WOMEN’S COLLEGE MASTER PLAN

Consideration:

The Women’s College Council has undertaken a review of the College site and buildings and approved a Master Plan to cater for the College’s needs over the next 10 years. The College seeks the University endorsement of the Master Plan to guide the future development of Women’s College. The College is currently one of the smaller colleges at UQ with 203 students. Overwhelming demand for places at College has created an emphasis in the planning process on possible avenues for expansion. The College maintains a unique culture, where every woman has a strong sense of belonging. This Master Plan will retain culture, have minimal impact on infrastructure, but allow an additional group of women to enjoy the benefits of Women’s. It is generally accepted in the wider college sector that colleges of approximately 250 students are ideal. An additional building to house another 47 students would take Women’s to the ideal.

Description:

The plan identifies opportunities for additional accommodation and other qualitative interventions that will resolve existing issues with equitable access and improve the social and operational function of the College. The northern part of the site has been chosen for the expansion as it continues the sequence of courtyards and student social hubs that are intrinsic to the culture and character of the College. The Master Plan proposes a new three storey accommodation wing on the northern site of approximately 47 units with an attached residence for the Head of College. Planning has also achieved better efficiency for car parking, with minimal expansion required to maintain the student-parking ratio.
2 STORY BUILDING AT THE CENTRE. A THIRD STORY IS ADDED UNDERNEATH AS THE SITE FALLS TO THE EAST AND WEST.
PEDESTRIAN MOVEMENT + ACCESS

Legend

➡️ Internal circulation
leftrightarrow External circulation
⬇️ Vertical circulation

SHORT CUT ACROSS COLLEGE SITE TO SPORTS FIELD

ACCESS FROM N/E CAR PARK NON-DDA COMPLIANT

NON-DDA COMPLIANT

NON-DDA COMPLIANT

PRIVACY OF RESIDENCE AFFECTED BY LOCATION

RAMP ACCESS FROM SOUTH SITE ENTRY TO CENTRAL LAWN AND PLAYHOUSE

UNSATISFACTORY ACCESS TO 3RD WING VIA LOADING BAY

NON DDA COMPLIANT GLAZED WALKWAY BETWEEN WINGS

NON DDA COMPLIANT STEP IN FIRST GLAZED LINK

WALKWAY CONNECTING CENTRAL FACILITIES TO OLD WING

STAIR IN ACCOMMODATION COMMUNAL SPACE

ACCOMMODATION IN HARTLAND WING

STAIR TO NEW WING FROM N/E CAR PARK
Legend

↔️ Service vehicle access
↔️ Parking and drop off vehicle access

SERVICING + VEHICULAR ACCESS

NORTH-EAST STUDENT CARPARK

STAFF PARKING AND CENTRAL FACILITIES SERVICES OPPOSITE SOUTH-WEST CARPARK

SOUTH-WEST SERVICE ROAD AND RESIDENCE
CARPARKING EXPANSION STUDY - AT GRADE

Legend

- Potential extent of car park expansion

NORTH-EAST CARPARK CAN EXPAND BY 20 SPACES BY REARRANGING EXISTING CARPARK AND MINOR EXPANSION

WEST CARPARK CAN EXPAND ONTO FRONT LAWN BUT NOT REQUIRED AT PRESENT

SOUTH-EAST CARPARK CAN EXPAND BY 10 SPACES BY REARRANGEMENT AND MINOR EXPANSION

SOUTH-WEST CARPARK CAN EXPAND BY 10 SPACES IN CORNER

AT GRADE OF CARPARK EXPANDABILITY

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SUMMARY
23 CAR SPACE REQUIRED FOR 47 STUDENT EXPANSION CAN BE PROVIDED IN NORTH-EAST CARPARK ALONE.
ACCOMMODATION EXPANSION OPTIONS
**COLLEGE BRIEF**

- 47 single units
- Unit size 11sqm
- Shared amenities
- Communal spaces

**SCALE OPTIONS**

- 4 Levels: 29 metres
- 3 Levels: 34.5 metres

**CONCLUSION**

- Little length benefit by going to 4 storeys
- 3 Level building is within height of existing tree canopy
- 3 level building maintains existing college scale
- 3 level building offers better supervision and reduced number of amenities
SITE EXPANSION OPTIONS
OPTION 1 - NORTH-WEST SITE

Legend

- Q100 Flood Line, RL 6.00 AHD appr.
- 1974 Flood Line, RL 8.00 AHD appr.
- Circulation

ADVANTAGES
- Above 1974 flood level
- Retains car parking
- Close to main car park
- Nestled among trees
- Retains major trees
- North facing
- Facilitates future expansion to east
- Equitable access from existing car park provided
- Capable of incorporating Head residence at end
- Comparable accommodation with existing
- Extends existing planning with historic precedent
- Creates new courtyard
- No demolition required

DISADVANTAGES
- Requires careful root management
OPTION 2 - NORTH-EAST SITE

Legend

- Q100 Flood Line, RL 6.00 AHD appr.
- 1974 Flood Line, RL 8.00 AHD appr.
- Circulation

ADVANTAGES

- Close to main car park
- Nestle among trees
- Retains major trees
- North facing
- Facilitates future expansion to west
- Equitable access from existing car parking provided
- Comparable accommodation with existing
- Extends existing planning with historic precedent
- Creates new courtyard
- No demolition required

DISADVANTAGES

- Within 1974 flood zone
- Intrudes into existing parking
- Incapable of incorporating Head residence
OPTION 3 - SOUTH-EAST SITE

Legend

- Q100 Flood Line, RL 6.00 AHD appr.
- 1974 Flood Line, RL 8.00 AHD appr.
- Circulation

ADVANTAGES

» Extends existing block
» Proximity to central facilities
» Good external access
» Some river views
» Retains northern landscape for future expansion

DISADVANTAGES

» New part west facing
» Temporary or permanent vacating of Piddington wing
» Close to road intersection
» Some car parking impact
» Does not solve north car parking inequitable access
» Poor location for Head residence
OPTION 4 - SOUTH-WEST SITE

Legend

- Q100 Flood Line, RL 6.00 AHD appr.
- 1974 Flood Line, RL 8.00 AHD appr.
- Circulation

ADVANTAGES

- No impact on existing parking
- Very close to central facilities
- Retains northern landscape for future expansion
- Option to add new Head residence adjacent to existing residence
- Some river views

DISADVANTAGES

- Requires reconfiguration of kitchen, loading bay + service lift
- Temporary or permanent vacating of third wing
- Predominantly west facing
- Very close to Duchesne College
- Removes existing N/S access road
- Away from main body of accommodation
- Close to kitchen and loading area
- Restricts future expansion of central facilities if required
HEAD OF COLLEGE RESIDENCE OPTIONS

Legend

- Q100 Flood Line, RL 6.00 AHD appr.
- 1974 Flood Line, RL 8.00 AHD appr.

1. integral with option 1 accommodation development
   - landscape amenity
   - good access to College centre
   - good surveillance
   - above 1974 flood level

2. landscape amenity
   - integral with option 2 accommodation development
   - poor access to College centre
   - poor surveillance
   - below 1974 flood level

3. good surveillance
   - landscape amenity
   - good access to College centre
   - exposed to public access
   - consumes future parking area
   - detached construction

4. reasonable access to College centre
   - poor surveillance
   - difficult topography
   - attached to existing block

5. close to College centre
   - requires design solution to public access exposure
   - requires demolition of existing residence
   - potentially removes N/S access road

MASTER PLAN
THE WOMEN’S COLLEGE WITHIN THE UNIVERSITY OF QUEENSLAND
JUNE 2013
PREFERRED EXPANSION OPTION - NORTH-WEST SITE

EXISTING TREES RETAINED

HEAD OF COLLEGE RESIDENCE INTEGRATED WITH BUILDING

47 TYPICAL UNITS WITH 'END' SOCIAL HUB ALLOWING FOR FUTURE EXPANSION

COURTYARD CONTAINED BY PEDESTRIAN SPINE SYSTEM
NORTH-WEST SITE: VISUAL IMPACT OF THREE STOREY NEW WING

SIGHTLINE KEY

SIGHTLINE A

SIGHTLINE C

SIGHTLINE B

SIGHTLINE D
OVERALL MASTER PLAN - 10 YEAR PLAN

REQUIRED AMENDMENTS
1. Disability access ramp between old and new buildings

ACCOMMODATION EXPANSION
2. 47 unit accommodation expansion making new college total 250 residential places
3. New Head of College residence, enabling existing residence to accommodate a second-in-charge.
4. Carpark expansion for additional 20 spaces - total on plan = 148 spaces

QUALITATIVE IMPROVEMENTS
5. New seminar/common room 150m²
6. New elevated deck off dining hall
7. New entry circuit pergola + canopy for protected setdown + visual unification
8. New structure to Playhouse arrival + carpark to improve address + protection
9. Refurbish circulation/social hubs between existing accommodation wings
10. Revise central lawn canopies to unify lawn surround + complement proposed front and rear canopies
ARCHITECTURE AND FORM CONCEPT

ENTRY PERSPECTIVE TO PROPOSED WING

NORTH ELEVATION
FUTURE EXPANSION OPTIONS

- Extend new accommodation to east
  Units: up to 60

- Construct new wing in lieu of existing residence
  Units: up to 51

- Add new wing to existing or to a rebuilt Piddington wing
  Units: up to 48

- Construct new wing with central facilities expansion
  Units: up to 54