THE UNIVERSITY OF QUEENSLAND
AUSTRALIA
CREATE CHANGE

Design Brief - "The Future Of The Office"

Overview

One of the most significant impacts of the COVID-19 pandemic has been on the way we use (or don't use) commercial buildings and their urban settings. The use, value and perception of these individual and collective built environments has been altered and tested and the era of the internet has truly come to the fore.

This has changed our world in many ways, testing the functional limits of some (residential) buildings while many (commercial) buildings stand idle. One of the most tangible impacts of the COVID-19 pandemic has been on the corporate workplace and in this studio students will speculate on the future of the office and the impact of the work from home experiment.

Students will be designing the public realm, a commercial tower and a COVID-ready corporate fit-out.

Objectives

This studio investigates emerging and future commercial and workplace models, building typologies and construction technologies that will address three key questions through research and design:

- **Site + Public Realm** - How can the relationship to the broader city, the ground plane and the public realm be enhanced through strategic and innovative approaches to design?
- **Building Type + Form** - How can conventional high-rise commercial workplace typologies and form be transformed and re-imagined as a driver for new ways of living and working in cities?
- **Workplace + Occupation** - What are alternative and future commercial and workplace models and how can they impact the way we work and live?

The project aims to provoke innovative architectural ideas that may effectively challenge industry norms and assumptions as well as urban planning frameworks. Informed by their own research and investigations into context and typology, students will develop an architectural proposal which aims to makes a positive contribution at the scale of the city, the street and user occupation.

Students will have the opportunity to interact with architectural and urban planning professionals with specific expertise, as a means to develop their ideas for a commercially rigorous yet innovative working model, backed by a strong rationale and brand identity.

Aspirational Brief - The Site

Site + Public Realm - How can the relationship to the broader city, the ground plane and the public realm be enhanced through strategic and innovative approaches to design?

The site for the project is 522 Flinders Lane, Melbourne and is located on Flinders Lane and between King Street and Spencer Street in the Melbourne Central Business District (CBD). It is in close proximity to Southern Cross Station, the Yarra River and the Docklands and currently houses a multi-storey carpark.

The site has a main frontage along Flinders Lane with laneway access to the East and North of the site. Currently, the city block is predominantly commercial use, and the site to the South is predominantly residential. The site has close connections to tram, train and cycle and potential views to Docklands and the Yarra River.

The response to the site aspires to:

- Connect the site to other relevant and significant parts of the city in multiple ways.
- Consider connections to the broader city such as mobility devices (scooters etc.), active transport links (bikeways etc.), servicing (tall vehicles and emergency vehicles) and contingency for adaptable parking.
- Be fully integrated in a social, natural and urban context.
- Create new, public realms with a unique identity within the city of Melbourne and it's immediate surrounds.
- Provide experience/s for the broader community as well as the occupants.
- Provide mixed uses to diversify and activation and amenity of the city.

Functional Brief - The Site

Site Details

- Address - 522 Flinders Lane, Melbourne.
- Site Area (approx.) - 3.200sq.m.
- Site frontage - 74.4m Flinders Lane, 43m parallel to King Street.

Summary of the Planning Overview

The building design must comply with the following site restrictions:

- **Floor Area Ratio (FAR)** - 18:1 mandatory floor area ratio (FAR) introduced into the Capital City Zone on land affected by DDO10 Opportunity for the FAR to be exceeded through a FAU scheme if there is a public benefit. For this project, FAR is 57,600sqm.
- **Built form** - The built form controls comprise a combination of discretionary and mandatory requirements to enable flexible design outcomes, such as building to one boundary or to a street corner. The key requirements are as follows:
- **Street wall height and setbacks**
  - Preferred - Up to 20m Street Wall
  - Mandatory - If street wall greater than 40m
    - Minimum 5m setback to Flinders Lane boundary.
    - Minimum 5m to side boundaries or centreline of lane (6% for tower greater than 80m preferred).
    - 10m from rear boundary preferred, 10m from adjoining tower modified requirement.
    - **Overall heights** - As per Figure 2.. Details to be confirmed by Hassell in week 2.
- **Car Parking Overlay** - Carpark is to be provided based on: 5 x GFA(m2) divided by 1000 or 12 x Site Area (m2) divided by 1000.
- **Overshadowing** - A permit must not be granted for buildings and works which would cast any additional shadow across a space listed:
  - The Yarra River corridor, including 15 metres from the edge of the north bank of the river between the hours of 11.00am and 2.00pm on the 22nd of June.

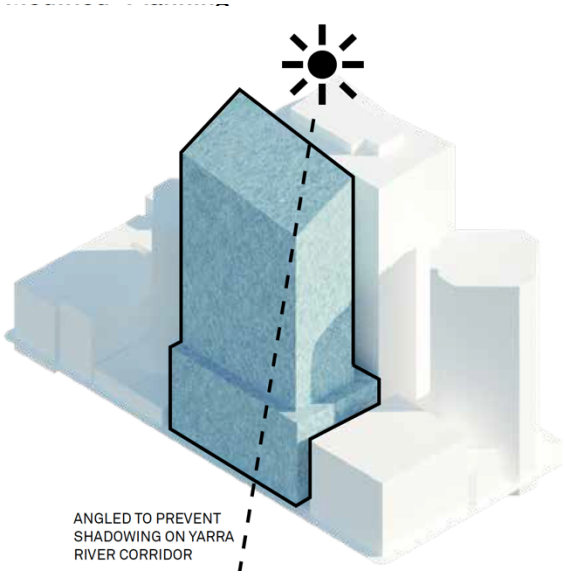

Figure 1 - "Modified" Planning controls envelope, page 11, "Site Context" report by Hassell.

For more information, refer also to the “Site Context” study developed by Hassell and available on Blackboard.

Relaxation of development provisions may be offset by introduction of new and innovative design approaches that provide demonstratively and arguably superior outcomes that benefit the city and context, public realm and occupant experience and amenity.

Aspirational Brief - The Building

Building Type + Form - How can conventional high-rise commercial workplace typologies and form be transformed and re-imagined as a driver for new ways of living and working in cities?

This subject asks you to consider past and current trends in commercial and city high-rise or multi-storey buildings. In response to both the existing context and new opportunities and requirements for living and working in cities, this building aspires to:

- Be fully integrated in a social, natural and urban context.
- Have a unique identity within the city of Melbourne and it’s immediate surrounds.
- Provide a permeable ground plane that is free flowing with connections to laneways and other significant elements, and removal of footpaths to create a new type of public realm/s.
- Have a shape or form that rethinks and challenges typical workplace type, form and occupation.
- Be a “podium-less” building and consider alternative streetscape/s to challenge existing typologies.
- Consider aspects such as the footpath design and canopy, the interface between existing streetscape, public/ semi public / private and managing privacy and security thresholds.
- Provide access and value to the rooftops space with unique opportunities for occupants to improve health and wellbeing.
- Be “covid friendly.”
- Allow for and provide opportunities for work life balance for occupants and the community.
- Consider sustainable materials, systems and strategies that achieve next generation environmentally and ecologically responsible environments that are carbon neutral or better. (Tools such as NABERs and BREEAM, Green Star may be utilised).
- Services and amenities strategies that support sustainability initiatives and maintain Property Council of Australia PCA A Grade standards minimum.
- Include flexible spaces that can be easily reconfigured/ adapted to the changing needs of the community and the tenants with minimal waste.

Functional Brief - The Building

The building will include the following as a guide:

Space	Area	Notes/ Requirements
BASEMENT AND OUTDOOR		
Car parking	As required by Carparking Overlay	To be provided at 5 x GFA(m2) divided by 1000 or 12 x site area (m2) divided by 1000. Car parking intended as basement car parking but students can consider the viability of above ground versus basement parking.
Outdoor public space	Approximately 1,000sqm or as design allows.	As the individual proposal allows to meet the site and building aspirations.
GROUND FLOOR/ LOWER LEVELS		
Indoor public space	Approx. 1,000sqm.	Include lobby, reception/ concierge, café, other occupant and community amenities.
Retail	Approx. 1,000sqm. min.	May be adjusted to meet site and building aspirations.
Auditorium and events, shared meeting space	Approx. 1,000sqm.	Concierge/ reception, lobby, stepped theatre/ event space, meeting rooms and workspaces within a 2 level height. For internal and public use.
Circulation	10-15% of floor area.	May be adjusted as design requires.
GENERAL BUILDING		
Service core (per floor, including ground and lower levels)	Approx. 10-20% GFA	Lift lobby, 5 x lifts, 1 x fire escape stair/ emergency access, male toilets, female toilets, unisex/ disabled toilet, services risers, communications room, cleaners cupboard, fire services room, other services rooms, circulation and access as required.
Total office Net Lettable Area (NLA)	Approximately 85% overall nett to gross efficiency. (minimum 40,000sqm).	Average 1,800-2,000sqm. per floor to include work spaces, meeting rooms, multi-function rooms, hubs and learning labs. Service core not included.
Wellness and central services.	Approx. 1,800-2,100sqm. (equivalent to 1 typical floor)	May be centralised or distributed.
Void allowance	1,000 sqm. maximum	Total through the entire building.
Executive Suites	1,000sqm.	Concierge/ reception, kitchen, catering, board room, dining room, garden, penthouse view/s for CEO and high-level executives.
Roof garden/s and external/ semi-external terraces	Roof area equivalent to one floor (approx. 2,000sqm)	Utilisation of the roof space for enhanced occupant amenity such as health and wellness and social interaction. Additional roof garden/s and terraces may be offset against other space/s.
GROSS FLOOR AREA	**48,000-50,000sqm. minimum**	**Note - Mandatory Floor Area Ratio (FAR) = 57,600sqm.**

Students are to refine the above table as the design develops to maximise commercial viability of NLA up to the FAR of 57,600sqm.

Other considerations

- Average Typical Floor Area - approx. 2,200-2,500 sqm. including service core.
- Typical Floor Height - 3,700mm (typically 3,000mm floor to ceiling, 500-700mm services and slab).
- Floor to Floor Height- Students to determine based on structural and services ideas using target ceiling height of 3,000mm above.
- Ground and lower level and feature floor heights - as required.

Aspirational Brief - The Workplace

Workplace + Occupation - What are alternative and future commercial and workplace models and how can they impact the way we work and live?

The client is a “paperless” bank. They are a single tenant to the building who will be signing a 3-15 year lease.

The design of the commercial/ workplace tenancy aspires to:

- Be "covid friendly.”
- Provide access to natural daylight for all occupants.
- Accommodate alternative and multiple options and ways for people to work.
- Allow for fluctuating workforces as people work from home or teams alternate with time in the office.
- Allow amenity for a comfortable and productive work environment.

Functional Brief - The Workplace

The tenancy will be approximately 6,000 sqm. workplace over 3 floors (2200-2500sqm per level, including 400sq.m services core). It will cater for 2-4 x different departments and will include the following client requirements. The brief and spaces can definitely be challenged and adjusted in response to alternative workplace models. However, the suggested areas should be used as a baseline.

Space Type	Space	Unit Area (sqm.)	Unit No.	Total Area (sqm.)	Notes/ Requirements
PRIMARY WORKSPACES					
Workspaces	Individual workspaces (open desk)	4	500	2000	Minimum workspaces equivalent to individual sit-to-stand desks (1600 wide per person). This number can be increased if additional space exists.
	Executive Offices (1p, 2 visitors)	20	6	120	Enclosed, secure spaces. Distribute across all floors in proportion to individual workspaces.
	Offices (1p, 2 visitors)	12	8	96	
	Treasury office 4p)	4	4	16	

Space Type	Space	Unit Area (sqm.)	Unit No.	Total Area (sqm.)	Notes/ Requirements
ALTERNATIVE WORKSPACES					
Individual (low/ no tech/. spec.)	Open touchdown/ hot desk	3.5	40	140	Distribute across all floors in proportion to individual workspaces. Alternative workspaces to accommodate temporary start, interstate employees visiting for a short -time, casual or part-time staff, hot-spots etc.
	Small quiet/phone room (1p)	5	9	41	
Collaborative spaces: informal (low/ no tech. spec.)	Open small informal collaboration(4p)	8	9	72	
	Open medium informal collaboration (6p)	15	5	75	
	Semi-enclosed medium meeting (6p	18	3	54	
	Semi-enclosed large stand-up (16p)	35	2	70	
Collaborative spaces: formal (tech. enabled)	Enclosed small focus room (2p)	6	9	54	
	Enclosed small meeting (6p)	15	9	135	
	Enclosed medium meeting (12p)	36	4	144	
	Enclosed large meeting (16p)	36	2	72	
CLIENT FACING/ PUBLIC SPACES					
Meeting rooms	Meeting room (16-20p)	48	5	240	Meeting room sizes may be adjusted is response to alternative workplace model/s.
	Meeting room (8p)	27	3	81	
	Meeting room (4-6p)	20	10	200	
LOCAL SUPPORT SPACES					
Public facing	Reception desk	8	1	8	
	Lobby/ waiting/ public entry	22	1	22	
Health and wellness	Wellness studio	40	1	40	Students to determine requirements. Possibly adjacent to Kitchen hub and external terrace.
	Studio store	10	1	10	
	Male change	15	1	15	
	Female change	15	1	15	
	First aid	12	1	12	
	Parents room	16	1	16	
	Faith room	16	1	16	
Break out and refresh	Kitchen hub (large)	100	1	100	Available to all staff. For full tenancy events. Kitchen and seating. Access to external terrace. Intention to create connection between staff.
	Satellite kitchenette	15	2	30	Allow 1 on floors without kitchen hub.
	Small water + tea point.	3	6	18	2 per floor in addition to kitchenette.
Storage	Library	30	1	30	90 linear metres of shelves (6 shelves high x 15metres)

Space Type	Space	Unit Area (sqm.)	Unit No.	Total Area (sqm.)	Notes/ Requirements
	Personal lockers/ storage	385	0	58	1 per 1.3 workspaces
	Utility Room	15	3	45	Include photocopier, stationery and storage. 1 per floor.
	Coat cupboard	10	1	12	1 per 50 workspaces. Distribute across all floors.
SERVICES AND OTHER AMENITY					
Services	Service core	400	3	1200	On each level (toilets designed to National Construction Code (NCC) standards).
	Internal tenancy stairs	18	3	54	Allow 1 per floor
	Main external terrace	60	1	60	Accessed from kitchenette
	Additional external terraces	30	1	30	As required by the design. Circulation may be offset against this. Distribute across all floors in proportion to individual workspaces.
	Circulation/ void/ miscellaneous space	600	1	600	Minimise but apply as the design requires. (Current allowance is 10% of total floor area.)
Other	Non-prescribed space	TBA	1	TBA	Non-prescribed space for user/ occupant amenity that goes beyond the minimum briefed spaces outlined above. Are may be added or offset against other requirements.
		TOTAL		**6000**	

Definitions And Acronyms

- **Central Business District (CBD)** - A commercial and business centre of a city containing commercial space and offices.
- **Gross Building Area (GBA)** - The sum of all finished areas of all floors of a building included within the outside faces of its exterior walls. GBA does not include voids.
- **Gross Lettable Area (GLA**) See also NLA - Including the area of everything within the external wall for single tenant GLS buildings. Measurements are taken:
  - In the case of external building wall measuring the dominant portion of the outside faces of walls.
  - Measuring to the centre line of inter-tenancy walls or common areas.
- **Floor Area** - The amount of area taken up by a building floor and does not include voids. Generally there are three major differences in measuring floor area.
  - **Gross Floor Area (GFA)** - The total floor area contained within the building measured to the external face of the external walls.
  - **Gross Internal Area (GIA)** - The floor area contained within the building measured to the internal face of the external walls.
  - **Net Internal Area (NIA)** - The NIA is the GIA less the floor areas taken up by lobbies, enclosed machinery rooms on the roof, stairs and escalators, mechanical and electrical services, lifts, columns, toilet areas, ducts, and risers.
- **Floor Area Ratio (FAR**) - A type of planning control that sets a specific amount of development that can occur on a site. the ratio of a building's total floor area to the size of the piece of land upon which it is built. For this project the FAR is 18 :1, or 18 times the site area of 3,200sqm which is 57,600sqm.
- **Net Lettable Area (NLA)** See also GLA - the amount of floor space available for lease and used for calculating tenancy areas in office buildings. The measurements are taken from the inside face of office walls and window mullions and structural columns included. It excludes balconies, terraces, verandahs and covered areas, services, service cores and common areas.

Assessment 1 - Research & Proposition (40%)

Task Description

Type - Design

Learning Objectives Assessed - 1, 2, 3, 4

Final Submission Due Date

- Digital (4pm Friday 27/08/21, week 5)
- Mandatory Verbal (11am Monday 30/08/21, week 6)

Weight - 40%

Assessment 1 Summary

The focus for the studio will be the design of a commercial high-rise development in Melbourne CBD. The aim of Assessment 1 is to undertake reading, background research, case studies, site analysis, and test options to consider alternative commercial and workplace models. Students will develop a strategic position and preliminary design concept for the project.

Working firstly in small groups and then individually, through this task students will address the 'Part C' professional competency categories of Pre-design, Project Briefing and Conceptual Design, establishing the foundational principles to guide the project development in Assessment Task 2.

Further information and resources to assist with Assessment 1 will be available on Blackboard.

Week 1-5 Tasks

In week 1 to 3 students will work in small groups of 2-3 and individually to conduct research into commercial building typology and workplace precedents, the site, and the programmatic and physical context of the project.

In week 3 to 5 students will develop an individual proposal for a large scale commercial high-rise project in response to the pre-design work developed in weeks 1-3.

Assessment 1 will synthesise this research as the basis for a design proposition. The work will be presented in the form of a pitch that aims to be both rigorous and convincing. It requires clear and accurate communication of the proposal using case studies, references, analysis, diagrams, alongside an evocative and strategic vision and visualisations that would excite a client or an investor.

For the final submission each student will prepare and present a Pecha Kucha (20 slides x 20 seconds each) style presentation of their research, individual visions and preliminary design proposition.

The Studio Learning Activities will be structured in weekly tasks with specific deliverables teach week to be presented for pin-up and review during studio tutorials:

Pre-Design

- **Week 01 Task** - Background research + case studies (small group work).
- **Week 02 Task** - Site investigation.

Vision & Concept

- **Week 03 Task** - Theoretical position and vision (learning from the case studies).
- **Week 04 Task** - Proposal options.
- **Week 05 Task** - Focus area/s concept design.

A detailed description of each weekly task/s will be provided on Blackboard and discussed in each tutorial.

Final Submission (40%)

Deliverables (Individual Work)

Individual submission requirements include the following as a minimum:

- Summary - Case study findings, site analysis and preliminary research and influences.
- Theoretical position, vision and concept.
- 1:200 scale site plan and/or ground plan/s of the proposal to include:
  - Building (blocks only).
  - Locations of main pedestrian and vehicle circulation.
  - Approach and entry/ exits.
  - Format and function of open space.
  - Indicative landscape zones.
  - Integration with adjacent sites and structures.
- 1:500 scale diagrammatic sketches of the following as a minimum:
  - Circulation strategies and pathways.
  - Vignettes of site planning influences.
  - Relationship between buildings, open space, pathways and key features.
  - Basic concept/s (zoned sketch only).
- 1:200 scale concept sketch section (block diagram only) of floors heights, uses, areas and service core/s. Include a summary of Floor Area/s and Gross Floor Area.
- 1:200 scale concept sketch plan (block diagram only) of typical floor plan of the commercial levels showing services core, workspace and other key areas identified in the brief - this resolution is required to allocate the correct footprint.
- Three-dimensional physical and/ or digital massing model of the proposed project (simple blocks for buildings).

Format

Work will be presented in Pecha Kucha format. Pecha Kucha is a storytelling format where a presenter shows 20 slides for 20 seconds of commentary each.

- **A3 landscape slides** - 20 slides, showing major findings. It will include a summary of the key research considerations and the “deliverables” listed. The formative presentation should be reviewed and adjusted accordingly.

Submission

- **Digital -** Upload as 1 x pdf file to Blackboard before the due time. Upload to the Miro board by 10:30am on the day of your tutorial presentation.
- **Hard Copy** - Individual tutors will advise if hard copy submissions are required (face-to-face/ internal studio groups only).
- **Verbal** - Individual presentation of 6-7 minutes with 15 minutes of feedback/discussion using the slides as a digital presentation.

To meet professional accreditation, public engagement and quality assurance obligations, digital copies of all course assessment items must be submitted in addition to any hard copy submission requirements specified in this handout. The School of Architecture uses Blackboard and Turnitin for assessment submission. Turnitin is accessed through the course Blackboard site. Turnitin also checks for plagiarism or instances where the original work of others is not appropriately acknowledged.

Feedback

Formative verbal feedback for Assessment 1 will be provided during regular tutorial sessions where student work will be discussed and reviewed individually or in groups. Additional verbal feedback will be provided at the critiques. Students will receive written summative feedback after the presentations relating the standard of their work to the marking criteria and rubric.

Feedback will be directed at developing and negotiating a strategic direction for each student to progress the design for the rest of the course.

Marking Criteria

AACA-NSCA competencies 2.1, 2.2, 3.1, 3.2, 3.3, 3.5, 3.7, 3.8 are to be addressed in this submission.

- RESEARCH (Inquiry and Analysis) 20% (NSC 2.1)
- ARGUMENT (Position and Ambition) 30%
- APPLICATION (Spatial and Strategic Design) 20% (NSC 2.2, 3.1, 3.2, 3.3, 3.5)
- INTEGRATION (Technology & Services) 10% (NSC 3.1, 3.5)
- RESOLUTION (Synthesis and Detail) 10% (NSC 3.7)
- PRESENTATION (Communication & Representation) 10% (NSC 3.8)

Detailed Performance Indicators for each assessment criteria will be used as the assessment instrument or rubric for marking purposes. These Performance Indicators describe the standard achieved in the work against the criteria. Weighted rubrics will be made available in Blackboard.

THE UNIVERSITY OF QUEENSLAND
AUSTRALIA
CREATE CHANGE

Rubric

PART 1: PRE-DESIGN & CONCEPTUAL DESIGN			1	2	3	4	5	6	7
			Low Fail	Fail	Marginal Fail	Pass	Credit	Distinction	High Distinction
		Generic Descriptor:	**Absence** of evidence of achievement of course learning outcomes.	**Minimal** evidence of achievement of course learning outcomes.	Demonstrated evidence of **developing** achievement of course learning outcomes.	Demonstrated evidence of **functional** achievement of course learning outcomes.	Demonstrated evidence of **proficient** achievement of course learning outcomes.	Demonstrated evidence of **advanced** achievement of course learning outcomes.	Demonstrated evidence of **exceptional** achievement of course learning outcomes.
1. RESEARCH: Inquiry & Analysis	**20%**	Ability to research and respond to the opportunities and constraints of the project, site, and brief, including physical, historical and cultural contexts. Critically analyse relevant precedents or types, and the relationship of the project to its broader environment. (NSC: 2.1) 2.1 Identification, analysis and integration of information relevant to siting of project.	Research is absent: Little or no evidence of inquiry or analysis.	Research is minimal: Limited evidence of inquiry or analysis. Opportunities for the project are not identified, or are severely limited by constraints.	Research is developing: Some evidence of inquiry or analysis. Few opportunities for the project are identified, and are limited by constraints.	Research is functional: Demonstrated evidence of inquiry or analysis. Some new opportunities for the project are identified, albeit partially limited by constraints.	Research is proficient: Demonstrated evidence of enquiry and analysis. New opportunities for the project are identified that largely overcome constraints.	Research is advanced: Demonstrated evidence of advanced enquiry and analysis. New opportunities for the project are identified that overcome constraints.	Research is exceptional: Demonstrated evidence of exceptional enquiry and analysis. Bold new opportunities for the project are identified that overcome constraints.
2. ARGUMENT: Position & Ambition	**30%**	Capacity to develop and argue an ambitious, independent position for the project where ideas are established through a research-driven process combining speculative design propositions with a critical understanding of contemporary architectural theory and practice.	Argument is absent: Little or no evidence of ideas. No critical architectural position or ambition.	Argument is minimal: Limited evidence of ideas. No critical architectural position or ambition.	Argument is developing: Some evidence of ideas. Limited evidence of a critical architectural position or ambition.	Argument is functional: Demonstrated evidence of ideas, albeit arbitrary and/or untested. Some evidence of a critical architectural position or ambition.	Argument is proficient: Demonstrated evidence of relevant ideas which may not be fully untested. A critical architectural position or ambition is established.	Argument is advanced: Demonstrated evidence of advanced conceptual thinking. Ideas inform a clear, critical architectural position or ambition.	Argument is exceptional: Demonstrated evidence of exceptional conceptual thinking. Ideas are rigorously developed through research to support a clear, critical architectural position or ambition.
3. APPLICATION: Spatial & Strategic Design	**20%**	Evidence of applied research and argument through an iterative design process which tests spatial and strategic responses to the project, site, brief and context. Demonstrated ability to apply reflexive and creative imagination, aesthetic and critical judgement to formulate design proposition/s. (NSC: 2.2; 3.1; 3.2; 3.3; 3.5). 2.2 Application of principles controlling planning, development and design for the project site. 3.1 Design response integrates the objectives of brief, user intent and built purpose. 3.2 Application of creative imagination, aesthetic judgement and critical evaluation in formulating design options. 3.3 Design response incorporates assessment of the physical location and relevant wider regional, contextual and environmental issues. 3.5 Exploration and application of ordering, sequencing and modelling of three-dimensional form and spatial content.	Application is absent: Little or no evidence of creative imagination or critical judgement in design. Ideas are not used to inform spatial or strategic decisions.	Application is minimal: Limited evidence of creative imagination or critical judgement in design. Ideas are not used to inform spatial or strategic decisions.	Application is developing: Some evidence of creative imagination or critical judgement in design. Ideas are not used to inform spatial or strategic decisions.	Application is functional: Demonstrated evidence of creative imagination or critical judgement in design. Ideas are used to inform basic spatial and strategic decisions.	Application is proficient: Demonstrated evidence of proficiency in creative imagination and critical judgement in design. Ideas are used to inform most spatial and strategic decisions.	Application is advanced: Demonstrated evidence of advanced creative imagination and critical judgement in design. Ideas are used to develop complex spatial and strategic decisions.	Application is exceptional: Demonstrated evidence of exceptional creative imagination and critical judgement in design. Ideas are used rigorously and confidently to develop complex spatial and strategic decisions.
4. INTEGRATION: Technology & Services	**10%**	Ability to integrate and coordinate materials research and construction technology (including appropriate structural, mechanical, transport and environmental systems and services) to achieve the ambitions and objectives of the project and brief. (NSC: 3.7). 3.7 Assessment and integration of construction systems and materials consistent with project brief.	Integration is absent: Little or no evidence of basic building technology and services.	Integration is minimal: Limited evidence of basic building technology and services.	Integration is developing: Some evidence of basic building technology and services, but with little or no integration.	Integration is functional: Demonstrated evidence of the integration of basic building technology and services.	Integration is proficient: Demonstrated evidence of proficiency in the integration of building technology and services.	Integration is advanced: Demonstrated evidence of the advanced integration of complex building technology and services, achieving a synthesis with the design.	Integration is exceptional: Demonstrated evidence of the exceptional integration of complex building technology and services, achieving a synthesis that extends and enhances with the design.
5. RESOLUTION: Synthesis & Detail	**10%**	Capability to resolve a complete and coherent design project across scales, synthesising design ideas with pragmatic constraints. Evidence of a resolved spatial and functional organisation of the site, programme, planning and circulation, and develop detail solutions that extend project ideas.	Resolution is absent: Little or no evidence of design synthesis and detail.	Resolution is minimal: Limited evidence of design synthesis and detail. Spatial organisation and functional planning are illogical and unresolved. No detailed design is attempted.	Resolution is developing: Some evidence of design synthesis and detail. Spatial organisation and functional planning lack coherence and/or are confused. Detailed design is crude and unrelated to design strategies.	Resolution is functional: Demonstrated evidence of design synthesis and detail. Spatial organisation and functional planning are logical and substantially resolved. Detailed design is basic and/or restates diagrams at larger scales.	Resolution is proficient: Demonstrated evidence of proficient design synthesis and detail. Spatial organisation and functional planning are resolved, but may lack refinement. Detailed design relates to project ideas but lacks technical clarity or re-states basic conventions.	Resolution is advanced: Demonstrated evidence of advanced design synthesis and detail. Spatial organisation and functional planning are refined, and clearly relate to broader design strategies. Detailed design relates to project ideas but lacks high-level technical understanding.	Resolution is exceptional: Demonstrated evidence of exception design synthesis and detail. Spatial organisation and functional planning are refined, and distil broader design strategies. Detailed design extends project ideas through rigorous development and technical mastery.
6. PRESENTATION: Communication & Representation	**10%**	Evidence of a complete, compelling, cohesive and curated suite of architectural representations and/or design research developed to an exhibition standard. Capacity to describe the qualities and resolution of formal and spatial relationships where presentation materials extend ideas and critically reflect on modes of representation where appropriate. (NSC: 3.8) 3.8 Application of manual and digital graphic techniques and modelling to describe three-dimensional form and spatial relationships.	The presentation is absent: Little or no evidence of work. Presentation is substantially incomplete and incoherent.	The presentation is minimal: Limited evidence of work. Presentation is incomplete and/or incoherent.	The presentation is developing: Presentation is partly complete. Documents do not adhere to drawing conventions, and/or are lacking coherence and curation.	The presentation is functional: Presentation is generally cohesive and complete. Documents adhere to drawing conventions, but the adopts graphics that are neutral and/or impede the communication of ideas.	The presentation is proficient: Presentation is curated, cohesive and complete. Documents adhere to drawing conventions, though some communication techniques impede legibility.	The presentation is advanced: Presentation is well curated, cohesive and complete. Documents are unambiguous. The presentation contributes to the communication of ideas, but may lack graphic refinement.	The presentation is exceptional: Presentation is well curated, cohesive and complete, and demonstrates advanced critical reflection on modes of representation. Documents distil design ideas, are unambiguous and refined.

Assessment 2 - Schematic/ Detailed Design (60%/ Hurdle)

Task Description

Type - Design

Learning Objectives Assessed - 1, 2, 3, 4

Formative Submission Due Date

- Mandatory Verbal (11am Monday 11/10/21, week 11)
- Digital (4pm Monday 11/10/21, week 11)

Final Submission Due Date

- Digital (4pm Monday 25/10/21, week 13)
- Mandatory Verbal (11am Tuesday 26/10/21, week 13)

Weight - 60% (0% Formative, 60% Final)

Assessment 2 Summary

The aim of Assessment 2 is to continue to challenge alternative commercial building typology and workplace models and develop the proposal, concept and strategy from Assessment 1 in more detail.

Students will resolve spatial planning, facade and construction details while considering issues such as materials, sustainability, flexibility and future-proofing. Students will need to engage in a process of critical design development, documentation and communication to deliver a well-considered, compelling and coherent building proposal.

This assessment addressing the last of the 'Part C' professional competency categories: Schematic and Detailed Design.

Further information and resources to assist with Assessment 2 will be available on Blackboard.

Week 6-13 Tasks

In weeks 6 and 7 students will continue to develop the concept and overall site strategy, space planning, form and design of the building based on feedback provided in Assessment 1.

In weeks 8 to 10 students will select 3-4 floors of the building and develop a façade strategy and level of resolution suitable for construction.

In weeks 11 to 13 students will continue to develop and resolve the design and final presentation based on feedback to the formative assessment.

The Studio Learning Activities will be structured in weekly tasks with specific deliverables to be presented for feedback and review during studio tutorials:

Schematic/ Detailed Design Development

- **Week 06 Task** - Developed concept and preliminary spatial planning.
- **Week 07 Task** - Functional and spatial resolution
- **Week 08 Task** - Detailing workshop.
- **Week 09 Task** - Technology and materiality resolution.
- **Mid-Semester Break**
- **Week 10 Task** - No classes due to Queens Birthday Holiday. Informal/ optional individual online review.

Refinement & Final Review

- **Week 11 Task** - Detailed project design and communication. Assessment 2 formative submission and draft presentation.
- **Week 12 Task** - Detailed project design and communication.
- **Week 13 Task** - No classes. Assessment 2 final submission and presentation.

A detailed description of each weekly task/s will be provided in advance on Blackboard and discussed in each tutorial.

Formative Submission (0%)

Deliverables

Individual submission requirements include the following as a minimum:

- 1:500 site plan locating your building on the site.
- 1:200 ground floor plan.
- 1:200 commercial/ workplace floor plan (3 levels).
- 1:200 elevations (2).
- 1:200 section (1).
- 1:50 scale wall section (1).
- 1:10 scale details at roof and floor/s (2).
- Summary of Floor Area/s and Gross Floor Area.

Format

- **A3 Report/Folio (landscape)** - The report will form the basis of a “slide show” to be presented to and discussed with peers. It will include the “deliverables” listed.

Submission

- **Digital -** Upload as one presentation pdf file to Blackboard before the due time. Upload to the Miro board by 10:30am on the day of your tutorial presentation.
- **Verbal** - Individual presentation of 10 minutes with 10-15 minutes of feedback/discussion using the slides as a digital presentation.

To meet professional accreditation, public engagement and quality assurance obligations, digital copies of all course assessment items must be submitted in addition to any hard copy submission requirements specified in individual Course / Studio Outlines. The School of Architecture uses Blackboard and Turnitin for assessment submission. Turnitin is accessed through the course Blackboard site. Turnitin also checks for plagiarism or instances where the original work of others is not appropriately acknowledged.

Final Submission (60%)

Deliverables

Individual submission requirements include the following as a minimum:

- Proposal summary - To include key vision, conceptual diagrams and other relevant or aspirational information.
- 1:500 site plan locating your building on the site.
- 1:200 ground floor plan.
- 1:200 typical basement plan (indicative layout only).
- 1:200 commercial/ workplace floor plan/s (3 levels).
- 1:200 roof plan.
- 1:200 elevations (4).
- 1:200 sections (2).
- 1:50 sections (2) - reuse/upgrade of Formative Assessment 2.
- 1:10 details (2) of wall and floor/roof junctions - reuse/upgrade of Formative Assessment 2.
- 1:10 details (2) of one other element eg. sunshades, balustrades, screening (select an element that is important to your design).
- Renders and three-dimensional physical and/ or model/s of the completed project.
- Schedule of principal materials with sample example and references.
- Simple diagramming and explanations of ESD systems and approaches.
- Summary of Floor Area/s and Gross Floor Area.

Format

- **A3 Report/ Folio (landscape)** - The report will form the basis of a “slide show” to be presented to and discussed with peers. It will include the “deliverables” listed.
- **A0 Poster (portrait)** - The poster will be used for exhibition purposes (requirement to be confirmed closer to submission).
- Physical and/ or digital model/s presentation as appropriate.

Submission

- **Digital -** Upload as 2 x pdf files to Blackboard before the due time. Upload to the Miro board by 10:30am on the day of your presentation.
- **Verbal** - Individual presentation of 15 minutes with 15 minutes of feedback/discussion using the slides as a digital presentation.

To meet professional accreditation, public engagement and quality assurance obligations, digital copies of all course assessment items must be submitted in addition to any hard copy submission requirements specified in this handout.. The School of Architecture uses Blackboard and Turnitin for assessment submission. Turnitin is accessed through the course Blackboard site. Turnitin also checks for plagiarism or instances where the original work of others is not appropriately acknowledged.

Hurdle

This assessment is the designated Hurdle in this course, students must achieve a minimum 50% in this task (a grade of 4) to pass the course. Students who do not pass this hurdle can only be awarded a maximum overall grade of 3 for the course.

Feedback

Formative verbal feedback for Assessment 2 will be provided during regular tutorial sessions where student work will be discussed and reviewed individually or in groups. Students will receive written formative and summative feedback after the presentations relating the standard of their work to the marking criteria and rubric.

Formative feedback will be directed at developing and negotiating a strategic direction for each student to progress the design for the rest of the course. Summative feedback will be directed at assisting the student to progress in future design projects.

Marking Criteria

AACA-NSCA competencies 4.1, 4.2, 4.3, 4.5, 4.6, 4.7, 5.1, and 5.2 are to be addressed in this submission.

- RESEARCH (Inquiry & Analysis) 10% (NSC 4.1, 4.2)
- ARGUMENT (Position & Ambition) 10%
- APPLICATION (Spatial & Strategic Design) 20% (NSC 4.3)
- INTEGRATION (Technology & Services) 20% (NSC 4.5, 4.6, 4.7)
- RESOLUTION (Synthesis & Detail) 30% (NSC 5.1, 5.2)
- PRESENTATION (Communication & Representation) 10%

Detailed Performance Indicators for each assessment criteria will be used as the assessment instrument or rubric for marking purposes. These Performance Indicators describe the standard achieved in the work against the criteria. Weighted rubrics will be made available in Blackboard.

THE UNIVERSITY OF QUEENSLAND
AUSTRALIA
CREATE CHANGE

Rubric

PART 2: SCHEMATIC DESIGN & DETAILED DESIGN DEVELOPMENT			1	2	3	4	5	6	7
			Low Fail	Fail	Marginal Fail	Pass	Credit	Distinction	High Distinction
		Generic Descriptor:	**Absence** of evidence of achievement of course learning outcomes.	**Minimal** evidence of achievement of course learning outcomes.	Demonstrated evidence of **developing** achievement of course learning outcomes.	Demonstrated evidence of **functional** achievement of course learning outcomes.	Demonstrated evidence of **proficient** achievement of course learning outcomes.	Demonstrated evidence of **advanced** achievement of course learning outcomes.	Demonstrated evidence of **exceptional** achievement of course learning outcomes.
1. RESEARCH: Inquiry & Analysis	**10%**	Ability to research and respond to the opportunities and constraints of the project, site, and brief, including physical, historical and cultural contexts. Critically analyse relevant precedents or types, and the relationship of the project to its broader environment. (NSC: 4.1; 4.2) 4.1 Evaluation of design options in relation to project requirements. 4.2 Evaluation of design options against values of physical, environmental and cultural contexts.	Research is absent: Little or no evidence of inquiry or analysis.	Research is minimal: Limited evidence of inquiry or analysis. Opportunities for the project are not identified, or are severely limited by constraints.	Research is developing: Some evidence of inquiry or analysis. Few opportunities for the project are identified, and are limited by constraints.	Research is functional: Demonstrated evidence of inquiry or analysis. Some new opportunities for the project are identified, albeit partially limited by constraints.	Research is proficient: Demonstrated evidence of enquiry and analysis. New opportunities for the project are identified that largely overcome constraints.	Research is advanced: Demonstrated evidence of advanced enquiry and analysis. New opportunities for the project are identified that overcome constraints.	Research is exceptional: Demonstrated evidence of exceptional enquiry and analysis. Bold new opportunities for the project are identified that overcome constraints.
2. ARGUMENT: Position & Ambition	**10%**	Capacity to develop and argue an ambitious, independent position for the project where ideas are established through a research-driven process combining speculative design propositions with a critical understanding of contemporary architectural theory and practice.	Argument is absent: Little or no evidence of ideas. No critical architectural position or ambition.	Argument is minimal: Limited evidence of ideas. No critical architectural position or ambition.	Argument is developing: Some evidence of ideas. Limited evidence of a critical architectural position or ambition.	Argument is functional: Demonstrated evidence of ideas, albeit arbitrary and/or untested. Some evidence of a critical architectural position or ambition.	Argument is proficient: Demonstrated evidence of relevant ideas which may not be fully untested. A critical architectural position or ambition is established.	Argument is advanced: Demonstrated evidence of advanced conceptual thinking. Ideas inform a clear, critical architectural position or ambition.	Argument is exceptional: Demonstrated evidence of exceptional conceptual thinking. Ideas are rigorously developed through research to support a clear, critical architectural position or ambition.
3. APPLICATION: Spatial & Strategic Design	**20%**	Evidence of applied research and argument through an iterative design process which tests spatial and strategic responses to the project, site, brief and context. Demonstrated ability to apply reflexive and creative imagination, aesthetic and critical judgement to formulate design proposition/s. (NSC: 4.3) 4.3 Application of creative imagination aesthetic judgement to produce coherent design	Application is absent: Little or no evidence of creative imagination or critical judgement in design. Ideas are not used to inform spatial or strategic decisions.	Application is minimal: Limited evidence of creative imagination or critical judgement in design. Ideas are not used to inform spatial or strategic decisions.	Application is developing: Some evidence of creative imagination or critical judgement in design. Ideas are not used to inform spatial or strategic decisions.	Application is functional: Demonstrated evidence of creative imagination or critical judgement in design. Ideas are used to inform basic spatial and strategic decisions.	Application is proficient: Demonstrated evidence of proficiency in creative imagination and critical judgement in design. Ideas are used to inform most spatial and strategic decisions.	Application is advanced: Demonstrated evidence of advanced creative imagination and critical judgement in design. Ideas are used to develop complex spatial and strategic decisions.	Application is exceptional: Demonstrated evidence of exceptional creative imagination and critical judgement in design. Ideas are used rigorously and confidently to develop complex spatial and strategic decisions.
4. INTEGRATION: Technology & Services	**20%**	Ability to integrate and coordinate materials research and construction technology (including appropriate structural, mechanical, transport and environmental systems and services) to achieve the ambitions and objectives of the project and brief. (NSC: 4.5; 4.6; 4.7) 4.5 Investigation and integration of appropriate structural, construction, service and transport systems in the project design. 4.6 Investigation and integration of appropriate material selection for the project design. 4.7 Co-ordination and integration of appropriate environmental systems, including for thermal comfort, lighting and acoustics.	Integration is absent: Little or no evidence of basic building technology and services.	Integration is minimal: Limited evidence of basic building technology and services.	Integration is developing: Some evidence of basic building technology and services, but with little or no integration.	Integration is functional: Demonstrated evidence of the integration of basic building technology and services.	Integration is proficient: Demonstrated evidence of proficiency in the integration of building technology and services.	Integration is advanced: Demonstrated evidence of the advanced integration of complex building technology and services, achieving a synthesis with the design.	Integration is exceptional: Demonstrated evidence of the exceptional integration of complex building technology and services, achieving a synthesis that extends and enhances with the design.
5. RESOLUTION: Synthesis & Detail	**30%**	Capability to resolve a complete and coherent design project across scales, synthesising design ideas with pragmatic constraints. Evidence of a resolved spatial and functional organisation of the site, programme, planning and circulation, and develop detail solutions that extend project ideas. (NSC: 5.1; 5.2) 5.1 Application of creative imagination and aesthetic judgement in producing a resolved project design in regard to site planning, physical composition and spatial planning as appropriate to the project brief. 5.2 Resolution of project design addressing all building occupancy and functional aspects including spatial requirements and relationships and circulation aspects.	Resolution is absent: Little or no evidence of design synthesis and detail.	Resolution is minimal: Limited evidence of design synthesis and detail. Spatial organisation and functional planning are illogical and unresolved. No detailed design is attempted.	Resolution is developing: Some evidence of design synthesis and detail. Spatial organisation and functional planning lack coherence and/or are confused. Detailed design is crude and unrelated to design strategies.	Resolution is functional: Demonstrated evidence of design synthesis and detail. Spatial organisation and functional planning are logical and substantially resolved. Detailed design is basic and/or restates diagrams at larger scales.	Resolution is proficient: Demonstrated evidence of proficient design synthesis and detail. Spatial organisation and functional planning are resolved, but may lack refinement. Detailed design relates to project ideas but lacks technical clarity or re-states basic conventions.	Resolution is advanced: Demonstrated evidence of advanced design synthesis and detail. Spatial organisation and functional planning are refined, and clearly relate to broader design strategies. Detailed design relates to project ideas but lacks high-level technical understanding.	Resolution is exceptional: Demonstrated evidence of exception design synthesis and detail. Spatial organisation and functional planning are refined, and distil broader design strategies. Detailed design extends project ideas through rigorous development and technical mastery.
6. PRESENTATION: Communication & Representation	**10%**	Evidence of a complete, compelling, cohesive and curated suite of architectural representations and/or design research developed to an exhibition standard. Capacity to describe the qualities and resolution of formal and spatial relationships where presentation materials extend ideas and critically reflect on modes of representation where appropriate.	The presentation is absent: Little or no evidence of work. Presentation is substantially incomplete and incoherent.	The presentation is minimal: Limited evidence of work. Presentation is incomplete and/or incoherent.	The presentation is developing: Presentation is partly complete. Documents do not adhere to drawing conventions, and/or are lacking coherence and curation.	The presentation is functional: Presentation is generally cohesive and complete. Documents adhere to drawing conventions, but the adopts graphics that are neutral and/or impede the communication of ideas.	The presentation is proficient: Presentation is curated, cohesive and complete. Documents adhere to drawing conventions, though some communication techniques impede legibility.	The presentation is advanced: Presentation is well curated, cohesive and complete. Documents are unambiguous. The presentation contributes to the communication of ideas, but may lack graphic refinement.	The presentation is exceptional: Presentation is well curated, cohesive and complete, and demonstrates advanced critical reflection on modes of representation. Documents distil design ideas, are unambiguous and refined.