



## 0001c Design Checklist - Areas

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# 00 Design Principles

## 0.01 Main Considerations

It is a requirement to undertake the [00 PLANNING AND DESIGN/ 0001R - DESIGN REFERENCE](#) and [GLOSSARY OF TERMS](#) information into all aspects of design, detailing and delivery when developing the content here within. Clear demonstration of adherence to these requirements is part of the services and will be called upon at key points in the project and during at the discretion of the Department of Education (DoE).

## 0.02 Introduction

Rooms are to be designed with sufficient area to enable usability for the functions to be performed in the spaces.

- Schedule of Accommodation (SoA) areas are the floor areas required to meet the functional needs of the designated spaces.
- These areas form the basis of Business Case Procedures used to prepare each project budget.

## 0.03 Dimensions and Drawings

### Plan data

All hub layouts and room data plans and areas included are:

- Notional and show possible layouts only. The actual shape must allow sufficient space for the proposed functions, allow for a satisfactory furniture layout and be approved by DoE.
- Dimensioned to calculate areas by:
  - The centre line of a structural standardised planning grid, and
  - Except where there is an external envelope of building then nominally to the internal wall and recognised as giving small variations in floor area from the SoA Areas.

Refer to **Figure 01: Standardised grid setout and area calculations**

- Critical Dimensions are shown for some spaces to permit fitting of fixtures.
- Primary EFSG drawings are based on the Component Design Range of facilities (CDR) although not all CDR variations are shown in the EFSG drawings. When using the CDR, layouts and dimensions should not be varied.

## Floor areas

**Table 01: Floor area definitions**

Acronym	Definition	Comments
<b>FECA</b>	Fully Enclosed Covered Area	Includes all spaces that are enclosed with a roof, a façade and a floor slab. Including internal stairs, engineering, plant and circulation.
<b>GFA</b>	Gross Floor Area	Gross floor area is the sum of the floor area of each floor of a building, measured from the internal face of external walls, or from the internal face of walls separating the building from any other building. GFA combines the area of UCA and FECA. NOTE: Areas shown on Example Layout plans are indicative of Gross Floor Area - this does not account for wall thickness, columns, and other non-useable space.
<b>UCA</b>	Unenclosed Covered Area	Includes all spaces that have a roof and a slab but are unenclosed (without a façade). This includes circulation, Outdoor Learning Commons and covered outdoor spaces that are bounded by balustrades or perforated mesh.
<b>UFA</b>	Useable Floor Area	Space that can be physically accessed and used, excluding circulation, engineering, outdoor space, toilets, plant, etc. NOTE: EFSG Schedules of Accommodation indicate the UFA required for each space.

# 0.04 Application of the planning grid

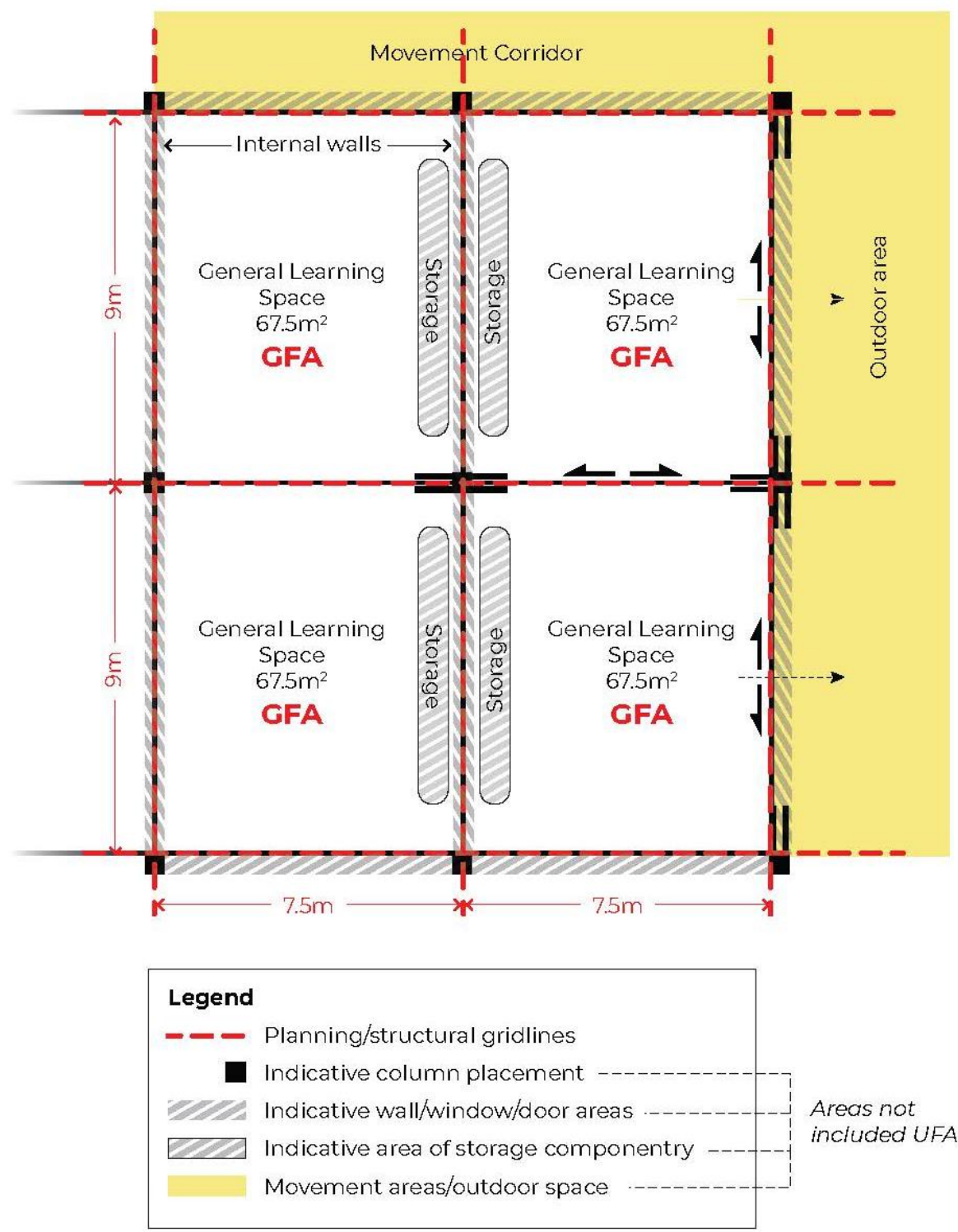


Figure 01: Standardised grid setout and area calculations

## 0.05 Open Play Space

Open play space must be provided for students to access during recess, lunch breaks and for outdoor learning. Open play space can be comprised of;

- Paved and grassed areas
- Rooftops and terraces
- Covered outdoor areas

The designated open play space must be easily monitored and managed by school staff.

Where a joint use agreement can be negotiated with a local council or land owner, the required play space can be located off-site, providing the facilities are;

- In close proximity to the school
- Easily accessible
- Safe and secure

## Plan and Area Dimensions

**Table 02: Open play space area requirement per student**

Type of School Site	Open area per student (minimum)
<b>New school on a greenfield site</b>	10m <sup>2</sup> per student (minimum)
<b>New school on a brownfield site</b> or <b>New building/s on an existing school site</b> or <b>Major upgrade of existing school</b>	Designs must aim to achieve a minimum of 10m <sup>2</sup> per student.  Where this figure is not achievable the proposed m <sup>2</sup> per student of the completed project must not be less than the existing m <sup>2</sup> per student currently on the site.  Where 10m <sup>2</sup> per student is not achievable, and an agreement for joint use facilities with a local council or landowner is not in place, the designer must undertake a playspace audit of the site to demonstrate the possible open play space achievable, and seek endorsement from the technical stakeholder group.

## 0.06 Critical Dimensions for School Buildings

### Plan and Area Dimensions

**Table 03: Critical Dimensions for Design of Schools – Plan/Area**

Element/Sub Element	Primary Secondary Special
<b>Room/Facility Areas</b>	As per EFSG.
<b>Room Dimensions</b>	Critical dimensions indicated to fit in furniture.
<b>Circulation Generally: Movement Formulae</b>	<ul style="list-style-type: none"> <li>• Within Clusters</li> <li>• Into &amp; Out of Clusters</li> <li>• Mass Movement</li> </ul> <p>Refer to <a href="#">00 PLANNING AND DESIGN/0001C DESIGN CHECKLIST - CIRCULATION</a> for calculation</p>
<b>Circulation paths: Minimum Clear Widths within Movement Formulae.</b>	<p>1200mm min – Except as follows:</p> <ul style="list-style-type: none"> <li>• Increase width at doorways to provide circulation space for a wheelchair user at doors to AS1428.1</li> <li>• Provide Passing Bays for a wheelchair user to AS1428.2</li> </ul> <p>2100mm – Clear width to and from classrooms. Add +500mm where bag storage is provided on a side wall.</p>
<b>Covered Ways</b>	<p>Minimum - 2400mm to grid to allow for seating</p> <p>Maximum - 3000mm unless Mass Movement calculation requires more.</p>
<b>Eaves clearance</b>	2000mm from any adjacent elements that could otherwise be climbed upon for unauthorised access and safety risk.



## Vertical Dimensions

**Table 04: Critical Dimensions for Design of Schools – Vertical Space**

Element/Sub Element	Primary Secondary Special
<b>Covered Ways</b>	Minimum - 2100mm from FFL to underside of roof eave/soffit Maximum - 2400mm from FFL to underside of roof eave/soffit
<b>Ceiling Heights</b>	Minimum as per Regulatory requirements except for: <ul style="list-style-type: none"> <li>• 2100mm to cleaner, services and storage rooms &lt; 10m<sup>2</sup></li> <li>• 2400mm to all rooms up to and including 100 m<sup>2</sup></li> <li>• 2700mm to all rooms &gt; 100 m<sup>2</sup> and all Learning Spaces.</li> </ul>

Note: Dimensions in Table 04 represent heights above Finished Floor Level (FFL), except when noted otherwise, to the relevant face of the component or enclosing wall or frame.

**Table 05: Critical Dimensions for Design of Schools – Vertical Datums**

Element/Sub Element	Primary	Secondary	SSP
<b>Openable Window System (to sill)</b>			
General and Support Learning Hubs <ul style="list-style-type: none"> <li>• Ground</li> <li>• 1<sup>st</sup> Floor</li> <li>• 2<sup>nd</sup> Floor and above</li> </ul>	1000mm 1000mm 1200mm	1000mm 1000mm 1200mm	1000mm 1000mm 1200mm
Specialist Learning Spaces	N/A	1200mm	N/A
Library (with shelves under)	1000mm	1000mm	1000mm
Learning Commons	Bench Height	Bench Height	Bench Height
Canteen	Bench Height	Bench Height	Bench Height
<b>Fixed Window systems</b>			
General Learning Space	FFL limited	FFL limited	FFL limited



Element/Sub Element	Primary	Secondary	SSP
Library (without shelves under)	FFL limited	FFL limited	FFL limited
<b>Balustrades</b>			
General			
• Ground	1000mm	1000mm	1000mm
• 1 <sup>st</sup> Floor and above	1300mm	1300mm	1300mm
• Rooftop	1800mm	1800mm	1800mm
Stairs			
• NGL to 4.0m	1300mm	1300mm	1300mm
• >4.0m above NGL	1900mm	1900mm	1900mm
<b>Door and Window Heads</b>			
Window Heads (Minimum)	2100mm	2100mm	2100mm
Door Heads (Maximum)	2100mm	2100mm	2100mm
<b>Services</b>			
Ceiling Fan Blades (top edge)	2400mm or	greater	above FFL