum of 1 commercial washer and dryer to be accessible;
- ✓ Two tubs are to be provided;
- ✓ A minimum of 2 Robin Hood Ironing Stations are to be provided (alternatively a fixed ironing board with a hard wired iron with timer switch is acceptable) - Ironing stations are to be provided in left and right handed configuration; and
- ✓ A working bench for sorting to be available in a central location.
- ✓ Wifi/WLAN coverage to be provided throughout.

Safety / Security / Position.

Subject to building regulations a shatterproof glass panel in door and / or windows allowing open visual access. This helps security, is particularly appreciated by females; and is a good deterrent to vandals. A security camera covering the area is to be provided to prevent vandalism and theft.

Layout

The ideal placement of machines for the user is washer / drier opposite or next to each other for easy loading / unloading. Where multiple numbers are located in one room the practicality of plumbing / venting requirements usually means that washers are in a 'bank' as are the dryers.

Venting

- ✓ Dryers must be vented out of the room into the atmosphere via effective exhaust ducting (direct hook-up and extraction required). Care is needed with the lint that is expelled so not to block filter systems that maybe in the exhaust system.
- ✓ The drier outlets are at the rear / lower / centre and 100mm in diameter. Rigid PVC line painted to wall colour or inside wall to rear of machine.
- ✓ External ventilation of the room with sufficient lint filtering required

DEXTER Water / Drainage.

- ✓ Washers use a gravity drain allowing the waste water to drop away to the ground rear. The waste points need to be 50mm diameter and available at close to floor level positioned near the left hand corner of the machine. (Require minimum 350mm – 400mm space behind washers)
- ✓ The usual up stand drain pipes are adequate for the Maytag Equipment (not Dexter) and could be fitted later if necessary.
- ✓ Threaded hot / cold taps are required to fill washers.
Positioning of taps should be behind the rear of machine but easily accessible for service requirements. (approx 900-1000 mm high)
- ✓ The waste line is to be separated from the floor waste of laundry to avoid suds backing up into the laundry.

- ✓ Floor wastes shall be provided in the laundry with flooring laid to falls.

Electrical

- ✓ 1 x 10amp power point for each washer. (One circuit for 2 machines.)
- ✓ 1 x 20amp power point for each drier. (Separate circuits required.)
- ✓ Positioning of GPO's should be behind the rear of machine but easily accessible for service requirements. (Approx 900-1000 mm high)

Indicative Equipment Dimensions:

- ✓ Dexter T300 Washer: 66.04cm Wide.
63.2cm Deep. (+ 35-40cm space at rear)
111.4cm High. (+ Steel Mounting Base) (+ 150 mm Base)
- ✓ Speed Queen brand: Single pocket Height 1092mm, Depth 711mm, Width 683mm
Double pocket is only taller at 1946mm [KH]

Specifications sheets are also available at: <http://www.dexterlaundry.com/>

TOILETS

- ✓ One male and one female accessible toilets are to be provided for the Common Room. Residents are expected to use their toilets in their own apartments for the majority of the time;
- ✓ Administration staff to use the common toilets provided in the ground floor.

APARTMENTS

A mix of studios, 1 and 5 bed apartments, and accessible studios are to be provided in accordance with the apartment matrix documented in Clause 3.02. Apartments are to be fully furnished and self contained including kitchen / kitchenette and toilet / ensuite facilities. Apartment layout and FFE inclusions are detailed in the Appendices.

FIRE AND ACCESS STAIRS

Fire stairs are to be used by the residents as communication stairs.

- ✓ Doorways into fire stairs, as well as fire and smoke doors in the corridors, shall feature magnetic hold-open devices, to be released when the building is in fire mode.
- ✓ The fire stairs are to feature handrails, balustrades, contrasting nosing strips and tactile ground surface indicators etc, as required by the NCC for communication stairs.

BICYCLE STORE

139 resident and 36 visitor bicycle parking spaces are to be provided.

Secure and weatherproof bicycle enclosures are to be provided for the residents.

- ✓ The enclosures are to be designed in accordance with Crime Prevention Through Environmental Design principles, inclusive of the route to and from the building entry.

- ✓ The number of racks to be provided in accordance with ACTPLA requirements. Racks are to be laid out in accordance with AS 2890.3.
- ✓ Floor mounted racks are preferred. Not less than 50% of the racks should be floor mounted.
- ✓ Internal wall mounted racks shall be equal to Cora model CVR1 hot dipped galvanised finish;
- ✓ Internal floor mounted racks shall be equal to Cora model CBR2 hot dipped galvanised finish;
- ✓ External bicycle racks shall be equal to Cora model CBR3 in grade 316 stainless steel.

HOUSE KEEPING STORE

A housekeeping store is required with cleaners sink and heavy duty shelving. This is to be within easy access to the building lifts.

CHEMICAL STORE

A chemical store is required for the storage of paints and cleaning materials.

FURNITURE STORE AND WORKSHOP

A combined furniture store and workshop is required for spare items and maintenance. The workshop is to include a work bench, power suitable for power tools, data and phone connection, and a sink with water supply.

Heavy duty shelving should be provided. Extent of shelving should be maximised on all available walls within the nominated room.

Double doors are required for easy access.

GARBAGE CHUTE ROOMS

Two lockable chutes to be provided, one general garbage chute and one recycling chute, with appropriate signage.

Acoustic isolation between the chutes and residential apartments shall be provided in accordance with the Acoustic Engineer’s specifications.

The garbage chutes are to discharge into the main garbage room as described in 3.08.3.

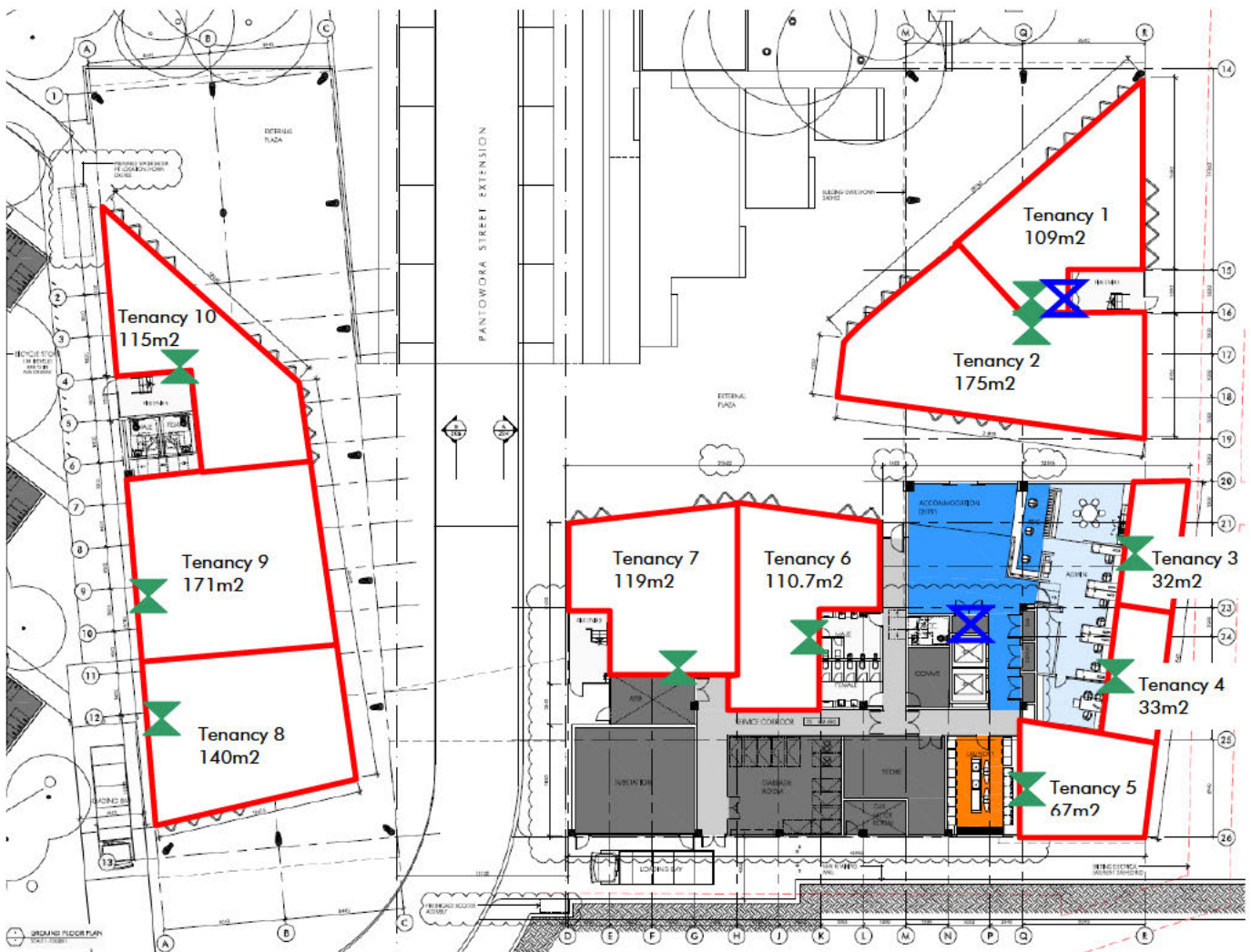
3.08.2 University Services Tenancies

University services tenancy areas will be shell and core and will include the following:

- ✓ The tenancy areas shall be capable of being sub-divided into 10 tenancies as per the diagram below;
- ✓ Tenancies 1, 2, 6 & 7 shall be capable of being food tenancies with connections to trade waste and kitchen exhaust, all other tenancies may be food tenancies but without connection to trade and kitchen exhaust;
- ✓ Tenancies 8, 9 and 10 shall be capable of being a grocer or small format supermarket;
- ✓ Services to tenancies shall be provided in accordance with the following schedule. Full outline of Lessee and Lessor Works are outlined in **Appendix XXX**.

TENANCIES	1, 2, 6, 7 - (Food)	8, 9, 10 - (Light food/ supermarket)	3, 4, 5 - (Light food)
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TENANCIES	1, 2, 6, 7 - (Food)	8, 9, 10 - (Light food/ supermarket)	3, 4, 5 - (Light food)
Electrical	Electricity supply of 80 Amps three phase;	Electricity supply of 80 Amps three phase;	Electricity supply of 90 Amps single phase;
	Cable will be coiled up above ceiling space with 3 metre tail for connection to switchboard by Lessee;	Cable will be coiled up above ceiling space with 3 metre tail for connection to switchboard by Lessee;	Cable will be coiled up above ceiling space with 3 metre tail for connection to switchboard by Lessee;
Mechanical	Valved and capped condenser water flow/return pipes and heating water flow/return pipes for supplementary plant connection by Lessee;	Valved and capped condenser water flow/return pipes and heating water flow/return pipes for supplementary plant connection by Lessee;	Valved and capped condenser water flow/return pipes and heating water flow/return pipes for supplementary plant connection by Lessee;
	Spatial provision for supplementary plant on Main Wing roof level plant room and Annex Level 4 plant room;	Spatial provision for supplementary plant on Main Wing roof level plant room and Annex Level 4 plant room;	Spatial provision for supplementary plant on Main Wing roof level plant room and Annex Level 4 plant room;
	Kitchen exhaust allowing 1500L/s per tenancy;		
	Make up air louvre shop front and ceiling line;	Make up air louvre shop front and ceiling line;	Make up air louvre shop front and ceiling line;
Hydraulic	One cold water supply point located above the ceiling line located within the tenancy;	One cold water supply point located above the ceiling line located within the tenancy;	One cold water supply point located above the ceiling line located within the tenancy;
	One drainage outlet point located within the tenancy;	One drainage outlet point located within the tenancy;	One drainage outlet point located within the tenancy;
	One trade waste drainage outlet located within the tenancy connecting to the grease arrestor;		
	One gas supply point located above the ceiling line within the tenancy;		
Comms	CAT6 cable and to MDF point within the tenancy, located on wall under the power supply cable;	CAT6 cable and to MDF point within the tenancy, located on wall under the power supply cable;	CAT6 cable and to MDF point within the tenancy, located on wall under the power supply cable;
Fire Protection	Hydrant and hose reel coverage to NCC requirements.	Hydrant and hose reel coverage to NCC requirements.	Hydrant and hose reel coverage to NCC requirements.
Metering	Tenant sub-metering for power, cold water supply, proportioned condenser usage and gas.	Tenant sub-metering for power, cold water supply, proportioned condenser usage.	Tenant sub-metering for power, cold water supply, proportioned condenser usage.



- Key**
- Indicative tenancy sub-division
 - X Services connection & take-off point
 - X Kitchen exhaust connection point

[Number of sub-tenancies TBC, locations to be checked by consultants for adequate coverage]

University Services Tenancies Breakup, Building Services Take-off Points

3.08.3 Back of House Common Areas

Common Areas include the following main functional areas:

- ✓ Chamber sub-station;
- ✓ Main Switch Room;
- ✓ Primary Communications Room;
- ✓ Main Garbage Room;
- ✓ Service Corridors; and

- ✓ In ground grease arrestor;

The functional areas are described in detail as follows:

CHAMBER SUBSTATION

A two transformer chamber substation is to be provided, with a single transformer installed, and space provided for a second transformer for the future Stage 2 Student Accommodation. Refer to Section 8.00 for detailed requirements.

MAIN SWITCH ROOM

Refer to Section 8.00 for detailed requirements.

PRIMARY COMMUNICATIONS ROOM

Refer to Section 8.00 for detailed requirements.

MAIN GARBAGE ROOM

The Main Garbage Room is to be sized to accommodate resident and tenant waste. A detailed waste management plan needs to be considered for all user groups within the building.

This waste management plan shall include storage and handling of bins, collection cycle, chutes and recycling options.

This area should be planned by a trade waste consultant where consideration should include:

- ✓ Size of room and bins to be used and storage of spares;
- ✓ OH&S issues in regards to the movement of bins;
- ✓ Location of chutes to ensure that they are centred over bins;
- ✓ Management of Resident and non-resident waste including chain wire fencing separating the two uses;
- ✓ Consideration of the use of compactors.

The Main Garbage Room is to be located beneath garbage chutes above. Chutes are to be designed to allow garbage to fall to the centre of the bin below, both cross and length ways. This allows the bin to fill evenly to its maximum

The garbage area shall be equipped with appropriate mechanical ventilation / air-conditioning to ensure all health and amenity issues are accommodated if required.

The garbage rooms should have a separate swing door entry rather than pedestrian access through a roller door where possible.

Lights are to be operated when the door is opened. A wash-down facility is to be provided. An adequate supply of hot and cold water shall be provided to all waste areas and drainage to sewer; Waste areas or bins shall be constructed to prevent the entry of vermin;

A sliding louver door shall be provided for entry and exit of skips with online electronic access externally.

Maintain separation between the bin storage area and student access to the rubbish area if applicable.

A wash down area with hot and cold water supply shall be provided.

Generated Waste Volumes

Waste volumes are to be calculated in accordance with the *Development Control Code for Best Practice Waste Management in the ACT*.

Storage capacity shall be calculated for a daily 7 days a week collection cycle.

Bins will be provided by the Operator/Waste Contractor for the generated waste volumes and in accordance with the waste management plan. Bins shall be in accordance with 4123.7 for bin/lid colour and waste streams.

INGROUND GREASE ARRESTOR

An in-ground grease arrestor is to be provided for the food tenancies as nominated in 3.08.2

3.09 EXTERNAL SPACES

3.09.1 Landscape Design

The external spaces that form part of the project include the following: **[Add text by MT]**

3.09.2 Public Art

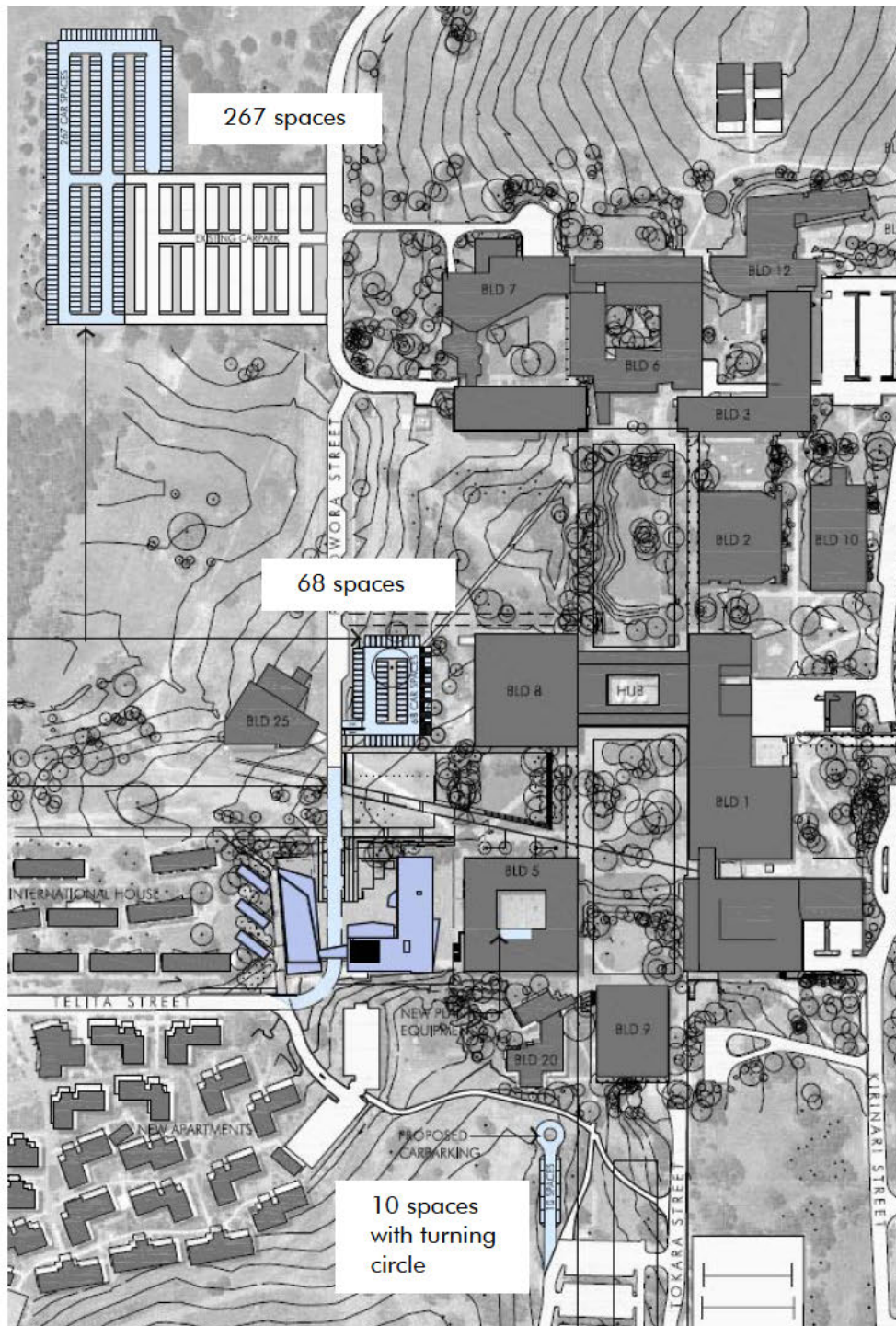
Public art will be included into

3.10 CARPARKING

Car parking for the project are to be provided as follows. The car parking scheduled below will include for the replacement of 134 existing car parking spaces displaced by the project.

Location	Quantity	Car Park Standard
Pantoworra South opposite Building 8	68 permanent car spaces over existing vacant land including 10 accessible car parking spaces.	<ul style="list-style-type: none"> - The car park is to be provided with a 2 coat bitumen seal and line marked in accordance with AS2890.1. - The car park is to be provided with entry and exit boom gates, with timber log barriers to the car park perimeter; - Lighting will be provided in accordance with the Australian Standards; - No kerb and gutter will be provided.

Location	Quantity	Car Park Standard
Pantoworra North opposite Building 7	267 permanent car spaces over existing informal car park made up of the formalisation of existing informal spaces.	<ul style="list-style-type: none"> - The car park is to be provided with a 2 coat bitumen seal and line marked in accordance with AS2890.1. - Lighting will be provided in accordance with the Australian Standards; - No kerb and gutter will be provided.
TOTAL	335 permanent car spaces	
South of building 20	10 temporary car spaces with turning circle for the Wiradjuri Preschool and Child Care Centre	<ul style="list-style-type: none"> - The car park is to be provided with a compacted gravel surface and line marked in accordance with AS2890.1. - Turning circle will be for a B99 vehicle in accordance with AS2890.1. - The car park is to be provided with timber log barriers to the car park perimeter; - Lighting will be provided in accordance with the Australian Standards; - No kerb and gutter will be provided.



Car Parking Location Plan

3.11 SECURITY

Refer to Section 9.00 for the full Security details.

The following security strategy is to be adopted:

- ✓ No student accommodation on the ground floor;
- ✓ Single accommodation entry only to maintain access control;
- ✓ Passive surveillance of public domain through selection of ground floor uses;

- ✓ Passive surveillance of public domain through strategically placing student common areas to overlook public domain and from upper level student residences.
- ✓ Active frontages and passive surveillance to all adjacent streets;
- ✓ Light spill from shops to adjacent streets;
- ✓ External building lighting to all public areas;
- ✓ CCTV surveillance;
- ✓ Access control and security presence around the building. On-site security to be layered to provide increased level of access control as spaces become more privileged;

3.12 STAGING FOR SITE ESTABLISHMENT

REPLACEMENT PARKING

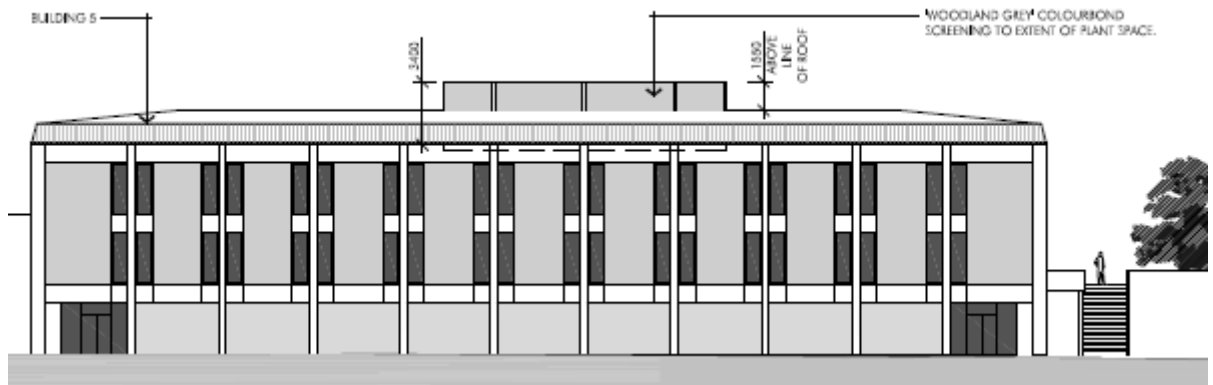
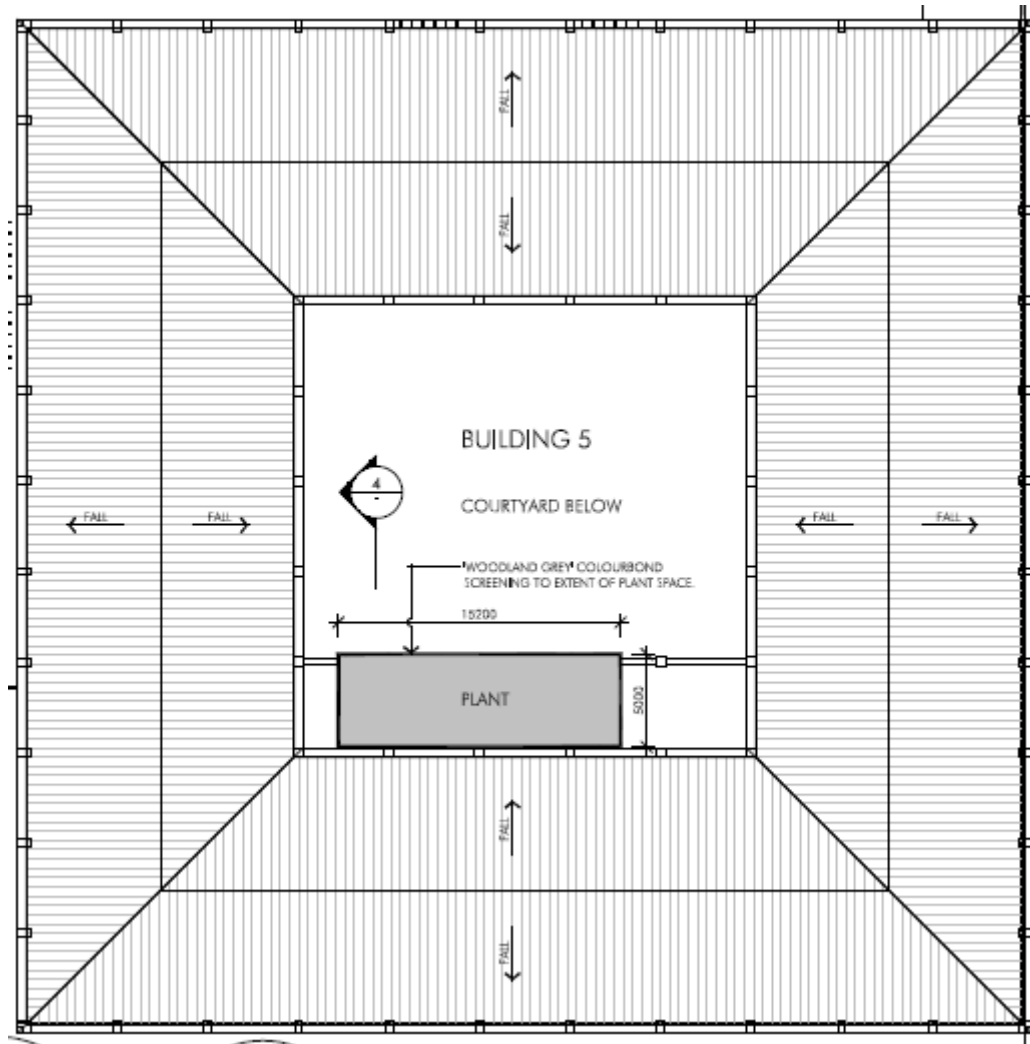
Prior to fencing off the site to commence main construction works, the car park areas as described in clause 3.10 and listed below are to be completed and made operational:

- ✓ 267 spaces at Pantoworra North opposite Building 7,
- ✓ 10 spaces and turning circle south of building 20

EXISTING COOLING TOWER AND BOILER RELOCATION

The existing cooling towers situated on the site and the existing heating water boilers within building 5 will require relocation. The intended new location for the cooling towers and boilers is at the roof of Building 5 on the southern side of the internal quadrangle. Details of the mechanical scope of works are documented in Appendix XXX. The associated building works are documented in Clause 4.01.

- ✓ The cooling tower will be relocated in the winter months in accordance with the agreed construction programme prior to commencing works on site proper.
- ✓ The heating water boilers will be relocated in the summer months in accordance with the agreed construction programme.



New Cooling Tower and Heating Water Plant Platform

3.13 FUTURE BUILDING STAGES

The project is part of a multi-stage development. Further and separate to the project will be a second stage of student accommodation located to the south, which will comprise of 500 Beds in 360 apartments, which is targeted to be delivered by 1st February 2016.

Infrastructure for the second stage to be included as part of the project now includes[TP35]:

✓

3.14 PROVISION OF SPARES

The following spares[TP36] are to be provided by the Contractor upon the completion of the project:

3.14.1 Student Accommodation

Item	Qty
Battery powered Onity Locks	4 off
Tempering	5 off
Window winder locks	10 off
Door Closers	8 off
Fridge	1 off
Television Sets	3 off pro rata to quantities of each type provided
Microwaves	3 off
Telephones	5 off
Light Switches	20 off
Dining Chairs	10 off
Study Chairs	5 off
King Single Mattresses	5 off
Bedside Lamps	2 off
Coffee Tables	3 off pro rata to quantities of each type provided
Set Top Boxes[TP37]	5 off
Carpet Tiles	5% of each type
Vinyl	5% of each type

4.00 ARCHITECTURAL DESIGN RESPONSE & PERFORMANCE SPECIFICATION

4.01 EXTERNAL FINISHES

The following schedule of finishes details, materials, systems and finishes to be used externally on the project to reflect the agreed architectural perspective drawings in Appendix C:

The Contractor may seek approval from the Principle to substitute alternative materials, systems and finishes to those nominated in the following table. The Contractor can do so however only if the alternative offering is proven to be 'equal or better' in performance than the items noted below in line with the terms and conditions set out in the D&C Contract.

Facade ^[TP39]	Extent of facade types are described on the architectural drawings. Descriptions of each façade type are as follows:
	Type 1 :
	Type 2 :
	Type 3 :
	Type 4 :
	Type 5 :
	Type 6 :
	Type 7 :
	TYPE 8 :
	Note: 1. Schedule does not include shading devices. Refer to architectural drawings. 2. Allow for curtain wall sections or steel mullion sections to shop front systems for excessive heights where required.
Service Room Louvres	Chevron shaped aluminium louvres, powdercoat finish, concealed framing.
Roof Plant Louvres	Chevron shaped aluminium louvres, powdercoat finish, concealed framing.
External Soffits	Composite aluminium panels.
Awnings	Composite aluminium fascia
Roof	Concrete roof with inverted roof membrane assembly.
External Feature Lighting	Soffit flood lighting, paving up lights.
Car park Exhaust	Chevron shaped aluminium louvres, powdercoat finish, concealed framing.

4.02 INTERNAL FINISHES

The following schedule of finishes details, materials, systems and finishes to be used internally on the project.

The Contractor may seek approval from the Principle to substitute alternative materials, systems and finishes to those nominated in the following table. The Contractor can do so however only if the alternative offering is proven to be 'equal or better' in performance than the items noted below in line with the terms and conditions set out in the D&C Contract.

4.02.1 Student Accommodation

GROUND FLOOR COMMON AREAS		
Entry Lobbies	<p>Entry Mat :</p> <p>Floors :</p> <p>Walls :</p> <p>Wall Feature / Art :</p> <p>Columns :</p> <p>Corner guards :</p> <p>Skirting :</p> <p>Ceilings :</p> <p>Feature Ceilings :</p> <p>Cornice :</p> <p>Lift Doors :</p> <p>Lift Door Frame :</p> <p>Notice board :</p> <p>Pin board :</p>	<p>BIRRUS – Ultramat set in stainless steel angle surrounds. Drained.</p> <p>Tiles - \$60/m², R11 Slip Rating. (\$/m² rate nominated includes for the supply of tile only)</p> <p>Set plasterboard, paint finish.</p> <p>Allow a provisional sum of \$60,000[TP40]</p> <p>Set and painted.</p> <p>Full height corner guards to all salient angles equivalent to CS Acrovyn CO Series.</p> <p>100mm high aluminium skirting.</p> <p>Set plasterboard, paint finish.</p> <p>Allow a provisional sum of \$60,000[TP41]</p> <p>Rondo P50 set shadowline.[TP42]</p> <p>Stainless steel, Finished.</p> <p>Stainless steel, Finished.</p> <p>Double A0 sized corkboard. Allow \$35/m² for fabric covers. Glass case.</p> <p>Double A0 sized corkboard. Allow \$35/m² fabric covers.</p>

<p>Administration Offices</p>	<p>Floors : Carpet Tiles, direct stick - \$40/m2, (\$/m2 rate nominated includes for the supply of carpet tiles only) To Tea Room : Vinyl, \$35/m2, R10 Slip Rating. (\$/m2 rate nominated includes for the supply of vinyl only)</p> <p>Walls : Set plasterboard, paint finish.</p> <p>Columns : Set and Painted.</p> <p>Glazed Partition : Glazed partitions to manager’s office. Partition system to be equal to Sapphire Aluminium “Slimline” with framing to four sides and intermediate silicon joints.</p> <p>Skirting : 3 channel ducted aluminium skirting</p> <p>Ceilings : 2700mm high, 1200 x 600mm exposed two-way [TP43]grid, powdercoat finish. Square edged acoustic mineral fibre tiles equal to Armstrong Fine Fissure High NRC (0.7 NRC) /High CAC tile.[TP44]</p>
	<p>Doors : Solid core doors with steel frame, gloss enamel finish. Glazed door as part of glazed partition system. Onity electronic lock and door closer to main office entry door.</p> <p>Pin board : 2 x double A0 sized corkboard. Allow \$35/m2 for fabric covers.</p> <p>Whiteboard : Whiteboard including drawing ledge for full width whiteboard to be mounted at 850mm above FFL.</p>
<p>Accessible Toilets</p>	<p>Walls : Set wet area plasterboard, oil based paint finish.</p> <p>Floors : Tiles, supply rate at \$35/m2. R11 Slip Rating. Skirting tile minimum 150mm high. (\$/m2 rate nominated includes for the supply of the tiles only)</p> <p>Ceilings : Set wet area plasterboard, paint finish.</p> <p>Cornice : Rondo P50 set shadowline[TP45].</p> <p>Doors : Solid core doors with steel frame, gloss enamel finish.</p>

UPPER FLOOR COMMON AREAS	
Lift Lobbies & Corridors	<p>Walls : Set plasterboard, paint finish or precast walls, unpainted.</p> <p>Skirting : 100mm high aluminium skirting.</p> <p>Wall Feature : Allow a provisional sum of \$3,000 for each level for Levels 1-6.[TP46]</p> <p>Corner guards : Corner guards to all salient angles to full height of wall.[TP47]</p> <p>Floors : Carpet Tiles, direct stick - \$40/m2, (\$/m2 rate nominated includes for the supply of carpet tiles only)</p> <p>Ceilings : Set plasterboard, paint finish. 1500 x 500mm exposed two-way grid, powdercoat finish. Square edged acoustic mineral fibre tiles equal to Armstrong Fine Fissure tile[TP48].</p> <p>Cornice : Rondo P50 [TP49]set shadowline for extent of set plasterboard ceilings.</p> <p>Pin board : 2 x double A0 sized corkboard. Allow \$35/m2 for fabric covers.</p>
Computer Room & Study Rooms,	<p>Floors : Carpet Tiles, direct stick - \$40/m2, (\$/m2 rate nominated includes for the supply of carpet tiles only)</p> <p>Walls : Set plasterboard, paint finish.</p> <p>Columns : Set and painted.</p> <p>Skirting : 150mm high 3 channel ducted skirting.</p> <p>Glazed Partition : Glazed partitions to full width of corridor walls. Partition system to be equal to Sapphire Aluminium "Slimline" with framing to four sides and intermediate silicon joints. Glazed door as part of glazed partition system, smoke sealed. Heat strengthened glass and wall wetting drenchers to fire engineer's requirements.</p> <p>Ceilings : Set plasterboard, paint finish.</p> <p>Cornice[TP50] : Rondo P50 set shadowline.</p> <p>Pin board : 4 x double A0 sized corkboard. Allow \$35/m2 for fabric covers.</p> <p>Whiteboard : Whiteboard including drawing ledge for full width whiteboard to be mounted at 850mm above FFL.</p> <p>Locks : Onity electronic lock to Computer room. Door closers.</p>

<p>Music Room^[TP51]</p>	<p>Floors : Carpet Tiles, direct stick - \$40/m², (\$/m² rate nominated includes for the supply of carpet tiles only)</p> <p>Walls : Set plasterboard, paint finish.</p> <p>Columns : Set and painted.</p> <p>Skirting : 100mm high aluminium skirting.</p> <p>Acoustic Panelling : To rear walls - Snaptex acoustic wall covering system. Allow \$35/m² for fabric covering to acoustic wall panels. Room partition to have Rw50 sound rating (subject to acoustic engineer's verification).</p> <p>Glazed Partition : Glazed partitions to full width of corridor walls. Partition system to be equal to Sapphire Aluminium "Slimline" with framing to four sides and intermediate silicon joints. Glazed door as part of glazed partition system, smoke sealed. Heat strengthened glass and wall wetting drenchers to fire engineer's requirements.</p> <p>Ceilings : Set plasterboard, paint finish (subject to acoustic engineer's verification, refer to Section 14).</p> <p>Cornice : Rondo P50 set shadowline.</p> <p>Sound Proofing : Sound proofed to adjacent apartments.</p>
<p>TV Room</p>	<p>Floors : Carpet Tiles, direct stick - \$40/m², (\$/m² rate nominated includes for the supply of carpet tiles only)</p> <p>Walls : Set plasterboard, paint finish.</p> <p>Corner guards : Corner guards to all salient angles.</p> <p>Columns : Set and painted.</p> <p>Skirting : 100mm high aluminium skirting.</p> <p>Acoustic Panelling : To rear wall opposite the projection screen: Snaptex acoustic wall covering system. Allow \$35/m² for fabric covering to acoustic wall panels. Room partition to have Rw50 sound rating (subject to acoustic engineer's verification).</p> <p>Ceilings : Set plasterboard, paint finish (subject to acoustic engineer's verification, refer to Section 14).</p> <p>Cornice : Rondo P50 set shadowline.</p> <p>Doors : Solid core doors with steel frame, gloss enamel finish, with acoustic seals and with viewing panel.</p> <p>Sound Proofing : Sound proofed to adjacent apartments.</p>

<p>Common Room</p>	<p>Floors : Carpet Tiles, direct stick - \$40/m2, (\$/m2 rate nominated includes for the supply of carpet tiles only)</p> <p>Walls : Set plasterboard, paint finish.</p> <p>Splashback: Ceramic Tiles</p> <p>Balustrade : Set plasterboard, paint finish.</p> <p>Skirting : 100mm high aluminium skirting.</p> <p>Wall Feature : Allow a provisional sum of \$20,000.</p> <p>Columns : Set and painted.</p> <p>Ceilings : Set plasterboard with acoustic perforations.</p> <p>Feature Ceilings : Allow a provisional sum of \$60,000</p> <p>Cornice : Rondo P50 set shadowline.</p> <p>Doors : Glazed door as part of glazed partition system.</p>
<p>Common Laundry</p>	<p>Floors : Vinyl, \$35/m2, R11 Slip Rating. Laid to Falls. Continuous coved edge to minimum 150mm high. (\$/m2 rate nominated includes for the supply of the carpet tiles only)</p> <p>Walls : Set wet area plasterboard, oil based paint finish.</p> <p>Glazed Partition : Glazed partitions to full width of corridor walls. Partition system to be equal to Sapphire Aluminium "Slimline" with framing to four sides and intermediate silicon joints. Glazed door as part of glazed partition system, smoke sealed. Heat strengthened glass and wall wetting drenchers to fire engineer's requirements.</p> <p>Ceilings : Set wet area plasterboard, paint finish.</p> <p>Cornice : Rondo P50 set shadowline.</p>
<p>Accessible Toilets</p>	<p>Floors : Tiles, supply rate at \$35/m2. R11 Slip Rating. Skirting tile minimum 150mm high. (\$/m2 rate nominated includes for the supply of the tiles only)</p> <p>Walls : Set wet area plasterboard, oil based paint finish.</p> <p>Ceilings : Set wet area plasterboard, paint finish.</p> <p>Cornice : Rondo P50 set shadowline.</p> <p>Doors : Solid core doors with steel frame, gloss enamel finish.</p>

<p>Fire Stairs and Corridors</p>	<p>Floors : Steel trowelled finish with carborundum treatment, sealed. AS 1428 compliant contrast nosing and ground surface tactile indicators.</p> <p>Walls : Precast concrete, class 2 finish. Sealed.</p> <p>Ceilings : Off form concrete, class 2 finish; or steel form.</p> <p>Doors : Egress doors – fire rated door to BCA requirements with magnetic hold open device. Discharge doors – part of external facade system.</p> <p>Handrails : Galvanised handrail with powdercoated steel panel balustrades. (Note fire stairs are to be used as a communication stair and shall comply with the BCA and referenced AS1428 requirements)</p>
<p>APARTMENT FINISHES</p>	
<p>Apartments^[TP52]</p>	<p>Walls : Set plasterboard, paint finish.</p> <p>Skirting : 100mm high Particle Board, paint finish.</p> <p>Floors : Broadloom^[TP53] Carpet, direct stick - \$35/m2, (\$/m2 rate nominated includes for the supply of carpet only)</p> <p>Ceilings : Set plasterboard, paint finish.</p> <p>Cornice : 90mm^[TP54] cove.</p> <p>Doors : Solid core doors with steel frame, gloss enamel finish. Entry doors – fire rated door to BCA requirements, Onity electronic lock and door closer^[TP55]. Bedroom doors - Onity electronic lock.</p> <p>Pin board to bedroom door: A4 sized pinboard - Allow \$35/m2 for fabric covers.</p> <p>Pin board to living room: 1500 wide x 550 high pinboard - Allow \$35/m2 for fabric covers. ^[TP56]</p>
<p>Apartment Bathrooms</p>	<p>Floors : Vinyl, \$35/m2, R11 Slip Rating. Laid to Falls. Continuous coved edge to minimum 150mm high.</p> <p>Walls : Prefabricated fibreglass finish or tiled finish at \$35/m2 for supply of tiles. (\$/m2 rate nominated includes for the supply of tiles only)</p> <p>Ceilings : Prefabricated fibreglass finish or moisture ^[TP57]resistant plasterboard.</p> <p>Doors : Hollow core doors with steel frame^[TP58], gloss enamel paint finish.</p>

Apartment Kitchens	Floors : Vinyl, \$35/m2, R11 Slip Rating (\$/m2 rate nominated includes for the supply of the vinyl only). Splashback : Tiles – Supply rate at \$35/m2. (\$/m2 rate nominated includes for the supply of tiles only) Allow for coloured grout.
Blinds	To all apartment windows: System : Hunter Douglas “Flexiglide” chain operated system[TP59] with inside mount blocks, in widths and heights to suit window openings. Blind Fabric : Non PVC translucent blind fabric.
SERVICE AREAS	
Bicycle Store	Walls : Concrete blockwork[TP60] Corner guards : Corner guards to all salient angles. Floors : Steel trowelled concrete, sealed. Ceilings : None. Doors : External solid core doors with steel frame, gloss enamel finish.
Storerooms & Workshops	Walls : Internal - Face blockwork, precast concrete or painted plasterboard. Corner guards : Corner guards to all salient angles. Floors : Steel trowelled concrete, epoxy sealed. Ceilings : None. Doors : Solid core doors with steel frame, gloss enamel finish. Onity electronic lock. Kick plates. Door closer and door hold-open.[TP61]

4.02.2 University Services Tenancies

Retail	Floors : Steel trowelled concrete, sealed. 50mm setdown for flooring by tenant. Walls : Face blockwork Columns : Off-form concrete Ceilings : None
Retail Service Corridor	Floors : Tile finish. \$40/m2. R12 Slip rating Walls : Face blockwork, painted finish. Columns : Off-form concrete Ceilings : None Rails : Ex 200 x 50 DAR hardwood skirting and chair rail for full length of service corridor, both sides.

Retail Toilets	<p>Walls : Set wet area plasterboard, paint finish.</p> <p>Floors : Tiles, supply rate at \$35/m2. R11 Slip Rating. Skirting tile minimum 150mm high. (\$/m2 rate nominated includes for the supply of the tiles only)</p> <p>Ceilings : Set plasterboard, paint finish.</p> <p>Doors : Solid core doors with stainless steel push pull plates. Kickplate up to 300 high. Door grills to Mechanical Engineer’s requirements, natural anodised finish.</p> <p>Toilet Partitions : Laminex multi-purpose partitioning system with 13mm compact laminate dividers, frontals and doors, and complete with rising hinges, head rail, EFCO 547/ 548 Surface Mounted bolt and Indicator with slot button and staple and coat hooks. Vacant cubicles to be set at 300mm ajar.</p>
Retail Accessible Toilet	<p>Walls : Painted wet area plasterboard.</p> <p>Floors : Tiles, supply rate at \$35/m2. R11 Slip Rating. Skirting tile minimum 150mm high. (\$/m2 rate nominated includes for the supply of the tiles only)</p> <p>Ceilings : Set and painted wet area plasterboard.</p> <p>Cornice : Rondo P50 set shadowline.</p>
Generally	<p>Doors : Solid core doors with steel frame, gloss enamel finish. Fire doors where required for BCA compliance.</p> <p>Corner guards : Corner guards to all salient angles[TP63].</p>

4.02.3 Common Areas

Plant Rooms	<p>Walls : Face blockwork or precast concrete.</p> <p>Floors : Steel trowelled concrete, epoxy sealed.</p> <p>Ceilings : None.</p> <p>Doors : Solid core doors with steel frame, gloss enamel finish. Fire rated / smoke doors / non-combustible lining where required by the BCA. Door closers.</p>
Service Cupboards	<p>Walls : Internal - Face blockwork, precast concrete or painted plasterboard. External – match finish adjacent</p> <p>Floors : Steel trowelled concrete, epoxy sealed.</p> <p>Ceilings : None.</p> <p>Doors : Solid core doors with steel frame, gloss enamel finish. Fire rated / smoke doors / non-combustible lining where required by the BCA. Door closers. All cupboards to have internal lever handles for free exit.</p>

Garbage Room	<p>Walls : Internal - Face blockwork, precast concrete or painted plasterboard. External – match finish adjacent</p> <p>Corner guards : Corner guards to all salient angles.</p> <p>Floors : Steel trowelled concrete, epoxy sealed. Coving to perimeter, falls to drain.</p> <p>Ceilings : None.</p> <p>Doors : Solid core waterproof doors with steel frame, gloss enamel finish. With door closer and door hold-open. Kickplate up to 1050 high.</p>
Back of House Corridors	<p>Floors : Steel trowelled concrete, epoxy sealed</p> <p>Walls : Face blockwork, painted finish.</p> <p>Corner guards : Corner guards to all salient angles.</p> <p>Columns : Off-form concrete</p> <p>Ceilings : None</p> <p>Rails : Ex 200 x 50 DAR hardwood skirting and chair rail for full length of service corridor, both sides.</p>

4.02.4 Commercial Car park[TP64]

Car park	<p>Floors : Steel trowelled concrete, Finish</p> <p>Walls : Face blockwork, painted finish.</p> <p>Columns : Off-form concrete</p> <p>Ceilings : Off-form concrete,</p>
Car park Lobby[TP65]	<p>Floors : Tile finish. \$40/m2. R12 Slip rating</p> <p>Walls : Face blockwork, painted finish.</p> <p>Ceilings : Off-form concrete, Paint finish.</p>

4.02.5 Lifts

LIFT CARS	<p>Walls : Side walls : Stainless steel wall panelling Rear wall : Full height full width mirror.</p> <p>Floors : Tiles finish. \$60/m2. R11 slip rating (\$/m2 rate nominated includes for the supply of the tiles only).</p> <p>Ceilings : Stainless steel.</p> <p>Handrails : Stainless steel – finished.</p> <p>Kickrails : Stainless steel kick rail to sides and rear of car. Kickrail height to be compatible with luggage trolleys.</p> <p>COP: Stainless steel</p> <p>Lift Doors : Stainless steel, finished.</p> <p>Lift Door Frame : Stainless steel, finished.</p>
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4.03 HARDWARE

Door hardware shall be fitted to meet BCA and fit for purpose requirements and shall include for, as applicable but not limited to: locksets; door furniture; door closers; door coordinators; flush bolts; door stops; kickplates; smoke and weather seals etc.

Door Hardware Generally	<p>Locksets Generally Lockwood 3750 or 3850 [TP66]series.</p> <p>Student Accommodation Onity locks shall be provided to building entries, unit entries and bedroom doors in multi-share apartments. Common areas [TP67]shall be on-line and wired to the security system, bedroom and unit doors shall be battery operated.</p> <p>Retail Lockwood 3750 or 3850 series.</p> <p>Furniture Lockwood Square End Level Plate 1800 series with Lockwood 70 lever (non-hand specific)</p>
Pull Handles	<p>Entry Door Pull Handle Madinoz MDZ B8000 satin stainless steel. Length 1025mm.</p> <p>Fire Hose Reel Cupboards Madinoz MDZ B8000 Satin stainless steel. Length 625mm.</p>
Door Closers	Door closers to be Dorma or approved equal. Closers to be selected based on frequency of usage and size and weight of doors.
Auto doors	Dorma or approved equal. Mechanical lock required.

4.04 SIGNAGE

Signage shall be fitted to meet BCA, UC Guidelines and fit for purpose requirements including way finding signs and safety signs. Minimum scope for signage shall include :

4.04.1 Building Name

Building Name Sign	Allow a provisional sum of \$5000
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4.04.2 Student Accommodation

Student Accommodation	Allow a provisional sum of \$10 000
Statutory Signage	<p>Provide all statutory signage including but not limited to fire stair signs, offences signs etc.</p> <p>Signs on solid doors: Clear anodised aluminium plate with adhesive vinyl lettering</p> <p>Signs on glazed doors: Vinyl lettering</p> <p>Lettering height in accordance with statutory requirements.</p>

Room Name Sign, Service Cupboard Signs	To all common areas and rooms including but not limited to common rooms; study rooms; laundry; store rooms; administration offices; etc. Signs on solid doors : Clear anodised aluminium plate with adhesive vinyl lettering 20mm high Signs on glazed doors : Vinyl lettering Lettering 20mm high.
Room Number Sign	All internal doors must have cut vinyl numbering fixed to the outer face of the door head frame to indicate the room number of the space being entered.
Apartment Way Finding Sign	At each residential floor, apartment way finding signage to each wing: Clear anodised aluminium plate with adhesive vinyl lettering. Lettering 50mm high.
Floor Level Sign	At each stair and lift landing: Signs at stair landings : Laser cut aluminium number – 200mm high. Signs at lift landings : Laser cut aluminium number – 700mm high.
Stair Sign	Provide international stair symbol sign at way finding signs.
Lift Signs	Provide international lift symbol sign at way finding signs.
Apartment Number Sign	To all apartment entries : Clear anodised aluminium plate with adhesive vinyl lettering. Lettering 50mm high.
Bedroom Number Sign	To all bedrooms : Clear anodised aluminium plate with adhesive vinyl lettering. Lettering 50mm high.
Common Toilets	International standard white on blue background - male / female / accessible decals, brail to AS 1428.
Brail Signage^[TP69]	To AS 1428.

Security signage	<p>Fire exits / entries on ground floor and all lift foyers Picture of camera with warning constant surveillance of this area. No smoking</p> <p>Common kitchen Be safe turn gas off</p> <p>Landscaped Recreation Area Consider others “be quiet at night” This area closes at 10pm No smoking</p> <p>Laundry Please collect your items promptly when finished</p> <p>Bike Shed Bike rack / parking instructions</p> <p>Floors At way finding signs: Be quiet at night after 10pm No smoking symbol</p> <p>Garbage room Recycling instructions</p> <p>Entry Hours of operation After hours security contact No shopping trolleys allowed in this building. No smoking</p>
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4.04.3 Teaching and learning centre[TP70]

Feature Signage	Allow a provisional sum of \$XXXX
Statutory Signage	<p>Provide all statutory signage including but not limited to fire stair signs, offences signs etc.</p> <p>Signs on solid doors: Clear anodised aluminium plate with adhesive vinyl lettering</p> <p>Signs on glazed doors: Vinyl lettering</p> <p>Lettering height in accordance with statutory requirements.</p>
Room Name Sign, Service Cupboard Signs	<p>To all common areas and rooms including but not limited to common rooms; study rooms; laundry; store rooms; administration offices; etc.</p> <p>Signs on solid doors : Clear anodised aluminium plate with adhesive vinyl lettering 20mm high</p> <p>Signs on glazed doors : Vinyl lettering Lettering 20mm high.</p>

Directory	Digital directory in accordance with the User Requirement brief in Section 3.0
Way Finding Sign	Clear anodised aluminium plate with adhesive vinyl lettering. Lettering 50mm high.
Lift Signs	Provide international lift symbol sign at way finding signs.
Common Toilets	International standard white on blue background - male / female / accessible decals, brail to AS 1428.
Brail Signage	To AS 1428.
Security signage	Fire exits / entries on ground floor and all lift foyers Picture of camera with warning constant surveillance of this area. No smoking.

4.04.4 Retail

Statutory Signage	Provide all statutory signage including but not limited to fire stair signs, offences signs etc. Signs on solid doors: Clear anodised aluminium plate with folded edges with adhesive vinyl lettering Signs on glazed doors: Vinyl lettering Lettering height in accordance with statutory requirements.
Retail Sign	Allow to supply and install XXX number of suspended & illuminated under-awning tenant identification retail sign.

4.04.5 Common Areas

Statutory Signage	Provide all statutory signage including but not limited to fire stair signs, offences signs etc. Signs on solid doors: Clear anodised aluminium plate with adhesive vinyl lettering Signs on glazed doors: Vinyl lettering Lettering height in accordance with statutory requirements.
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4.04.6 Commercial Car park^[TP71]

Entrance Signage	TBA
Statutory Signage	Provide all statutory signage including but not limited to fire stair signs, offences signs etc. Signs on solid doors: Clear anodised aluminium plate with folded edges with adhesive vinyl lettering Signs on glazed doors: Vinyl lettering Lettering height in accordance with statutory requirements.
Way Finding Sign	Way finding signage.

4.05 MISCELLANEOUS

Bicycle Racks	To bicycle room – provide floor mounted bicycle racks at a rate of 1 bicycle per every 5 beds. Bike racks to be equal to Cora Bike Rack model CVR1 & CBR2B, set out to be in accordance with AS 2890.3.
Tactile Ground Surface Indicators	To authority standard and AS 1428 requirements.
Doors Generally	All external timber doors to have waterproof plywood facing

4.06 PAINT FINISHES

All paints to be Dulux –Duspec or approved equivalent. The following paint types and products are suitable for the nominated application.




Product Type:	Maximum VOC content (g/litre)	Products
Walls and ceilings – interior semi gloss	16	-
Walls and ceilings – interior low sheen	16	Dulux Enviro2 Low Sheen (<1)
Walls and ceilings – interior flat washable	16	Dulux Enviro2 Flat Acrylic(<1)
Ceilings – interior flat	14	Dulux Enviro2 Flat Acrylic(<1)
Trim – gloss, semi gloss, stain, varnishes and wood stains	75	Dulux Aquanamel Gloss (70)
Timber and binding primers	30	
Latex primer for galvanized iron and zincalume	60	
Interior latex undercoat	65	Dulux Enviro2 ASU (<1)
Interior sealer	65	Dulux Enviro2 ASU (<1)
One and two pack performance coatings for floors	145	
Any solvent-based coatings whose purpose is not covered in this table	200	

✓ Paint for line marking must be Dulux Roadmaster A1.

DISABLED PARKING BAYS: Blue bay with white symbol as per Australian Standard.

4.07 FITTINGS, FIXTURES AND EQUIPMENT



The following schedule of finishes details, materials, systems and finishes to be used internally on the project. It is to be read in conjunction with the Architectural Drawings, Room Layout Drawings and the Room Data Sheets.

Code	Item	Description	Finish	Supplier[TP72]	Image
BATHROOM					
BE01 (SH)	Shower Rose	Methven Bermuda 3F Wall Shower on Hi-Rise Arm Chrome Code: 30-4004		Metven	
BE02 (SC)	Shower Curtain and Curtain Hooks	Stripe Shower Curtain (lead weighted) Dimensions: varies between bathroom types, TBC by ABC	Shower Curtain: Blue Polyester	ABC Commercial	
		Curtain Hooks	Curtain Hooks: Stainless Steel	ABC Commercial	

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier ^[TP72]	Image
BE03 (2CH)	Robe Hook	Double robe hook Code: F-1055	Chrome finish	Barben Industries Address: Shop 95, 460 – 480 Jones Street Ultimo 2007 Contact: Sean Dry Ph: 02 9280 0833 Fax: 02 9280 0855 M: 0421 805 834	
BE04 (SCR-2)	Shower Curtain Rails Type 2	Extra-Heavy-Duty Shower Curtain Rod Standard lengths: 1016mm & 1780mm Length TBA, bent rails to multibed apartments. Installed at 2100mm AFFL high	Stainless steel		
BE05 (B)	Wall hung basin	Caroma Cosmo Wall Basin with Modina Chrome Bottle Trap	White Vitreous China	Caroma	

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Code	Item	Description	Finish	Supplier[TP72]	Image
BE08 (WC)	Toilet	Stylus Prima Toilet Suites WELS Rating: 4 star Dimensions: 670 (D) x 360 (W) x 780 (H)	White Vitreous China		
BE09 (TRH)	Toilet Roll Holder	Caroma Cosmo Metal Toilet Roll Holder Code: 303128C	Chrome finish	Caroma	
BE10 (TR)	Single 600mm Towel Rail	Caroma Cosmo 600mm Towel Rail Code: 306128C	Chrome finish	Caroma	

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Code	Item	Description	Finish	Supplier[TP72]	Image
BE11 (SHC)	Shower caddies	ABC Commercial Shower Caddy	Stainless Steel	ABC Commercial	
BE12 (BM)	Basin Mixer & Hardware	Valero Close Coupled Suite WELS Rating: 4 star Dimensions: 630 (D) x 350 (W)	Chrome		
BE13 (M)	Mirror	Frameless silver mirror with polished edges 500 (W) x 900 (H) (non accessible bathrooms)			

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Code	Item	Description	Finish	Supplier[TP72]	Image
BE14 (SS)	Accessible Folding Seat	Folding Shower Seat Code: B-817190 Dimensions: 960 (W) x 355 (D)	Solid Phenolic seat	RBA Group Address: Level 1 32 Frederick Street Oatley 2223 Contact: Kel Lupis Ph: 02 9570 8888 Fax: 02 9570 9268 M: 0418 211 733	
BE15 (B-A)	Accessible Hand Basin	Caroma Concorde 500 Wall Basin Code: 631010 Dimensions: 495 x 370	White Vitreous China	Source 490 Address: Level 1, 490 Crown Street Surry Hills 2010 Contact: Micara Mitchell Ph: 02 9361 6700 Fax: 02 9380 8429	
BE16 (WC-A)	Accessible Toilet Suite – Concealed Cistern	Caroma Care 800 Wall Faced Invisi Series II Suite complete with blue accessible toilet seat and Pedigree II Care backrest 718200BW with concealed cistern	White Vitreous China	Source 490 Address: Level 1, 490 Crown Street Surry Hills 2010 Contact: Micara Mitchell Ph: 02 9361 6700 Fax: 02 9380 8429	

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Code	Item	Description	Finish	Supplier[TP72]	Image
BE17 (TR-D)	Double 600mm Towel Rail	Caroma Cosmo 600mm Towel Rail Code: 306129C	Chrome finish	Caroma	
BE18 (SR-A)	Accessible Shower Rose Set	Posh Solus 1 function Para Health Rail Shower 900mm. Shower Rose Set including 900mm vertical grab rail for accessible units	Chrome	Reece Address: 91 Derby Street Silverwater 2128 Contact: Dan Micallef Ph: 02 9648 0166 Fax: 02 9647 1722 M: 0439 381 969	
BE19 (SM)	Shower Mixer	Methven Echo Circa Shower Mixer Code: 03-3102 WELS Rating: -	Chrome		

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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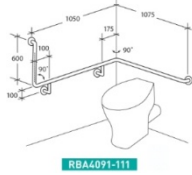
Code	Item	Description	Finish	Supplier[TP72]	Image
BE20 (SM-A)	Accessible Shower Mixer	Methven Echo Circa Shower Mixer with 150mm accessible lever Code: -- WELS Rating: -	Chrome		
BE21 (BM-A)	Accessible Basin Mixer	Methven Echo Parahealth Lever Basin Mixer with 150mm accessible lever Code: -- WELS Rating: 6 star	Chrome	Caroma	
BE22 (WP)	Basin Waste Pipes	40mm S trap with 750mm tail	Chrome Plated		
BE23 (HD)	Hand dryer	Eclipse surface mounted hand dryer Code: B740 Dimensions: 390 (W) x 225 (H)	Stainless Steel	RBA Group Address: Level 1 32 Frederick Street Oatley 2223 Contact: Kel Lupis Ph: 02 9570 8888 Fax: 02 9570 9268 M: 0418 211 733	

Code	Item	Description	Finish	Supplier[TP72]	Image
BE24 (SCR-1)	Shower curtain rail Type 1	30mm outside diameter Stainless steel tube Installed at 2100mm AFFL high			
		Pub bathrooms only			
BE25 (SCR-3)	Shower curtain rail Type 3	Corner rail Monotrack curtain track Size to comply with AS1428.1 Installed at 2100mm AFFL high		Safety Rails Australia Ph: 03 9359 6366	
BE26 (M-A)	Accessible Mirror	Frameless polished edge mirror 500 (W) x 1000 (H) (accessible bathrooms)			

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Code	Item	Description	Finish	Supplier[TP72]	Image
BE27 (GR-1)	Accessible 90° Grab Rail	RBA 4090-101 or 4090-111 (handed to suit wet area layout) AS1428.1-2001 compliant 32mm Dia, 60mm clearance, concealed fixings	Satin Finished Stainless Steel	RBA Group Address: Level 1 32 Frederick Street Oatley 2223 Contact: Kel Lupis Ph: 02 9570 8888 Fax: 02 9570 9268 M: 0418 211 733	
BE29	Soap Dispenser	DEB Hygenifoam System	ABS Plastic	DEB Group Address: Contact: Ph: 02 9794 7700 Fax:	
BE30	Jumbo Paper Dispenser	Hygenex Jumbo Dispenser - lockable Code: 2170166	ABS Plastic	SCA Hygiene Address: Contact: Ph: 1800 234 613 Fax:	
BE31	Jumbo Paper Dispenser – Accessible WC	Hygenex Jumbo Jnr Dispenser - lockable Code: 2242122	ABS Plastic	SCA Hygiene Address: Contact: Ph: 1800 234 613 Fax:	

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
BE32	Cleaner's sink	White Vitreous China Cleaner's Sink Code: 811592W	White Vitreous China	Caroma	
BE33	Wall sink set	Caroma Wall Sink Set Code: 91024C3A	Stainless Steel Satin Finish	Source 490 Address: Level 1, 490 Crown Street Surry Hills 2010 Contact: Micara Mitchell Ph: 02 9361 6700 Fax: 02 9380 8429	
BE34	Hand Towel Dispenser	Contura Surface Mounted Paper Towel Dispenser Code: B4262	Satin Finished Stainless Steel	RBA Group Address: Level 1 32 Frederick Street Oatley 2223 Contact: Kel Lupis Ph: 02 9570 8888 Fax: 02 9570 9268 M: 0418 211 733	

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
BE36 (TP)	Toilet Partition System	Laminex Multipurpose Partitioning System	Colour: From Full Range	Laminex	
BE37 (SP)	Shower Partition System	Laminex Multipurpose Partitioning System	Colour: From Full Range	Laminex	
BE38 (SD-2)	Soap Dish	Basket Soap Holder Code: ML239-B	Chrome Plated Brass	Project Sales (Metlam) Contact: Steve Emery Ph: 07 3376 7100 Fax: 07 3376 5859	
BE39 (Shelf)	Shelf	Liano Glass Vanity Shelf 10mm Toughened Glass with polished edges @1200H Dimensions: 600 (W) x 130 (D)	Chrome	Caroma	

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
BE43	Vanity Basin	Caroma 9L capacity Dimensions: 430x430mm	Vitreous china, White	Caroma	 A white rectangular vanity basin with a chrome faucet and handles, set against a blue background.
BE44	Toilet	Caroma Leda 2000 Suite		Caroma	 A white toilet with a matching tank, set against a blue tiled wall.
BE45	Urinal	Caroma Cube 0.8L Electronic Urinal Suite		Caroma	 A white wall-mounted urinal with a curved front, set against a light-colored tiled wall.

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
BE46	Toilet Roll Holder	Bobrick Single Jumbo-Roll Toilet Tissue Dispenser. B-2890		Bobrick	
BE47	Soap Dispenser	Bobrick ConturaSerie Recessed Soap Dispenser. B- 4063		Bobrick	
BE48	Paper Towel Dispenser / Hand Dryer	Recessed 3-in-1 (Paper Towel, Waste & Dryer unit, 24L waste capacity) 330(w) x 1830(h) x 145 (d) depth measured from finished wall surface. CODE: B815969	Satin-finish Stainless Steel	RBA Group	

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
BE49	Basin Mixer and Hardware	Caroma Nordic basin mixer Code: 90947C5A	Chrome	Caroma	
GENERAL EQUIPEMENT					
GE01 (5CH)	5 Gang Coat Hooks	5 Gang Coat Hooks Code: F-105G	TBA	Barben Industries Address: Shop 95, 460 – 480 Jones Street Ultimo 2007 Contact: Sean Dry Ph: 02 9280 0833 Fax: 02 9280 0855 M: 0421 805 834	
GE02	Joinery handles	Lincoln Sentury D- pull handles 100 (L) x 10 (dia) Kitchen Joinery (Typical Cupboard Doors) Product code: 1-545- 526	Satin Chrome		

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
GE03	Joinery handles	Lincoln Sentury D- pull handles 300 (L) x 10 (dia) Kitchen Joinery (Appliance to cupboard door unit which houses bin & Fire Extinguisher)	Satin Chrome		
		Or approved equal up to \$15/handle			
GE04	Joinery handles	Lincoln Sentury D- pull handles 500mm length x 10mm (dia) Wardrobe Joinery	Satin Chrome		
		Or approved equal up to \$15/handle			
GE05	Mirror	Frameless Glass Mirror with polished edges (Conceal fixed Inside Robe Door) Dimensions: 1200 x 400			
GE06 (AC)	Air con unit (heater/cooler unit)				

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
GE07	Blinds (roller)	Hunter Douglas "Flexiglide" chain operated system with inside mount brackets, in widths and heights to suit the window openings Chain: Stainless steel Bottom Rail: Anodized aluminium	Hunter Douglas "Seascape" Range	Hunter Douglas Commercial Address: 338 Victoria Road Rydalmere 2116 Contact: Maria Priestley Ph: 02 9638 8724 <u>OR</u> 1300 733 078 Fax: 1300 304 470 M: 0415 227 115	
GE08	BBQ	Double Cabinet 4 barbeques and a large serving area with 2 x custom extension side tables. Custom tables 400Wx750D with 50mm lip around and support strut under. Dimensions: 2070 x 750 (not including custom side tables)		Melbourne BBQ Centre Damien Address: 660 Whitehorse Road Mitcham VIC 3132 Contact: Ph: 03 9873 1444 Fax: 03 9873 1863	
GE09	Wire baskets	4 tier LAD frame and basket set Code: PC475 Dimensions: 440 (W) x 530 (D) x 690 (H)		ABC Commercial	

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
GE13	Entry Door Hardware	Entry door lever set with security card access control	Matt Silver	Onity or Approved Similar	
GE14	Entry Door Hardware	Peephole to entry door[TP73]	Silver		
GE15	Projector	Panasonic Projector Series: F300 Series Code: PT-F300NTE With wireless capability & ceiling mount[TP74]			
GE16	Projector Screen	Abi Motorised Screen Range: Prado P Finish: Matt White Size: 3000mm Diagonal Code: EMMW3HDP	Matt White		

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS



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Code	Item	Description	Finish	Supplier[TP72]	Image
GE17	Ironing Stations	Robinhood IC1300 Ironing Station			
GE18	Laundry Tub	Clark 70L Flushline Tub		Clark	
GE19	Laundry Mixer	Caroma Lumiere Wall Laundry Set	Chrome	Caroma	 <p>(Extended accessible lever not shown)</p>

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
GE20	Wall mounted bike rack	Cora CVR1 or approved similar[TP75]			
GE21	Floor mounted bike rack	Cora CBR2B			
GE22 (TV26)	Television Set and Set Top Unit	LED BACKLIT LCD TV 26" Amino A130H IPTV Set Top Unit.			
GE23 (TV32)	Television Set and Set Top Unit	LED BACKLIT LCD TV 32"			
GE24 (TV50)	Television Set and Set Top Unit	LED BACKLIT LCD TV 50"			

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier ^[TP72]	Image
GE25 (TV36)	Television Set and Set Top Unit	LED BACKLIT LCD TV 36"			
GE26 (TV42)	Television Set and Set Top Unit	LED BACKLIT LCD TV 42"			
GE27	Fixed Clothesline	Hills		Hills	
MA01	Mattress king single bed	Vacationer mattress King Single size			
MA02	Mattress queen bed	Vacationer mattress Queen size			
MP01	Mattress protector king single bed	Synthetic mattress protector with straps Dimensions: to fit 1100 x 2030 bed			
MP02	Mattress protector Queen bed	Synthetic mattress protector with straps Dimensions: to fit 1520 x 2030 bed			
KITCHEN EQUIPMENT					

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier ^[TP72]	Image
KE01	Sink Mixer	Caroma Venecia Sink Mixer Code: 631001C4A WELS Rating 4 Star	Chrome	Caroma - Stylus	
KE02	Range hood	Fisher and Paykel Wall Hood Range hood Code: HS60CSR1 (Stainless Steel duct to be provided when rangehood is wall mounted) Dimensions: 598 (W) x 490 (D) x 152 (H)	Stainless steel fascia	Winning Appliances Address: 113 Alexander Street Crows Nest 2065 Contact: Ph: 02 9438 2611 Fax: 02 9906 2997	
KE03	2 burner Gas Cooktop ^[TP76]	Fisher & Paykel 2 burner gas cooktop Code: GG302LFX1	Stainless steel	Winning Appliances Address: 113 Alexander Street Crows Nest 2065 Contact: Ph: 02 9438 2611 Fax: 02 9906 2997	

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Code	Item	Description	Finish	Supplier ^[TP72]	Image
KE05	Dishwasher	Fisher & Paykel OneTouch Dishwasher Code: DW60DOX1 Dimensions: 598 (W) x 570 (D) x 820 (H)	Stainless steel		
KE06	Conventional Microwave	Omega Freestanding Conventional Microwave Code: OM301CXA ^[TP77]	Stainless Steel	Winning Appliances Address: 113 Alexander Street Crows Nest 2065 Contact: Ph: 02 9438 2611 Fax: 02 9906 2997	
KE07	Kitchen Sink Single	Everhard Nugleam 780 Single Bowl Sink Code: 73100 Including sink cover Refer to individual kitchen types for number of tapholes to sink	340 Stainless Steel	Reece Address: 91 Derby Street Silverwater 2128 Contact: Dan Micallef Ph: 02 9648 0166 Fax: 02 9647 1722 M: 0439 381 969	

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
KE08	Fridge 249L	Fisher and Paykel 248L top mount freezer Code: E249TRW Dimensions: 525 (W) x 570 (D) x 1595H	White	Winning Appliances Address: 113 Alexander Street Crows Nest 2065 Contact: Ph: 02 9438 2611 Fax: 02 9906 2997	
KE10	Fridge 517L	Tasman top mount freezer Code: E521TT Dimensions: 790 (W) x 696 (D) x 1695 (H)	White	Winning Appliances Address: 113 Alexander Street Crows Nest 2065 Contact: Ph: 02 9438 2611 Fax: 02 9906 2997	
KE11	Kitchen Sink double	Everhard Nugleam 980 one and ½ Bowls Sink Code: 73104 Including sink cover	340 Stainless Steel	Reece Address: 91 Derby Street Silverwater 2128 Contact: Dan Micallef Ph: 02 9648 0166 Fax: 02 9647 1722 M: 0439 381 969	

Code	Item	Description	Finish	Supplier[TP72]	Image
KE12	Accessible Kitchen Sink Mixer	Methven Echo Parahealth Lever Sink Mixer with 150mm Lever WELS Rating: 5 star	Chrome	ABC Commercial	
KE13	Fire blanket	Type to BCA requirements			
KE14	Fire extinguisher	Type to BCA requirements			

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
KE15	Garbage bin		White		
KE16	Fixed Range hood – accessible units	Fisher and Paykel Wall Hood Range hood Code: HF60CIX1 Dimensions: 598 (W) x 490 (D) x 152 (H))	Stainless steel	Winning Appliances Address: 113 Alexander Street Crows Nest 2065 Contact: Ph: 02 9438 2611 Fax: 02 9906 2997	 Note: Provide accessible remote power switch for range.
KE17	Fridge 331L	Tasman top mount freezer Code: E331TT Dimensions: 635 (W) x White 712 (D) x 1425 (H)		Winning Appliances Address: 113 Alexander Street Crows Nest 2065 Contact: Ph: 02 9438 2611 Fax: 02 9906 2997	

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
KE19	Stove/ oven[TP78]	Westinghouse Freestanding 540mm wide conventional oven with electronic ignition, enamel wire trivets, separate grill and a massive 80L (gross) oven capacity Code: GUK517W Dimensions: 1140 (H) x 540 (W) x 630 (D) (model not suitable for sprinklered building)	White		
KE 20	Waste Bin	ABC Commercial Large Waste Bin	White		
KE21	Bar Fridge	F & P Bar Refrigerator 115L Code: P120R Dimensions: 525 (W) x 5700 (D) x 819 (H)	White		

Code	Item	Description	Finish	Supplier[TP72]	Image
KE22	Boiling Water Unit	Zip Hydrotap Commercial B	Chrome	Zip Industries	
KE 23	Waste Bin	72Lt Waste Bin Swing Top Code: 0812	Satin Stainless Steel	JD Macdonald	
KE25	Underbench Oven	Fisher and Paykel 60mm Pyrolytic Self Clean Single Oven Code: OB60SDEPX2	Brushed Stainless Steel		
KE26	4 Burner Cooktop[TP79]	Fisher and Paykel 60mm 4 Burner Gas Cooktop Code: CG604CWCX1	Brushed Stainless Steel		

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Code	Item	Description	Finish	Supplier[TP72]	Image
FURNITURE					
BD01	King single bed	Steel frame bed with timber slats[TP80] Dimensions: 2030 x 1100			
BD02	Queen bed	Steel frame bed with timber slats Dimensions: 2030mm x 1520mm			
CB01	Pin board	corkboard with selected fabric upholstery dimensions: 1500W x 550 H (applicable to units only) Refer to architectural drawings for size to common areas (confirm measurement on site)		Forbo or Approved Smilar	

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
CH01	Task chair	<p>Task Chairs (no arms) Code: EG100 Dimensions: Seat - 470W x 450D Back – 420-510H x 420mm W Gas height-470-600mm range</p> <p>On Soft Wheels for carpet protection</p>	Fabric Upholstery Unit & Admin Staff & Office: House Black	ABC Commercial	
CH01A	Task chair with arms	<p>Task Chairs (with arms) Code: EG100 Dimensions: Seat - 470W x 450D Back – 420-510H x 420mm W Gas height-470-600mm range</p> <p>On Soft Wheels for carpet protection</p>	Fabric Upholstery Unit & Admin Staff & Office: House Black	ABC Commercial	Similar with arms
CH02	Single seater sofa - armchair	Single Seater Armchair	Upholstered to standard house range	ABC Commercial	

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
CH03	2 seater sofa	2-seater Sofa	Upholstered to standard house range	ABC Commercial	
CH04	3 seater sofa	3-seater Sofa	Upholstered to standard house range	ABC Commercial	
CH05	Unit dining chair	<p>Skope Chair Code: 48/SC10 Dimensions: 475 (SW) – 550 (W) x 390 (SD) – 550 (D) x 450 (SH) – 800 (H)</p> <p>3 Year Warranty</p>	Hi-tech compound shell (hirek) with chrome legs.	<p>ChairBiz Address: 112 Cubitt Street Richmond VIC 3121 Contact: Stewart Brown Ph: 03 9429 3388 Fax: 03 9429 7766 M: 0403 707 444</p>	
CH08	Lounge – tub chair	<p>Lisa Tub Chair 25mm Stainless Steel legs.</p>	Fabric Colour: From Full Range	LMI Concepts	




Code	Item	Description	Finish	Supplier[TP72]	Image
CH11	Short Stool	Korban / Flaubert Buble Stool Dimensions: 380 (D) x 460 (H)	Polyethylene Colour: From full range	Korben/Flaubert	
CH12	High Bar Stool	Enea Coma Bar Stool to suit benches Dimensions: approx. 690 (H) x 330 (Dia)	Colour: From Full Range	Kezu	
CH13	Breakout Chair	Dining Chairs: Alexis	Colour: From Full Range	ABC Commercial	
CH13A	Breakout Chair with arms	Dining Chairs: Alexis with arms	Colour: From Full Range	ABC Commercial	Similar with arms

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
CH15	Study chair	Cello Chair	Polypropylene Colours: From Full Range	ABC Commercial	
CH15A	Study chair with arms	Cello Chair with arms	Polypropylene Colours: From Full Range	ABC Commercial	Similar with arms
CH16	Breakout Chair	Chris Chair Stackable	Vertical Grain – Light Beech Chrome Lilly Frame	LMI Concepts	

Code	Item	Description	Finish	Supplier[TP72]	Image
CH17	Breakout Chair	Sai Chair Stackable	Polypropylene Colour: From Full Range	LMI Concepts	
CH18	Dining	Dining Chairs – outdoor Type: Maya	Colour: From Full Range	ABC Commercial	
CH19	Breakout Stool	Bunny Polypropylene Stackable	Colour: From Full Range	LMI Concepts	

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
CH20	Reception Stool	RX Drafting Chair Dimensions: 470 (W) x 470 (D) x 660 – 780 (SH) ON CASTORS 2 year Warranty	Black Fabric seat and back and chrome plated foot ring. Standard house fabric	ABC Commercial	
CH25	Executive Chair	Fusion MBA Code: 32/FUSMBA	Fabric Upholstery from full colour range	Chairbiz	

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
CH21	Study Room Chair	Jam Chair Sled Base	Chrome Frame Colour: From Full Range	LMI Concepts	
CH24	Task chair	H80S MB Task Chairs (no arms) Dimensions: Back – 430 (W) x 450 (H), Seat – 480 (W) x 470 (D), Seat Height – 440 – 560, Overall height 850 – 1050 10 year Warranty AFRDI Approved Level 6 ON CASTORS	Fabric Upholstery in standard house fabric – Velocity Charcoal	ABC Commercial	

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier[TP72]	Image
PE01	Mobile pedestal	Particle board mobile pedestal 2 std and 1 file Dimensions: 660 MAX. (H incl. castors) x 476 (W) x 470 (D) With castors	Laminate Finish from Full Range	ABC Commercial	
TB01	Coffee Table Small	Dimensions: 500 x 500 x 500 (H)	Laminate Finish from Full Range		Refer Drawings for Details
TB02	Coffee Table Large	Dimensions: 900 x 500 x 500 (H)	Laminate Finish from Full Range		Refer Drawings for Details
TB03	Dining table – 2 seater	25mm thick Rectangular top in laminate finish with matching ABS edges. Base: square tube steel base in silver powdercoat finish PC01, support rails at 35 x 19mm for extra strength and support Dimensions: 750 x 750 x 720 (H)	Laminate Finish from Full Range		Refer Drawings for Details

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Code	Item	Description	Finish	Supplier[TP72]	Image
TB04	Dining Table	Dimensions: 600 (W) x 750 (D) x 720 (H)	Laminate Finish from Full Range		Refer Drawings for Details
TB05	Dining table – 6 seater	<p>Rectangular top, 25mm top in laminate finish with matching ABS edges. Base: (master tube) square tube steel base in silver powdercoat finish PC01, support rails at 35 x 19mm for extra strength and support Note: frame to suit 1800 x 900 recessed in from the edge 50mm all sides</p> <p>Dimensions: 1500 x 750 x 720 (H)</p>	Laminate Finish from Full Range		Refer to Drawings for Details
TB06	Bedside table		Joinery item - Laminate Finish from Full Range		Refer to Drawings for Details
TB07	Bedhead King Single		Joinery item - Laminate Finish from Full Range		Refer to Drawings for Details

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier ^[TP72]	Image
TB08	Bedhead Queen		Joinery item - Laminate Finish from Full Range		Refer to Drawings for Details
TB10	Breakout Table	Blade Table with Compact Laminate Top	Colour: From Full Range	Ramler Address: 109 Foveaux Street Surry Hills 2010 Contact: Nathan Carr Ph: 03 9545 4200 Fax: 03 9583 2000 M: 0419 600 387	
TB11	Breakout Table	Dimensions: 850 (W) x 850(D) x 710 (H)	Laminate Finish from Full Range Silver powdercoated frame		Refer to Drawings for Details
TB16	Media Unit	Refer to architectural dwgs Dimensions: 580 x 430 x 870 (H)	Laminate Finish from Full Range		Refer to Drawings for Details
TB17	Media Unit	Refer to architectural dwgs Dimensions: 1160 x 430 x 650 (H)	Laminate Finish from Full Range		Refer to Drawings for Details
TB18	Bedhead Queen Accessible bedroom		Joinery item - Laminate Finish from Full Range		Refer to Drawings for Details

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier ^[TP72]	Image
TB19	Bedhead King Single Accessible bedroom		Joinery item - Laminate Finish from Full Range		Refer to Drawings for Details
TB20	High Bench Table	Refer to architectural dwgs Dimensions: 2100 (W) x 750 (D) x 1050 (H)	LM02 White melamine top with 50mm graphite square tubular steel legs with height adjustable feet.		Refer to Drawings for Details
TB23	Dining Tables	750mm diameter tables x 720H with 4 leg base	Werzalit finished top with powdercoat finished table base	ABC Commercial	
TB25	Meeting Table	Pronto Table Dimensions: 2000 (W) x 900 (D) x 720 (H)	25mm laminate top and steel frame legs. Silver powdercoated frame Laminate Finish from Full Range		Refer to Drawings for Details
TB25A	Workstation	Pronto Table Dimensions: 2000 (W) x 900 (D) x 720 (H) Desk to be fitted with metal cable tray to underside & 2 x cable access hole & matching colour caps to desk top	25mm laminate top and steel frame legs. Silver powdercoated frame Laminate Finish from Full Range		Refer to Drawings for Details

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier ^[TP72]	Image
TB25B	Height Adjustable Workstation	Pronto Table Dimensions: 2000 (W) x 900 (D) x 720 (H) Desk to be fitted with metal cable tray to underside & 2 x cable access hole & matching colour caps to desk top	25mm laminate top and Height Adjustable legs. Laminate Finish from Full Range		Refer to Drawings for Details
TB26	Coffee Table	Round (Boxx) Table Dimensions: 900 (D) x 450 (H)	Laminate Finish from Full Range	Ramler Address: 109 Foveaux Street Surry Hills 2010 Contact: Nathan Carr Ph: 03 9545 4200 Fax: 03 9583 2000 M: 0419 600 387	NOTE: ROUND table, picture is not accurate 
TB27	Study Table	Refer to architectural dwgs. Dimensions: 1800 (W) x 900 (D) x 720 (H)	Laminate Finish from Full Range		Refer to Drawings for Details
TB28	Coffee Table	Refer to architectural dwgs. Dimensions: 850 (D) x 720 (H)	Laminate Finish from Full Range		Refer to Drawings for Details

PROJECT RETURN BRIEF & PRINCIPAL PROJECT REQUIREMENTS

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Code	Item	Description	Finish	Supplier ^[TP72]	Image
TB29	Dining Table	Ramfold Round Table. Vibox top	Colour From Full Range	Ramler Address: 109 Foveaux Street Surry Hills 2010 Contact: Nathan Carr Ph: 03 9545 4200 Fax: 03 9583 2000 M: 0419 600 387	
WS1	Study Desk	Dimensions: 1500 (W) x 750mm (D) x 720(H)	Laminate Finish top with a powder coated frame and ABS edging to match Laminate Finish from Full Range		Refer to Drawings for Details
WS2	Workstation	As Drawn			Refer to Drawings for Details
WS3	Workstation	As Drawn			Refer to Drawings for Details
WS4	Workstation	As Drawn			Refer to Drawings for Details
OH1	Overhead bookshelf	As Drawn	Laminate Finish from Full Range		Refer to Drawings for Details

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Code	Item	Description	Finish	Supplier ^[TP72]	Image
WR1	Wardrobe – 1800 Module	As Drawn	Laminate Finish from Full Range		Refer to Drawings for Details
WR2	Wardrobe – 1200 Module	As Drawn	Laminate Finish from Full Range		Refer to Drawings for Details
WR3	Wardrobe – 1200 Module	As Drawn	Laminate Finish from Full Range		Refer to Drawings for Details
WR4	Wardrobe – 1500 Module	As Drawn	Laminate Finish from Full Range		Refer to Drawings for Details
LA01	Bedside lamp & Study Desk Lamp	table lamps	Satin Chrome	ABC Commercial	

4.08 ROOM LAYOUTS AND ROOM DATA SHEETS

Room Layout drawings and Room Data sheets are included in Appendix B of this document.

4.09 JOINERY DRAWINGS

Joinery drawings are included in Appendix A of this document.

5.00 LANDSCAPE^[TP81] DESIGN RESPONSE AND PERFORMANCE SPECIFICATION

Insert section from consultant

6.00 STRUCTURAL DESIGN [TP82] RESPONSE & PERFORMANCE SPECIFICATION

Insert section from consultant

7.00 MECHANICAL DESIGN [TP83] RESPONSE & PERFORMANCE SPECIFICATION

Insert section from consultant

8.00 ELECTRICAL, LIGHTING [TP84] & COMMS DESIGN RESPONSE & PERFORMANCE SPECIFICATION

Insert section from consultant

9.00 SECURITY DESIGN [TP85] RESPONSE & PERFORMANCE SPECIFICATION

Insert section from consultant

10.00 VERTICAL TRANSPORT [TP86] DESIGN RESPONSE & PERFORMANCE SPECIFICATION

Insert section from consultant

11.00 AUDIO VISUAL [TP87]EQUIPMENT

Insert section from consultant

12.00 HYDRAULIC DESIGN RESPONSE [TP88] & PERFORMANCE SPECIFICATION

Insert section from consultant

13.00 BMCS DESIGN [TP89] RESPONSE & PERFORMANCE SPECIFICATION

Insert section from consultant

14.00 FIRE DESIGN RESPONSE [TP90] & PERFORMANCE SPECIFICATIONS

Insert section from consultant

15.00 ACOUSTICS DESIGN RESPONSE & PERFORMANCE SPECIFICATIONS

Insert section from consultant

16.00 ONGOING MAINTENANCE AND LIFE CYCLE COST CONSIDERATIONS

16.01 GENERAL

The proposed building design will take into account on-going ownership by UC and will have regard to the durability, serviceability, ongoing maintenance and life cycle costs.

Maintenance is to be undertaken by the owner in accordance with product maintenance and operation procedures and AS 1851-2005.

Workplace Health & Safety

Provide safe access to all roofs, risers and plant areas. Any ladders in excess of 4m in height are to be provided with a safety cage. Plant rooms are to have at least 1 stair access and shall be provided with 2.1m height clearance and movement paths.

Provide a safe system of window cleaning external to the building[TP91].

Roof Access and safety[TP92]

Provide a safe system if access to the roof for access to plant, cleaning of gutters and roof maintenance.

Provide fixed ladders to all roofs.

Initial roof access to be provided from within the building from which an integrated system of walkways, fixed ladders, static lines and harness points is to provide a continuous system of safe access. Ladders on excess of 4m in ht are to be caged.

All roof top plan and flues to be access via a walkway system.

Window and Facade cleaning

Provide a system for window and faced cleaning that does not required window to be cleaned through openable windows.

External cleaning access systems must provide a system of safe access and connections for cleaning personnel.

Operational Health & Safety

General access including roof and facade access.

Provision will be made for the safe access of roof and facade areas for cleaning and maintenance. Consideration is to be given to ground access limit trevations adjacent top the building and the recurrent costs of accessibility in design and selection systems

All maintenance and cleaning access to areas will be in accordance with OH&S legislation and industry best practice.

16.02 WARRANTIES

The proposed building shall have warranty periods not less than the following:

Sub-contract	Warranty period
Waterproof membranes & Tanking:	Fifteen (15) years.
Roofing	Five (5) years
Fire doors and access panels:	Five (5) years.
Doors (Other than fire doors) & access panels:	Five (5) years.
Door, access panel and hardware installation:	Five (5) years.
Cupboard fittings:	Two (2) years.
Lift Services:	One (1) year.
Hydraulic Services:	One (1) year.
Electrical Services:	One (1) year.
Mechanical Services:	One (1) year.
Fire Services:	One (1) year.
Dry wall internal partitions:	Five (5) years.
Wall and floor tiling:	Five (5) years.
Tile fixing: Tiles:	Five (5) years. Five (5) years.
Paving & floor finishes:	Sheet rubber: Sheet vinyl: Carpet: Parquetry flooring:
	Five (5) years. Five (5) years. Ten (10) years. Five (5) years.
Window, Screen, Door, Balustrading, Glass block, Shopfront systems and Glazing: Overall Window/Door and Glazing systems Warranty:	Ten (10) years.
Painting work and applied coatings: Paint materials (Sub-contractor / Paint manufacturer): Defective materials and/or workmanship (Sub-contractor): Specialist applicators: External facade work applicator:	One (1) year. Five (5) years. Seven (7) years. Seven (7) years.

16.03 SERVICEABILITY & LIFECYCLE COSTS

16.03.1 General

This section is included to provide guidelines as to the broad expectations of the long-term owner, to the designers of and suppliers to, the project. The information obtained will be used by the Owner/Client to confirm agreement to the product being recommended by the Contractor as to develop economics of the long term asset management plan. It is not intended to act as, nor be interpreted as a warranty. It will be the responsibility of the Owner/Client to organise and implement the necessary maintenance regimes.

16.03.2 Required Information

The Contractor must use reasonable endeavours to obtain and submit the information noted below as part of the design package for agreement by the Principal in a timely manner from the various subcontractors/suppliers who will perform the work noted in 16.04 Target Design Life Expectancy.

- a) The expected economic life of the material/product in the environment in which the material/product is to be used. (This is not a warranty nor a guarantee).
- b) Any maintenance procedures which have to be followed in order to achieve the above, including any items to be replaced.
- c) The supplier has been advised of the intended use of its product and has not raised any objection.
- d) The supplier is to obtain the answers to the above.

If as a result of the information obtained by the contractor, it is apparent that the related target design life expectancy is impractical and unreasonable, then the Target Design Life Expectancy table in 17.04 will be changed to reflect the reasonable conclusion from the information obtained and supplied. This change will only apply to the specific system or piece of equipment and not to the general requirements.

16.03.3 Durability and Serviceability

The proposed building systems will have regard to durability and serviceability issues including but not limited to the following:

- ✓ Service life
- ✓ Water and weather proofing Waterproofing system is to be issued to the Principle and Project Manager prior to tender being issued.
- ✓ Landscape drainage is to be integrated in the roof and carpark drainage.
- ✓ Resistance to dirt and stains
- ✓ Resistance to vandalism
- ✓ Resistance to service loads
- ✓ Resistance to scratch and impact damage
- ✓ Access and cleaning
- ✓ Maintenance methodology including periodic maintenance, repairs and major refurbishments
- ✓ Availability of spares
- ✓ Tenant disruption
- ✓ Bird infestation

16.03.4 Architectural

Facade

Selection of facade systems, materials and finishes for the facade shall have regard to the location of the building. Selection of facade systems, materials and finishes should be selected having regard to availability of spares.

Materials and finishes of ground floor facade should be selected having regard to graffiti and impact damage. Graffiti shall be cleanable and where impact occurs, materials and finishes shall be repairable or replaceable without significantly affecting the whole facade.

All external parts of the facade should be accessible, without unreasonably accessing tenant areas, for periodic cleaning and maintenance by means of either abseiling and ladders, and where this is not possible by elevated work platforms such as cherry pickers and scissor lifts.

Facades should allow for cleaning and maintenance having regard to Australian Standard and OHS requirements including provisions for connections of fall arrest systems meeting the relevant Australian Standard / OHS requirements.

Facade system should be designed having regard to rope and foot impact damage from cleaning contractors in accordance with Australian Standards concerning provision for maintenance loads and impact resistance.

Where access by elevated work platform is required, the design of the building shall have regard to access clearance required by the platform; selection of ground finishes withstanding load of the platform and impact damage.

Forecourt Design of forecourt and colonnade should have regard to public accessibility and high pedestrian traffic nature of the areas.

Materials and finishes of ground floor facade should be selected having graffiti/gum and impact damage from delivery from hand trucks, trolleys, skateboards and the like. Graffiti/gum shall be cleanable and where impact damage occurs, materials and finishes shall be repairable or replaceable without significantly affecting excessively large areas.

Materials and finishes should be selected having regard to the availability of spares.

Roadway Road paving including paving and kerbing should be selected having regard to heavy service vehicles up to 12m rigid trucks and garbage trucks including loads exerted by vehicles turning in and out of the loading dock causing distortions in the road surface.

Awnings Design of awnings should have regard to cleaning and maintenance in accordance with Australian Standard and OHS requirements including provisions for connection of fall arrest systems meeting the relevant Australian Standard / OHS requirements.

Materials and finishes should be selected having regard to appearance and the gathering of dirt.

Design of the building should provide protection from truck impacts by means of kerbs and bollards.

Detailing of awnings should have regard to waterproofing and potential bird infestation.

Lobbies The lobbies may from time to time be refurbished. The design of the lobby should have regard to cost of refurbishment.

Design of the lobbies should have regard to public accessibility and high traffic nature of the areas and be durable to resist excessive impact damage from delivery hand trucks, trolleys and the like, and in particular the protection of salient corners.

Materials and finishes should be selected having regard to the availability of spares.

Roof Design of the roof should have regard for proper waterproofing suitable for the Canberra climate, maintenance traffic, and for water ingress risks at membrane penetrations and flashing junctions.

	Design of roof parapets should have regard for streaking due to collection of dirt, and to the potential damage caused by abseiling by the facade cleaning contractors.
	Detailing of roof should have regard to potential bird infestation.
Offices	The selection of materials and finishes should have regard to cost of refurbishment from time to time with minimal cost and disruption to tenants on the same floor.
	Materials and finishes should be selected having regard to the availability of spares.
Wet Areas	The selection of materials and finishes should have regard to durability and having regard to availability of spares.
	Design of wet areas shall have regard to the ease of day to day cleaning of the facilities by means of material selection and detailing with resistance to mould, stains and watermarks; and replacement of consumables such as paper and soap.
Lifts	Design of the lifts should have regard to public accessibility and the nature of all traffic conditions. The lifts shall be designed to be durable having regard to impact damage from delivery hand trucks, trolleys and the like, and in particular consideration given to the protection of lift jambs and finishes.
	The lift system should have regard to the ease of maintenance and provide sufficient access to diminish damage to finishes. Access routes for maintenance purposes through tenant areas should be minimised.
	The lifts may from time to time be refurbished accompanying refurbishment to lobbies. The design of the lifts should have regard to the ease of refurbishment.
Lighting	Light fittings shall be selected having regard to location of the fitting, lamp life, Green Star requirements, and ease of access for replacement. . Lighting should not reflect into apartment bedroom windows.

16.03.5 Mechanical Services

The mechanical system should have regard to the ease of maintenance. Access routes for maintenance purposes through apartment areas should be minimised.

Where periodic maintenance and inspection are required, these shall be coordinated with architectural design to provide sufficient access to diminish damage to finishes.

16.03.6 Electrical Services

The electrical system should have regard to the ease of maintenance. Access routes for maintenance purposes through apartment areas should be minimised.

Where periodic maintenance and inspection are required, these shall be coordinated with architectural design to provide sufficient access to diminish damage to finishes.

16.03.7 Hydraulic Services

The hydraulic system should have regard to the ease of maintenance. Access routes for maintenance purposes through apartment areas should be minimised.

Where periodic maintenance and inspection are required, these shall be coordinated with architectural design to provide sufficient access to diminish damage to finishes.

16.03.8 Fire Services

The fire system should have regard to the ease of maintenance. Access routes for maintenance purposes through apartment areas should be minimised.

Where periodic maintenance and inspection are required, these shall be coordinated with architectural design to provide sufficient access.

16.04 TARGET LIFE EXPECTANCY

The following are the economic target design life expectancies. The specific relevant periods of target design life, maintenance strategy and replacement will be varied in accordance with information provided as per Clause 17.03.2 above.

Sub-contract	Design Life Expectancy	Maintenance Strategy	Replacement Strategy
Waterproof membranes over car park & lift pit waterproofing	30 years	Membrane to be protected from damage.	Not usually replaced.
Waterproof membranes – wet areas	10-20 years	Membrane to be protected from damage.	Replace on major building refurbishment if required
Metal deck roofing	20 years	Maintenance to manufacturer’s recommendation	Replace on major building refurbishment if required
Doors - Closers & Locksets	500,000 cycles / 20 years for 100 cycles per working day.	Maintenance to manufacturer’s recommendation	Replace on major building refurbishment if required
Doors – Auto entry doors	15 years	Maintenance to manufacturer’s recommendation	Replace on major building refurbishment if required
Lift Services:	25	Manufacturer’s recommendations	Replace with building refurbishment.
Hydraulic Services:			
Pipework	25 years	Usually no maintenance	Not usually replaced.
Isolation valves	25 years	Generally internal components require replacement (strainers, washers, cartridge etc) on an as required basis with maintenance strategy per manufacturers recommendations.	Usually replaced with a major building refurbishment.
Sanitary fixtures	25 years	Generally internal components require replacement (strainers, washers, cartridge etc) on an as required basis with maintenance strategy per manufacturers recommendations.	Usually replaced with a major building refurbishment.
Hot water heaters	25 years	Generally internal components require replacement (heating elements, burners, etc) on an as required basis with maintenance strategy per manufacturers recommendations.	Usually replaced with a major building refurbishment.
Pumps	25 years	Generally internal components require replacement (gaskets, lubrication, etc) on an as required basis with maintenance strategy per manufacturers recommendations.	Usually replaced with a major building refurbishment.
Rainwater reuse filtration	25 years	Generally internal components require replacement (bag filters, filter medium, etc) on an as required basis with maintenance strategy per manufacturers recommendations.	Usually replaced with a major building refurbishment.

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Sub-contract	Design Life Expectancy	Maintenance Strategy	Replacement Strategy
Electrical Services:			
Generator	20-25 years	Manufacturer's recommendations	Not usually replaced, may be supplemented if required.
DBs	15-25 years	Manufacturer's recommendations	Replace with major building refurbishment on assessment.
Circuit breakers	18	Manufacturer's recommendations	Replace on midlife upgrade.
Cabling	50	None	Not usually replaced, may be supplemented if required.
Luminaires (external)	15 years	Manufacturer's recommendations plus clean on relamp	Replace on major building refurbishment
Luminaires (internal)	10-15 years	Manufacturer's recommendations plus clean on relamp	Replace on major building refurbishment
Ballast	5-10 years	Manufacturer's recommendations	Replace on failure
Lamps	3 years	Manufacturer's recommendations	Replace on failure
Power/comms outlets	20 years	Manufacturer's recommendations	Replace with major building refurbishment.
Mechanical Services:			
Chillers	25 years	Manufacturer's recommendations and as detailed in AIRAH DA19	Replace with building refurbishment
Boilers	20 years	Manufacturer's recommendations and as detailed in AIRAH DA19	Replace with building refurbishment
Air handling units	20 years	Manufacturer's recommendations and as detailed in AIRAH DA19	Replace with building refurbishment
Fans	20 years	Manufacturer's recommendations and as detailed in AIRAH DA19	Replace with building refurbishment
Fan Coil Units	15 years	Manufacturer's recommendations and as detailed in AIRAH DA19	Replace with building refurbishment
Automatic controls	10 years	Manufacturer's recommendations and as detailed in AIRAH DA19	Replace in mid life upgrade
Ductwork and fittings	30 years	As detailed in AIRAH DA19	Replace with building refurbishment
Pumps	20 years	Manufacturers recommendations and AS 1851	Replace with building refurbishment
Fire Services:			
Pipework	40 years	Usually no maintenance.	Not usually replace.
Isolation Valves	25 years	Generally internal components require replacement (strainers, washers, cartridge etc) on an as required basis with maintenance strategy per manufacturers recommendations and in accordance with 1851.	Usually replaced with a major building refurbishment.
Pumps	25 years	Generally internal components require replacement	Usually replaced with a major building refurbishment.

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Sub-contract	Design Life Expectancy	Maintenance Strategy	Replacement Strategy
		(gaskets, lubrication, etc) on an as required basis with maintenance strategy per manufacturers recommendations and in accordance with AS 1851.	
Sprinkler Heads	20 years	Maintenance as per manufacturer’s recommendations and in accordance with AS 1851.	Usually replaced with a major building refurbishment.
Dry wall internal partitions:	10-20 years	Repaint as required.	Replace on major building refurbishment if required.
Wall and floor tiling: Tile fixing: Tiles:	10-20 years	Regular cleaning	Replace on major building refurbishment if required.
Paving & floor finishes: Sheet rubber: Sheet vinyl: Carpet: Parquetry flooring:	10 years	Regular cleaning	Replace on major building refurbishment if required.
Window, Screen, Door, Balustrading, Glass block, Shopfront systems and Glazing: Overall Window/Door and Glazing systems Warranty:			.
Frame	50 years	Annual inspection and maintenance/cleaning to manufacturer’s recommendations.	Generally not replaced. Replace on major building refurbishment if required.
Seals	20 years	Annual inspection and maintenance/cleaning to manufacturer’s recommendations.	For structurally glazed façade sections, blind mullions sections allow retro fitting of glazing beads if required.
Finish	20 years	Annual inspection and maintenance/cleaning to manufacturer’s recommendations.	
Painting work and applied coatings: Paint materials (Sub-contractor / Paint manufacturer): Defective materials and/or workmanship (Sub-contractor): Specialist applicators: External facade work applicator:	10 years	Repaint as required.	Replace with building refurbishment.
Landscape Works			
Exposed aggregate paving	30 years	Regular Cleaning	No guarantee of long term supply of same aggregate.
Precast concrete unit paving	30 years	Regular cleaning, replacement of cracked/broken stones. Rebedding of loose stones.	No guarantee of long term supply of same product.
Stone cladding to walls & steps	30 years plus	Regular cleaning, replacement of cracked/broken stones. Rebedding of loose stones.	No guarantee of long term supply of same product.
Tactile pavers	20 years	Regular cleaning, replacement of cracked/broken	No guarantee of long term supply of same product.

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Sub-contract	Design Life Expectancy	Maintenance Strategy	Replacement Strategy
		stones. Rebedding of loose stones.	
Bike racks – stainless steels	20 years	Regular cleaning, may require replacement of bent racks.	No guarantee of long term supply of same product.
Grass	On-going	Regular maintenance	
Paving Artworks	30 years	Dependent on artwork. Regular cleaning, occasional replacement of broken or missing pieces.	

For the avoidance of doubt the Parties acknowledge that:

- (a) this section 16.04 is not intended to create any obligations on the Contractor other than the provision of information.
- (b) the Principal may not object to the Contractor's design on the basis of information provided under this Section.
- (c) the Contractor will not be liable to any party should the actual or expected economic or design lives, maintenance or replacement strategies or the like be different to those scheduled in the above table or any amended table provided by the Contractor, and
- (d) the Contractor's sole liability in respect of the longevity and maintenance of the Works is limited to that stipulated by legislation, the Defects Liability provisions of this Contract and the Warranty obligations scheduled at item 16.02 of this document.

APPENDIX A – Architectural Drawings

The following drawings are included in the Architectural Set:

APPENDIX B – Room Data Sheets

APPENDIX C – Architectural Perspectives

APPENDIX D – DA Approval and DA Conditions Responsibility Matrix

From: [Konovalov, Alexander](#)
To: [Thompson, Corinne](#)
Subject: FW: Letter to the Chief Minister from Prof Stephen Parker, UC. [DLM=Sensitive]
Date: Wednesday, 28 September 2016 10:43:30 AM
Attachments: [Ltr Chief Minister 130511.pdf](#)
[ATT00001.htm](#)

From: david Lamont [<mailto:Lamont@montageservices.com.au>]
Sent: Friday, 13 May 2011 8:12 PM
To: Dawes, David; Thomson, Ian; McKay, Ross; Ellis, Greg
Subject: Fwd: Letter to the Chief Minister from Prof Stephen Parker, UC.

Regards,
David Lamont

Begin forwarded message:

From: "Alexis.Johnson" <Alexis.Johnson@canberra.edu.au>
Date: 13 May 2011 4:34:45 PM AEST
To: "Scrivener, Sharon" <Sharon.Scrivener@act.gov.au>
Cc: "Stephen.Parker" <Stephen.Parker@canberra.edu.au>, "Bruce.Lines" <Bruce.Lines@canberra.edu.au>, "David Lamont" <Lamont@montageservices.com.au>
Subject: Letter to the Chief Minister from Prof Stephen Parker, UC.

Good afternoon Sharon




Please find attached a letter to the Chief Minister from Professor Stephen Parker. I would be grateful if you could bring it to the Chief Minister's attention please.

A hard copy will follow in the mail.

Thank you.

Kind regards

Alexis Johnson | Executive Assistant to Professor Stephen Parker, Vice-Chancellor |
University of Canberra, Bruce, ACT 2601 Australia

 | + 61 2 6201 5000  | + 61 2 6201 5036  |
Alexis.Johnson@canberra.edu.au | Building 1, Level D, Room 139

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**UNIVERSITY OF
CANBERRA**
AUSTRALIA'S CAPITAL UNIVERSITY

Vice-Chancellor
Professor Stephen Parker

13 May 2011

Mr Jon Stanhope MLA
Chief Minister
ACT Legislative Assembly
GPO Box 1020
CANBERRA ACT 2601

Dear Chief Minister

I am writing to you to clarify the nature of the ACT Government's proposed contribution in support of the University of Canberra's application under the National Rental Affordability Scheme (NRAS). I am concerned that a significant injection of funds into the Territory from the Commonwealth might be at risk unless a sufficient contribution by the ACT (25%) can be clearly identified.

The University received a letter of support from the Chief Executive of Land and Property Services (LaPS), dated 23 October 2010, indicating the University enjoyed "the support of the ACT Government", and the University was able to submit this with its NRAS application to the Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA). I am aware that since then, the Government and its agencies have been advocating the merits of the University's bid and I understand that the Commonwealth Government is viewing the UC bid favourably.

Following a meeting earlier today with the University's senior management team and senior members of LaPS, the following has been proposed:

- 1) Transfer of Arscott House to the University;
- 2) \$6m payroll tax grant for the purchase of the Cameron building (circa 175 incentives);
- 3) \$23.35m loan at a fixed interest rate for the purchase of the Cameron building; and
- 4) A revolving line of credit, subject to an approved business case, to facilitate the construction of the remaining incentives (circa 825).

As I understand it, items 2 and 3 have been clearly agreed, but items 1 and 4 have not. I would be grateful for your advocacy within Government for the above formula, which I am advised would suffice.

The UC NRAS application could bring major benefits to the Territory, through enabling UC to prosper and relieving competition in the private housing market between students and others. It would be a most undesirable situation, in my submission, for that application to be imperilled by difficulties within the Government in settling the nature of its contribution.

I am grateful for your personal support to date and wonder whether I can appeal to you for one final act in this respect by indicating your support for the above formula.

With best wishes.

Yours sincerely

A black rectangular redaction box covering the signature of Professor Stephen Parker.

Professor Stephen Parker
Vice-Chancellor