UPLAND ROAD CLINICS

Consideration:

The School of Psychology is desperately short of space to accommodate its growth in teaching and research across the last decade. The School is currently housed primarily in the McElwain building (built in 1980) and on two floors of the Social Sciences Building, amounting to 3674 square metres of useable space. Recent refurbishments have improved space efficiency as much as possible in these areas, but the clinics are still struggling with space shortages and have no further options to modify these buildings other than cosmetically.

ISC approved a bid to refurbish existing houses along Upland Road to accommodate clinical space adjacent to the main campus and assist in alleviating their current space issues being experienced with the growth of their clinics. Other Universities both nationally and internationally commonly use residential stock to accommodate clinical and community focused engagement.

A Development Application (DA) through Brisbane City Council (BCC) has been successful against the larger backdrop of the new UQ Master Plan. This scheme was approved by council on the basis of a low impact development using the existing buildings in their current form with some external links where required to meet the needs of client briefs. Any significant alteration to the exterior of the buildings is outside of our current DA and would trigger a new DA process if changed.

Description

This project reuses the existing houses along Upland Road and renovates them for the purpose of clinical space. The same bulk and scale is present with enhancements to the streetscape through plantings and identity through signage.

Where possible (due to the slope of the land), houses have been linked with covered walkways to group houses. Where grouping is present, amenities are shown as an extension, with this being a lower cost than replication and renovation of existing amenities to achieve compliance. The layout and fabric of the houses have been kept intact to meet DA requirements and minimise costs, however these properties will still need to be made DDA compliant inside and out. Where properties are double storey, it has been allocated as office space with a management strategy in place to avoid the requirement for lifts to be installed.

Parking onsite is acceptable to the council for visitors and clients only. There are far fewer carparks than BCC required, but with the available parking at UQ and end of trip facilities this has been accepted. All the internal layouts are flexible to suit a range of client occupation scenarios.
Project: Adaptive reuse of existing residences into a psychology clinic precinct with a paediatric & parenting focus.

Rational: The residential nature of the precinct is a familiar environment for children and as such assists at reducing the apprehension or sense of overwhelming a child may experience in the campus environment. Outdoor areas allow play simulation activities not possible on campus.

Response: Site:
• Maintain residential streetscape
• Position parking at rear of site
• Facilitate equitable access to buildings
• Providing through access of the site
• Reduce the number of crossovers from 9 to 5
• Provide 44x car parking spaces for patrons

Buildings:
• Provide equitable access
• Link groupings of buildings via lightweight, transparent and secure walkways
• Upgrade amenities via new facilities positioned centrally at links
• Maintain residential amenity
• Building Works include:
  • Removal of asbestos
  • Make good structural deficiencies
  • Replace windows
  • Renew plumbing and electrical services
  • Provide air-conditioning
  • Insulate and reskin (internally)
  • Make good and refinish externally

Infrastructure:
• Stormwater retention and Detention
• Extension of footpath for length of development

Status: Development Application lodged in December 2014
Development Approval received June 2015
NOTE:
EXISTING BUILDINGS SHOWN SHADED.
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**Total Lot Areas**: 6671m²

**Total Site Cover**: 1000m²

**Site Cover**: 20%

**HAWKEN DRIVE**

**PICARDY STREET**

**UPLAND ROAD**

**PROPOSED SITE PLAN**

27.08.2015