



ST LUCIA CAMPUS SITE DEVELOPMENT PLAN 2006

// ADDENDUM

Checked / Authorised: University of Queensland Property & Facilities Division

Status: Approved by UQ Senate December 2015

Precedence: Where conflict exists between the 2006 Site Development Plan and this addendum, the addendum prevails.



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CONTENTS

// ADDENDUM

01 INTRODUCTION	2
02 PURPOSE OF THIS ADDENDUM	2
03 NEED FOR REVIEW	3
04 APPROVAL FRAMEWORK	4
05 COMMUNITY CONSULTATION AND ENGAGEMENT	5
06 SCHEDULES: GENERAL UPDATES	6
6.1 CAMPUS COMMUNITY	7
6.2 SPACE	8
6.3 ACCESS	9
6.4 GUIDELINE NO. 3 LAND USE, DISTRICTS, PRECINCTS AND PLACES	10
07 SCHEDULES: DIAGRAM UPDATES	11
7.1 INDICATIVE DEVELOPMENT PLAN	13
7.2 EXISTING DEVELOPMENT	15
7.3 PROPERTY ON THE ENVIRONMENTAL MANAGEMENT REGISTER	17
7.4 CITY PLAN ZONING & IPA DESIGNATED AREAS	19
7.5 LAND USE PLAN	21
7.6 DISTRICTS	23
7.7 DISTRICTS, WAYFINDING AND MAJOR DESTINATIONS	25
7.8 OPEN SPACE AND LANDSCAPE GUIDELINE	27
7.9 URBAN DESIGN STRATEGIES	29
7.10 PUBLIC DOMAIN STRATEGIES	31
7.11 PUBLIC DOMAIN STRATEGIES - GREAT COURT DISTRICT	33
7.12 PUBLIC DOMAIN STRATEGIES - EAST DISTRICT	35
7.13 PUBLIC DOMAIN STRATEGIES - SOUTH DISTRICT	37
7.14 PUBLIC DOMAIN STRATEGIES - WEST DISTRICT	39
7.15 VEHICLE ACCESS STRATEGIES	41



01 INTRODUCTION

This addendum provides updates to the 2006 St Lucia Site Development Plan (SDP).

02 PURPOSE OF THIS ADDENDUM

This addendum seeks to provide minor updates to the content of the 2006 SDP so that it more accurately reflects the current and known future state of the campus, including large projects and developments.

This addendum should be considered as an interim document which will lapse upon completion of a comprehensive master planning and engagement process which will update the UQ St Lucia Campus Master Plan.

03 NEED FOR REVIEW

The St Lucia Campus is a large, highly complex, and continually evolving entity. The ever changing needs of students, a competitive education and research environment, and the changing nature of the city that surrounds it, all demand that, from time to time, adjustments to the Site Development Plan are required.

These adjustments set out below are not significant departures from the intent of the adopted SDP, but rather updates that reflect the actual delivery of projects over the preceding period as well as making allowances for currently planned development projects.

04 APPROVAL FRAMEWORK

The Queensland Government Department of Public Works granted a Community Infrastructure Designation (CID) to the University of Queensland – St Lucia on 20th April 2000. The CID certificate of designation was granted subject to four conditions. Pertinent to the Site Development Plan, condition 1 states:

“The University’s Site Development Plan, as approved by the senate after a process of community consultation and consideration of the overall urban form of the campus, shall be used as a guide for all development proposals”

It is noted that the initial SDP for the St Lucia Campus was developed in 1972 and updated in 1989 and 1996, prior to the CID. However, following the CID, the University prepared its new SDP, which was approved by Senate on 30th November 2006 following a process of community consultation. This document fulfilled the requirements of

Condition 1 of the Certificate of Designation. This document has since been used as a guide for all development proposals on campus. The scope and limitations of the SDP are set out in Section 1.04 of the document and it is stated that *“It is expected that continuous re-evaluation and refinement of the detailed development will occur as specific program requirements are defined. The plan is not a ‘blueprint’ to be rigidly adhered to and systematically pieced together. It is a guide for the general intentions”*.

Within this context the SDP will be required from time to time to adequately reflect detailed development proposals and large projects that meet with the general intent of the SDP. Previous legal advice to the University indicates that it is able, via its Senate, to make minor amendments to its SDP to ensure it remains a current reflection of the current needs and form of the campus.

05 COMMUNITY CONSULTATION AND ENGAGEMENT

- “ The University is committed to ensuring its planning and development processes are informed by appropriate consultation, engagement and communication programs and activities. This approach recognizes it is the University’s responsibility to keep all stakeholders informed about issues, strategies or plans that may affect them and provide opportunities to inform and guide decision making where relevant.
- “ The University is in regular communication with local residents, businesses and stakeholders regarding development projects which may have impact. During April – May 2015, the University undertook a program of community consultation on a revised master plan for the St Lucia Campus. This process involved a number of opportunities to engage with the project, including targeted interviews, physical displays, community information stalls, a project website, e-newsletter, online survey, written submissions and a telephone information line. The findings from this process, together with other submissions and communications subsequently received and considered by the University have informed the preparation of this addendum.
- “ In accordance with Condition 3 of the Community Infrastructure Designation, the University will ensure “specific public consultation processes be established for large projects which have the potential to impact on our neighbours”.
- “ Further, “a detailed stakeholder and community engagement program will be implemented as part of the comprehensive master planning process of a revised St Lucia Campus Master Plan”.

06 SCHEDULES // GENERAL

The next sections of the addendum set out the amended drawings and figures, which reflect principally the following alterations to the SDP:

- “ **Campus Community:** Projections for student numbers (EFTSL) which have been exceeded in the current plan and so have been updated to reflect current and projected numbers;
- “ **Student Housing and Child Care Project:** The Walcott Street Student Housing Project and associated relocation of the Childcare Centre to a site on or near the Keith Street car park are not fully reflected in the SDP and so key plans have been updated to reflect the current development intent;
- “ **Car Parking:** The current parking facility being constructed beneath the playing fields on Sir William McGregor Drive is not currently reflected in the SDP and so has been added to the relevant drawings.

General updates to the 2006 SDP

The schedules below track updates to the 2006 St Lucia Site Development Plan, consolidated into a single schedule to assist in interpretation.

Item	Change	Description
7.1 CAMPUS COMMUNITY (SDP SECTION 2.07)		
1	Table 01 updated.	Estimates for 2015 and adjustment to the student limit.
7.2 SPACE (SDP SECTION 2.08)		
1	Table 02: Site Allocation	Statistics updated to reflect current building program.
2	Table 03: Useable Floor Area	‘UFA m ² ’ and ‘Increase m ² ’ updated to reflect current floor space capacity.
7.3 ACCESS (SDP SECTION 2.10)		
1	Table 04: Access Mode Split Average Day	Statistics updated to reflect current mode share.
2	Table 05: Car Parking	Statistics updated to reflect current car parking numbers.
7.4 GUIDELINE NO. 3 LAND USE, DISTRICTS, PRECINCTS AND PLACES (SDP SECTION 3.0)		
1	Table 07: “Not Appropriate” column	“Small or community related uses and buildings” have been updated to be “appropriate” within Active Open Space.

6.1 Campus Community // SDP Section 2.07

Item	Change	Description
7.1 CAMPUS COMMUNITY (SDP SECTION 2.07)		
1	Table 01 updated.	Estimates for 2015 and adjustment to the student limit.

<i>Year</i>	<i>EFTSL (Equivalent Full Time Student Load)</i>	<i>Increase</i>
1972	13,560	13,560
1989	14,200	640
1995	17,250	3,050
2005	25,940	8,690
2015	36,191	6,750

TABLE 01: Student Population

6.2 Space // SDP Section 2.08

Item	Change	Description
7.2 SPACE (SDP SECTION 2.08)		
1	Table 02: Site Allocation	Statistics updated to reflect current building program.
2	Table 03: Useable Floor Area	'UFA m2' and 'Increase m2' updated to reflect current floor space capacity

<i>Land Use</i>	<i>Hectares</i>	<i>% of Campus</i>
Academic Core	36.1	31.21
Residential	20.2	17.47
Special use (child care)	1.1	0.95
Services	1.24	1.07
Car Parking	7.03	6.08
Active Open Space (Sport surfaces)	22.0	19.02
Passive Open Space (Parkland)	20.2	17.47
Roads	7.78	6.73

TABLE 02: Site Allocation

<i>Year</i>	<i>UFA (sqm)</i>	<i>Increase (sqm)</i>
1972	83,719	83,719
1989	154,965	71,246
1995	183,122	28,157
2005	241,738	58,616
2015	279,909	38,171

TABLE 03: Usable Floor Area

6.3 Access // SDP Section 2.10

Item	Change	Description
7.3 ACCESS (SDP SECTION 2.10)		
1	Table 04: Access Mode Split Average Day	Statistics updated to reflect current mode share
2	Table 05: Car Parking	Statistics updated to reflect current car parking numbers

Mode of Travel	Arrivals		Departures	
	Number	%	Number	%
Bus	16,221	32.7	16,228	32.7
Walk	10,270	20.7	10,440	21.0
Bicycle	3,431	6.9	3,204	6.5
Ferry	733	1.5	946	1.9
Car	18,953	38.2	18,790	37.9
TOTAL	49,608	100	49,608	100

TABLE 04: Access Mode Split Average Day
(Population study 2015)

Year	Car parks	Increase
1972	3,582	3,582
1989	4,249	667
1995	4,850	601
2005	5,617	767
2010	4,994	Decrease - 623
2015	4,999	5

TABLE 05: Car Parking

6.4 Guideline No. 3 Land Use, Districts, Precincts and Places // SDP Section 3.0

Item	Change	Description
7.4 GUIDELINE NO. 3 LAND USE, DISTRICTS, PRECINCTS AND PLACES (SDP SECTION 3.0)		
1	Table 07: "Not Appropriate" column	"Small or community related uses and buildings" have been updated to be "appropriate" within Active Open Space
2	Table 07: "Description" column	Areas updated (ha)

<i>Description</i>	<i>Appropriate</i>	<i>Not Appropriate</i>
Academic core (36.1 ha)	<ul style="list-style-type: none"> - academic and research functions - administration support services - central facilities and amenities - car parking (small lot) 	<ul style="list-style-type: none"> - residential
Residential (20.2 ha)	<ul style="list-style-type: none"> - residential colleges - reidents car parking 	
Active Open Space (Sport surfaces 22.0 ha)	<ul style="list-style-type: none"> - sports fields and facilities with ancillary amenities - maintained general parkland - small or community related uses and buildings - entertainment - car parking (service lots) 	<ul style="list-style-type: none"> - major buildings
Passive Open Space (Parkland 20.2 ha)	<ul style="list-style-type: none"> - maintained general parkland 	<ul style="list-style-type: none"> - buildings - carparking
Conservation area buffer zones	<ul style="list-style-type: none"> - flora and fauna reserves - walking and sitting in designated areas 	<ul style="list-style-type: none"> - buildings - sports facilities - entertainment - parking
Car parking (7.03 ha)	<ul style="list-style-type: none"> - surface / structured car parking 	
Special Use - Child Care (1.1 ha)	<ul style="list-style-type: none"> - ancillary / compatible with University use (child care) 	
Services (1.24 ha)	<ul style="list-style-type: none"> - printery - garage - maintenance - warehouse - waste management 	

TABLE 07: Land Use Schedule

07 SCHEDULES // DIAGRAMS

Diagram updates to the 2006 SDP

The following tables list the update status of diagrams from the 2006 St Lucia SDP. An update schedule is listed with each associated diagram on the following pages.

Diagram #	Title	Status
01	Indicative Development Plan	Updated
02	UQ Sites in the Brisbane Area	Nil
03	Access to St Lucia Campus	Nil
04	Natural Features	Nil
05	Geology	Nil
06	Building Development	Updated
07	Real Property Plan (Main Campus)	Updated
08	City Plan Zoning & IPA Designated Areas	Updated
09	Land Use Plan	Updated
10	Districts	Updated
11	Districts, Wayfinding & Major Destinations	Updated
12	Open Space & Landscape Guideline	Updated
13	Landscape Elements Guide	Nil
14	Urban Design Strategies	Updated
15	Urban Volume Studies	Nil

Diagram #	Title	Status
16	Concept Site Plan - UQ, St Lucia - March 2006	Nil
16A	Precinct Plan - Great Court	Nil
16B	Precinct Plan - East Campus	Nil
16C	Precinct Plan - South Campus	Nil
16D	Precinct Plan - West Academic Core & Walcott Street Colleges Sub-Precinct	Nil
17	Precinct Plan - Birds Eye View from South	Nil
18	Building Materials and Colours Guide	Nil
19	Public Domain Strategies	Updated
19A	Public Domain Strategies - Great Court Districts	Updated
19B	Public Domain Strategies - East District	Updated
19C	Public Domain Strategies - South District	Updated
19D	Public Domain Strategies - West District	Updated
20	Vehicle Access Strategies	Updated
21	Services / Infrastructure (Stormwater and sewerage)	Nil
22	Services / Infrastructure (potable water and fire water)	Nil

Diagram #	Title	Status
23	Services / Infrastructure (chilled water and irrigation)	Nil
24	Services / Infrastructure (gas and electricity)	Nil
25	Services / Infrastructure (telecommunications and data)	Nil
26	Detailed Access Information - Key Plan	Nil
26A	Detailed Access Information	Nil
26B	Detailed Access Information	Nil
26C	Detailed Access Information	Nil
26D	Detailed Access Information	Nil
26E	Detailed Access Information	Nil
26F	Detailed Access Information	Nil
27	Union / Greenbridge Link - East Campus	Nil
28	Aerial View (2005)	Nil

7.1 Indicative Development Plan // Diagram 01

Item	Change	Description
8.1 INDICATIVE DEVELOPMENT PLAN (DIAGRAM 01)		
1	Walcott Street Student Housing	New development site boundary extended to include existing childcare site on Coldridge Street
2	Keith Street Childcare	Keith Street Car Park re zoned to include potential for "(Special Use) Child Care"
3	Drawing Key	"(Special Use)" Childcare added to key
4	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division






















- Legend**
-  New development site
 -  Redevelopment site
 -  University buildings
 -  Residential college buildings
 -  Research precincts
 -  (Special Use) Child Care
 -  Active Sport
 -  Academic core
 -  Open Parkland
 -  Conservation area
 -  Parking at grade
 -  Parking structure
 -  Roadway
 -  Pathways at grade
 -  Elevated walkway
 -  Bicycle way
 -  Pedestrian priority avenue
 -  Indicative linking strategies
 -  Future pathways at grade
 -  Main circulation avenue
 -  Jacaranda walk

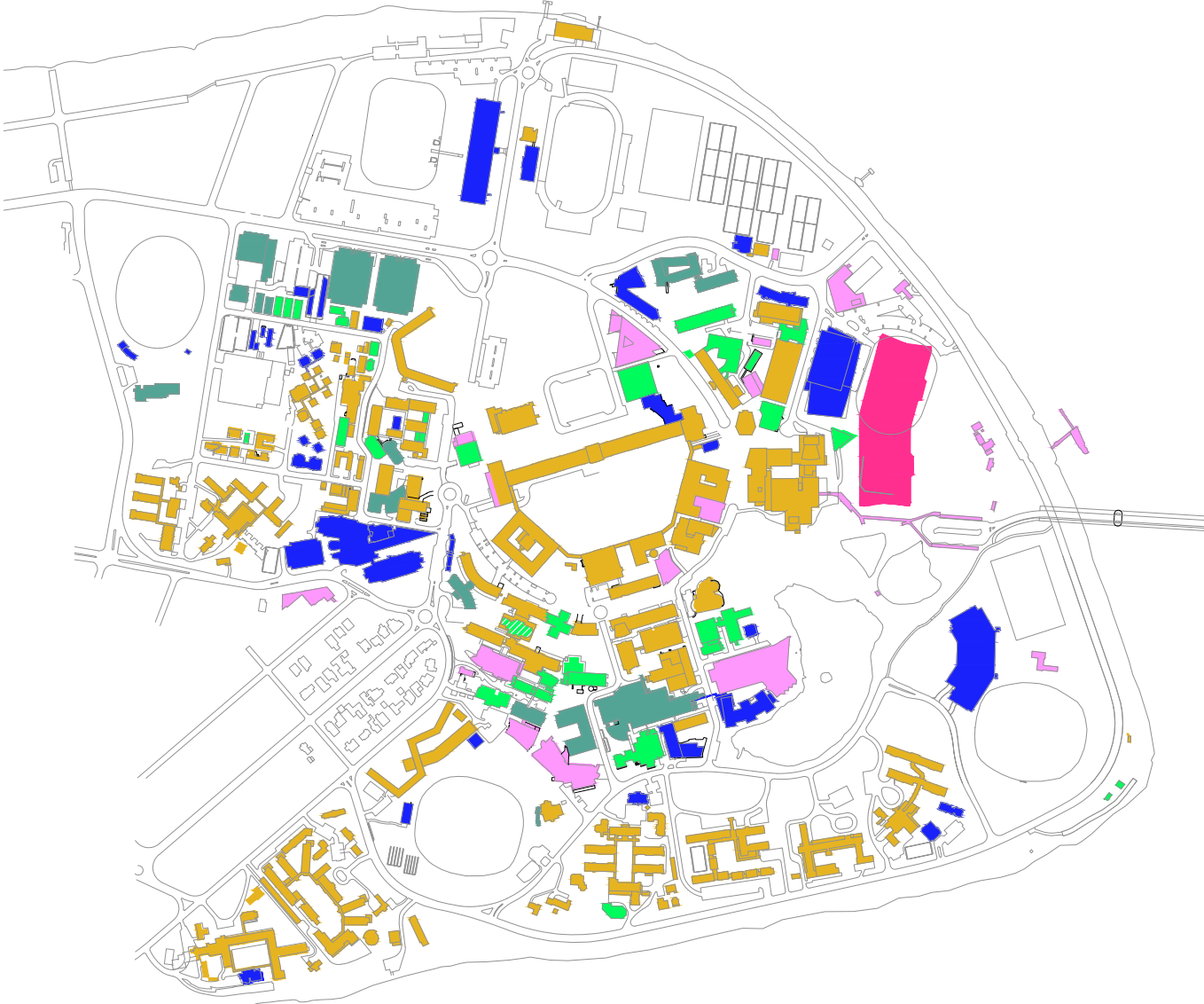
FIGURE (h): Indicative Development Plan



7.2 Existing Development // SDP Section 2.06 and Diagram 06

Item	Change	Description
8.2 EXISTING DEVELOPMENT (DIAGRAM 06)		
1	Category "buildings built 2005 -2015" added	Updates based on Survey provided by University Property and Facilities Division
2	"Current Buildings Program" updated	Updates based on Survey provided by University Property and Facilities Division

FIGURE (i): Building Development



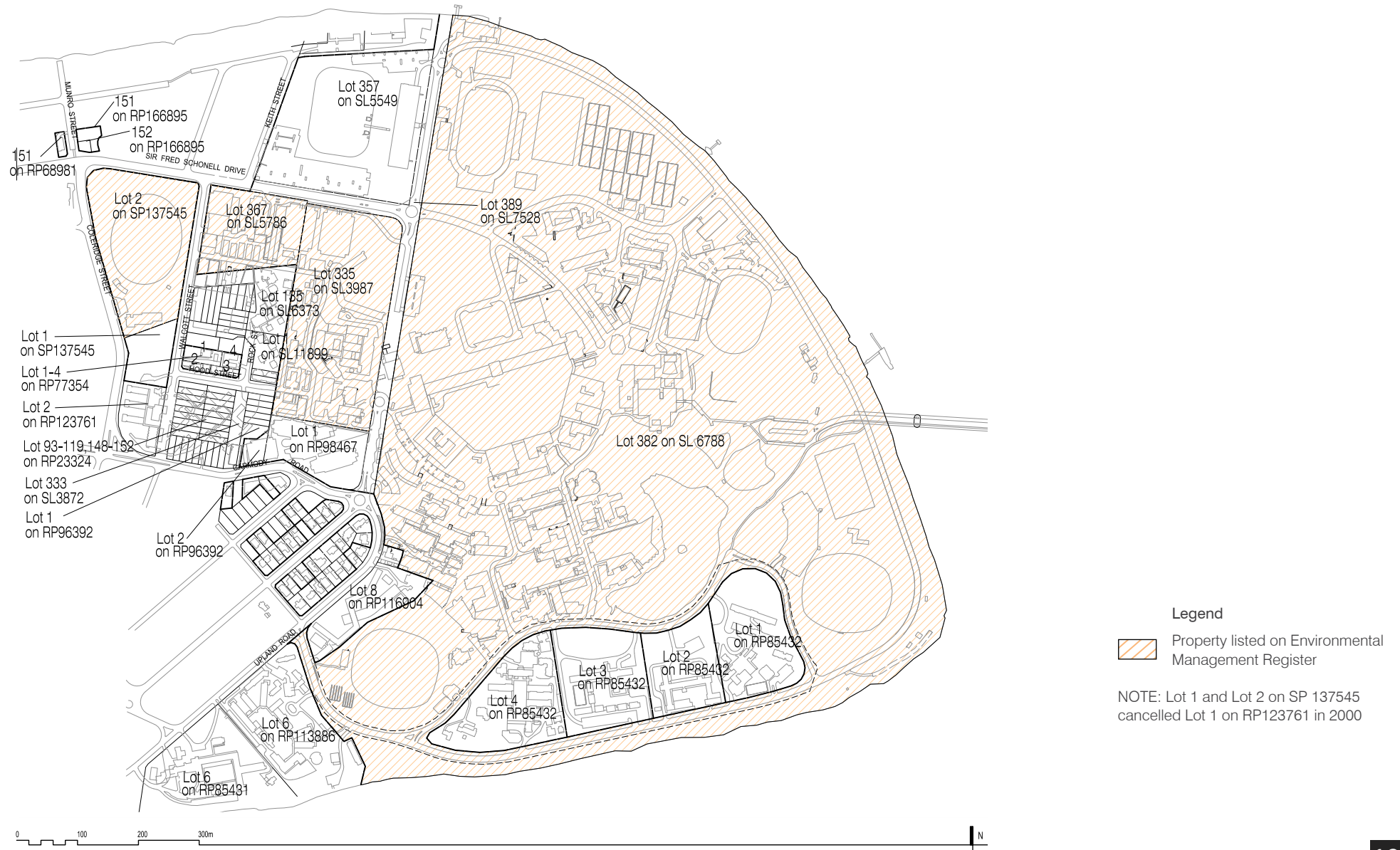
- Legend
- Current buildings program
 - Buildings built 2005-2015
 - Buildings built 1996 - 2005
 - Buildings built 1990 - 1996
 - Buildings built 1972 - 1989
 - Buildings built prior 1972

7.3 Property on the Environmental Management Register

// Diagram 07

Item	Change	Description
8.3 PROPERTY OF THE ENVIRONMENTAL MANAGEMENT REGISTER (DIAGRAM 07)		
1	Lots on the Environmental Management Register	Plans updated based on recent advice from Government
2	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division

FIGURE (j): Property on the Environmental Management Register



7.4 City Plan Zoning & IPA Designated Areas // Diagram 08

Item	Change	Description
8.4 2014 CITY PLAN ZONING & IPA DESIGNATED AREAS (DIAGRAM 08)		
1	2014 BCC City Plan Zoning applied	Updates based on Brisbane City Plan 2014
2	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division

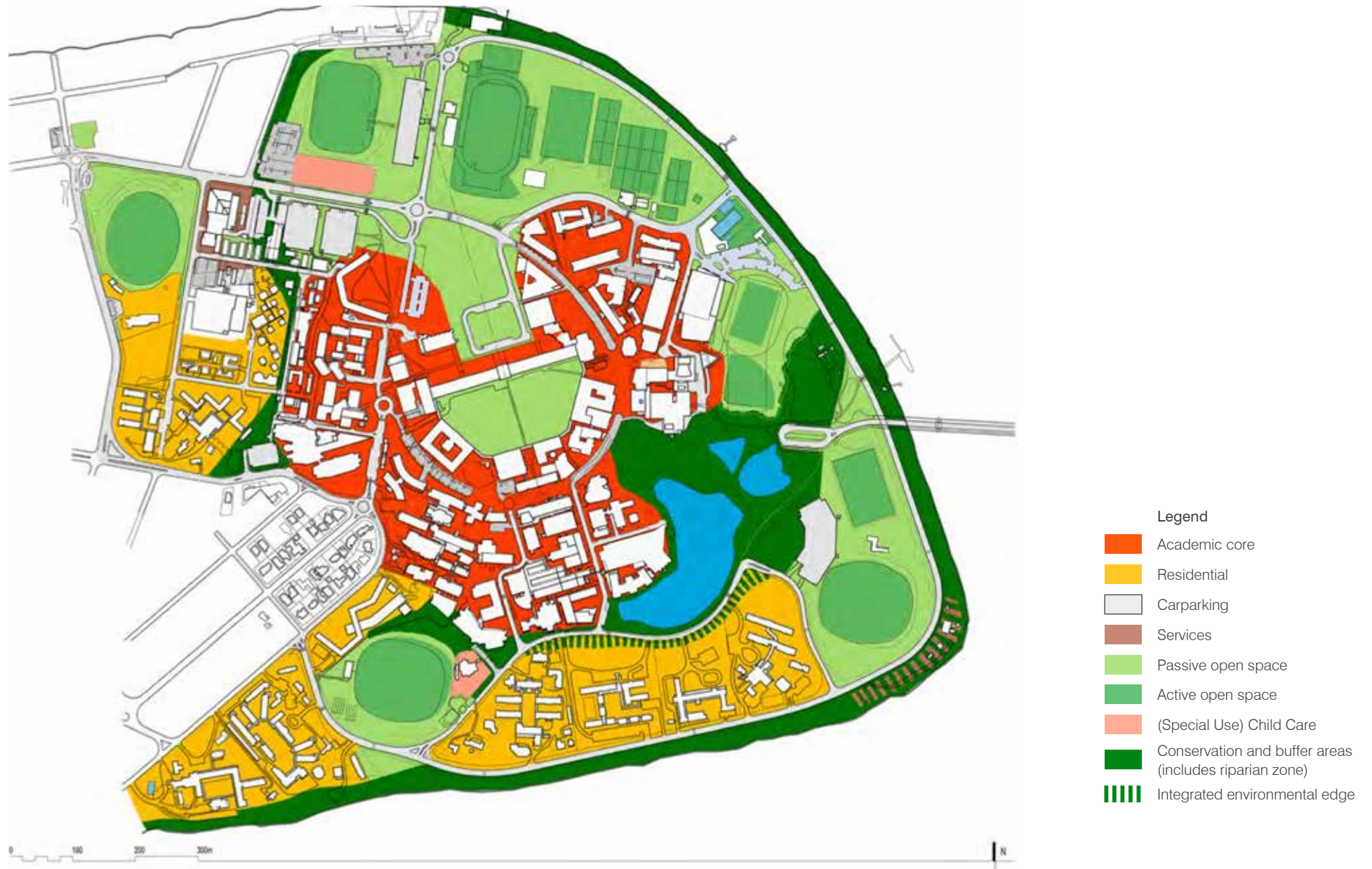
FIGURE (k): 2014 City Plan Zoning & IPA Designated Areas



7.5 Land Use Plan // Diagram 09

Item	Change	Description
8.5 LAND USE PLAN (DIAGRAM 09)		
1	Walcott Street Student Housing	Residential land use boundary extended to include existing childcare site on Coldridge Street
2	Keith Street Childcare	Keith Street Car Park re zoned to include potential for "(Special Use) Child Care"
3	Drawing Key	"(Special Use)" Childcare added to key
4	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division

FIGURE (I): Land Use Plan



7.6 Districts // Diagram 10

Item	Change	Description
8.6 DISTRICTS (DIAGRAM 10)		
1	Walcott Street Student Housing	Colleges District boundary extended to include existing childcare site on Coldridge Street
2	Keith Street Childcare	West District boundary extended to include potential for childcare integrated into the existing carparking site
3	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division

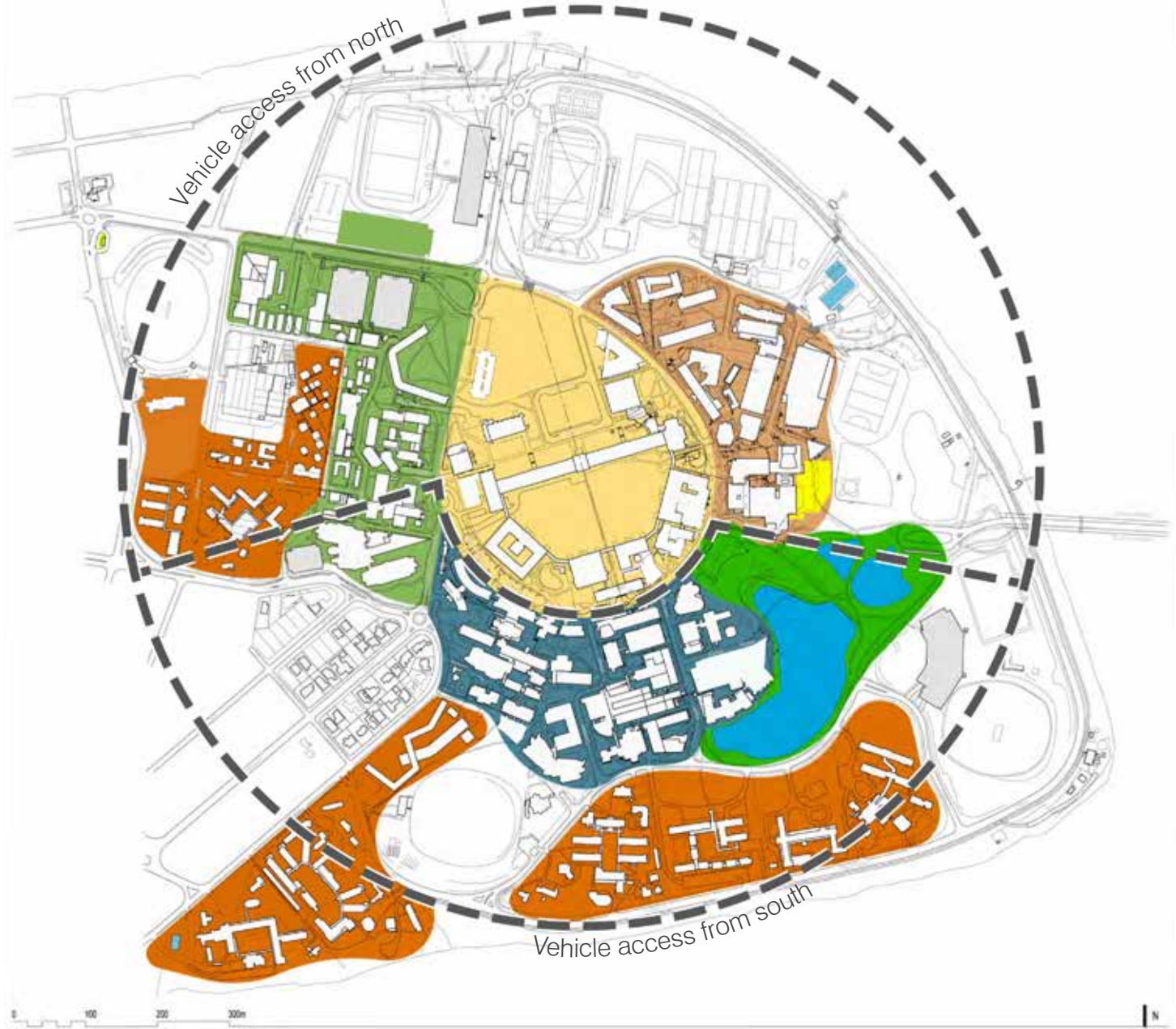
FIGURE (m): Districts



7.7 Districts, Wayfinding & Major Destinations // Diagram 11

Item	Change	Description
8.7 DISTRICTS, WAYFINDING & MAJOR DESTINATIONS (DIAGRAM 11)		
1	Walcott Street Student Housing	Colleges District boundary extended to include existing childcare site on Coldridge Street
2	Keith Street Childcare	West District boundary extended to include potential for childcare integrated into the existing carparking site
3	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division

FIGURE (n): Districts, Wayfinding & Major Destinations



- Legend
- Great Court
 - Lakes
 - South
 - East
 - West
 - Colleges

7.8 Open Space and Landscape Guideline // Diagram 12

Item	Change	Description
8.8 OPEN SPACE AND LANDSCAPE GUIDELINE (DIAGRAM 12)		
1	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division

FIGURE (o): Open Space and Landscape Guideline



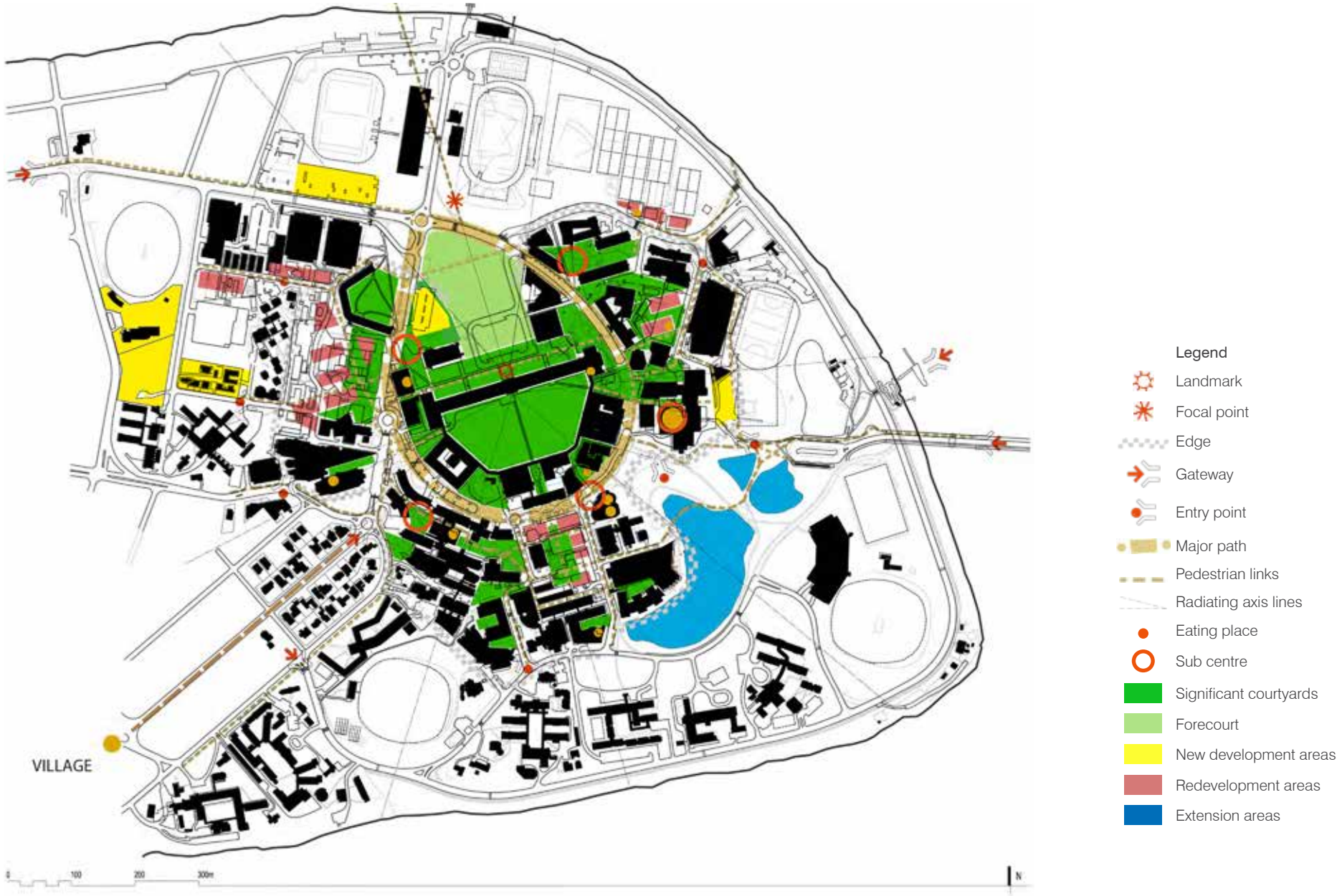
Legend

- Unifying theme:** Created by the framework of the landscaped park, broadly identified by the sweep of lawns and belt of trees following the line of the river, the soft edged lakes and the groups of trees.
- Particular theme:** Created by the precincts, the small spaces between and around the built form surrounding the original sandstone faced buildings. Each precinct can develop its own landscape character.
- Integrated theme:** Created by the remnant trees of the eucalypt forest interpenetrating the campus from the neighbouring area, softening the demarcation line between the campus and the neighbouring residential community.

7.9 Urban Design Strategies // Diagram 14

Item	Change	Description
8.9 URBAN DESIGN STRATEGIES (DIAGRAM 14)		
1	Walcott Street Student Housing	New development area boundary extended to include existing childcare site on Coldridge Street
2	Keith Street Childcare	New development area boundary indicated to include potential for childcare integrated into the existing carparking site
3	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division

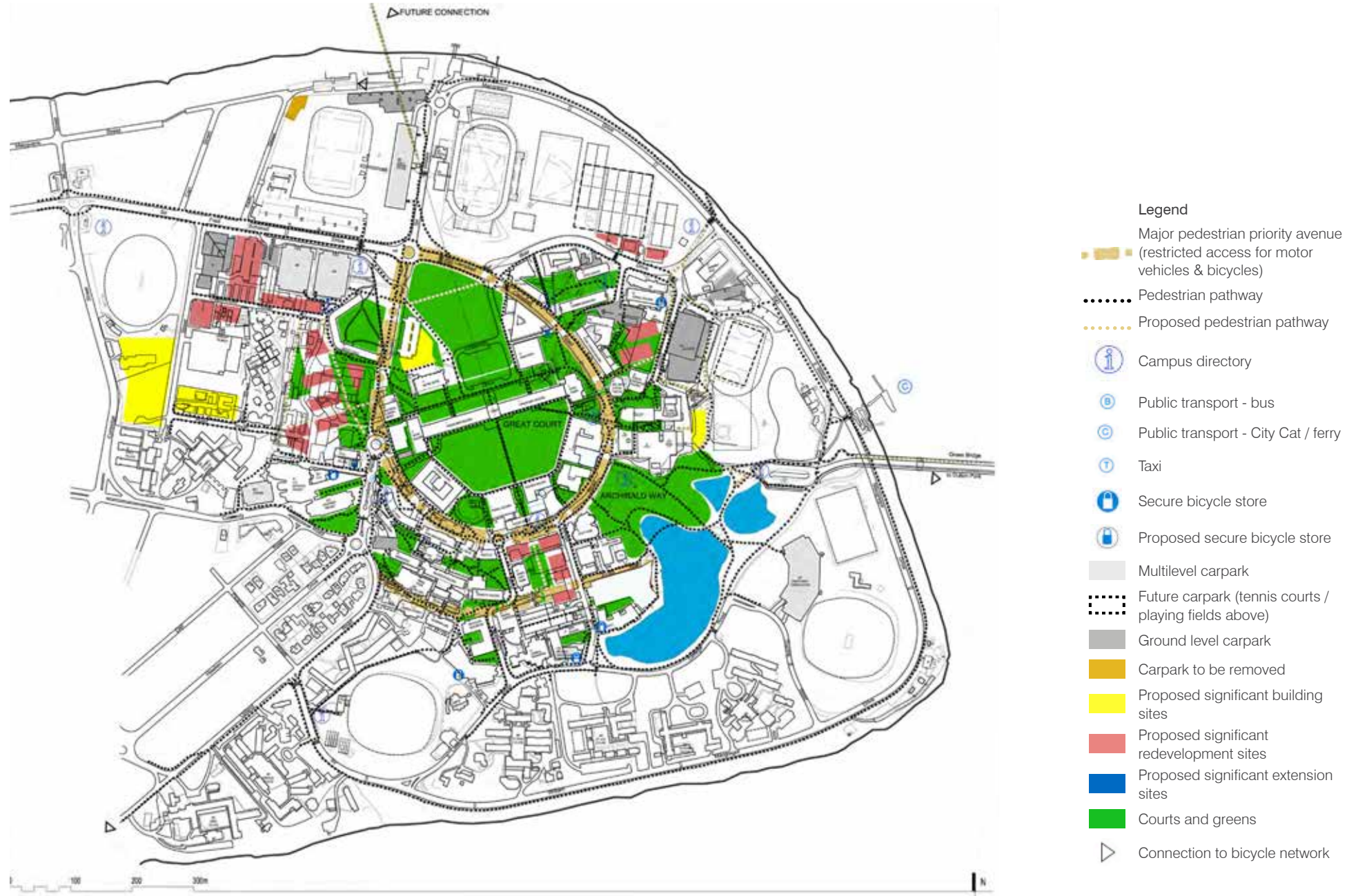
FIGURE (p): Urban Design Strategies



7.10 Public Domain Strategies // Diagram 19

Item	Change	Description
8.10 PUBLIC DOMAIN STRATEGIES (DIAGRAM 19)		
1	Walcott Street Student Housing	New development area boundary extended to include existing childcare site on Coldridge Street
2	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division
3	Parking facility under construction beneath Sir William McGregor Drive playing fields	Added as a future carpark on drawing and key updated accordingly

FIGURE (q): Public Domain Strategies

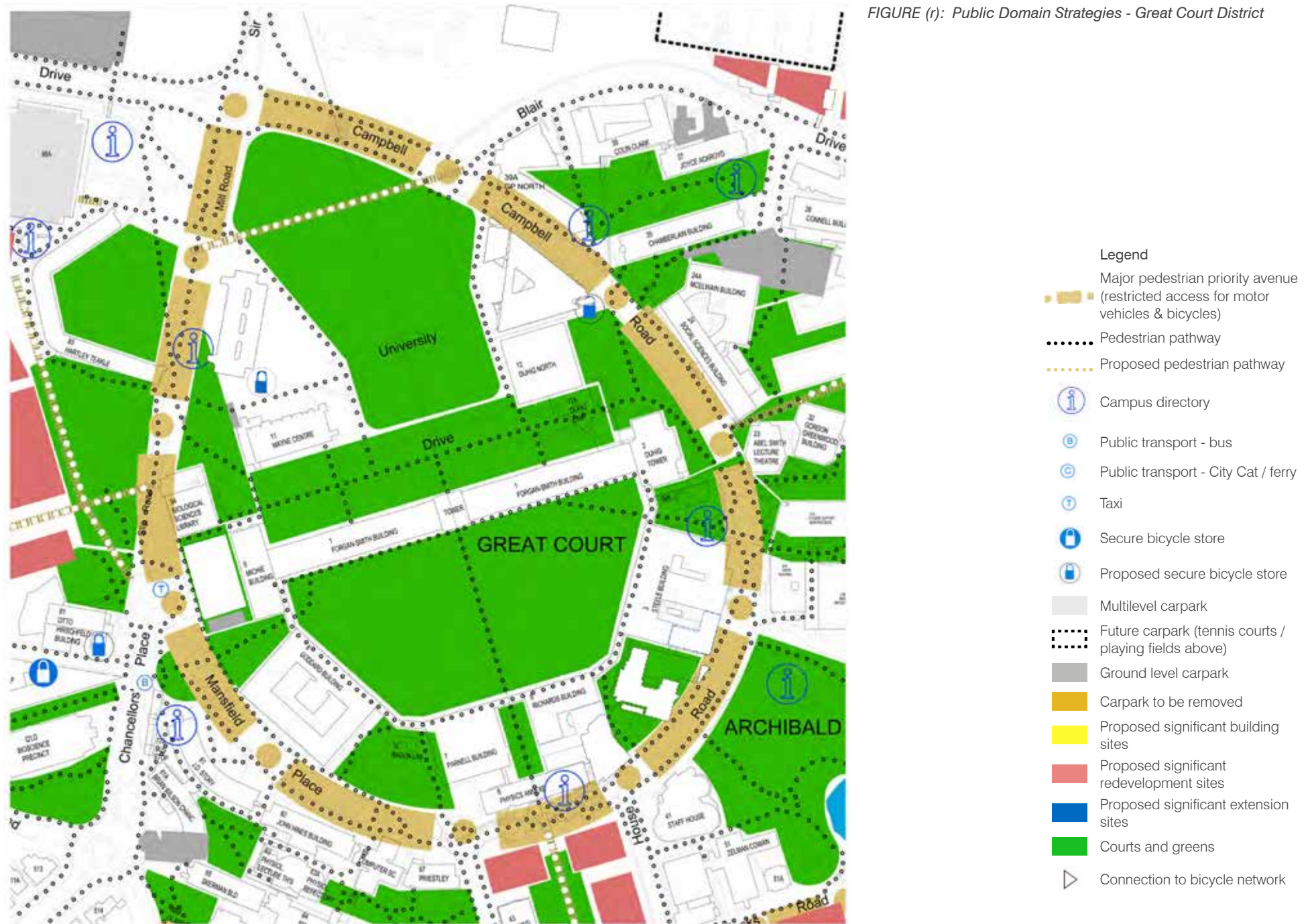


7.11 Public Domain Strategies - Great Court District

// Diagram 19A

Item	Change	Description
8.11 PUBLIC DOMAIN STRATEGIES - GREAT COURT DISTRICT (DIAGRAM 19A)		
1	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division

FIGURE (r): Public Domain Strategies - Great Court District

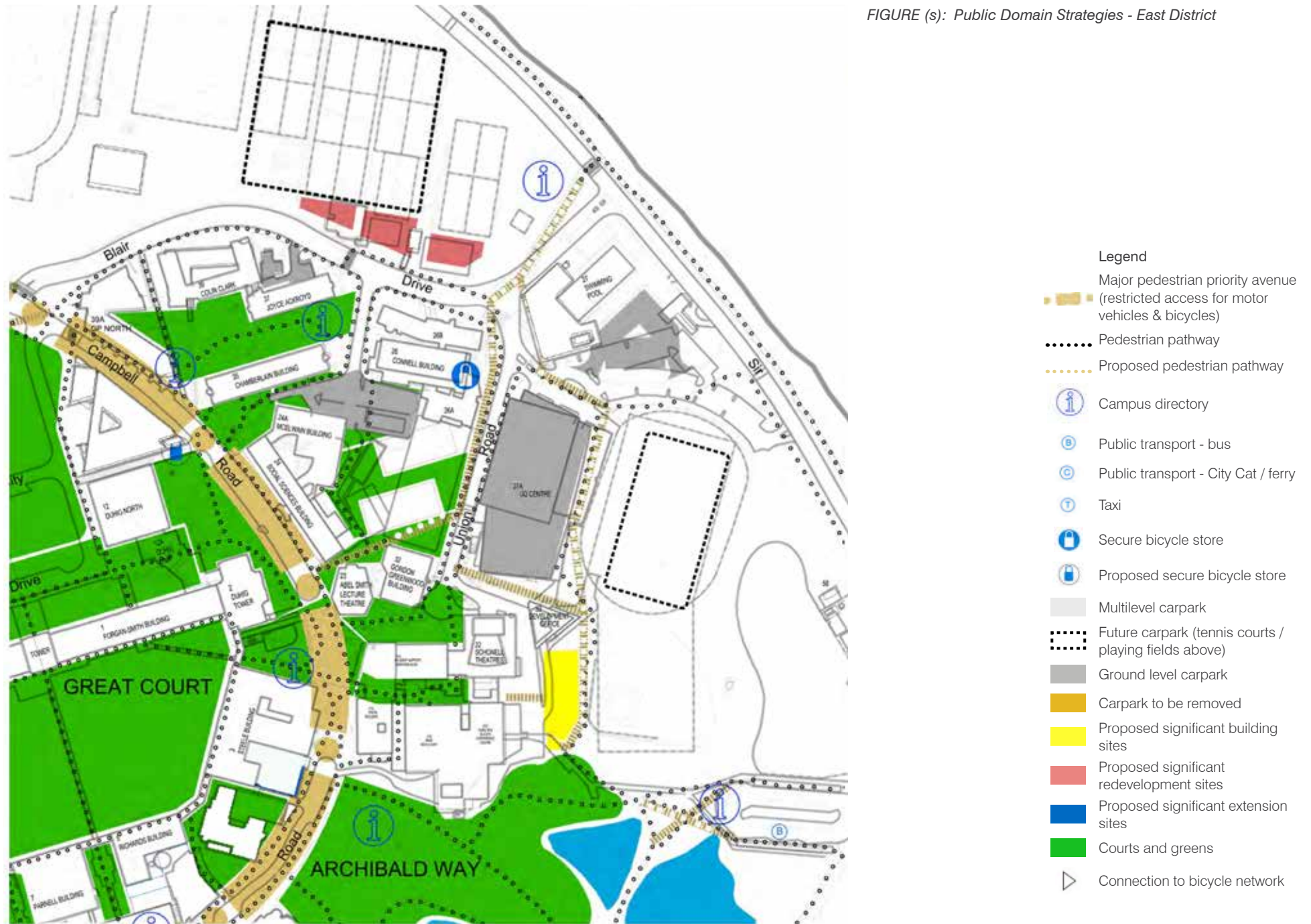


7.12 Public Domain Strategies - East District

// Diagram 19B

Item	Change	Description
8.12 PUBLIC DOMAIN STRATEGIES - EAST DISTRICT (DIAGRAM 19B)		
1	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division
2	Parking facility under construction beneath Sir William McGregor Drive playing fields	Added as a future carpark on drawing and key updated accordingly

FIGURE (s): Public Domain Strategies - East District

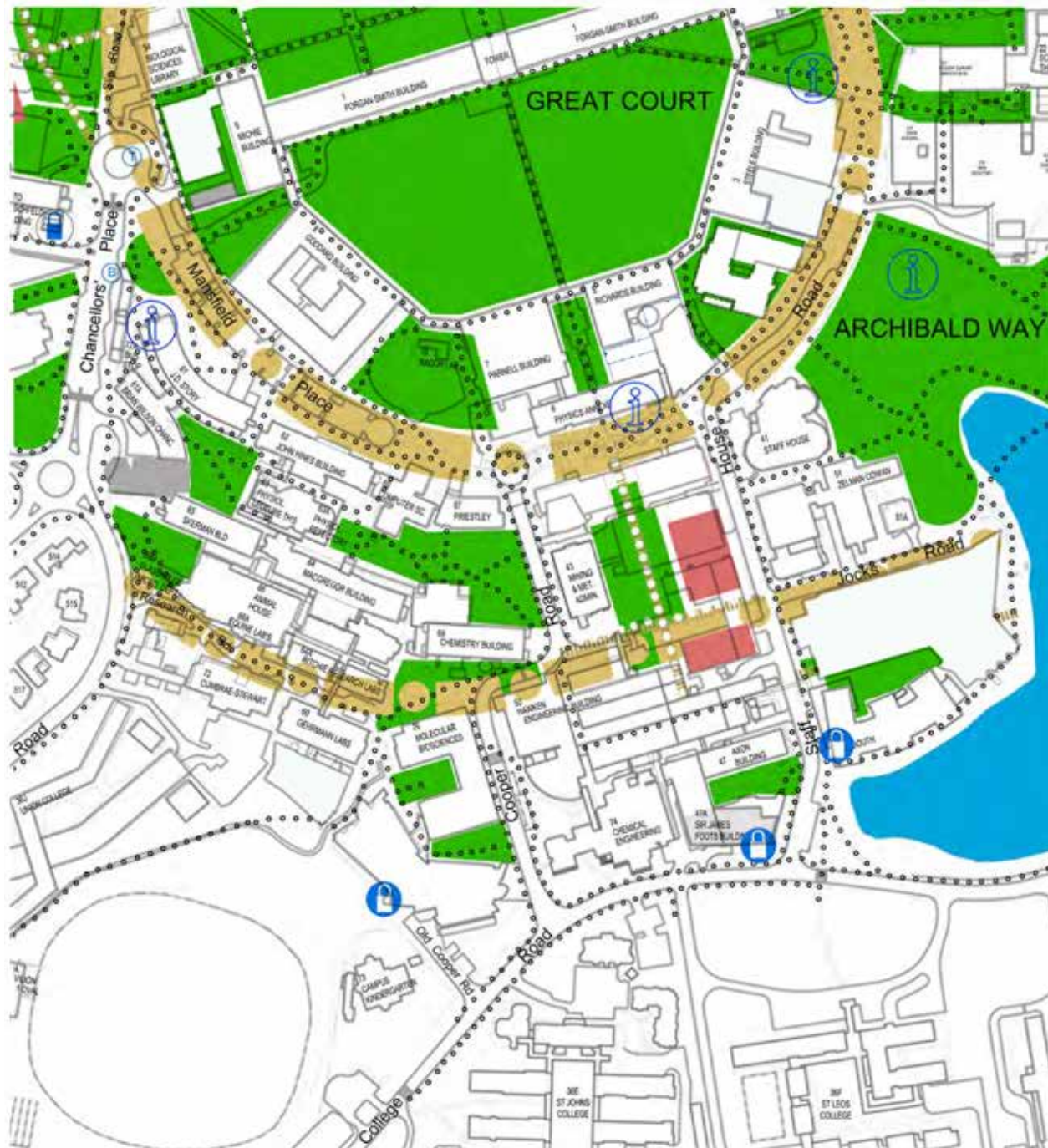


7.13 Public Domain Strategies - South District

// Diagram 19C

Item	Change	Description
8.13 PUBLIC DOMAIN STRATEGIES - SOUTH DISTRICT (DIAGRAM 19C)		
1	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division

FIGURE (t): Public Domain Strategies - Great Court District



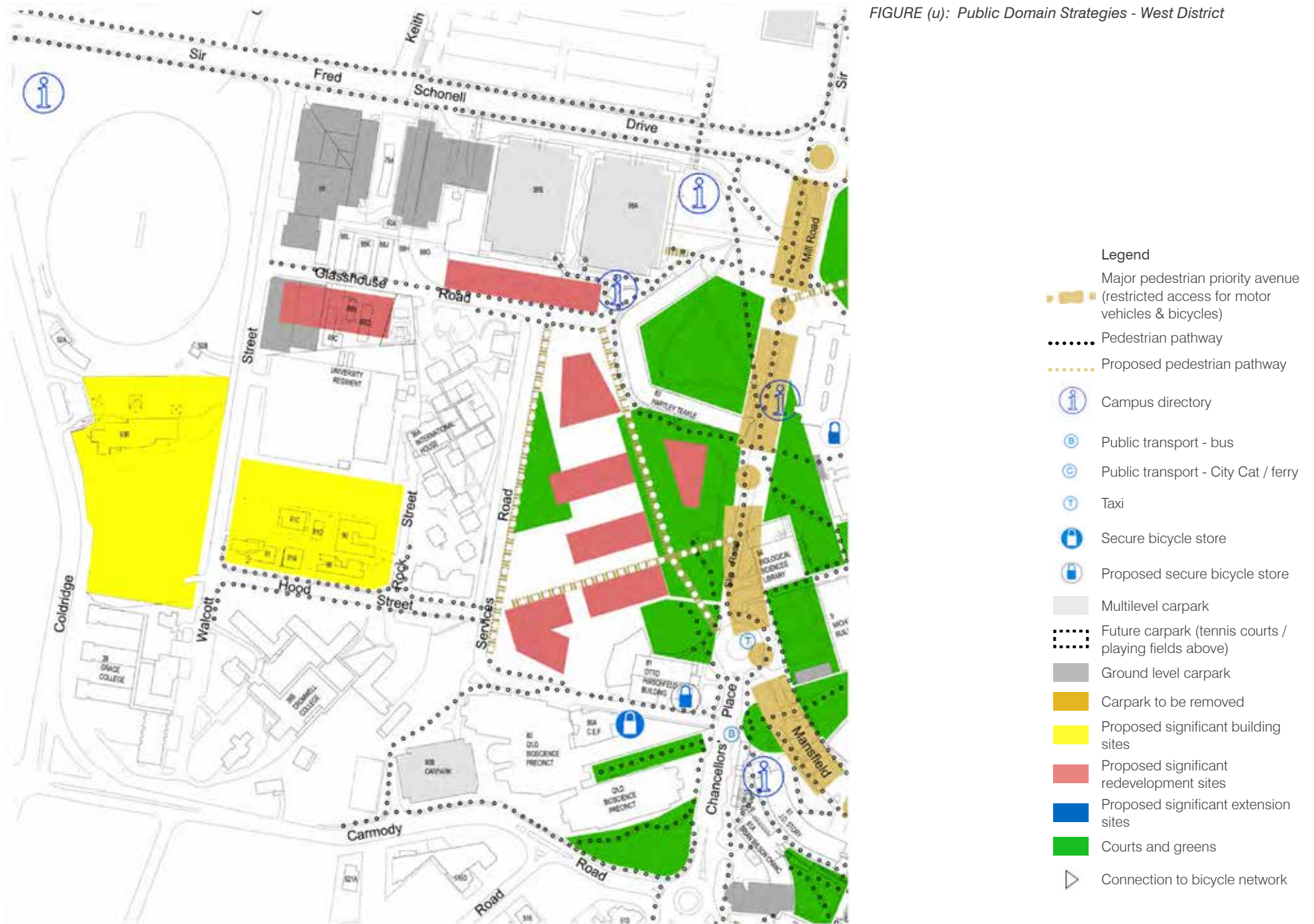
- Legend**
- Major pedestrian priority avenue (restricted access for motor vehicles & bicycles)
 - Pedestrian pathway
 - Proposed pedestrian pathway
 - Campus directory
 - Public transport - bus
 - Public transport - City Cat / ferry
 - Taxi
 - Secure bicycle store
 - Proposed secure bicycle store
 - Multilevel carpark
 - Future carpark (tennis courts / playing fields above)
 - Ground level carpark
 - Carpark to be removed
 - Proposed significant building sites
 - Proposed significant redevelopment sites
 - Proposed significant extension sites
 - Courts and greens
 - Connection to bicycle network

7.14 Public Domain Strategies - West District

// Diagram 19D

Item	Change	Description
8.14 PUBLIC DOMAIN STRATEGIES - WEST DISTRICT (DIAGRAM 19D)		
1	Walcott Street Student Housing	New development area boundary extended to include existing childcare site on Coldridge Street
2	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division

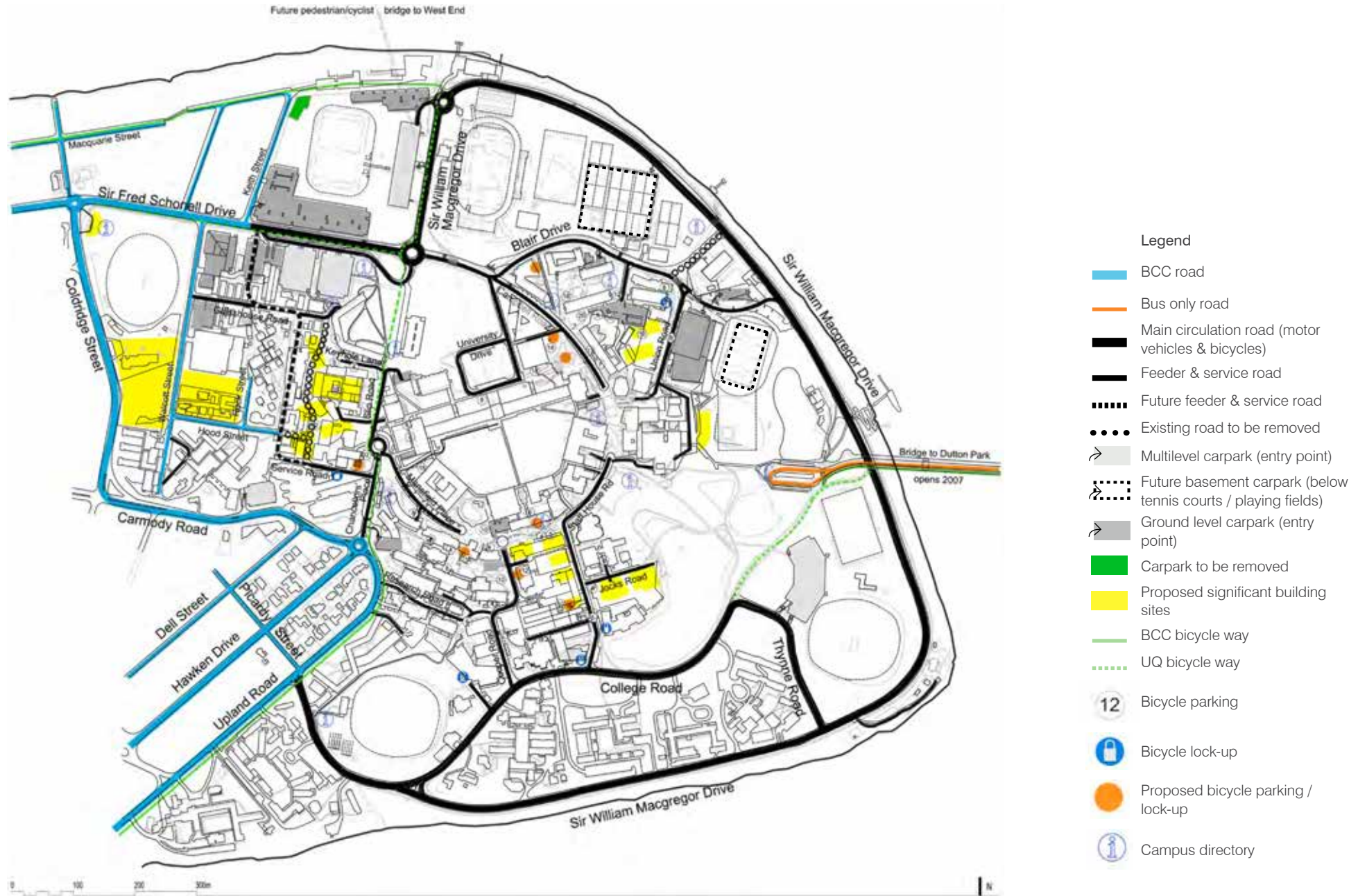
FIGURE (u): Public Domain Strategies - West District



7.15 Vehicle Access Strategies // Diagram 20

Item	Change	Description
8.15 VEHICLE ACCESS STRATEGIES (DIAGRAM 20)		
1	Walcott Street Student Housing	Proposed significant building site boundary extended to include existing childcare site on Coldridge Street
2	Buildings built since 2005 added	Updates based on Survey provided by University Property and Facilities Division
3	Parking facility under construction beneath Sir William McGregor Drive playing fields	Added as a future carpark on drawing and key updated accordingly

FIGURE (v): Vehicle Access Strategies





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AUSTRALIA • ASIA • MIDDLE EAST

BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
t 07 3007 3800
f 07 3007 3811

SYDNEY

Tower Two
Level 23, 201 Sussex St
Sydney, NSW 2000
t 02 8233 9900
f 02 8233 9966

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
t 03 8663 4888
f 03 8663 4999

PERTH

Level 1
55 St Georges Terrace
Perth WA 6000
t 08 9346 0500
f 08 9221 1779