MESSAGE FROM THE VICE-CHANCELLOR AND PRESIDENT

The University of Queensland is one of Australia’s landmark centres of knowledge leadership.

Today, leading independent rankings consistently place UQ well inside the top 100 of the world’s more than 10,000 universities. Our successes are embodied in 220,000+ graduates and the countless people who have benefited from UQ’s innovations.

UQ enriches its research power, curriculum and learning experience with exceptional facilities and infrastructure, much of which is based at the picturesque St Lucia Campus.

The campus is one of Australia’s largest and most attractive. Through the combined efforts of the University, successive governments and many benefactors, the campus has grown into a distinctive and thriving community. Its landscaped grounds, heritage buildings, art gallery, libraries, museums, sporting facilities, residential colleges, modern laboratories and auditoriums contribute to a distinct sense of place, people and purpose.

With respect for the traditional custodians of the land, and for the students, teachers and researchers who have invigorated the campus with their energy and ideas for more than a century, the University is determined to retain the positive qualities of the campus’s environment and collegial character.

The St Lucia Campus Draft Master Plan 2015 sets out how UQ can provide a unique, memorable and desirable campus experience which accommodates the learning, discovery and engagement aspirations of our community in a sustainable way for current and future generations.

It unites the design concepts that have created a strong foundation for the campus’s character with the best-practice principles of contemporary urban form, many of which have been developed by our own internationally renowned academics and alumni in engineering, architecture, geography, environmental science and social science.

The plan presents guidelines for achieving an environment and sense of community that contributes to the University’s academic, research, social, cultural and economic expectations for the next 20 years.

I invite you to join us as we envisage and implement the framework that will help us achieve a physical environment that supports the ambitions of a global top 100 university.

Professor Peter Høj
Vice-Chancellor and President
The University of Queensland
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St Lucia Campus Draft Master Plan Steering Committee  
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• Professor Joanne Wright, Deputy Vice-Chancellor (Academic)  
• Malcolm Middleton, OAM, Queensland Government Architect  
• Professor Iain Watson, Executive Dean, Faculty of Business, Economics and Law  
• Alan Egan, Director, Property and Facilities  
• Ross Meakin, Site Planner and Secretary  
Stakeholders  
• UQ Senate  
• All faculties, divisions and institutes that occupy the St Lucia campus  
• St Lucia community  
• Students  
• Staff  
• Alumni  
• Colleges  
• UQ Union  
• UQ Sport  
• Brisbane City Council  
• Queensland Government
INTRODUCTION

The St Lucia Campus Draft Master Plan 2015 presents the vision and framework to achieve a physical environment that supports the aspirations of a global top 100 university. The aim of the plan is to provide guidance for a sustainable campus environment and a guide for the development of the campus to 2030 and beyond. The plan conveys key planning principles and is intended as:

- A general guide for the use of the site as the University’s primary campus, and for protection and control of the site’s natural assets. It conveys general intentions for built form, systems of movement and access, and enhancing and preserving landscape and cultural heritage; and describes proposed long-term development to support an application to expand and renew the community infrastructure designation.

- An illustration of proposed overall urban form. The plan conveys spatial ideas for an overall built form; it does not represent an architectural solution for development.

- A reference document for designers and representatives of decision-making bodies, as well as other stakeholders.

The plan supports the University’s core activities and guides the ongoing development of its unique environment which provides a memorable and positive living, learning, work and social experience for students, staff, alumni and other people who visit the campus. The needs of the University will continue to evolve over time, as reflected by strategic planning. It is important to provide a supporting physical plan that embraces a long-term vision for the St Lucia campus, with capacity to adapt to a changing academic and research environment.

It is also important to recognise and preserve the attributes of the St Lucia campus that differentiate it as a unique place, and contribute to the ongoing success of the University. The ongoing stewardship of the campus must balance retaining and preserving a unique riverside parkland character and iconic heritage-listed Great Court complex with demands for increased capacity, and University stakeholders and the wider community utilising the site to achieve sustained economic benefits.

The new plan expands the campus beyond the site defined in the St Lucia Site Development Plan 2006 and a Community Infrastructure Designation (CID) granted by the Minister for Education on 20 April 2000 pursuant to the Integrated Planning Act 1997 (Qld), which has been superseded by the Sustainable Planning Act 2009 (Qld) (refer to Appendix 4). The additional properties beyond the current CID boundary are currently controlled by the Brisbane City Council planning scheme.

The Master Plan is intended to replace the St Lucia Site Development Plan 2006, following community consultation and Senate approval. The new plan will be subject to a CID renewal application for approval by the Minister for Education and Minister for Tourism, Major Events, Small Business and the Commonwealth Games before the plan can be formally adopted for the St Lucia campus. While a new CID is sought, the Master Plan can be implemented in accordance with the implementation section of this document.

Community Infrastructure Designation is a provision in the Sustainable Planning Act 2009, which provides for the development of community infrastructure, including public universities, enabling self-assessed development in accordance with an approved master plan and any conditions of designation. Effectively, a CID removes the property from a local planning scheme and it continues to be regulated by the Sustainable Planning Act 2009 and other legislation controlling development, including the Queensland Heritage Act 1992 (Qld) and the Environmental Protection Act 1994 (Qld).

The Draft Master Plan provides a strategic framework and planning principles defining the general intent of the campus built form and open spaces.

The success of the plan relies on acceptance by University stakeholders, the public and local and state governments. It also depends on the flexibility of the plan and complementary implementation plans being introduced from time to time that accord with the overall vision for the campus. The draft plan is now undergoing a process of extensive community engagement and consideration before University Senate approval and Ministerial approval of the CID renewal is sought.

Presently, the main site is controlled by the St Lucia Site Development Plan 2006 and a Community Infrastructure Designation (CID) granted by the Minister for Education on 20 April 2000 pursuant to the Integrated Planning Act 1997 (Qld), which has been superseded by the Sustainable Planning Act 2009 (Qld) (refer to Appendix 4). The additional properties beyond the current CID boundary are currently controlled by the Brisbane City Council planning scheme.

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“The St Lucia campus Master Plan presents a long-range vision for the St Lucia campus, with the capability to adapt to the changing academic and research environment.”

Figure 1.1 Aerial view of St Lucia campus and the Brisbane Central Business District — June 2014
UNIVERSITY CONTEXT

The University of Queensland (UQ) is ranked well inside the top 100 universities worldwide, measured through a number of major independent university rankings: the Academic Ranking of World Universities, Times Higher Education World University Rankings, QS World University Rankings, Performance Ranking of Scientific Papers for World Universities and US News Best Global Universities Rankings. UQ is also the largest university in Queensland and aspires to continue development of the St Lucia campus as a vibrant and prosperous knowledge-based community. The St Lucia campus will adapt and evolve to lead in the achievement of education, research, community and economic goals for Queensland and Australia.

UQ has more specialised fields of research ‘well above world standard’ than any other Australian university. The University also has a strong focus on teaching excellence, winning more Australian Teaching and Learning Council Awards for Teaching Excellence than any other in the country, and attracting the majority of Queensland’s highest academic achievers, as well as top interstate and overseas students.

In 2014, the University had more than 50,000 students including 12,000 international students from 144 nations. It has one of Australia’s largest PhD enrolments, with more than 13,000 postgraduate students; UQ celebrated its 10,000th PhD graduation in 2012. In addition to flexibility in program choice, students benefit from the opportunity to enjoy a wide range of extracurricular activities to complement their studies. There are ‘study abroad’ opportunities and access to more than 100 clubs and societies, as well as sports and cultural facilities.

The University has invested substantially in construction and development, helping create great environments in which to study and research. UQ is committed to developing state-of-the-art learning spaces that are in step with industry demands and expectations.

St Lucia is the principal campus of the University, occupying 127.29 hectares, including the Long Pocket Precinct and Avalon Precinct. The extensive riverside parkland setting combined with an intensive academic core has created a unique environment that attracts not only students and staff but also the wider community.

Over the past 20 years, the University has doubled its student enrolments at the St Lucia campus to 35,151 equivalent full-time student load (EFTSL) (or a headcount of 43,599). Expansion of buildings has continued with a significant addition of research facilities. Campus building space is recorded as approximately 640,000m² gross floor area (GFA) and approximately 300,000m² usable floor area (UFA) for teaching, research and ancillary purposes. The population of research staff has increased significantly with the establishment of three major research institutes at St Lucia. On-campus residential accommodation provided by 10 residential colleges caters for approximately 2800 students.

For the purpose of forward projections, it is envisaged that the St Lucia campus will grow to 40,000 EFTSL by 2030 and space will increase by more than 100,000m² GFA. These projections recognise that in the current environment of potential government higher education policy changes, and the introduction of online course delivery, there could be a reduction in student population and spatial demand.

Precise forward estimates of population and spatial demand are not possible; however, the Draft Master Plan will prepare the University with a guide to expansion in the future.

The ultimate GFA for the master-planned campus will be approximately 900,000m². Growth will be achieved while protecting the unique campus environment.

The St Lucia campus student population is now stabilising at approximately 35,000 full time equivalent (FTE) enrolments. The actual student head count is approximately 44,000 due to part time enrolments accounting for a part of the (FTE). The growing population of Australian’s holding an undergraduate degree means that there may be a shift towards postgraduate enrolments in the future.

The Campus workforce including academics, research workers, administrative staff and staff employed by ancillary services is projected to increase by approximately 10% to 6,000 by 2030. Over the foreseeable future on Campus development is expected to add more than 100,000m² gross floor area (GFA). On Campus sports facilities are being developed for the broader community.

Advanced Engineering Building

Global Change Institute

Athletics track
Learning, Discovery and Engagement are defined as the University’s three pillars in its strategic plan. The strategic plan also steers the University towards new approaches and technologies, a capacity to contribute to global innovation, and a university that attracts students from around the world who will ultimately become highly sought after graduates and valued alumni of the University.

In a rapidly changing global environment, the St Lucia campus regional context can be described as a campus conveniently located in the Asia Pacific region and within an emerging leading regional city.

The campus at St Lucia is recognised in strategic planning frameworks for Brisbane and Queensland as a key knowledge centre contributing to the region’s economic, education and research success.

The University’s St Lucia campus is located five kilometres from the Brisbane city centre. Brisbane is the capital of Queensland and is centred within the South-East Queensland (SEQ) region, which includes iconic beaches and subtropical hinterland. Three-quarters of Queensland’s four million people live in the SEQ region. Queensland’s population is forecast to increase to eight million by 2040, with the SEQ region accommodating a major part of this growth.

Urbanisation of the city and SEQ region has several consequences for the St Lucia campus, including access, residential accommodation and pressure to expand facilities. The demands of a contemporary society in a growth region require a planning approach that integrates the needs of both the campus and the community.

The campus brings together a unique mix of populations from transient to longer-term residents with a general shared sense of purpose: the pursuit of knowledge for personal and the greater community benefit. University engagement objectives welcome members of the wider community and alumni to utilise campus facilities. Diverse communities sharing the campus contribute and take away a particular experience of place that collectively combines to form a rich and complex St Lucia campus sense of identity. These communities include a large population of young adults from around the world with unique social and cultural backgrounds who are engaged in lifelong learning and research endeavours.

The Master Plan aims to identify the qualities of the place that enrich this sense of identity whilst accommodating the changing institutional mission that is redefined over time. This sense of ‘campus community’ is an important value to convey and foster as it converts to a wider sense of community.
CITY AND CAMPUS CONNECTIVITY

The St Lucia campus is a landmark on the city landscape, defined by the serpentine path of the Brisbane River winding around the campus’s extensive parkland. Urbanisation of Brisbane’s inner five-kilometre radius and the proximity of the St Lucia campus to existing and future major centres, including the CBD, present opportunities for city and campus connectivity. The large suburban area in close proximity to the campus requires careful consideration to ensure the University develops in a manner that does not adversely impact its neighbours.

Geographically, the University is located west of the city via Toowong. However, in terms of the city’s structure, the St Lucia campus is identified within the ‘south node’ as part of a ‘knowledge precinct’ that includes the education, research and hospital facilities stretching from South Brisbane and encompassing the Mater Precinct, the Princess Alexandra Hospital Precinct and the Boggo Road District. It has been suggested that this south node will link through the emerging suburb of Woolloongabba to the CBD and to a ‘north node’ along the existing bus network to form a ‘knowledge spine’.

For the purposes of the Master Plan, a scenario has been created that projects a likely city form, taking into consideration strategic planning directions and proposed (but not necessarily funded or committed) infrastructure projects (Figure 1.4, see page 9). In this scenario, the St Lucia campus remains an island in the larger city structure that will experience further growth along the established rail and bus way corridors.

The campus is currently connected to major public transport via the Green Bridge and Chancellors Place bus stops. An additional ‘green’ bridge to West End is expected to become a key future connector between the campus and the city.

The following expected conditions will further strengthen the integration of the St Lucia campus with the city:

- The CBD is expected to expand across the river into South Brisbane, reducing the distance between the campus and the CBD.
- The West End/Highgate Hill peninsula is expected to overtake the Teneriffe, New Farm and Fortitude Valley area as the most populated urban area close to the CBD and St Lucia.
- The University has established a significant stake in the Princess Alexandra Hospital Precinct with investments in the Pharmacy Australia Centre of Excellence (PACE) and Translational Research Institute (TRI). Further expansion at the hospital and the adjacent Boggo Road Precinct is expected, strengthening the knowledge spine.
- Future urbanisation initiatives at key city sub-centres and emerging nodes south and west of the city will also work to strengthen the campus’s integration with the city.
OPPORTUNITIES AND CONSTRAINTS

Analysis of the St Lucia campus and its development to date reveals a campus that is emerging from a period of consolidation as a comprehensive academic and research institution. Significant opportunities exist to enhance community engagement with the University’s ongoing development. It is also necessary to plan in advance for the infrastructure required to support the University’s progression as a major urban centre. Considerations include:

• **Campus identity.** Recognising and protecting the cultural heritage and uniqueness of the St Lucia campus, including the sweeping riverside parklands, and renewing underutilised areas are the fundamental principles for retaining the campus’s identity. The campus recently demonstrated its resilience to flooding, and the 2011 event was a timely reminder of the benefits of limiting development on the floodplain and preserving a parkland surround.

• **Accessibility.** Accessing the St Lucia campus remains a challenge as the daytime population increases. Initiatives such as capped car parking, expanded passive transport systems, including additional pedestrian/cycle river crossings, and streamlined public transport systems require an integrated approach.

• **Social and cultural amenities.** Providing appropriate social and cultural amenities is an important consideration for a campus that has expanded its research activities and higher degree population, in addition to the traditional large undergraduate population. Several opportunities exist for enhanced retail and social hubs that cater for a range of human behaviour settings, from large crowd gatherings to small and intimate groups.

• **Research facilities.** Further expansion of research centres with sophisticated site requirements is limited on the St Lucia campus as it currently stands. Inclusion of additional areas in Hawken Drive and at Long Pocket will assist with this issue.

• **Sustainability.** The plan proposes a number of sustainability strategies aimed at efficiently and effectively using resources, protecting natural site assets, increasing renewable energy use and recycling, and lowering greenhouse gas emissions.

• **Student accommodation.** Student accommodation on campus is currently confined to residential colleges that determine their own growth. Opportunities exist for additional University-managed housing at several locations both on and off the St Lucia campus.

• **Integration with city infrastructure.** Integrating the campus with the wider urban fabric and coordinating enhanced infrastructure such as an additional river crossing are key considerations for the St Lucia campus.
VISION, AIMS AND OBJECTIVES

VISION
The vision for the St Lucia campus as reflected in the plan is to retain the campus’s unique environment and provide a high-quality positive campus experience, accommodating the aspirations for learning, discovery and engagement in a sustainable way.

This vision is achieved by adhering to environmental principles and at the same time ensuring the site complements the University’s mission and supports its key strategic objectives.

AIMS
Specifically, the plan aims to:
- Define future directions for growth and functions of the campus, including land in the Hawken Drive Area, Avalon Precinct and Long Pocket Precinct at Indooroopilly.
- Establish urban design and heritage principles that retain the campus’s uniqueness.
- Create an environment that provides a positive experience for all who study, work or visit the campus.

OBJECTIVES
To achieve the vision and aims, the plan’s objectives are to:
1. Provide a planning framework that allows coherence and flexibility for development.
2. Preserve and enhance the character of the campus that contributes to identity and uniqueness of place.
3. Enhance the amenity and environment of the campus to deliver a positive campus experience.
4. Create a sense of community.
5. Review and improve access and circulation infrastructure.
6. Plan for a sustainable campus.
7. Ensure campus land use directly benefits the University’s mission and key objectives.
THE MASTER PLAN

The St Lucia Campus Draft Master Plan 2015 is the Senate-approved guide for overall physical development of the St Lucia campus. It provides general principles and objectives for the cohesive, efficient and effective use of the site and a built environment that is environmentally, socially and economically responsible. Compliance with the Master Plan will ensure the long-term objectives for site use are achieved. Seven main principles have been defined to achieve the vision of a high-quality campus experience:

**Principle 1 Create a sense of place**
A sense of place will be created by developing an environment that provides a unique and positive experience for everyone who uses the campus.

**Principle 2 Create a sense of community**
The campus will be welcoming and will encourage a sense of belonging, while also enhancing the experience of a learning, teaching and research environment. The campus’s social and cultural amenities will be encouraged as ‘whole of community’ infrastructure.

**Principle 3 Create a sense of diversity and integration**
The campus will be developed as an environment that actively promotes the convergence of a wide range of users (e.g. undergraduate and postgraduate students, people from different cultural backgrounds, etc.).

**Principle 4 Achieve ecologically sustainable outcomes**
Reducing the demand for mains supply of energy and water is a primary objective. This will require strategies for water collection and recycling and energy-efficient development patterns to reduce energy consumption. Other sustainability initiatives include managing waste streams, reducing the dependency on single-person vehicle access, and promoting walking and cycling.

**Principle 5 Integrate land uses and adjoining land**
The allocation of land to specific uses will not diminish the unity of the whole site, and mixed-use areas will be encouraged. Campus-edge conditions will be developed to mitigate any adverse impacts on land uses beyond the site. The preferred long-term expansion strategy of the site will depend on agreement with the wider community.

**Principle 6 Create a legible and accessible site**
The campus will be promoted as readily accessible by public transport and not dependant on private (vehicle) transport. The site will have a simple and legible pattern of open-space linkage that assists wayfinding. All modes of access will be appropriately designed and equipped to eliminate risk and achieve equity.

**Principle 7 Acknowledge cultural significance**
Preserving the heritage qualities and other assets that contribute to the understanding of cultural significance is another primary objective.

ILLUSTRATIVE PLANS
A number of illustrative plans have been included in this document, providing a spatial representation of proposed development and redevelopment.

PLANNING STRATEGIES
A successful Master Plan is developed through comprehensive analysis and the preparation of strategies to deal with a range of issues, including:

- Strategies for site use including academic and research functions, car parking and residential activities.
- Strategies for growing floor space and improving access and circulation for all modes of transport and movement, particularly equitable access.
- Strategies for site use including academic and research facilities, landscape, public domain, conservation areas, active and passive recreational areas, retail and service functions, car parking and residential activities.

The St Lucia Campus Draft Master Plan 2015 promotes a number of strategies to achieve the goals and objectives of site stewardship, including developing, preserving and enhancing the campus environment, and operational efficiency and effectiveness. These strategies require a commitment to a ‘beyond 2030’ vision.

Specifically, the strategies outlined in the St Lucia Campus Draft Master Plan 2015 cover the following areas:

**All sites:**
- Land use
- Plan structure and urban form

**St Lucia campus:**
- Image legibility and wayfinding
- Landscape and open space
- Cultural heritage
- Community and support facilities and services
- Residential accommodation
- Sport and recreation
- Sustainability
- Transportation, parking and access (pedestrian, bicycle and vehicle access)
- Services infrastructure

**Long Pocket:**
- Access
- Services
- Landscape

These strategies are outlined in the ‘Strategies’ section beginning on page 18.
ILLUSTRATIVE PLANS

MAIN CAMPUS ILLUSTRATIVE PLAN

This illustrative plan provides a considered form that would evolve over time for the main campus, including an area between Hawken Drive and Upland Road. This plan incorporates elements that must be retained to ensure the campus continues to provide a high-quality university environment and responds to the wider St Lucia character.

Retained elements

The plan continues to provide:

- A parkland setting with passive and active spaces, enhanced by an extensive river frontage located within five kilometres of the city centre.
- A ‘contained’ academic core that spreads across the higher ground and has “hill town” characteristics.
- A Great Court with surrounding sandstone-faced buildings.

Opportunities

The plan identifies opportunities for:

- Significant growth in teaching, research and residential capacity, without jeopardising the campus’s unique characteristics.
- Renewing and enhancing the core built environment in a way that achieves an enhanced campus experience and generates financial benefit through the efficient use of built space.
- Applying sustainability principles to natural resources, energy use, transport, carbon emissions and waste.
- Advocating for improved cooperation with ‘town’ via pedestrian/bicycle bridge to West End.

Key statistics

- Gross floor area growth of approximately 300,000 m², expanding the total to 900,000 m² (including residential and college space).
- Estimated student capacity increase from 33,000 EFTSL to 40,000 EFTSL.
- No expansion of car parking. The total car parking at present is 6000 spaces, including colleges parking. A cap of 7260 spaces is recommended with no car parking growth at Long Pocket.
MAIN CAMPUS ILLUSTRATIVE SECTIONS

The perception of the University, its values and ability to provide a high-quality campus environment is influenced by its physical elements.

The University's built form is controlled by urban design strategies that address the values of open space and understand the social, cultural and environmental qualities of an environment that places a priority on these values. These values are directly related to spatial characteristics that allow light, shade and fresh air to penetrate into campus spaces. Control of building heights, separation between buildings, and set-back distances from edges such as roads, parks, lakes and the river are recommended in the Draft Master Plan.

Located in a subtropical region in the southern hemisphere, the arrangements of campus spaces and buildings need to respond to seasonal solar and natural breeze penetration or exclusion.

Building form, materials and colour within the academic core should exhibit coherence with the campus heritage and the landscape setting, and contribute to a positive environment. Detailed planning and architecture guidance is provided in the development control section of this plan.

Beyond the academic core and towards the campus's outer perimeter, building heights should recede to a height that is in context with the adjacent neighbourhood. Increased landscape set-backs at the campus perimeter will also assist with the height and bulk of the campus's built form and contribute to a 'park like' setting.

The St Lucia campus is recognised for the quality of its environment as a place in which staff, students and the public can enjoy many forms of outdoor experiences, including relaxation, quiet contemplation, visual stimulation and active recreation. This environment also contributes to biodiversity and ecology by recognising and preserving the existing setting within its regional context. Future development should, therefore, balance the advantages of size for efficiency with the desire to create a high-quality human environment.

Section 1

Section 1 displays the Forgan Smith Tower axis. This axis aligns with a proposed bridge crossing to West End.

The section illustrates how building height can be accommodated with mature tree canopy height. This conveys a predominant landscape character when the campus is viewed from a distance. Large buildings are contained within the core area of the campus with large set-backs from boundaries or by reducing height used at campus edges to reduce built form impacts on neighbouring residential character.

Section 2

Section 2 across the front lawn is in line with the long axis of the Forgan Smith Building. This section view demonstrates how substantial development west of the Great Court can be accommodated, with height controls and a mature landscape conveying the campus's landscaped image.
Sections 3–6 illustrate in more detail the urban design intention of the integration of landscape and built form.

The campus’s unique landscape character is an important determinant of built form. Each section provides a building height relationship with the Forgan Smith Tower, providing a guide to height limits and the stepped building form adopted as development extends to the outer-campus boundary.

The sections also illustrate the terrain constraints that exist across the campus, such as the lower flood-prone parkland, overland flow-paths along gullies and the higher plateau containing the academic core.

Section 3
Section 3 extends east from the Forgan Smith Building, through the Student Union Complex. This section highlights the low-rise form retained for the Student Union Complex, with opportunities for extension to the east.

A proposed major pedestrian connection from the higher plateau to the lower flood plain is highlighted in this section, providing appropriate access and a major arrival space when entering the campus from the east.

Section 4
Section 4 extends west from the Great Court Complex to Coldridge Street. This section illustrates the proposed building height and mass of proposed developments in the West Academic Area and Walcott Street Area.

The terrain across this section illustrates the steep falls to Services Road that follow a natural overland flow-path and drainage easement. At the Coldridge Street edge of the campus, the height of proposed major residential development is stepped down to reduce the impact to the adjacent low-medium residential context.
MAIN CAMPUS ILLUSTRATIVE SECTIONS (CONTINUED)

Section 5
Section 5 illustrates a potential urban form in the Hawken Drive Area extending south-west from the Forgan Smith Building through the Brian Wilson Chancellery and along Hawken Drive. The section demonstrates how development adjacent to the academic core can be of a similar height and mass, with a reducing density as development merges with the low-residential character beyond Picardy Street. The terrain along the Hawken Drive ridge line gently slopes, accommodating good pedestrian connectivity to the main campus.

Section 6
Section 6 extends north-east from the Great Court Complex to the river and along Union Road. The section illustrates the potential for a substantial development in the space currently occupied by UQ Sport. The terrain beyond Campbell Place is difficult for equitable access, and development is planned that integrates campus pedestrian movement with new development. The lower part of the section approaching the river is flood-prone and under-story space is recommended for ancillary uses that do not contain sophisticated building and site infrastructure. Sub-level car parking is proposed to utilise flood-prone areas, similar to the UQ Centre. However, the streetscape design should not present as a car park basement.
The Theatre site is situated on land already designated for community infrastructure and the BCC Heritage and parking codes will be adopted for the Theatre redevelopment.

The remaining Avalon Precinct development will include additional learning spaces, common areas and accommodation for the residential population. The residential component will be planned as apartments of varying sizes to suit singles, couples and family residents. The lower part of the site is influenced by river flooding and to mitigate flood risk all living space will be built above flood level. The lower car park level will be used for bicycle and car parking. The car parking will be arranged to accommodate resident and visitor cars with separate entrances and exits distributed between Sir Fred Schonell Drive and Macquarie Street.

The flood event management strategies include essential infrastructure located above flood level and flood resilient construction offering a rapid recovery after an event. The Precinct communal and learning space will be above flood level providing a refuge to support displaced residents in the lower parts of St Lucia during a flood emergency.
LONG POCKET ILLUSTRATIVE PLAN AND SECTIONS

Proposed development

The Long Pocket site has an area of approximately 8.93 hectares and is located approximately 2 kilometres south-west of the main campus on Meiers Road, Indooroopilly. The site use by the University will continue as a research-oriented facility with adaptation of many existing buildings. The Long Pocket Precinct is primarily a research facility, with other functions related to the operation of the main campus (no EFTSL assigned). Retaining and enhancing the established rainforest is a key focus of the site development.

Proposed developments include:

- Developing a site equitable access strategy, including pedestrian and cycle links via the riverside to the main campus.
- Creating a complete and functional sub-precinct throughout the sequence of development.
- Rehabilitating the site by removing obsolete facilities, restoring retained buildings and establishing new site services infrastructure. The site’s potential yield has been calculated as 32,714m² of usable floor area, with approximately 17,024m² of this achieved by restoring retained buildings.

Figure 2.3 Aerial photo of the existing Long Pocket Precinct

Section 2.7 Long Pocket illustrative section 1–1

Section 2.8 Long Pocket illustrative section 2–2
STRATEGIES

LAND USE

Within the wider city context, the land-use classification for the St Lucia campus (main campus) is defined as ‘University Purposes’. This use is bordered by the Brisbane River to the north, east and south, with suburban residential land use and park and recreational land use to the west. The campus is a large comprehensive university campus with uses generally described in the table below. The Hawken Drive Area is considered part of the main campus in this Draft Master Plan. The Avalon Precinct is adjacent to Guyatt Park, with residential uses to the east and south across Sir Fred Schonell Drive. This precinct is suited to residential use.

The Long Pocket site lies within a precinct that adjoins residential use to the west and south and a golf course to the north. The east boundary adjoins a parkland reserve alongside the Brisbane River. The University intends to use the site for research and support purposes.

AVALON THEATRE PRECINCT

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ST LUCIA MAIN CAMPUS

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HAWKEN DRIVE AREA

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Table 3.1 Land use site allocations
PLAN STRUCTURE AND URBAN FORM

Urban form defined in the Draft Master Plan is guided by:
- The future directions for growth and functions of the campus.
- Urban design and heritage principles that recognise the cultural heritage and importance of the human scale in the formation of open space.
- Limits for height, floor space and building set-backs.
- A planning framework for accessibility.
- Identified areas of the campus that require protection for biodiversity and retention of the site’s unique character.

The campus planning structure (pictured right) provides the framework to accommodate an ever-changing and increasing demand for core University activities. This framework incorporates land holdings near the campus but beyond the current Community Infrastructure Designation, including land in the Hawken Drive area, Avalon Theatre area and the Long Pocket site at Indooroopilly.

Key elements of each site within the campus planning structure are outlined below:

Main Campus (including Hawken Drive Area)
- An urban form that is dominated by parkland on the lower flood plain that sweeps around a 3.5-kilometre river edge, surrounding a contained ‘hill town’ academic core that accommodates the major University activities of teaching and research.
- A Great Court Complex that defines the original radial and circular-based geometry with a large central court and a front forecourt to the north of the original campus entrance.
- Residential accommodation positioned beyond the academic core.
- A walkway structure that links the outer rim of the academic core to the central campus via a series of radial streets across a 10-minute walk circle.
- A circulating outer riverside drive feeding peripheral parking.
- A range of sports venues set into the parkland landscape.
- A riparian edge to the river, a natural spring-fed lake and smaller man-made lakes that form the UQ Lakes area.

This structure aims to:
- Place greater emphasis on the circular pedestrian main street around the Great Court Complex.
- Build identifiable sub-communities within the broader University community.
- Provide additional bridge link to West End.
- Enhance the academic core’s external spaces.

Long Pocket Precinct
- The existing suburban, low-density, research-oriented character with extensive vegetation areas has been maintained.
- The existing on-site traffic and parking structure has also been maintained, and a new site arrival area has been defined, adjacent to public transport.
- Development to improve pedestrian and equitable access is planned.

Avalon Precinct
- The Avalon Precinct lies within the residential structure of the St Lucia suburb, adjacent to parkland.
- The context is medium- to low-density, with high multi-residential developments nearby.
- The Avalon Theatre is a Brisbane City Council heritage-listed building and as such it has been retained in the site structure.

Create new entrances at the east and west major public transport terminals.
Expand on-campus residential accommodation to incorporate University-managed student housing.
IMAGE, LEGIBILITY AND WAYFINDING

The campus’s physical image is of a broad parkland with an intensive academic core. The site is now a complex form requiring an urban structure identified by elements such as places (e.g. streets, public squares and parks) and landmarks such as towers, important buildings and edges (e.g. Brisbane River, lakes and academic core).

Legibility and wayfinding can be enhanced through fundamental principles of good urban design, including:

- A linking network of open spaces with visual cues as landmarks.
- Memorable places or nodes.
- Convenient access between facilities and amenities.

These urban design principles are conveyed in the Key Developments section beginning on page 68.

The original campus plan was ordered by the radial pattern and development of the Great Court Complex, which is centred on the Forgan Smith Tower with a circular street behind the Great Court buildings. This order provided a legibility to the campus.

Ongoing increments of development beyond the Great Court Complex, combined with significant changes in movement infrastructure, have changed the campus’s structure into a complex urban form.

The Great Court Complex is a unique and memorable built form and is the iconic visual image conveyed graphically to promote the University. This is an ideal central reference for wayfinding.

The outer circular path connects to the Great Court via wedges of landscape, and design uniformity of landscape theme, surface textures and street furniture creates a readily identifiable reference to orient people finding their way. A common name for the teardrop-shaped circular way would further aid in ease of wayfinding and identity.

It is also appropriate to have place names along a long street (e.g. Campbell Place) to create markers for wayfinding. Legibility and wayfinding is further enhanced by spokes leading from major arrival points and movement generators to key nodes on the circular main street.

The main street concept is based on established design principles of urban form, human behaviour, and cultural and historical context of public space. The street can be likened to the campus’s ‘high street’, providing the major pedestrian movement corridor with activated sub-centres along the way. With minor differentiation in level, the street also serves as a primary path for equitable access.
LANDSCAPE AND OPEN SPACE

The landscapes of the main campus, Avalon Precinct and Long Pocket provide unique environments that contribute to a ‘sense of place’ and complement the broad predominant landscape character of the St Lucia and Long Pocket areas of the city. The three campus areas are dominated by their riverside locations and the perception of parkland settings within the broader central city region.

The Draft Master Plan proposes to retain and enhance the parkland characteristics which are important to the image of the campus as arguably the best university setting in Australia. As the inner-city region becomes urbanised by greater residential density and need for services, the campus will contribute to the retention of major ‘green’ space for the benefit of the University and the wider community.

The campus landscape can be interpreted within three distinctive theme suites:

1. The ‘unifying theme’ created by the framework of a landscape park is broadly identified by the sweeps of lawn, the encircling trees following the river, the lakes and surrounding trees. This theme is conveyed by a comfortable, well-ordered and informal character that continues around the entire flood plain and up to the built core of the main campus.

2. ‘Particular’ themes are created by the precincts and small spaces between and around the buildings. This theme suite is highlighted by how these spaces ‘link’ with the streetscape, providing a series of landscape experiences with distinctive court spaces that establish unique identities contributing to campus legibility. The Great Court at the campus centre is an iconic space that exemplifies the idea of the court form and ‘sense of place’. The Great Court is a unique Australian university space and stands apart from the traditional cloistered courts used for centuries by European universities with their monastic origins.

3. The ‘integrating theme’ is created by the remnant trees of eucalypt forests that once straddled the St Lucia ridges, rainforest that inhabited gullies and riparian melaleucas that once spread across the floodplains before European settlement. This theme integrates with the neighbouring residential areas, creating ‘buffers’ that reduce the impacts of major institutional facilities, particularly at campus boundaries.

Figure 3.1 Landscape overlay on Main Campus, Long Pocket Precinct and Avalon Precinct.
LANDSCAPE STRATEGIES

The landscape strategies adopted for the campus include:

- **Preservation of the campus’s parkland** by retaining a continuity of the open lawn character across the defined sports activity spaces and adjoining lawns with the ability to walk across an uninterrupted parkland. This has invaluable cultural benefits for the general campus users and surrounding neighbours. The future success of the parklands depends on the continued limiting of exclusive sport facilities and car parking, and preservation of this open space as a contiguous legible part of the campus form.
- **Avenue planting along major circulating or entry paths** provides shade for pedestrians in a severe sub-tropical solar environment. Avenues also contribute to wayfinding by creating identifiable major routes.
- **Precinct Landscape**. The formation of court spaces and streetscapes contribute to cultural and social amenity as well as important ‘breathing’ space between buildings.
- **Conservation Areas**. The campus enjoys extensive riparian areas along the river and along water courses and overland flow areas. These areas are to be preserved and enhanced as key conservation spaces. Additional conservation areas will be provided where important natural habitats are located.
- **Vegetation**. The campus landscape palette shall be dominated by the use of species indigenous to the local areas of St Lucia. Introduced species shall be used sparingly and constrained to avoid dominating the campus.

RIVER EDGE

The campus has a unique riverside location, with the river defining almost two-thirds of its boundary in a ‘peninsular’ shape. The original selection of the site for a university campus was influenced by the opportunity to create an environment that combined river and campus in the traditions of Cambridge University.

The river has defined the built form for the campus since the first Master Plan. The natural occurrence of a wide, sweeping flood plain has provided large parklands surrounding a dense academic core contributing to the natural open space of both the campus and Brisbane city.

The strategy to concentrate academic facilities on high ground has offered flood protection, with the creation of unique parklands incorporating sports fields, lakes and an exotic and native landscape.

The river edge of the campus is distinguished by its natural landscaped theme, with conservation as a priority. Active zones punctuate the river edge, including a major campus entrance from Dutton Park and water-sport facilities, including rowing and canoeing facilities.

The river edge strategy aims to:

- **Provide for the interpretation of the natural asset**. The retention of a priority for a natural edge provides an important interpretive zone, offering educational and community engagement opportunities.
- **Connect communities**. Bridge and ferry landings are key entrances and assist with improving the accessibility of the campus for students, staff and the communities.
- **Provide a venue for active participation**. The river provides opportunities for people to participate in water sports and recreation. It is proposed that existing facilities are enhanced, with a complementary rowing and canoeing facility created along the Yeronga reach.

PARKLANDS

The parklands of the St Lucia campus are recognised collectively as a key component that gives the place its uniqueness. The natural form of the place created by the river with extensive low flood plains that sweep around the higher ground was recognised by the first campus planners and the form of the campus has adopted a simple principle of concentrating built form on the higher ground and reserving the lower flood prone areas for passive and active open space.

The result of maintaining the parklands character has produced an enduring identity for the campus that makes the place recognisable despite the generations of changing attitudes that redefine the institutional mission. The parklands serve several purposes including:

- **An environmental buffer that provides a campus ‘carbon sink’** and allows the river to flood the low parts of the campus without incurring major disruption and property damage. This environmental buffer sustains significant flora and fauna habitats.
- **A place for passive recreation including walking, cycling, relaxing, picnics, social gatherings enjoyed by the wider community as well as the University community**.
- **A place where individual or group sporting activities can be pursued for exercise or pleasure; often taking a competitive form**.
NORTH PARKLANDS

The north parklands extend from Keith Street, following the river edge to the aquatic centre and extending up to the edge of the academic core, incorporating the symbolic "front of campus" that extends from the front of the Forgan Smith Building to the river. The retention of this large front open space is a key element in the original idea for the campus and ultimately a crossing to West End will complete the original planning vision.

The desire to expand sports facilities use to a wider community with increasing demands to improve the venues' performance is recognised in the Draft Master Plan by focusing major sports activities requiring specialised surfaces and infrastructure to the north parklands. This strategy enables the major academic and research functions to co-exist on the site with regular external users not needing to travel beyond the north parklands to the east and south parklands, retaining their significant passive character.

- The north parklands incorporating the front lawn shall be a predominant open space controlled by a ‘cone’ centred on the Forgan Smith tower axis and radiating symmetrically from the axis, east as defined by the existing facades of the Sir Llew Edwards Building and General Purpose North Building, and west as defined by the proposed new development site.
- Building heights shall be limited to two storeys for sport and other uses ancillary to the parkland.
- An easement shall be preserved for a future river crossing to West End.
EAST PARKLANDS

The parkland to the east, including the lakes and a major entrance now created by the Eleanor Schonell Bridge and CityCat landing, extends around the river bend to Thynne Road and the east of the residential colleges. The east parklands are dominated by the environmentally sensitive areas of lakes, alumni gardens and river edge with sweeping lawns bordered by mature trees and vegetation surrounding the academic core. The retention of a dominant parkland character in this area of the campus with a strong link to the river is important to preserve the relationship between river and campus that gives rise to the site’s uniqueness. An opportunity is identified for an enhanced river edge with a mangrove walk, picnic areas and a high-quality facility for handling ‘green’ waste.

- Material, colour and forms of structures in the east parklands shall complement a predominant landscape environment.
- The lakes, alumni gardens and river edge shall be preserved and enhanced as special environmental areas.

Sketch 3.4 View over major east campus public entrance

Sketch 3.3 mangroves walkway parklands east

Sportsfield parklands east

Lakes walkway parklands east

View along riverside path
SOUTH AND WEST PARKLANDS

The southern parklands include the river edge west from Thynne Road to Emmanuel College, linked north to Union College and to the southern academic core. Key natural areas to preserve include the space between the academic core and playing field 1 and the conservation area along the river. The river edge features an opportunity for a second ‘river activities’ facility for rowing and canoeing towards the western boundary with Emmanuel College.

- Remnant eucalypts from pre-European time in the south and west parklands shall be preserved.
- A riverside pedestrian and cycle path is proposed on the riverside of Emmanuel and Kings College.

The west parkland includes the area on Sir Fred Schonell Drive along Coldridge Street. The parkland character along the lower part of Coldridge Street is conveyed across the street into the public parkland west of Coldridge Street. Continuity of a landscaped set-back and avenue character is included along Coldridge Street, Carmody Road and Hawken Drive. The Carmody Road and Hawken Drive Avenues terminate in a major new landscaped campus entrance at Chancellors Place.

View across playing field 1 illustrates the integration of sport facilities into a parkland setting.
FRONT OF CAMPUS

The space in front of the Forgan Smith building and extending down to Sir Fred Schonell Drive and Campbell Road is defined as the "front lawn". This area has cultural significance as defined in the Great Court heritage listing. The symbolism of the original campus main entrance through the Forgan Smith Tower is reflected in this space. Development of the space shall adopt strict design principles that retain the significance of the views and vistas towards and from the Forgan Smith Tower. Enhancement of the front lawn and development on the west flank north of the Mayne Centre is outlined in the Plan.

- Maintain the "cone" of open parkland and emphasis on the Forgan Smith Building by limiting the west flank development.
- Enhance the Forgan Smith forecourt by relocation of car parking and formal landscape improvements for public events and access.
- Establish improved outdoor space along the flanks by judicious tree planting and seating integrated into the ground plane.
- Establish an opportunity for donor recognition within the landscape.
- Establish a landscaped bio-retention area that contributes to rain-water harvesting for irrigation purposes.
Cultural significance is evident in the broader campus environment and particularly in the campus landscape setting as part of the wider urban environment.

A history of the St Lucia campus site prior to European settlement can be traced back to when the Jagarra people inhabited the area. The site’s original landscape was open eucalypt forest on the higher ground, with rainforest along the well-drained gullies and paperbark fl-tree forest on the river flood plain (now the surrounding parkland). The University has been reminded of site flooding when the river broke its banks in 1914 and again in 2011, flooding the lower parts of the campus, including a number of low-lying buildings.

The original plan for the campus developed by Hennessy and Hennessy in 1937 was derived from the site’s natural topography, with a Great Court positioned on the peninsula’s plateau, elevated above the flood zone. The site’s natural lagoon and river edge formed the two key axes on land and water, although the orientation later shifted to align with a bridge crossing to Boundary Street.

Hennessy and Hennessy’s plan followed principles introduced by Thomas Jefferson in the early 1800s, when campus planning shifted to larger sites with buildings located in a park setting. The layout of the Great Court Complex is the clearest and most intact example in Australia of a university set out in accordance with these principles, with similarities to Jefferson’s University of Virginia, where simple, classic-styled buildings are organised around a large central campus space formed by a coherent and easily perceived symmetry. The Great Court and forming buildings, which incorporate historical university campus elements such as colonnades and cloisters, are regarded as an important visual symbol of the University and are included in the Queensland Heritage Register.

Union College, one of 10 residential colleges on the main campus, is also included on the Queensland Heritage Register and marks an important stage in UQ’s modern development. Designed in 1963, the college’s concept and construction was modern and functional, responding to the vegetation and topography of the site. Its innovative design marked a departure from previous college designs on the St Lucia campus and reflected international ideas on architecture.

The Avalon Theatre is another area included in the Draft Master Plan that has important cultural heritage. Originally a community hall and later a cinema, the street façade of this building exhibits many characteristics of the Inter-war Art Deco style in a restrained manner. These include the symmetrical design of the stepped parapet, vertical piers and monumental entrance. The building is included in the Brisbane City Council City Plan Heritage Register.
Plan 3.10 Main Campus Community and Support Facilities Plan

COMMUNITY AND SUPPORT FACILITIES AND SERVICES

Community and support facilities on campus include:

• Food and beverage (e.g. cafes, refectories)
• Retail products (e.g. bookshop, newsagency, IT products, sports products, banking, personal care, travel)
• Galleries and museums
• Public event venues (e.g. auditoriums)
• Libraries
• Sports facilities.

The Draft Master Plan has identified an opportunity to locate a major auditorium combined with other academic functions in a major development north of the Mayne Centre. This would enable formal events to be held at the “front” of the campus, complementing the public functions of the Mayne Centre and the campus’s formal entrance. The venue would also be conveniently located near major car parking. This development, combined with a possible major redevelopment on the Seddon site and a significant student residential development in the Walcott and Rock Street area, would create a major new community support hub west of the Great Court Complex. This would be the campus’s second major social and cultural destination and would help ease the pressure on the Student Union Complex.

The west side of the campus is also a focus for enhanced retail opportunities located around the Chancellors Place/Hawken Drive Area, associated with the relocation of the public transport hub and future Hawken Drive development. Retail activities will be ancillary services supporting the staff and student and visitor population undertaking core activities of the Campus including teaching and research.

It is also desirable to enhance the “main street” concept by concentrating retail and service facilities on or near the primary teardrop-shaped main walk around the Great Court Complex.

The campus’s major teaching spaces are occasionally used for public lectures, and the larger teaching spaces are identified in the diagram on the right.

The UQ Centre is identified as a community venue and could revert to a primary sports-related venue with a separate auditorium for graduations, etc.
RESIDENTIAL ACCOMMODATION

On-campus residential accommodation is provided by 10 colleges located on the main campus. The University owns several houses near the campus and rents a number of rooms to students. The majority of student residential accommodation near the campus is privately owned rented houses and units within the St Lucia suburb.

The Draft Master Plan has identified the potential for a significant increase of on-campus residential accommodation. The areas identified to accommodate this increased housing are generally west of the academic core in the Walcott Street area.

Other areas that could accommodate increased housing include:

- The Hawken Drive Area.
- Vacant land on the north side of Sir Fred Schonell Drive, at the intersection with Munro Street.
- The Avalon Precinct, which presents a unique residential development opportunity.

The colleges also have the potential to increase capacity, and each college has identified growth strategies in their respective master plans.

Strategies to increase on-campus residential accommodation are summarised in the table below.

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Table 3.2 Residential accommodation forecasts

Plan 3.11 Main Campus Residential Accommodation Plan
SPORT AND RECREATION

Sports facilities are located around the campus’s parkland surrounds, with indoor sports and sports administration concentrated on the east edge of the academic core. Currently, 22 hectares of the campus are allocated to sports use, and some colleges also have limited sports facilities.

UQ Sport directs sports organisation, administration and operations and actively promotes 78 different sports activities. These activities are supported either wholly or partially by facilities located on campus. Many venues are used by multiple sporting groups, enabling a diversity of sports to be accommodated on campus.

The campus boasts eight quality grass playing fields that are maintained to a high standard for multiple purposes. Field allocations are as follows:

1. Cricket, hockey
2. Cricket, Australian Rules
3. Soccer
4. Hockey, multi-purpose recreational use (proposed synthetic surface)
5. Soccer touch football, rugby practice, multi-purpose recreational use (proposed synthetic surface)
6. Rugby
7. Athletics, rugby
8. Hockey (proposed synthetic surface)
9. Soccer, softball, Touch football 1 (proposed synthetic surface)
10. Cricket
11. Football practice
12. Football practice

In addition to the above field activity, open-space areas are also designated for netball, basketball, beach volleyball and tennis.

The campus facilitates many sporting events, and on weekends sport activities dominate parkland use.

The Draft Master Plan proposes the following:

- Indoor sports and sports administration to move to an extension of the UQ Centre.
- Racquet sports development to move to the Tennis Centre.
- A weights gym to be positioned next to racquet sports.
- Aerobics and gym to be positioned next to the Aquatics Centre.
- The Rugby Club to be redeveloped to include an extended spectator stand.
- An upstream rowing and canoeing centre to be established.
SUSTAINABILITY

Sustainability at the St Lucia campus is pursued through a variety of initiatives. The Draft Master Plan is based on a foundation of sustainability, advocating the need for the campus to be both socially and physically sustainable. The creation of ‘place’ as a vibrant academic space is combined with a range of amenities and service functions that support a community. The plan does not seek to provide a holistic sustainability strategy for the University, as this task is assigned to operational management.

Specifically, the plan focuses on the following initiatives:

Natural environment
- Creating innovative land, ecosystems and conservation areas.

Social
- Enhancing social and cultural interactions to improve awareness of sustainable (and non-sustainable) practices.

Site utilisation
- Containing building development to a core area, with restrictions on development in the surrounding parklands.
- Retaining conservation areas and using buffer areas to mitigate adverse impacts.

Built environment
- Efficiently using building sites and service infrastructure.
- Orientating and designing buildings to optimise solar benefits and achieve energy savings.
- Ensuring that buildings are designed and built to last through the selection of materials and systems.

Water use and storage
- Water Sensitive Urban Design (WSUD).
- Water recycling.
- Protecting natural systems and water quality.
- Integrating stormwater treatment into landscape.
- Reducing runoff, peak flows and potable water demand.

Energy
- Using innovative ways to lower consumption and demand on all applicable resources (both inputs and outputs).
- PV arrays.

Transport
- Improving public transport systems.
- Improving bicycle and pedestrian access.
- Limiting the availability of private vehicle car parking and reducing single occupant vehicles.

Waste
- Managing solid waste and other waste streams on site.
TRANSPORT, ACCESS AND PARKING

The accessibility of the St Lucia campus is an ongoing issue, as the major Brisbane transport corridors are situated away from the campus. During a normal operating day, more than 44,000 people arrive and depart the campus, with many travelling from across the greater Brisbane region and beyond. Public transport infrastructure and active transport to the campus account for approximately 65 per cent of these trips.

A combination of future city and campus growth requires a continuation of initiatives such as improved infrastructure, transport and traffic management to improve access to the campus.

Campus access will be influenced by many factors including:

- The coordination of transport timetables to synchronise buses and trains.
- Expansion of existing bicycle/pedestrian connections with additional cross river links; improved links between the campus, Long Pocket and Taringa; and enhanced campus amenities including shade and end-of-trip bicycle facilities.
- Stronger links between the University and the Dutton Park (PACE and TRI) developments and Boggo Road Precinct.
- Further expansion of the CBD across the river into South Brisbane; this will increase the economic and environmental benefits of a University link across the river to West End.
- The evolution of the West End/Highgate Hill peninsular as the most populated urban area close to the CBD (overtaking the Teneriffe, New Farm and Valley area); this area is likely to accommodate a significant campus user population.
- Continued strengthening of links between the University and the inner CBD knowledge hub; the University has established a significant stake in the Princess Alexandra Hospital Precinct with investments in PACE and TRI, and these hubs are currently loosely linked to the University via South Brisbane and across to the Herston campus.
- Major urban transportation initiatives, including the cross river rail project that may not be realised for many years. Note that the impact of University-bound traffic through the surrounding neighbourhood will not benefit from major transport initiatives.

This map on this page shows the distribution of existing public transport routes and bicycle networks. The three major heavy-rail connections are circled at Toowong, Indooroopilly and Park Road. A free shuttle bus service between the campus and Long Pocket exists during University operating hours. Potential cross-river and CBD links are shown as broken green lines. Local bottlenecks on the western approach feeders from Toowong and Indooroopilly have also been identified.

Public transport

The Brisbane City Council proposal to relocate the CityCat terminal to a position beside the Eleanor Schonell Bridge has been accepted by the University.

- The Chancellors Place bus stop and Lakes bus stop handle large volumes of movement each day and service several routes. The Draft Master Plan recommends that the west bus terminal be relocated to Hawken Drive, freeing up an inner-campus area as a pedestrian-priority space in Chancellors Place.
- Initiatives to improved rail access are not included in the Draft Master Plan. The stations at Toowong, Indooroopilly, Dutton Park and Park Road provide the closest access points, and improving shuttle services from the Toowong and Indooroopilly stations is recommended. The Brisbane City Council’s City Master Plan proposes a City Glider service between Toowong and the campus.
TRANSPORT, ACCESS AND PARKING (CONTINUED)

Vehicle access

The transition of the campus to an intense knowledge centre combining increased research activity, substantial undergraduate enrolment and increasing postgraduate enrolment, together with the promotion of the campus’s sport facilities, cultural facilities and event venues for general community use, is contributing to vehicle congestion in and around the campus.

At times, the supply of parking is unable to cope with demand, while at other times large areas of parking space are empty. Parking demand is a direct consequence of class timetables, major events and core work. Catering for private vehicle access during peak load periods is not considered sustainable and will add to the peak saturation of the road network beyond the campus, particularly on campus roads and surrounding feeder streets.

Private vehicle use

Car parking is currently available for approximately 5000 cars on the main campus. This includes all types of parking space on the main campus, and excludes parking for approximately 900 cars provided by the 10 residential colleges.

The planning strategy is to control main campus and Hawken Drive area parking capacity to a approximately 5800 and within the cap of 6000 specified in the current Site Development Plan. This includes all parking except 1000 spaces provided by the residential colleges. The strategy does not require any more multi story car park structures and is aimed at reducing some kerbside parking.

Marginal parking increases are planned near the Sir Fred Schonell Drive entrance and as basement parking under playing surfaces.

Expansion of parking capacity at the Conifer Knoll Parking Station and east parklands should be avoided to minimise through-campus traffic.

The Long Pocket Precinct currently has 379 car park spaces and that number is retained in the master plan. 80 spaces are included in the master plan at the Avalon Precinct. The total number of car parks provided across the entire master planned area is 7260 and is made up of:

<table>
<thead>
<tr>
<th>Total parking spaces</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Main campus including the Hawken Drive area</td>
<td>5800</td>
</tr>
<tr>
<td>10 residential colleges on the main campus</td>
<td>1000</td>
</tr>
<tr>
<td>Long Pocket Precinct</td>
<td>380</td>
</tr>
<tr>
<td>Avalon Precinct</td>
<td>80</td>
</tr>
<tr>
<td>Total all sites</td>
<td>7260</td>
</tr>
</tbody>
</table>

Drive-in and drive-through activities

The movement of vehicles that are dropping off or picking up students, staff and visitors, including taxis, tour buses and inter-campus buses, should also be reviewed.

Service and emergency vehicles

Access for emergency vehicles to and through the campus should be reviewed.

Plan 3.15 Vehicle access and circulation to the Main Campus
Bicycle access

As the University population has increased, so too have the number of cyclists. Additional end-of-trip facilities and parking space for bicycles have progressively been added to the campus. These trends are planned to increase and have reached a level of activity requiring a strategy to regulate bicycle access in high-pedestrian areas.

The current bicycle access network relies largely on sharing the road network. The Draft Master Plan proposes options for segregating cycle ways in some areas.

The central area of the campus and the area around the lakes are prohibited to cyclists due to conflict with pedestrians.

The cycling commute to the campus has been enhanced by external infrastructure, particularly the Eleanor Schonell Bridge and the Esplanade path along the river beyond Upland Road. Future bridge link to West End will further improve the campus’s integration with the city cycle network, including the ability to access the campus from the north and south of the city.

The principle of locating large end-of-trip facilities to the perimeter of the academic core is incorporated in the Draft Master Plan. This will improve pedestrian safety in the core and place these facilities within the 10-minute walk circle.
Pedestrian access

The locations of major venues, lecture spaces, transport terminals and car parks, colleges, large residential areas and service amenities act as the main generators of pedestrian movement on campus. The Draft Master Plan identifies major and secondary pedestrian routes and the need to improve safety and equitable access and contribute to a sustainable environment.

The campus has responded to the growing pedestrian population by reducing vehicle access in certain parts of the campus and creating pedestrian priority areas. The Draft Master Plan advocates continuing the current development strategy to make the Great Court, the surrounding circular ‘main street’ and the major entrance routes into the campus pedestrian priorities. This strategy has been defined in the previous section on wayfinding (see page 20).

Areas of the campus that have been identified as areas for improvement include:
- Chancellors Place
- Campbell Road
- Mansfield Place
- The entrance from the Lakes bus stop
- Access to the western parts of the campus via Hood Street
- Cooper Road (between the Chemistry Building and Molecular Biosciences Building)
- Union Road

The campus terrain is characterised by a high central plateau that is part of the Great Court Complex of buildings. Beyond this area, the natural gradients fall steeply to the lower flood plain (i.e. surrounding parklands). Where new developments occur beyond the Great Court Complex, the development should include a pedestrian solution that contributes to campus movement via the building.

The campus has many secondary paths that improve access and reduce crowded spaces. The unrestricted pedestrian movement across parklands and playing fields, which adds to the informality and relaxed character of the landscape, should be retained.

Covered pathways are recommended in the Brisbane subtropical climate to protect from high UV levels and regular summer storms. The campus’s pedestrian amenity would be further improved by a positive response to avenue planting along paths and ‘cloister’ solutions in the academic core.

**Fig. 3.1 Pedestrian access and circulation to the Main Campus**

**NOTE:** This plan illustrates existing and proposed routes and destinations.
SERVICES INFRASTRUCTURE

Services infrastructure is defined as utilities required to keep the campus operating effectively and efficiently. The Draft Master Plan takes long-term development intentions into account with regard to the location and capacity. This includes requirements for external infrastructure improvements to cater for long-term growth.

The location of in-ground service corridors, above-ground easements for distribution, and sites for plant expansion shall complement site development. The sequence of development is uncertain beyond the current capital management plan; however, a guide to services requirements for the longer-term development is forecast in the Draft Master Plan. The services reticulation planning strategy shall be guided by the proposed location and extent of development shown in the Draft Master Plan.

Campus services infrastructure includes sewer, stormwater drainage, potable water, fire service, chilled water system, irrigation, gas, electricity, communications, chemical wastes, and data reticulation. Each site and service type is separately mapped on the following pages. The detailed assessment of capacity, infrastructure upgrade requirements to meet the potential long-term development, and initiatives aimed at achieving positive environmental outcomes have yet to be provided in the Draft Master Plan.

Main campus sewer

The campus is served by a complex gravity network of house drains plus a small number of sewage pump stations which connect to the Queensland Urban Utilities (QUU) sewerage network. The campus has reticulated QUU sewer trunk mains along Sir William MacGregor Drive and College Road to a major pump station on the Brisbane River Bank at The Elbow. This pump station has a rising main following Sir William MacGregor Drive to the north of the campus. There is also QUU sewer trunk mains in the vicinity of Glasshouse and Services Roads.

Upgrading of the main QUU sewer main along College Road will be required and a review of the QUU pump stations SP 175 and SP 119 are currently being undertaken.

The capacity requirements for the Main Campus are determined as follows:

- Live-in population (including Colleges) = 4500
- Day only population = 30,000

Main campus stormwater drainage

The campus has an existing stormwater system comprising of three discharge locations:

1. Discharge to the river
2. Discharge to the stormwater lake
3. Discharge to QUU stormwater network

There is a QUU stormwater trunk line through the campus in the vicinity of Glasshouse and Services Roads. In addition, the upstream catchment west of Carmody Road has an overland flow easement through the campus in the vicinity of Services Road and Glass House Road.

The campus also has a number of water efficiency initiatives including:

- Above- and below-ground rainwater tanks on buildings serving toilet facilities,
- Stormwater bio-retention basins to capture and treat stormwater to improve the quality entering the lake and river.

The rainfall intensities predicted for the campus require attention to surface overland flow routes in low-lying areas. Future developments as proposed in the Draft Master Plan will be supported by flow detention and treatment measures in accordance with State Planning Policy.
SERVICES INFRASTRUCTURE (CONTINUED)

Main Campus water supply

The campus has three water supply feeds from the QUU network. The water supply comes from Greenhill Reservoir in Chapel Hill. The primary is a 225 diameter main off Upland Road, which is connected to the campus pumps located in the Sherman Building (No 65). These pumps pressurise the campus water reticulation to 87m head for potable and firefighting purposes. There are two smaller backup water main connections to the campus. One of these is a 150 diameter main at the intersection of Glasshouse Road and Walcott Street and the other is a 100 diameter main at the intersection of Keith Street and Sir Fred Schonell Drive. The former is metered and available for use when the primary service is interrupted. The latter is unmetered and normally valved off. The campus has RPZD protection on the water supply providing site containment.

The future development proposed in the Draft Master Plan is expected to increase average water demand from approximately 2.3 ML/day to 2.9 ML/day with instantaneous maximum demand increasing from 78 L/s to 100 L/s. QUU advises that the long-term demands as detailed in the Draft Master Plan can be met without major system augmentation. Several water efficiency initiatives are currently implemented and additional measures are proposed to reduce consumption for air conditioning, waste fixtures and system auditing.

Main Campus fire service

A large portion of the campus is now served by a dedicated fire ring main. A master plan for the complete campus fire ring main has been prepared, indicating the locations for future reticulation. The fire ring main is pressurised by the campus pumps, which have dual power supply and dual pumps for redundancy. The dedicated fire ring main uses dual pillar hydrants throughout. This configuration includes precinct fire booster cabinets in lieu of building fire booster cabinets. The legacy combined potable/fire main typically has spring fire hydrants.
SERVICES INFRASTRUCTURE (CONTINUED)

Main Campus chilled water
The campus has 12 chilled water precincts, each serving multiple buildings/complexes. These chiller stations have chilled water reticulated in ground or in tunnels to the buildings served. There are no interconnections between the different chilled water precincts. The majority of the chilled water precincts operate on a primary/secondary pump system. In addition, there are several smaller chillers serving single facilities.

Main Campus irrigation
There are two major irrigation systems serving the campus. Reclaimed water is received from the QUU Waste Water Treatment Plant across the river in Fairfield, which is used for playing field irrigation. The water is pumped to the reclaimed water lakes beside the UQ Lakes Bus Station. From there it is pumped via reticulated water mains to the playing fields. Stormwater is also collected in the stormwater lake and used to irrigate the Great Court lawn, landscaping in sections of the Great Court Precinct, plus water fountains.
SERVICES INFRASTRUCTURE (CONTINUED)

Main Campus gas
The campus has natural gas reticulation via the supply company APA Group’s network. The campus demand is currently low and served by small diameter gas mains with meters at each building using natural gas. The natural gas capacity is understood to be limited and would require significant investment if it were to be used for a large-scale gas installation such as gas engines/generators combined with absorption chillers.

Main Campus electricity
The University is a high-voltage consumer with associated metering at the Energex Substation in St Lucia located on Upland Road. The campus maximum demand is approximately 25MVA, of which 1.5MVA is supplied by installed renewable solar PV. The University electricity supply includes eight main feeders from Energex. The 11kV high voltage reticulation runs underground to currently 38 UQ Substations. Four future UQ Substations have been proposed to coincide with identified capital works projects. The Energex Substation serving the campus has two 33/11kV transformers dedicated to the University and a third for the St Lucia suburb. This Substation has dual diverse path underground and under-river feeds from Energex Substations in Tennyson and Taringa, providing redundancy. In addition, the protection settings on the Energex St Lucia Substation are in line with those serving hospitals, providing the University with hospital-equivalent continuity of supply. The residential colleges are all fed directly from the Energex network, including reticulation along Sir William MacGregor Drive.
SERVICES INFRASTRUCTURE (CONTINUED)

Main Campus telecommunications

The campus has a complex network of communication conduits serving the buildings. The conduits provide reticulation for UQ telephony and commercial telecommunication carriers, including Telstra, Optus, Uecomm and others. Commercial telecommunication carriers have installed mobile phone base stations on several buildings to provide telephone and data services. There are also microwave and laser communication services installed on a few buildings, providing communications between UQ and other allied services and for backup UQ telephony services.

Main Campus data

UQ’s Information Technology Services (ITS) has an extensive network of fibre optic cabling for high-speed data services to serve buildings.
LONG POCKET STRATEGIES

Landscape and open space
The existing site landscape has evolved by progressively reintroducing native species and is now a significant local vegetation area.
Immediately adjacent to the north is the Indooroopilly Golf Club, and to the east is a natural wetland basin and riparian edge to the Brisbane River. The steep gully area through the site’s centre has a vegetation formation resembling a small rainforest environment and is a significant open space preserved in the Draft Master Plan.

The Toowong–Indooroopilly Local Area Development Plan sets out guidance for the site as follows:
“Respect the interface between existing residential areas, the Brisbane River, vegetation, natural wetlands, gullies and waterways, and open space links/edges.”

Sustainability
The site’s development should be based on ecologically sustainable development principles. Renovation of some site assets has commenced and it is timely to define policies for the site’s long-term development and use.
These policies include:
- Efficiently using building sites and service infrastructure.
- Improving public transport systems.
- Improving bicycle and pedestrian access.
- Limiting the availability of private vehicle car parking and reducing single occupant vehicles.
- Ensuring that buildings are designed and built to last through the selection of materials and systems.
- Using innovative ways to lower consumption and demand on all applicable resources, both inputs and outputs.
- Water recycling.
- Designing buildings to optimise solar benefits and achieve energy savings.

The diagram on the right illustrates where some sustainability policies could be applied.
LONG POCKET STRATEGIES (CONTINUED)

Site access

Existing vehicle access via a one-way road system, commencing at the southern boundary of Meiers Road and circulating around the site to the exit at the corner of Meiers Road, has been retained in the Draft Master Plan. The plan proposes the closure of one of two other site entrances, with a main entrance focused at a central location adjacent to the public transport stop. This main entrance would become an identifiable point of arrival for visitors, and vehicles would have the option of either continuing on the internal circulation road or exiting immediately.

The existing small lot distribution of car parking has been retained in the Draft Master Plan, as it is a low-impact method of dispersing car parking in the low-density landscaped environment.

The site’s steep terrain creates a challenging environment for accessibility, and pedestrian access requires significant upgrading to achieve a logical and well-connected site with equitable access. The Draft Master Plan proposes an integrated approach to address this challenge, with vertical transportation within or beside buildings an integral part of external site movement.

Services infrastructure

The Long Pocket site has existing services infrastructure including air conditioning, chemical wastes, data reticulation, telecommunications, water supply, electricity, gas, stormwater and sewerage. Detailed information on the location of services is required. It is assumed that the service network of underground and aerial services supplying the previous research facility will require substantial upgrading.

The upgrade of major services infrastructure should take account of the site’s long-term development intentions with regard to location and capacity as outlined in the Draft Master Plan. The sequence of development is uncertain beyond the current capital management plan; however, a guide to services requirements for longer-term development will be included in the final Master Plan.

General service routes should be arranged to share rights-of-way with surface circulation systems such as roads, walkways and cycle paths and with passageways between buildings. Service corridors should be arranged parallel to roads or buildings where practicable. By considering services early in the planning phase of development, duplication or repetitive upgrading of trunk services will be avoided.

Location of in-ground service corridors, above-ground easements for distribution and sites for plant expansion should be identified in the master planning and appropriately designed to complement the site’s long-term development.
PLANNING GUIDELINES

DEVELOPMENT CONTROL AREAS

The planning guidelines and development control area plans outlined in this section are intended to be a general guide for the design quality of the entire campus and for the development or redevelopment of campus areas. The guidelines are particularly relevant where change will have a significant impact on existing communities. The development control area plans are not intended to be design concepts, and flexibility can be applied.

Development is determined primarily by academic and research needs. These primary land uses are supported by a range of other uses including student accommodation, sports facilities, car parking and several other uses ancillary to core activities.

A definitive sequence of development is difficult to predict, and these guidelines allow forward projections of supporting infrastructure to be considered and planned.

The campus’s ultimate capacity is forecast by applying ‘plot ratio’ as a guide to density (with plot ratio defined as gross floor area as a ratio of site area). Existing plot ratios provide a sense of development density and a useful benchmark for site-specific planning or comparative benchmarking with other developments.

Plot ratio is only one measure of density and, when used in conjunction with other factors including building height limits, generates the built form expectation for the area. The ultimate form will be determined through careful environmental analysis and guided by the desire to create high-quality places between buildings.

To assist with guiding development, planning guidelines for each development control area (highlighted in the diagram on the right) are outlined in further detail on the following pages.

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Site area (m²)</th>
<th>Existing plot ratio</th>
<th>Target plot ratio</th>
<th>Master plan footprint (m²)</th>
<th>Master plan GFA (m²)</th>
<th>Existing GFA (m²)</th>
<th>Proposed for demolition (m²)</th>
<th>New GFA (m²)</th>
<th>Car parking (existing)</th>
<th>Car parking (proposed)</th>
<th>Sport Footprint (m²)</th>
<th>Existing student beds</th>
<th>Master Plan Student Beds</th>
<th>Future Beds in Residential Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Great Court</td>
<td>98,524</td>
<td>0.84:1.0</td>
<td>1.12:1.0</td>
<td>45,080</td>
<td>111,057</td>
<td>82,672</td>
<td>1,817</td>
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<td>200</td>
<td>0</td>
<td>90</td>
<td>90</td>
<td>90</td>
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<td>1.5:1.0</td>
<td>34,472</td>
<td>107,830</td>
<td>82,598</td>
<td>7,703</td>
<td>32,935</td>
<td>350</td>
<td>400</td>
<td>0</td>
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<td>90</td>
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<tr>
<td>South Academic</td>
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<td>1.82:1.0</td>
<td>2.0:1.0</td>
<td>47,503</td>
<td>205,742</td>
<td>181,036</td>
<td>10,439</td>
<td>35,145</td>
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<td>90</td>
<td>0</td>
<td>90</td>
<td>90</td>
<td>90</td>
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<tr>
<td>West Academic</td>
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<td>105,162</td>
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<td>Sir Fred Schonell Drive</td>
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<td>20,191</td>
<td>53,924</td>
<td>37,477</td>
<td>1,977</td>
<td>18,424</td>
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<td>1,900</td>
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<td>College Road</td>
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<td>37,250</td>
<td>32,000</td>
<td>nil</td>
<td>3,400</td>
<td>518</td>
<td>528</td>
<td>909</td>
<td>1,200</td>
<td>10</td>
<td>10</td>
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<tr>
<td>Upland Road</td>
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<td>40,600</td>
<td>31,000</td>
<td>1,000</td>
<td>9,600</td>
<td>287</td>
<td>287</td>
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<td>1,120</td>
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<td>135,751</td>
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<td>1,903</td>
<td>45,000</td>
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<td>230</td>
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<td>Hawken Drive</td>
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<td>2,000</td>
<td>3,722</td>
<td>32,610</td>
<td>40</td>
<td>194</td>
<td>60</td>
<td>400</td>
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<td>Parklands</td>
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<td>90,500</td>
<td>24,785</td>
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<td>66,720</td>
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<td>6,000</td>
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<td>Avalon Precinct</td>
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<td>6,731</td>
<td>571</td>
<td>12,356</td>
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<td>80</td>
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<td>90</td>
<td>4</td>
<td>230</td>
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</table>

Total: 1,311,614

651,748 969,512 599,726 51,955 352,422 6,080 7,260

2,793 4,950 410

Table 4.1 Development control areas schedule
DEVELOPMENT CONTROL AREAS
GREAT COURT AREA

The Great Court Area includes the original sandstone buildings and court spaces established in the 1940s. The area is included on the Queensland Heritage Register and has major cultural significance relating to the University’s history. The area also has architectural significance for the overall urban form and the work of the original architects, Hennessy and Hennessy.

The central court is an iconic urban space and aptly named the ‘Great Court’. The urban structure is defined by the outer circular drive, the five main sandstone-clad buildings joined by the inner cloister, the four open ‘wedges’ between the buildings, and the wide open forecourt and front lawn.

The structure, including the forecourt and front lawn, forms a large teardrop-shape extending to the intersection of Mill Road, Campbell Road and Sir Fred Schonell Drive. This area is the extent of the heritage listing and the open lawn and forecourt must be preserved.

Development within the area requires a detailed analysis of heritage impact. The Draft Master Plan establishes a number of possible building expansion sites and ways to enhance the overall built form, such as a redevelopment of the ‘wedge’ between the Richards and Steele buildings (GC3).

The potential spatial yield is outlined in the table below:

<table>
<thead>
<tr>
<th>Great Court Area</th>
<th>GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>82,672.18</td>
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<tr>
<td>Proposed</td>
<td></td>
</tr>
<tr>
<td>GC1 Mayne North</td>
<td>13,640.00</td>
</tr>
<tr>
<td>GC2 Physics West</td>
<td>2,000.00</td>
</tr>
<tr>
<td>GC3 Courtyard Over Building</td>
<td>4,640.00</td>
</tr>
<tr>
<td>GC4 During North Extension</td>
<td>2,600.00</td>
</tr>
<tr>
<td>GC5 Forgan Smith East Upper Level</td>
<td>1,682.00</td>
</tr>
<tr>
<td>GC6 Steele Upper Level</td>
<td>2,690.00</td>
</tr>
<tr>
<td>GC7 Richards Upper Level</td>
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</tr>
<tr>
<td>GC8 Parnell Upper Level</td>
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<tr>
<td>GC9 Goddard Upper Level</td>
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<td>GC10 Physics Annex Upper Level</td>
<td>920.00</td>
</tr>
<tr>
<td></td>
<td>33,722.00</td>
</tr>
<tr>
<td>Demolish</td>
<td></td>
</tr>
<tr>
<td>0004 Bookshop building</td>
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<tr>
<td>New total</td>
<td>114,317.66</td>
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</table>

Table 4.2 Great Court Area proposed developments
DEVELOPMENT CONTROL AREAS

EAST ACADEMIC AREA

The East Academic Area includes three major service and amenity hubs known as the Student Union Complex, UQ Sport and UQ Centre. The academic facilities are concentrated to the north and along Campbell Road.

The eastern edge falls away steeply from the academic core plateau. This terrain presents challenges for pedestrian access and for people with disabilities.

Two key redevelopment sites are identified in the Draft Master Plan: the Student Union Complex (EA2 and EA3) and the area occupied by UQ Sport (EA1). Realisation of the area’s potential also involves enhancing the eastern campus entrance to provide connections to bridges, bus stations and a future CityCat landing (to be sited beside the Eleanor Schonell Bridge).

The Draft Master Plan recommends the relocation of the ceremonial and major assembly activities currently accommodated in the UQ Centre to a ‘front-of-house’ position. This would enable the UQ Centre to become the campus’s major indoor sports venue. Other UQ Sport indoor activities and administration would move beyond the academic core, enabling the redevelopment of a major academic facility in the area currently occupied by UQ Sport.

Vehicle access has been considered and service access to the rear of the Student Union Complex has been retained. However, a turn-around facility at a lower level in front of the UQ Centre is proposed to avoid traffic needing to continue uphill to turn around.

The East Academic Area connects to Campbell Road through building entrances and external pathways adjacent to the planned Campbell Road enhancement. The integration of planned developments in this area with the Campbell Road enhancement will improve the area’s connectivity and relationship with the Great Court Area.

<table>
<thead>
<tr>
<th>East Academic Area</th>
<th>GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>82,598.80</td>
</tr>
<tr>
<td>Proposed</td>
<td></td>
</tr>
<tr>
<td>General purpose academic development</td>
<td>23,080.00</td>
</tr>
<tr>
<td>UQ Union redevelopment and extension</td>
<td>9,855.00</td>
</tr>
<tr>
<td></td>
<td>32,935.00</td>
</tr>
<tr>
<td>Demolish</td>
<td></td>
</tr>
<tr>
<td>0025 UQ Sport Fitness Centre</td>
<td>4,638.77</td>
</tr>
<tr>
<td>0026A Human Performance Laboratories</td>
<td>1,114.48</td>
</tr>
<tr>
<td>0031A Social Sciences Annex</td>
<td>730.28</td>
</tr>
<tr>
<td>0031B ISSR Research Hub</td>
<td>429.48</td>
</tr>
<tr>
<td>0038 UQ Multi-Faith Chaplaincy Centre</td>
<td>790.49</td>
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<td></td>
<td>7,703.20</td>
</tr>
<tr>
<td>New total</td>
<td>107,830.60</td>
</tr>
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</table>

Table 4.3 East Academic Area proposed developments

Plan 4.3 East Academic Core development control area
South Academic Area has the highest density of all campus in terms of built form and population. The area accommodates specialised laboratories, and the expansion of facilities is now age where redevelopment strategies rather than incremental ion have become commonplace. Planning challenges include and obsolete space in the area and creating opportunities to accommodate contemporary methods of teaching and ch in a cost-effective way.

Access to major facilities is an issue in the area. This relates to both people and services movement. This can be overcome by establishing key access design principles combining external and internal movement.

Five areas have been identified as potential redevelopment or expansion sites: SA1, SA2, SA3, SA4, SA5.

Realisation of the area’s potential also involves forming and enhancing external spaces. The three key areas identified as having the potential for enhanced open space are Staff House Road, Cooper Road and a major Faculty of Engineering, Architecture and Information Technology courtyard associated with redeveloping the Frank White Annex site (SA1).

The Chemical Engineering Building site (SA3) requires further investigation. The Cumbrae-Stewart Building site (SA5) has the potential to add floor area to complement increased research activities.

### South Academic Area

<table>
<thead>
<tr>
<th>GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
</tr>
<tr>
<td>Proposed</td>
</tr>
<tr>
<td>SA2 North of Zelman Cowen (excluding original Staff Club)</td>
</tr>
<tr>
<td>SA2 North of Zelman Cowen (Staff Club)</td>
</tr>
<tr>
<td>SA1 Over Frank White Annex (part Mansergh Shaw)</td>
</tr>
<tr>
<td>SA1 Over Frank White Building</td>
</tr>
<tr>
<td>SA3 Redevelop Don Nicklin Building</td>
</tr>
<tr>
<td>SA4 AIBN Lecture Theatre</td>
</tr>
<tr>
<td>SA5 Cumbrae-Stewart Redevelopment</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Demolish</th>
</tr>
</thead>
<tbody>
<tr>
<td>0072 Cumbrae-Stewart Building</td>
</tr>
<tr>
<td>0074 Don Nicklin Building</td>
</tr>
<tr>
<td>0044 Frank White Annexe</td>
</tr>
<tr>
<td>0043 Frank White Building</td>
</tr>
<tr>
<td>0041 Mansergh Shaw Building (part-demolition)</td>
</tr>
<tr>
<td></td>
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</tbody>
</table>

| New total | 211,921.11 |

Table 4.4 South Academic Area proposed developments
DEVELOPMENT CONTROL AREAS
WEST ACADEMIC AREA

The existing Seddon complex of buildings (refer to Appendix 3) has been assessed as unsuitable for contemporary academic and research space and has therefore been identified as a major redevelopment site.

This area of the campus also has the potential to address several campus space challenges through the development of a new science precinct (WA1), extension of the Queensland Biosciences Precinct (WA2) and the establishment of a sub-centre for service and social amenity on the western side of the academic core (enhancing the expansion of academic research and student accommodation in the west of the main campus). This latter site could accommodate a rationalised glasshouse facility (WA3), with ancillary spaces for parking and end-of-trip cycling facilities. Such redevelopment would define the West Academic Area and create an opportunity for a second major student and staff services hub. This hub would also service the major student accommodation proposed west of the academic core (see page 29).

Clearing small prefabricated buildings and outdated service facilities would contribute to a complete rationalisation of access infrastructure in the area. The reconstruction of Services Road to the west edge of the area has several benefits, including an ability to create a landscaped corridor and easier access between the academic core and the residential uses further west. This modified site layout also removes buildings from overland flow paths and potential flood inundation.

The Draft Master Plan indicates a significant yield in campus floor area, contributing to greater site utilisation. The proposed redevelopment is substantially set back from the adjacent residential uses, improving the residential amenity.

<table>
<thead>
<tr>
<th>West Academic Area</th>
<th>GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
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</tr>
<tr>
<td>Proposed</td>
<td></td>
</tr>
<tr>
<td>WA1,2,3 Science Precinct</td>
<td>41,370.00</td>
</tr>
<tr>
<td>WA4 Glasshouse redevelopment</td>
<td>930.00</td>
</tr>
<tr>
<td></td>
<td>42,300.00</td>
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</table>

Demolish

<table>
<thead>
<tr>
<th>Building</th>
<th>GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>0082A Seddon South Block</td>
<td>1,572.03</td>
</tr>
<tr>
<td>0082B Seddon Centre Block</td>
<td>1,445.30</td>
</tr>
<tr>
<td>0082C Seddon North Block</td>
<td>1,492.50</td>
</tr>
<tr>
<td>0082D Seddon Lecture Theatre Block</td>
<td>1,152.62</td>
</tr>
<tr>
<td>0082E Seddon West Block</td>
<td>2,080.97</td>
</tr>
<tr>
<td>0082F Kathleen Lambourne Building</td>
<td>84.14</td>
</tr>
<tr>
<td>0059F Substation No.06 - Adj. Seddon South</td>
<td>34.60</td>
</tr>
<tr>
<td>0082G Seddon G Block</td>
<td>196.45</td>
</tr>
<tr>
<td>0082J Seddon J Block</td>
<td>97.30</td>
</tr>
<tr>
<td>0082K Seddon K Block</td>
<td>329.90</td>
</tr>
<tr>
<td>0082L Curtis Veterinary Teaching Hospital</td>
<td>895.76</td>
</tr>
<tr>
<td>0082M Howard Small Animal Clinic</td>
<td>416.58</td>
</tr>
<tr>
<td>0085 Industrial Centre</td>
<td>1,193.73</td>
</tr>
<tr>
<td>0086 P&amp;F Gardeners Compound</td>
<td>521.09</td>
</tr>
<tr>
<td>0087 Building 87</td>
<td>1,599.76</td>
</tr>
<tr>
<td>0087A Building 87A</td>
<td>817.91</td>
</tr>
<tr>
<td>0088 Glasshouse No 1</td>
<td>109.64</td>
</tr>
<tr>
<td>0088A Glasshouse No 2</td>
<td>201.04</td>
</tr>
<tr>
<td>0088B Glasshouse No 4</td>
<td>88.44</td>
</tr>
<tr>
<td>0088E Glasshouse No 7</td>
<td>207.20</td>
</tr>
<tr>
<td>0089B P&amp;F Bush House</td>
<td>20.71</td>
</tr>
<tr>
<td>0089D Growth Room</td>
<td>22.40</td>
</tr>
<tr>
<td>0089E Central Glasshouse Building</td>
<td>624.12</td>
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<tr>
<td>0097 Building 97</td>
<td>233.19</td>
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<td></td>
<td>1,983.50</td>
</tr>
<tr>
<td>New total</td>
<td>105,151.24</td>
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</tbody>
</table>

Table 4.5 West Academic Area proposed developments

Plan 4.5 West Academic Core development control area
DEVELOPMENT CONTROL AREAS
WALCOTT STREET AREA

Current activities in the Walcott Street Area are primarily residential, including three colleges, child care centre, a private residential development, and the Queensland University Regiment (QUR) occupying a Commonwealth Government Reserve.

The dominant land use defined in the Draft Master Plan is residential and includes three sites for significant increased student residential capacity (WS1, WS2 and WS3). The long-term requirements for the QUR are under review and may include rationalisation of the current site.

The area comprises a number of public roads and land parcels not owned by the University. The area’s linkage to the academic core is challenged by steep grades and the lower areas are subject to flooding. These constraints can be overcome with appropriate design and pedestrian infrastructure.

A growth in University-controlled residential accommodation of approximately 1300 additional spaces, together with growth in residential college accommodation of 100 additional spaces and the existing private residential development, will ultimately achieve a residential community of approximately 2220 spaces in the Walcott Street Area. This will attract demand for improved access, additional parking and services in the area.

In this plan, parking capacity within the Walcott Street Area has increased by 360 spaces and utilises basement space subject to flooding. A significant parking area can be achieved by utilising the land currently occupied by the QUR. Planning for increased vehicle movement in the area requires improved infrastructure in the adjoining Sir Fred Schonell Drive Area and West Academic Core Area.

Built form, building height and landscape treatment requires careful consideration to retain the campus’s quality and amenity.

**Table 4.6 Walcott Street Area Proposed developments**

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
<th>GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>WS1</td>
<td>Residential East</td>
<td>20,700.00</td>
</tr>
<tr>
<td>WS2</td>
<td>Residential West</td>
<td>20,600.00</td>
</tr>
<tr>
<td>WS3</td>
<td>Residential North</td>
<td>30,650.00</td>
</tr>
<tr>
<td>Grace College</td>
<td></td>
<td>8,000.00</td>
</tr>
<tr>
<td>Cromwell College</td>
<td></td>
<td>3,030.00</td>
</tr>
<tr>
<td>International House</td>
<td></td>
<td>2,110.00</td>
</tr>
<tr>
<td>New total</td>
<td></td>
<td>85,090.00</td>
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</table>

**Demolish**

<table>
<thead>
<tr>
<th>Building volume and street number (above ground)</th>
<th>GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>0091B Seminar Building – Hood St</td>
<td>131.43</td>
</tr>
<tr>
<td>0091C Alumni Centre</td>
<td>196.60</td>
</tr>
<tr>
<td>0091D Alumni Hut (Rear 50 Walcott St)</td>
<td>152.52</td>
</tr>
<tr>
<td>0091E Erosion Processes Laboratory</td>
<td>480.14</td>
</tr>
<tr>
<td>0088B Glasshouse No. 15</td>
<td>4,296.23</td>
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</tbody>
</table>

**New total**

111,016.77
DEVELOPMENT CONTROL AREAS
WALCOTT STREET AREA (CONTINUED)

Building heights

The Walcott Street Area has an existing low-to-medium-rise form. The overall campus’s built form should be taken into consideration when applying height limits.

A stepped form is preferred on the public edge of the campus or, alternatively, a landscaped set-back that reduces the building impact and contributes to the parkland setting.

Building height should be controlled to preserve winter sun penetration to adjoining residential buildings and to internal or small landscaped spaces.
DEVELOPMENT CONTROL AREAS
WALCOTT STREET AREA (CONTINUED)
DEVELOPMENT CONTROL AREAS
WALCOTT STREET AREA (CONTINUED)

HOOD STREET VIEW 5 - 5

CLASSHOUSE ROAD VIEW 8 - 6

Section 4.5 Hood Street view 5-6

Section 4.6 Glasshouse Road view 6-6
The University of Queensland

DEVELOPMENT CONTROL AREAS
HA WKEN DRIVE AREA

The University has substantial land holdings in the Hawken Drive Area and significant development potential has been identified in the sub-precinct area bounded by Upland Road, Hawken Drive and Picardy Street.

The Draft Master Plan proposes that this area could be utilised for a combination of residential, research and service facilities. The recommended development approach is to concentrate the residential use to the west and integrate the built form in a manner that aligns with a medium-density residential character.

The University has developed a childcare centre on the corner of Carmody Road and Dell Road. The remaining residential properties in the area north of Hawken Drive are to remain and are excluded from the Draft Master Plan.

There is an opportunity to establish a new campus entrance at the Hawken Drive, Carmody Road and Upland Road intersection. This would shift the major bus movements from Chancellors Place and enable a greater level of pedestrian amenity in this area. Integration into the campus would benefit by a part closure of Upland Road, enabling safe and convenient pedestrian movement.

Major developments

- **HD1** Includes a major research facility, or facilities allied with research, as well as a maximum of commercial service facilities (e.g. café, small convenience store) and potential residential accommodation in the western blocks.
- **HD2** Includes self-contained accommodation for 350 people.
- **HD3** Includes self-contained accommodation for 50 people.

<table>
<thead>
<tr>
<th>Hawken Drive Area</th>
<th>GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>18 residences Approx 4000.00</td>
</tr>
<tr>
<td>Proposed</td>
<td></td>
</tr>
<tr>
<td>HD1 and HD2</td>
<td>Mixed-use development – research, retail, residential 24,546.00</td>
</tr>
<tr>
<td>HD3</td>
<td>Residential development 14,150.00</td>
</tr>
<tr>
<td>HD4</td>
<td>Residential development 4,052.00</td>
</tr>
<tr>
<td>Demolish</td>
<td>All residences in this area</td>
</tr>
<tr>
<td>New total</td>
<td>42,748.00</td>
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</tbody>
</table>

Table 4.7 Hawken Drive Area proposed developments

Plan 4.7 Hawken Drive development control area
The Hawken Drive Precinct is a mixed-use neighbourhood and as such, strict height controls and attention to the architectural form apply.

Urban design strategies for the precinct should consider the social, cultural and environmental qualities of an environment that places a priority on the human values of mixed-use areas. These values are directly related to spatial characteristics including building heights, separation between buildings, and set-back distances from edges such as roads, parks and adjacent uses.

The precinct's built form is higher at the north-east and in context with the adjacent academic core. As the development moves west along Hawken Drive and Picardy Street, height reduces to a maximum of four storeys and the character is residential.

A wide boulevard with a minimum eight-metre set-back from the building line has been adopted to enable a pedestrian environment along the edges.
Sir Fred Schonell Drive is the main entrance into the campus. The campus ‘gate’ is announced at the intersection with Coldridge Street; however, the drive continues as a public road up to the Keith Street intersection. East of the intersection with Keith Street, the drive becomes a private road.

The Sir Fred Schonell Drive Area comprises mainly service infrastructure including car parking, warehousing, storage and facilities management. Enhancing the campus’s main entrance is addressed in the Draft Master Plan to mitigate the visual impact of ‘back-of-house’ facilities. The major image that needs to be conveyed is a landscaped tree-lined entrance avenue, with the trees providing a screen to the multi-storey car parking buildings situated next to Sir Fred Schonell Drive.

The closure of Munro Street north of Coldridge Street and the relocation of childcare facilities from Munro Street has created an opportunity for residential development (SFSD2). An opportunity for additional childcare facilities in Keith Street has also been identified (NP1), which can be achieved by designing floor levels above flood risk. The space between the multi-storey car parks and warehouse should be retained as an open landscaped area with surface car parking (combined with upgraded access and egress).

Traffic planning indicates that, ultimately, the Keith Street intersection should be signalised, and traffic bound for Walcott Street should be diverted to enter the campus via the signalised intersection.

<table>
<thead>
<tr>
<th>Sir Fred Schonell Drive Area</th>
<th>GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing</strong></td>
<td>37,477.82</td>
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<tr>
<td><strong>Proposed</strong></td>
<td></td>
</tr>
<tr>
<td>SFSD1 Waste Handling and Fleet Service Centre</td>
<td>1,500.00</td>
</tr>
<tr>
<td>SFSD2 Residential developments</td>
<td>8,000.00</td>
</tr>
<tr>
<td><strong>Demolish</strong></td>
<td></td>
</tr>
<tr>
<td>0088G Glasshouse No. 9</td>
<td>224.02</td>
</tr>
<tr>
<td>0088H Glasshouse No. 10</td>
<td>224.49</td>
</tr>
<tr>
<td>0088J Glasshouse No. 11</td>
<td>225.52</td>
</tr>
<tr>
<td>0088K Glasshouse No. 12</td>
<td>194.60</td>
</tr>
<tr>
<td>0088L Glasshouse No. 13</td>
<td>228.58</td>
</tr>
<tr>
<td>0088F Boating and diving facility</td>
<td>603.83</td>
</tr>
<tr>
<td>0099A Space Bank toilets</td>
<td>23.36</td>
</tr>
<tr>
<td>0003A Steele Hut Space Bank</td>
<td>253.50</td>
</tr>
<tr>
<td><strong>New total</strong></td>
<td>44,999.92</td>
</tr>
</tbody>
</table>

Table 4.8 Sir Fred Schonell Drive Area proposed developments
DEVELOPMENT CONTROL AREAS
SIR FRED SCHONELL DRIVE AREA
(CONTINUED)

Sir Fred Schonell Drive is the main vehicle entry point to the St Lucia campus, and a coordinated strategy of traffic management is required to deal with peak vehicle loads. The drive should present as a landscaped avenue with development on its north side restricted in height to retain a sense of arriving at a parkland setting.

Dual level car parking can be developed along the north side of Sir Fred Schonell Drive, using a similar design approach to parking opposite the Rugby Club and beside Playing Field 6. By cutting in behind the rising ground plane, the car park structure (with an unroofed upper deck) will be controlled and partially hidden by the landscape.

A childcare centre is proposed along Keith Street, with the main habitable areas above any flood risk levels. This requires some contouring, and it is possible to link the childcare centre in times of flood by an overhead link to the car park upper level.
DEVELOPMENT CONTROL AREAS
COLLEGE ROAD AREA

The College Road Area is located on a low ridge that extends along the southern edge of the academic core. The existing extent of development defines the area protected from flooding. The area accommodates four of the 10 residential colleges, including St John's College, St Leo's College, Duchesne College, and Women's College. These colleges have established low-density character with generous landscaped open areas.

The colleges have the advantage of a river outlook and a northern aspect to the lakes and south academic core; the landscaped buffer that exists between the colleges and the academic core is preserved in the Draft Master Plan. The colleges have indicated they expect either no or small incremental growth, and any growth would be accommodated by incremental expansion in a form similar to the existing low-rise developments.

The colleges have identified some opportunities through individual college master planning in recent years, including expansion along the river side at Duchesne College and a recently approved extension of Women's College to the north.

<table>
<thead>
<tr>
<th>College Road Area</th>
<th>GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
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</tr>
<tr>
<td>0036E</td>
<td>St John's College</td>
</tr>
<tr>
<td>0036F</td>
<td>St Leo's College</td>
</tr>
<tr>
<td>0036G</td>
<td>Duchesne College</td>
</tr>
<tr>
<td>0036H</td>
<td>The Women's College Approximate total area (college GFA not available on Archibus) 32,000.00</td>
</tr>
<tr>
<td>Proposed</td>
<td></td>
</tr>
<tr>
<td>St John's College</td>
<td>reports no planned growth</td>
</tr>
<tr>
<td>St Leo's has yet to respond with plans</td>
<td></td>
</tr>
<tr>
<td>Duchesne has no planned growth</td>
<td></td>
</tr>
<tr>
<td>The Women's College has recently updated its Master Plan 3,000.00</td>
<td></td>
</tr>
<tr>
<td>Demolish</td>
<td></td>
</tr>
<tr>
<td>Women's College may demolish existing principal's residence 250.00</td>
<td></td>
</tr>
<tr>
<td>New total</td>
<td>34,750.00</td>
</tr>
</tbody>
</table>

Table 4.9 College Road Area proposed developments

Plan 4.9 College Road development control area
DEVELOPMENT CONTROL AREAS
UPLAND ROAD AREA

The Upload Road Area contains three of the 10 residential colleges located on campus: King's College, Emmanuel College and Union College. These colleges enjoy extensive street frontages to Upland Road and views over the parklands and river.

King's College and Emmanuel College typify many of the college environments, with low-rise development on a generous landscaped site. Union College has the smallest of the three sites and reflects a trend in University student accommodation developed in the 1960s. For this reason, the Union College site and buildings are recognised as significant and are listed on the Queensland Heritage Register.

Development guidance for each college is determined by individual master plans, and both King's College and Emmanuel College currently have master plan studies underway. This Draft Master Plan reflects the initial findings of these studies.

Residential capacity in the Upland Road Area is expected to grow from 1000 to 1100 during the life of this Master Plan. The college residential environment is generally low density with a high level of amenity, with the traditional model being dormitory with shared amenities. This model is undergoing a transition with greater emphasis on the quality of bedrooms and support amenities. Parking capacity within the precinct is currently 270 spaces and no increase is planned.

King's College and Emmanuel College have extensive river frontages and require careful environmental management along the riparian corridor. The river frontage is also subject to periodic river flooding. The Draft Master Plan proposes a riverside path connecting the Esplanade and Sir William MacGregor Drive.

### Upland Road Area

<table>
<thead>
<tr>
<th></th>
<th>GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing</strong></td>
<td></td>
</tr>
<tr>
<td>0036L Union College</td>
<td>8,000.00</td>
</tr>
<tr>
<td>0036D Emmanuel College</td>
<td>13,000.00</td>
</tr>
<tr>
<td>0036C King's College</td>
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</tr>
<tr>
<td><strong>Approximate total area</strong></td>
<td>28,500.00</td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
<td></td>
</tr>
<tr>
<td>Union College have no plans for expansion</td>
<td>4,000.00</td>
</tr>
<tr>
<td>Emmanuel College is currently undertaking planning</td>
<td>6,000.00</td>
</tr>
<tr>
<td>King's College</td>
<td>10,000.00</td>
</tr>
<tr>
<td><strong>Demolish</strong></td>
<td></td>
</tr>
<tr>
<td>Emmanuel College</td>
<td>1,000.00</td>
</tr>
<tr>
<td>King's College</td>
<td>1,000.00</td>
</tr>
<tr>
<td><strong>New total</strong></td>
<td>36,500.00</td>
</tr>
</tbody>
</table>

Table 4.10 Upland Road Area proposed developments
DEVELOPMENT CONTROL AREAS

AVALON PRECINCT

The Draft Master Plan proposes a substantial site area allocated to retain the Avalon Theatre and the west landscape setting. The remaining precinct area will accommodate learning and communal facilities above a basement car and bicycle parking area. Residential accommodation will be provided for approximately – in a range of apartment sizes. The development will feature “positive” development strategies and implement sustainable design, construction and operation principles.

Building height shall appear as one, three and four levels with the basement car park below. The height and site coverage has been restrained to a lower density than recent nearby development permitted under City Plan assessment procedures.

The urban and park context of the surrounding area has been considered in the built and landscape form of the precinct. Urban form is illustrated in the Macquarie street elevation view and Sir Fred Schonell Drive elevation view below. A total landscape and open space area equivalent to -% is provided. Total site car parking will be within Brisbane City Council City Plan 2014 code requirements. The site car parking has been calculated as:

- 40 spaces for the theatre
- 60 spaces for the residential component at 1.35 cars per unit
- 6 visitor spaces.

<table>
<thead>
<tr>
<th>Existing</th>
<th>GFA</th>
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<tbody>
<tr>
<td>Avalon Theatre</td>
<td>573.</td>
<td>573.00</td>
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<tr>
<td>Residence</td>
<td>188.</td>
<td>188.00</td>
</tr>
<tr>
<td>Residence</td>
<td>205.</td>
<td>205.00</td>
</tr>
<tr>
<td>Residence</td>
<td>178.</td>
<td>178.00</td>
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Table 4.11 Avalon Precinct proposed developments
Requirements under Brisbane City Plan 2014

Under the Brisbane City Plan 2014, the Long Pocket Precinct is classified as an ‘SC1 Specialised Centre (Major Education and Research Facility)’. This classification means that any development within the precinct must:

- Respect the interface between existing residential areas; the Brisbane River; vegetation; natural wetlands; gullies and waterways; and open space links/edges.
- Minimise traffic impacts on the external road system and surrounding residential area.
- Incorporate public parkland, including pedestrian and cyclist facilities, along the Brisbane River.

Under the Brisbane City Plan 2014, vehicle access is still prohibited along the riverside to the University. The Draft Master Plan includes a provision for public access along the road reserve beside the golf course. The road reserve has been closed by the state and this land is included in the University’s lease. This proposal requires access through the Long Pocket site from Meiers Road.

Additional planning considerations

Additional planning considerations for the Long Pocket Precinct include:

- Improved public transport use.
- Ecologically sustainable development and analysis for environmental hazard risk assessment.

Works proposed by the University remain subject to Brisbane City Council approval in terms of the Sustainable Planning Act 2009 and Queensland Government lease conditions, in addition to requirements under the city plan.
CAMPUS ARCHITECTURE GUIDELINES

These guidelines are intended to encourage design awareness about the values and meanings of the University that are perceived from the physical environment. The attention to design quality executed over the life of the campus has varied and the result is a campus that comprises elements of classic university form displayed by the Great Court complex, as well as elements of contemporary design characterised by recent developments including the Centre for Advanced Imaging, the Advanced Engineering Building and the extension to the McHie Building.

Following this architectural progress, the campus has many buildings that contribute to a distinct and unique architectural aesthetic, such as the Mayne Centre, the original Student Union Building, the J. D. Story Building, Union College, the Hartley Teske Building, the Zelman Cowen Building, the Chemical Engineering Building and Building 41 (formerly known as the Staff Club). Over time, University buildings have received recognition for individual building design from the architecture profession. In the case of the Great Court complex and Union College, being listed on the Queensland Heritage Register has resulted in a requirement for specialised architectural consideration for any development within these areas.

While the campus exhibits many architectural responses to meet University requirements, it is the overall form that reinforces elements that give rise to its uniqueness and quality. These elements are defined as follows:

- The ‘Hill Town’ form of the academic core.
- The open surrounding parkland with lakes and playing fields, which generates freedom of movement and a sense of place.
- The ‘heart’ of the campus, as created by the original Great Court complex.
- The public domain formed by a series of smaller landscaped spaces and streets that separate buildings and combine as a linked network of open space through the built form.
- The river edge.
Landscape and open space

The retention and enhancement of open space and landscapes is now of major cultural and social significance, as the University continues developing with greater pressure to use underdeveloped land in a high-density environment. The overall concept for the open space, as stated in planning strategies, is integral to retaining and enhancing the uniqueness of the St Lucia main campus environment, and contributes to it being a highly desirable place to learn and work.

Open spaces provide an environment in which staff, students, visitors and the public can relax, engage with each other and form social bonds. At the same time, these spaces must cater for the many systems of service and circulation that make the campus a functional and safe environment.

Designing the campus is a process that requires an understanding of how open space and landscape contribute to the continuity of order, pattern, rhythm and balance, while maintaining opportunities for diversity and variety. Key design guidelines include:

- Open space and landscape shall be established as the determinant for built form. The space between buildings and around buildings shall be treated as a positive entity, rather than as void. Open space shall contribute to campus legibility, enhance the unique parkland setting and establish a network of linked space in the academic core to produce the idea of serial vision, using design elements to support wayfinding.
- Open space shall be designed to encourage movement across the campus by a variety of non-vehicular modes, including pedestrian, bicycle, wheelchair, and so on.
- The landscape of the campus shall be formed by the application of a unifying theme that surrounds the academic core and covers the parkland and playing fields, a particular theme within the academic core, and an integrating theme linking the riparian edge and remnants of the original eucalypt forest.
- Conservation and buffer zones shall be developed as part of a natural and ecologically sustainable landscape.
- The formation of spaces for people to relax and enjoy social interaction around and between buildings is an important aspect of campus urban design. Connection between built space and design at a human scale with amenities for human comfort and good use of landscaping is essential. Strategically placed smaller scale elements, such as kiosks, shade structures, conversation areas and information centres, will aid in providing a personalised and humanised environment.
- The major pedestrian open space links between entrances to the academic core and the circular street around the Great Court shall have a consistent colour and material theme that links to the character of the Great Court. This will be achieved by applying order and uniformity in streetscape elements such as paving, street furniture, street lighting and signage.

There are several categories of open space on the campus, including:

1. The perimeter open space created on the flood plain, which has specific use areas for sport and recreation, combined with connecting parkland.
2. The special conservation areas along the riverbank, around the lakes, surrounding the alumni teaching gardens and along the natural water courses.
3. Open park space comprising lawns, trees, shrubs and gardens, including the space in front of the Forgan Smith building, in front of the Hartley Teakle Building, along College Road and around Oval 1.
4. Courtyard spaces formed by a substantial enclosure (known as the ‘Outdoor Rooms’).
5. Street spaces formed by corridors between buildings, along building edges and on the edge of other spaces.

During a design process, each space is analysed to determine its functional character and potential to enhance the urban design.
1. The hierarchy of design conveyed in this Draft Master Plan expresses an aesthetic that provides coherence. The design of The University Senate has the ultimate decision-making role and will generate individual and group consensus. The architectural expression will reflect a coherent series of buildings in a landscaped setting. Architecture will generate individual and group consensus.

The University Senate has the ultimate decision-making role in determining its architectural heritage and future. In guiding this decision making, it is recommended campus built form expresses an aesthetic that provides coherence. The design of building form must, therefore, balance the principles of design and achieve the following outcomes:

1. The hierarchy of design conveyed in this Draft Master Plan is to first establish the key linkage and open-space priorities within the site, and then develop positive indoor/outdoor design solutions, informed by the external spaces in between.
2. Satisfy all stakeholders, particularly those who will use the building or space, and express clarity of purpose.
3. Fit into the architectural aesthetic, with existing site conditions enhancing and complementing the surrounding buildings and space.
4. Associate with the campus architectural heritage and display a unity with the whole campus, as identified by the community at large.
5. Embody environmentally sensitive design principles that contribute to a positive development.

There are many ways of achieving these identified outcomes, and this becomes the subjective part of the design assessment process. Further design guidelines will be produced for particular projects if there is a need for more prescriptive guidance. For example, this might be required:

- Within and adjacent to the Great Court complex.
- On the boundaries of the campus, particularly when viewed by the public and neighbours.
- Within the parkland setting, which includes all of the site area beyond the academic core, including car park structures and sports facilities. The campus uses a wide variety of building forms, materials and colours. In locating new construction within an existing precinct, new projects are required to be respectful of context. Projects on the periphery of the academic core must enhance the overall image of the University. Selection of materials and colours is subject to normal University approvals for buildings.

Built form shall achieve a balance between the advantages of size for efficiency purposes, and the desire to create a high-quality human environment with high aesthetic, functional and safety standards.

Groups of buildings have potential to express a set of values when they can be clearly viewed as a composite whole (just like individual buildings). The values expressed become clearer when each building continually reinforces form. Building form at the ground plane responds sensitively to the requirements of the broader urban design strategies of linkage, permeability, and creating a relationship between the indoor and outdoor spaces of the campus.

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CAMPUS ARCHITECTURE
GUIDELINES (CONTINUED)

Built form, materials and colours

The campus comprises a variety of building forms, materials and colours. The context in which new, extended or altered architecture is installed will be interpreted within the new design. The architectural expression will reflect a coherent series of buildings in a landscaped setting.

Architecture will generate individual and group consensus.

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Architecture will generate individual and group consensus.
IMPLEMENTATION

The realisation of this Draft Master Plan requires a well-considered implementation strategy that incorporates both implementation sequencing and procurement methods. Successful implementation requires that:

- The future state of the University and its programs are sufficiently predictable or can be directed well enough to make physical planning worthwhile.
- The University has the ability to carry out institutional planning in order to provide a rational context for physical planning.
- The University has the resources to implement the plan.

Sequencing, appropriate infrastructure planning and impact assessment are also necessary to proceed with implementation in a logical and efficient manner.

Sections 2 and 3 of the Draft Master Plan described an overall strategic frame and a general vision for the St Lucia campus. This can be referred to as the ‘considered plan’ and is targeted at a 20-year plus timeframe. Short-term plans will continue to emerge as the funding availability and priorities for physical development are considered as part of the overall resource management.

The timing of developments depends on the University’s needs and funding availability. Unexpected and sudden needs can arise, causing difficulty with prolonged approval processes. This situation can be avoided by adopting continued options planning and ensuring a level of flexibility in the spatial plan that allows design adjustments.

Potential site development, including specific infrastructure that assists with campus connectivity, access and public realms, is outlined in Strategies (Section 3).

Further spatial planning detail is provided in the ‘Planning Guidelines’ (Section 4) beginning on page 43. These guidelines include development control area plans and ensure that the campus’s built environment maintains a high quality of amenity and integration of disparate uses and built form.

SITE DEVELOPMENT

The St Lucia Campus Draft Master Plan 2015 expands to property not previously included as part of the St Lucia campus and illustrates infrastructure proposals beyond the campus boundaries. These additional parts of the plan will require further investigation with Brisbane City Council.

Operational demands on the campus’s physical environment require careful evaluation when considering new development. A balance between efficiencies of scale in the organisation of teaching and research and the desire to create a high-quality human environment with High aesthetic, functional and safety standards must be achieved. Implementation of future site development requires ongoing initiatives that complement, not disrupt, operations. Major facilities such as central teaching spaces, libraries and major eating/meeting facilities should be maintained within a short walking distance and with equitable linkage to all faculties. The campus’s core area fits within a 400 metre radius or 10 minute maximum walking distance, although terrain across the circle is not always conducive to equitable access.

PLANNING APPROVAL

The St Lucia campus comprises land parcels with several planning classifications. A planning classification is generally defined as the land-use allocation for a particular property as defined in the Brisbane City Plan 2014. Land included in the St Lucia Campus Draft Master Plan 2015 falls under the following classifications:

- **Main Campus** – Community Infrastructure Designation (CID), Brisbane City Plan 2014 SP2 Special Purpose Centre, and Road Reserve (30-year lease over Underhill Street)
- **Hawken Drive Area** – Brisbane City Plan 2014 Low Density Residential (LR)
- **Avalon precinct** – Community Infrastructure Designation (CID), Brisbane City Plan 2014 Low/Medium Density Residential (LMR) and Heritage register.
- **Long Pocket precinct** – Brisbane City Plan 2014 SP2 Special Purpose Centre

A general guide to the extent of land covered by the plan, the classifications and relevant approval authorities is provided in the diagram on the left.

In addition to the planning classifications, certain parts of campus land are subject to legislation controlling development, including:

- Queensland Heritage Act 1992
- Environmental Protection Act 1994
- BCC Natural Asset Local Laws (NALL)
- Land Act 1994

See the ‘Statutory provisions’ section for more information about the planning classifications and legislation that applies to land covered in the Draft Master Plan.
THE DESIGN AND APPROVAL OF CAMPUS PROJECTS

The St Lucia Campus Draft Master Plan 2015 provides a guide to developments that impact the St Lucia campus, including new or extended buildings, landscapes or infrastructure works such as roads, paths, car parking and other visible civil works. Under legislation controlling planning and building in Queensland, a development can include work that is minor, such as erecting a fence or flag pole; civil work, such as excavating for and installing services infrastructure; internal building renovations; extensions; and new buildings ranging in size from a small shed to a major high-rise structure.

Development proposals for the St Lucia campus require approval under various legislation controlling development on University land. Senate approval is not normally required for internal refurbishment works that can be deemed ‘development’ under legislation. However, Senate approval is required for alterations to the external appearance of buildings and other site infrastructure that impacts on the campus’s aesthetics.

Senate approves development on the recommendation of the University’s Buildings and Grounds Committee. In addition to Senate approval, a development could require approval(s) under the Brisbane City Plan 2014 or other legislation controlling development.

The process for individual project approval usually begins with an initial approval from the University’s Infrastructure Sub-Committee (ISC). The ISC may decide on a general location for the development and, in cases where the University is funding the project, approve a budget allocation from the Asset Management Plan (AMP). Note that the ISC does not grant development approval.

A proposal for ISC consideration that conforms to the Draft Master Plan is not expected to convey a planning or design solution. However, in the event that the Draft Master Plan does not provide guidance or planning guidelines for a particular use or site location, the proposal is required to undergo a Precinct Study that responds to the Site Planning Check List (refer Appendix 4). The Check List should be used when preparing the planning statement for a project brief or the planning analysis for a project.

Following ISC approval and inclusion of the project in the AMP, the project is subject to the University’s internal development approval process and any external development approval processes required by legislation controlling development.

This involves one or more of the following:

- Preparing a submission to the Buildings and Grounds Committee for its consideration and recommendation to Senate for approval.
- Preparing an application for Brisbane City Council assessment when the project is not included under the existing Community Infrastructure Designation.

PREPARING A SUBMISSION TO THE BUILDINGS AND GROUNDS COMMITTEE

This involves one or more of the following:

- Preparing an application for assessment by a Queensland Government department or relevant council where required (e.g., heritage or environmental approval from the Department of Environment and Heritage Protection; Natural Assets Local Law approval from the Brisbane City Council).

The diagram on this page outlines the process for individual project approval. The ‘Statutory provisions’ section on page 65 provides more information about the approvals that may be required under various legislation.

DESIGN APPROVAL

Individual projects generally involve the particular interests of the project user group(s). To ensure broader campus stakeholders are considered in the project’s design, the following steps are required when planning a design solution:

1. Prepare a Precinct Study in terms of the Site Planning Check List.
2. Obtain advice and agreement in principle with the University’s Property and Facilities Division, in consultation with its review panel.

Consultation with the Property and Facilities Division should be conducted early in the design process. Significant developments are often subjected to a design competition, with judging usually conducted by a panel representing the project’s user group(s) and broader campus stakeholders. The competition outcome will lead to the development of a design solution for the University’s approval in the usual manner (see Planning Approval Process flow chart Figure 6.1).

PROCESS TO OBTAIN PLANNING APPROVAL FOR AN INDIVIDUAL PROJECT AT ST LUCIA CAMPUS

1. Prepare a Precinct Study in terms of the Site Planning Check List.
2. Obtain advice and agreement in principle with the University’s Property and Facilities Division, in consultation with its review panel.
3. Once ISC approval is gained, a project manager is assigned.
4. Follow the UQ Development Process and undertake consultation with Brisbane City Council.
5. Submit to Buildings and Grounds Committee for recommendation to Senate.
6. Senate approval.
7. Submit to Buildings and Grounds Committee for recommendation to Senate.
8. Senate approval.
9. Brisbane City Council approval.
10. Note: UQ cannot ‘self assess’ development approval. Submit proposal to Brisbane City Council for approval.

Figure 6.1 Planning approval process flowchart
STATUTORY PROVISIONS

The following additional information is provided to guide development approval.

Community Infrastructure Designation

Development on land classified as Community Infrastructure Designation (CID) can be self-assessed, provided the proposed development complies with the purpose for which the site has been designated and the conditions of designation. The CID covering the St Lucia campus (refer to Appendix 5) was granted primarily as an Educational Facility, described as:

‘a campus or higher education with associated teaching, research, social and public support functions including car parking, cultural and sporting facilities, residential and conference accommodation, together with a range of commercial, maintenance and ancillary activities allied with the university.’

Development within the CID sites for purposes that do not meet the Educational Facility description above requires assessment in terms of the Brisbane City Plan 2014, in addition to University Senate approval.

Brisbane City Plan 2014

Parts of the Draft Master Plan not covered by a CID are subject to the requirements and assessable in terms of Brisbane City Plan 2014.

Under the City Plan, the Toowong-Indooroopilly Local Area Development Plan includes precincts covering parts of the site at St Lucia and the site at Long Pocket. The City Plan outlines schedules of acceptable uses and planning solutions for this land, as well as several design codes that provide guidance for development. Adopting a use or design solution prescribed in the plan will enable ‘code assessment’. Any use or design in the solution that does not conform to the codes will trigger an ‘impact assessment’.

Projects requiring assessment in terms of the Brisbane City Plan 2014 should seek expert professional advice and, where appropriate, arrange a ‘pre-lodgement meeting’ with Brisbane City Council planners.

Land Act 1994

Sites that are described as ‘state-owned leased land’ are controlled by the provisions of the Land Act 1994 and could require approval for resource entitlement.

State-owned leased land included in the Draft Master Plan includes:

- Closed Underhill Street (30-year lease)
- Long Pocket Precinct (99-year lease signed in 2013)

Any requirements in terms of the Land Act, including sub-lease or granting of licences to occupy on state-owned leases, should be determined in consultation with the Department of Natural Resources and Mines.

Development on both leased sites is subject to assessment in terms of the Brisbane City Plan 2014. The SP2 Special Purpose Centre classification also applies.

Queensland Heritage Act 1992

The Draft Master Plan includes sites listed on the Queensland Heritage Register, including the Great Court Complex and Union College. The Queensland Heritage Act 1992 regulates development within and on land adjoining a heritage-listed place.

Reference should be made to the Heritage Act regulations to determine the appropriate application procedure. The University has a Heritage Management Protocol to assist with determining the level of assessment required at the St Lucia campus.

Environmental Protection Act 1994

Certain land uses and activities carried out by the University trigger application and/or compliance with the Environmental Protection Act 1994 (EPA). Parts of the site are included on the Environmental Management Register and have been subject to a hazardous contaminant including asbestos, fuel storage and fuel spill.

The register should be consulted to determine if any development or disposal of the site is subject to requirements of the EPA. Any proposed development approval process would include a comprehensive audit and environmental impact assessment of the identified contaminated areas. The University will deal with contamination in an appropriate manner through consultation with and approval by the Department of Environment and Heritage Management.

Brisbane City Council Natural Asset Local Law

The Natural Asset Local Law 2003 (NALL) is administered by Brisbane City Council (BCC). Its intention includes but is not limited to:

- Protecting the habitat and ecological requirements of Brisbane’s native flora and fauna.
- Preserving natural landforms.
- Facilitating the retention of the city’s landscape character.
- Facilitating the retention of the city’s historical and cultural values by restricting indiscriminate clearing of vegetation.
- Controlling hazardous vegetation.
- Controlling and managing pest vegetation.

BCC should be consulted to confirm the NALL overlays for the sites covered in the Draft Master Plan and any approval requirements.
KEY DEVELOPMENTS

This Draft Master Plan includes a number of design scenarios that form a set of key projects to rejuvenate or enhance campus spaces. These projects are aimed at improving the campus experience and contributing to the University’s economic, social and environmental wellbeing.

These projects are also intended to contribute to key planning strategies that improve the campus as a community-focused place, particularly those that involve accessibility, engagement and integration into the wider urban structure.

Key projects are defined as follows:

Entrances

Four key gateway sites
- E4 River crossing to West End
- E1 Entrance from Sir Fred Schonell Drive
- E2 Entrance from the Eleanor Schonell Bridge and River Transport
- E3 Entrance from Hawken Drive

Places

P1 – P7 The main circulating pedestrian path around the Great Court, with six key nodes accommodating major retail and community facilities, the Forgan Smith Building Forecourt and Front Lawn.

Major developments

Major academic and research facilities
- D1 North of the Mayne Centre
- D2 Seddon site
- D6 UQ Learning Centre
- D5 UQ Union Complex
- D4 sustainable futures building site

Two major residential development sites
- D3 Walcott Street and Hood Street sites
- D7 Hawken Drive site

Some of these projects are generally outlined in the following images. Each of these project sites will require further analysis and detailed sub-master plans with an implementation strategy.

The planning provided in this section is intended to be a guide to emphasise the diversity of consultation and stakeholder involvement that is required when designing any area of the campus. A holistic approach to campus design is required to achieve the long-term outcomes and the University’s vision, aims and objectives for the St Lucia campus.
KEY DEVELOPMENTS

Connection to West End and Enhancement of the Campus North Parklands

The Draft Master Plan illustrates a potential pedestrian and bicycle river crossing between West End and St Lucia that will significantly improve connectivity between the southern expansion of the Central Business District across into South Brisbane and the major urbanisation of the South Brisbane to West End area. The connection is identified as an ‘investigation area’ in the Brisbane City Council’s River Edge Strategy and, if successful in gaining approval as a major infrastructure project, will be subject to a separate community engagement, feasibility and implementation strategy.

The Draft Master Plan has responded to the potential for a crossing to West End by proposing that development of the campus’s northern parklands be in a manner that can function with or without the bridge. This enables the development of the northern parklands for enhanced elevated playing fields, childcare facilities and amenities all above the flood risk and connected to the campus core via a flood-immune link.

The Draft Master Plan proposes an enhanced entry along Sir Fred Schonell Drive with landscaping and remove surface parking and provide 800 car spaces under the elevated sports platform. A direct link from the corner of Macquarie Street and Keith Street is also proposed, with amenities for the University and general public.

![Diagram of the campus with key developments highlighted.](image-url)
KEY DEVELOPMENTS – FRONT OF CAMPUS

This is one of the most iconic parts of the campus identified by the community at large as the symbolic ‘front of house’. The Draft Master Plan identifies a major building opportunity to the west of the space and north of the Mayne Centre (D1), including a major auditorium with a capacity of 2000 seats. This development is controlled by height and a radial line centred on the Forgan Smith axis. University Drive is turned into a forecourt in front of the Forgan Smith Building. The overall landscape of the space is revitalised and enhanced with improved amenity with shade and seating. Vehicle movement is retained and parking is rearranged to improve the vistas to and from the main central steps. The redevelopment of the space incorporates sustainability initiatives with a major bioretention area and underground rainwater storage facility. An opportunity for a donor recognition and ceremony area is identified within the space. The overall strategy will preserve and enhance this important open space as a major civic part of the campus and emphasise the importance of the space as a key part of the campus’s uniqueness.

KEY DEVELOPMENTS – DUHIG PLACE

Duhig Place (P2)

The Duhig Library is a major University resource centre accessed by thousands of people each day, including the general public. The area is situated on the main circular path that skirts the Great Court Complex and links to the north-eastern academic core sometimes referred to as ‘Commerce Hill’. The place has heritage significance as part of the Great Court Complex and the name ‘Duhig’ in the cultural history of UQ, Brisbane and Queensland. An extension of the Duhig North Building has formed part of future development plans for many years. This extension is retained in the Draft Master Plan with a ground level social facility offering an opportunity to add to the campus dining, meeting and greeting amenities. The enhancement of the open space from Campbell Place to the Sir Llew Edwards Building would contribute to the place-making strategy of promoting the main circular path around the Great Court Complex as the campus ‘high street’.
Enhancement and revitalisation of space between the Steele and Richards Buildings (P4)

The continued enhancement around the main circular campus street is proposed in several places including the area between the Steele Building and Richards Building. The area can be developed to create new ancillary service facilities and a new raised ‘green’ roof that connects to the Great Court cloisters, completing the ‘greening’ and enhancement of Great Court ‘wedges’. This development would add to the campus’s sustainability strategies conveyed in the adjacent Global Change Institute. Retail activities in this development would be enhanced.

Proposed redevelopment of the Seddon Buildings (D2)

The western area of the academic core is underutilised, occupied by buildings past their used-by date, constrained by poor access and developed in ways that do not integrate well with the rest of the campus. A major campus renewal opportunity exists to revitalise the site and generate a vibrant community association with the development north of the Mayne Centre (D1) and close to future major student accommodation areas (D3).

The development includes enhancement of the western end of the main circulation street and would link to an enhancement of the Chancellors Place entrance area. The western edge of the development would be controlled by a repositioned and enhanced Glass House Road that creates a landscape buffer between academic and residential uses.

The development would also provide a high level pedestrian bridge link to the residential neighbourhood, providing cross-campus equitable access to the academic core.
Sustainable Futures Building (D4)
The existing area occupied by the Frank White Building and Frank White Annex has been identified as a potential major redevelopment site for a Sustainable Futures Building. The Draft Master Plan has identified a new cross-campus link extending Jocks Road to the Molecular Biosciences Plaza. It is envisaged that further improvements to campus connectivity would be achieved in this development by linking back to the Great Court via a ‘slice’ through the Prentice Building and on the central Great Court axis. Combining a large atrium space or court space on the cross axis of these new paths would provide the Faculty of Engineering with a major public space and faculty hub.

Hawken Drive area (D7)
The Hawken Drive area offers the potential to create a new mixed-use area that enhances the streetscape. It would provide facilities allied with the University and residential development that integrate the built form in a manner that aligns with a medium-density residential character.

The area of development is controlled between Hawken Drive and Upland Road and as far as Picardy Street. Upland Road is closed to through traffic at the Hawken Drive roundabout to ensure pedestrian movement has priority and is safe between the area and the central campus.

The major bus station in Chancellors Place would be moved to Hawken Drive, eliminating the major conflicts with pedestrian movement within the Chancellors Place area.
Student housing (D3)

A major student residential complex is proposed within the Walcott Street Area of the campus, on sites bordered by Coldridge Street, Walcott Street and Hood Street, Rock Street, adjacent to Grace College, Cromwell College and International House. This development will substantially increase the student population residing in the western area of the campus, providing self-contained accommodation for approximately 1300 additional students.

The site will extend over the existing childcare site and partially onto the parkland space around the southern side of playing field 10. The development will feature street level support facilities, including management space, services tenancy space, and social space. A central court and adaptation of an existing cottage for student use is proposed. The development will include car parking for approximately 200 cars.
APPENDIX 1: PROPERTY DESCRIPTIONS AND TENURE
APPENDIX 2: PROPOSED DEMOLITIONS, HERITAGE-LISTED AREAS AND FLOOD LEVELS RECORDED IN 2011 AND 1974

Appendix Plan 2: Proposed demolitions, heritage-listed areas and flood levels recorded in 2011 and 1974
APPENDIX 3: EXISTING SITE PLAN
# APPENDIX 4: SITE PLANNING CHECKLIST

<table>
<thead>
<tr>
<th>Development</th>
<th>Check</th>
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<tr>
<td><strong>Building or space functions</strong></td>
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<tr>
<td>• school issues</td>
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<td>• central facilities</td>
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<td><strong>Location</strong></td>
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<td>• address</td>
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<td>• site definition</td>
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<td>• edges of space:</td>
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<td>- junctions with adjacent buildings</td>
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<td>- pedestrian routes</td>
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<td><strong>Building height and floor levels</strong></td>
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<td>• linkages – ground levels</td>
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<td>• clearances for vehicles</td>
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<td>• junctions with natural grade</td>
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<td>• views created and blocked</td>
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<td>• obstructions to existing outlooks</td>
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<td><strong>Form and materials</strong></td>
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<td>• character of precinct</td>
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<td>• relationship to adjacent buildings</td>
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<td>• compactness/site cover</td>
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<td><strong>Orientation</strong></td>
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<td>• solar access</td>
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<td>• shadowing effects</td>
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<td>• prevailing breezes</td>
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<td>• natural lighting requirements</td>
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<td><strong>Future expansion</strong></td>
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<td>• directions of growth</td>
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<td>• linkage potentials</td>
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<td><strong>Population density</strong></td>
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<td>• people-oriented</td>
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<td>• plant-oriented</td>
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<td>• escape requirements</td>
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<td>• lifts and hoists</td>
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<td><strong>Service vehicle access</strong></td>
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<td>• covered unloading</td>
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<td>• services lanes/deliveries and dock area</td>
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<td>• garbage area and trash – industrial bin</td>
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<td>• location</td>
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<td>• emergency vehicles access routes</td>
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<td>• fire brigade vehicles access to two sides of building</td>
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<td><strong>Car parking effects</strong></td>
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<td>• generation of parking</td>
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<td>• displacement existing parking</td>
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<td>• special parking needs:</td>
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<td>- staff requirements</td>
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<td>- special departmental vehicles</td>
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<td>- after-hours parking</td>
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<td>- covered parking</td>
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<td><strong>Security</strong></td>
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<td>• number and type of exits</td>
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<td>• restricted zones in building</td>
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<td>• after hours usage</td>
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<td>• fenced outdoor areas</td>
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<td><strong>Roofscape</strong></td>
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<td>• building profile and silhouette</td>
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<td>• roof materials</td>
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<td>• roof access</td>
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<td><strong>Development</strong></td>
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<td><strong>Noise/vibration</strong></td>
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<td>• internal acoustic requirements</td>
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<td>• vibration generators:</td>
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<td><strong>Hazards</strong></td>
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<td>• volatile substances storage</td>
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<td>• smoke and fume generation</td>
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<td>• wastes (industrial and chemical)</td>
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<td>• odours</td>
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<td><strong>Electro-magnetic radiation</strong></td>
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<td>• adjacent magnetic fields</td>
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<td>• instrument sensitivity</td>
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<td>• radiation</td>
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<td><strong>Setbacks</strong></td>
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<td>• road setbacks</td>
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<td>• building to building setback</td>
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<td>• main footpath setback</td>
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<tr>
<td><strong>New services</strong></td>
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<tr>
<td>• Telstra, Campus Data Network (computer cabling), water supply, sewerage, electricity</td>
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<td>• service corridors</td>
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<td><strong>Existing site</strong></td>
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<td>• extent of site</td>
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<td>• stormwater drainage effects</td>
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<td>• existing trees and shrubs</td>
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<td><strong>Topography and terrain</strong></td>
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<td>• site levels</td>
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<td>• obstruction to site access</td>
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<td><strong>Flood levels</strong></td>
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<td>• 1974 flood</td>
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<td>• Q100 (predicted)</td>
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<td><strong>Existing road system</strong></td>
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<td>• road capacity</td>
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<td>• flood-free access</td>
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<td>• linkages/blockages</td>
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<td><strong>Geology and subsurface conditions</strong></td>
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<td>• geological data</td>
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<td>• presence of ground water</td>
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<td>• was the site filled?</td>
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<td><strong>Landscape work</strong></td>
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<td>• shading effects</td>
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<td>• character</td>
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<td>• extent of external works</td>
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<td>• paving and driveway materials</td>
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<td>• fences and screen walls</td>
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<td><strong>Pedestrian flows</strong></td>
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<td>• major pedestrian flows</td>
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<td>• minor flows</td>
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<td>• opportunities</td>
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<td>• hazards</td>
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<td><strong>Existing underground services</strong></td>
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<td>• movement of any underground services required</td>
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<td><strong>Setbacks</strong></td>
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<td>• road setbacks</td>
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<td>• building-to-building setbacks</td>
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<tr>
<td><strong>Views and vistas</strong></td>
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<tr>
<td>• impact on existing views and vistas</td>
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</table>
APPENDIX 5: CERTIFICATE OF DESIGNATION

Certificate of Designation
for
UNIVERSITY OF QUEENSLAND - ST LUCIA
Pursuant to the Integrated Planning Act 1997

The land is currently described as Parish of Indooroopilly, County of Stanley, Lots 35 and 36 on Registered Plan RP23316, Lots 93 to 119 and 140 to 152 on RP13234, Lot 92 on RP4271, Lots 1 and 2 on RP4079, Lot 1 on RP4076, Lot 6 on RP3436, Lot 1 to 4 on RP4039, Lot 6 on RP4031, Lot 1 to 4 on RP4094, Lot 1 and 2 on RP173761, Lots 151 and 152 on RP166995, Lot 133 on SL3872, Lot 335 on SL5543, Lot 657 on SL5766, Lot 335 on SL6373, Lot 382 on SL6788, Lot 389 on SL7255, Lot 1 on SL1689 but excludes the land upon which the Cunningham Laboratory is located. The facility meets definition of ISO of the Schedule pertaining to Community Infrastructure.

Being a facility intended primarily as an Educational Facility described as:

"A place of higher education with the associated teaching, research, social, and public support functions, including carparking, cultural and sporting facilities, residential and conference accommodation, together with a range of commercial, maintenance and ancillary activities allied with the university."

Subject to the following conditions:

1. The University's Site Development Plan, as approved by the State and a process of community consultation and consideration of the overall urban form of the Campus, shall be used as a guide for all developments proposed.

2. Formal planning and development guidelines, including the preparation, in consultation with relevant authorities, of an Environment Assessment Report, shall be used for developments which might affect local communities, primarily on the boundaries of the Campus.

3. Specific public consultation processes must be established for large projects which have the potential to impact on our neighbors.

4. All projects which would normally require an environmental assessment in terms of the Building Act 1975 and the Building Code of Australia should be certified by qualified assessors.

It has been designated by the HON. DEAN MACMILLAN WELLS, MLA, Minister for Education, and was published in the Government Gazette dated 20th April 2000.

Designation No. 00.0039

Before development is undertaken upon this site, the following should receive further consideration:

At the time of designation:

(i) Native Title: The University of Queensland was not aware of any native title claim in respect of any of its land.

(ii) Flood Level: Major flooding occurred in suburban St Lucia during the 1974 flood. The flood levels at the downstream end of the campus was 8.00 AHD and Q100 level is 7.7 AHD. The lowest spot level at the downstream end is 1.00 AHD. The flood levels at the upstream end of the campus was 9.5 AHD and the Q100 level is 6.8 AHD. The lowest spot level at the upstream end is 1.00 AHD. Consultation with the Brisbane City Council should be undertaken in anticipation of any works.

(iii) Tidal Surge: The outflow of the Brisbane River is affected by a tidal surge.

(iv) Environmentally relevant activities:

- Chemical storage;
- Garage with underground storage tanks;
- Motor vehicle workshops;
- Primary;
- There are several contaminated sites (as per EPA); and
- Laboratories, including PCU with fume cupboards (atmospheric discharge);
- Construction activities;
- Pest control activities with chemicals;
- Chemical washer store; and
- Riverside compound where green wastes and recyclables are stockpiled.

(v) The above sites are not included in the Contaminated Land Register.

(vi) The following lots are registered on the Environmental Management Register:

- Lot 1 on RP173761 - owing to no intrusive activity No. 20 - Landfill;
- Lot 335 on SL3872 - owing to no intrusive activity No. 20 - Landfill;
- Lot 670 on SL5788 - owing to no intrusive activity No. 20 - Landfill.

(vii) Buildings on Lot 382 on SL6788 are listed on the Qld Heritage Register. Enquiries should be made to the EPA concerning this RP.

Ramsden Burke
Manager, I.P.A. Unit
Department of Public Works

Public Notice

Department of Education
Brisbane, 20 April 2000

UNIVERSITY OF QUEENSLAND - ST LUCIA CAMPUS

1. Dean MacMillan Wells MLA, with the powers vested in me as Minister for Education and under Sections 2A and 111 of the Integrated Planning Act 1997, hereby designate as an Educational Facility described as:

"A place of higher education with the associated teaching, research, social and public support functions, including carparking, cultural and sporting facilities, residential and conference accommodation, together with a range of commercial, maintenance and ancillary activities allied with the university."
APPENDIX 6: EXTRACTS FROM CITY PLAN HERITAGE ACT

Great Court Complex
URL: https://heritage-register.ehp.qld.gov.au/placeDetail.html?siteId=15800

Union College
URL: https://heritage-register.ehp.qld.gov.au/placeDetail.html?siteId=4067