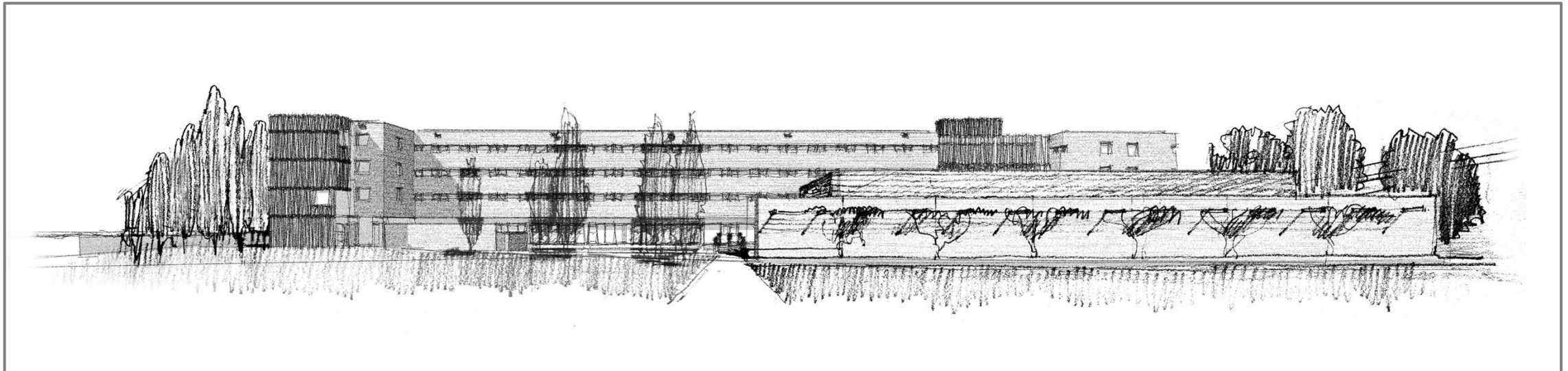


Burgmann College



Master Plan 2021

CCJ Architects

Index

Introduction	3
Background	4
Site Description and Commentary	5
ANU Master Plan and Burgmann 2021 Master Plan	9
Master Plan 2021	12
Burgmann Master Plan 2021 Broad Elements	14
Burgmann Master Plan 2021 Detail Items under each element	16
Element E1	17
Element E2	22
Element E3	30
Element E4	32
Element E5	35
Landscape	37
Attachments	41

Introduction

This report is an update of the Master Plan commenced in 2015 which led to the recently completed refurbishment works in the Homer and Barassi undergraduate student accommodation buildings. The Master Plan proposes possible next steps after the completion of the ANU Master Plan, Daley Road extension and SA8 construction next door.

The Daley Road extension and SA8 development has meant that Burgmann now has a newly defined boundary that has had an immediate impact on the address to the South East and car parking. How Burgmann College can adapt to the new road edge and how this will change or have an impact on the external culture of Burgmann is something that the Master Plan aims to cover, noting that the evidence of change will only be measurable once Daley Road and SA8 is complete. How does Burgmann College become an integral part of the new Sullivan's Hub identified in the ANU Master Plan?

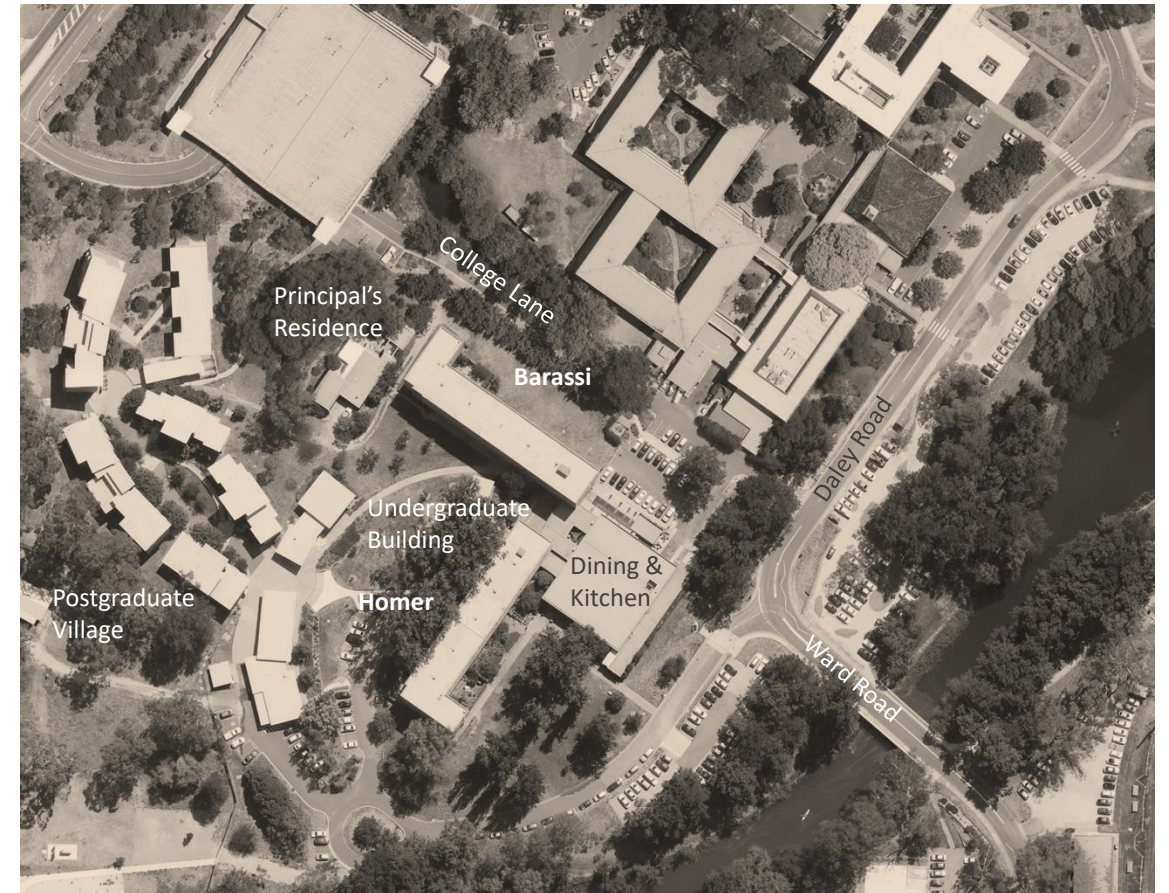
The other impact during the development of the current plan has been the pandemic. This has seen education move to an online presence during 2020 and at this stage it is hard to gauge what the long-term impacts in the education sector will be. It is not hard to imagine that the online shift will have a large impact on how education is delivered and, from the perspective of Burgmann College and other ANU residences, this could mean lower demand for accommodation in the future.

This report is divided into four broad sections:

1. Background and analysis of the current condition
2. 2021 Master Plan – broad elements
3. 2021 Master Plan – detail items
4. Landscape master plan

A Master Plan is a live document that is subject to change. As 2020 has highlighted, sometimes the change can be quite quick. Note that the aim of the Master Plan is to give broad future planning intentions, not a detailed design and is a snapshot of current thoughts in the first half of 2021. There are however some detailed options of areas that have been completed during the course of previous works and these are included in the detail items – these are sketches of what could be done and could be used to help briefing for future projects if they remain relevant.

The Master Plan 2021 has been put together with the aid of the Master Planning Committee and discussions with resident representatives over a period of five years.



Aerial view of Burgmann College prior to undergraduate building works and SA8

Background

Site Description & Commentary

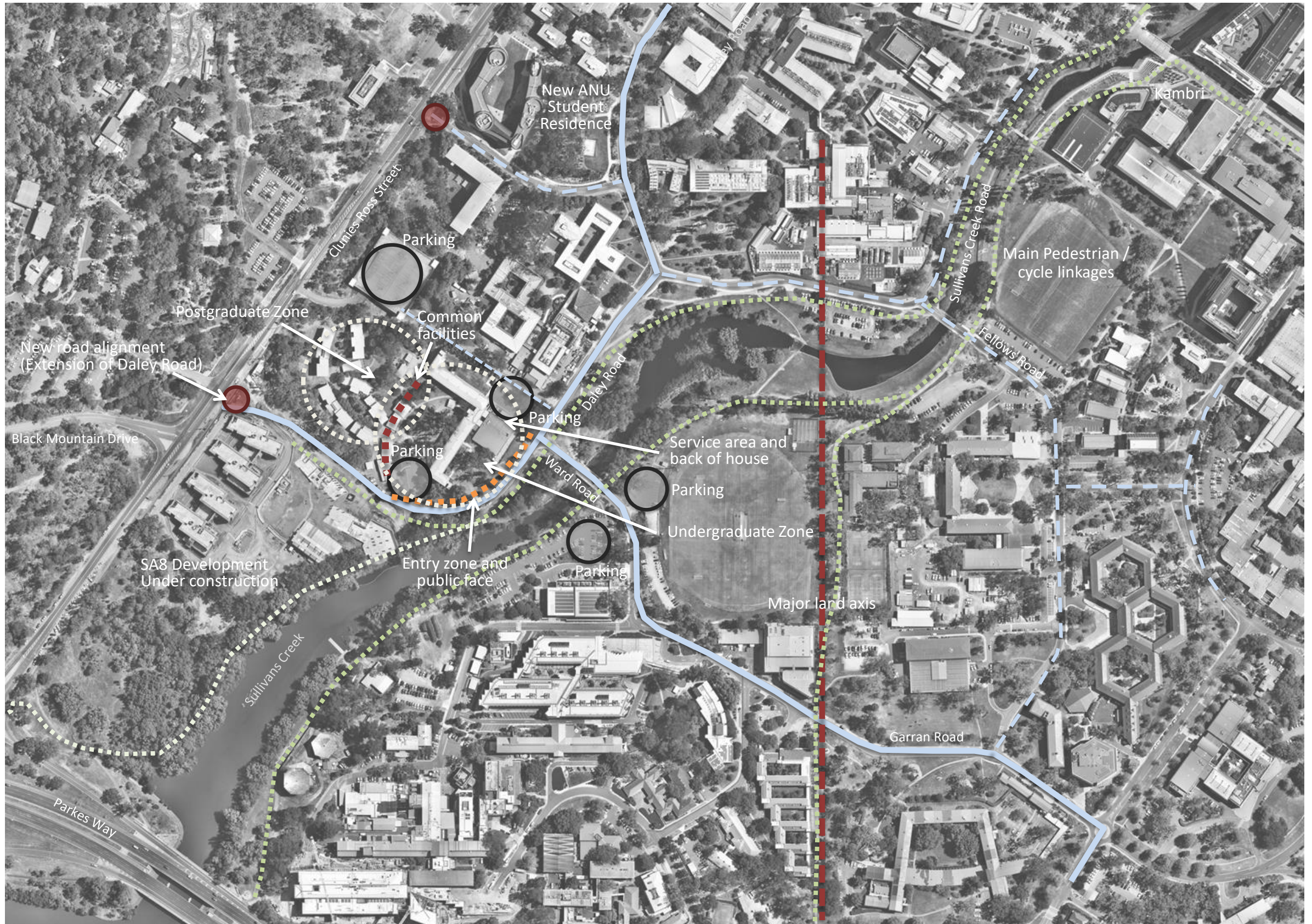
Burgmann College is comprised of an undergraduate building with connected dining and kitchen, Principal's residence and a postgraduate village. This Master Plan covers the whole site and includes an associated landscape master plan.

The residential wings are four storeys in height comprising of common, office and apartment type functions on the ground floor with three storeys of residential student accommodation above. These residential building can be divided into two wings with Barassi facing North and South whilst Homer faces in an East and West direction. A single storey gathering space linking to the amenities building joins the two wings.

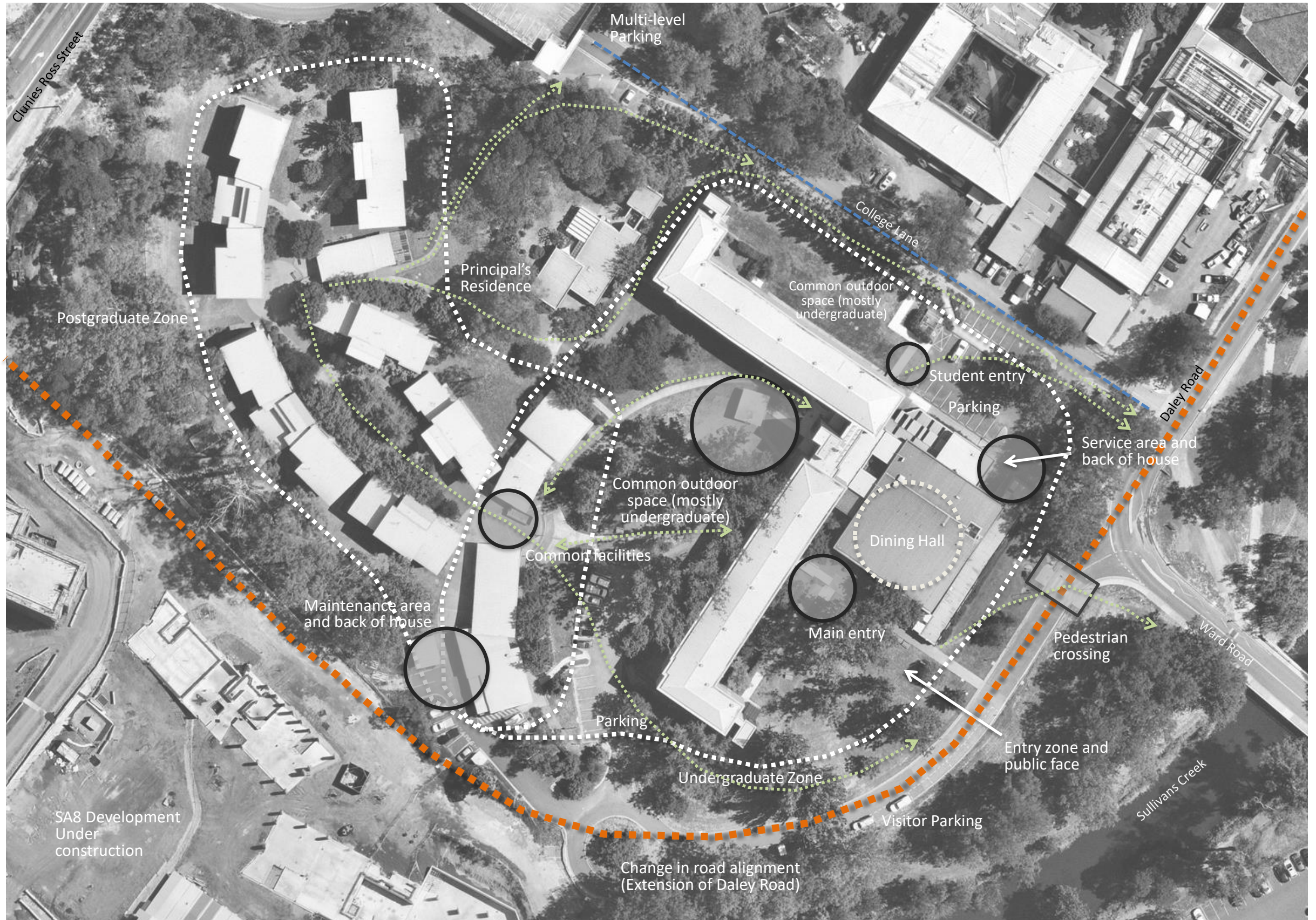
Between the undergraduate building and the post graduate village is a single storey common facilities building called 'The Griffin Wing'. It includes a chapel, student lounge area, tutorial room, computer room, maintenance area and associated ancillary areas. The post graduate village is a series of three storey self contained residences of varying sizes. Refer to Postgraduate Zone in the following aerial views.

New works that have been completed within the last five years have included the refurbishment of the dining hall and kitchen (including a minor extension), refurbishment of the Principal's residence, refurbishment of the Homer and Barassi undergraduate student accommodation, including a multilevel link between the two wings. The recently completed undergraduate building refurbishment improved accessibility to the College through ungraded entries and a lift and greatly improved fire egress and connectivity between the Homer and Barassi wings. It also begins the gradual refurbishment of individual rooms throughout the college.

Overall Analysis in relation to current ANU Campus



Existing Site Analysis



Analysis in relation to the current ANU Master Plan



ANU Master Plan and Burgmann 2021 Master Plan

The ANU Master Plan shows a number of new collaborative hubs through the campus in an arrangement that picks up on the Griffin plan in relation to the road network at City Hill. Sullivan's Hub is the closest to Burgmann College and the 200m Hub radius includes most of Burgmann. A new pedestrian bridge was proposed at the centre of this Hub connecting two proposed activity areas on either side of Sullivans Creek. The existing car park area near the maintenance area then becomes ideal for front of house activities or proposals such as BurgSpace education centre.

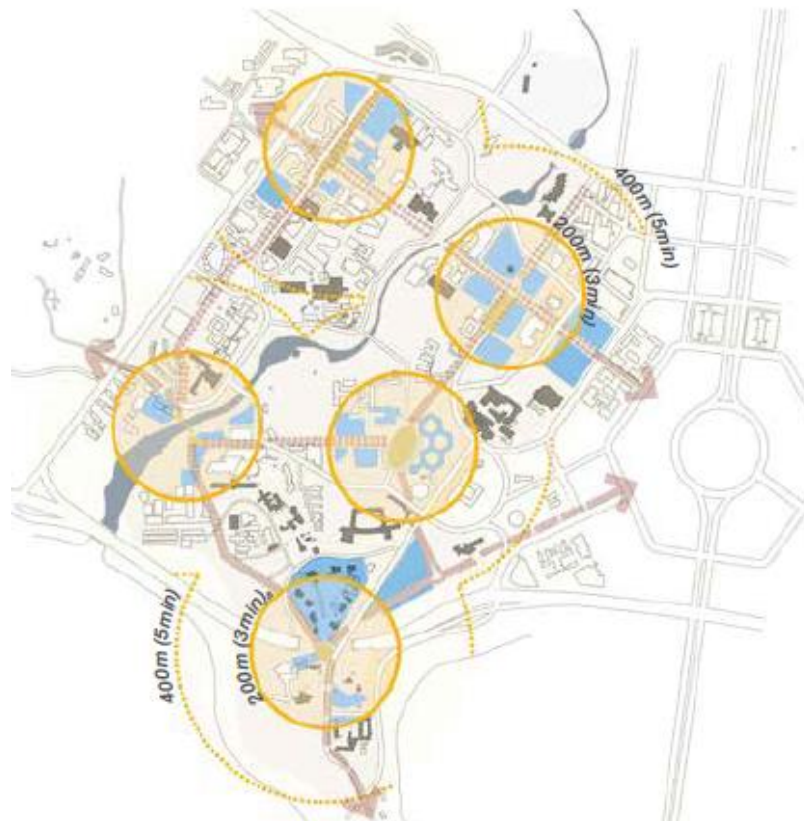
It is interesting to note that the ANU Master Plan does not pick up on established campus activity hubs such as University House and even the new Kambri development.

Over the last year it appears that the ANU Master Plan has already developed from the original plan and it seems likely that SA8 will not be as large, and the pedestrian bridge will not be developed at this stage. This leads to asking the question as to whether the Sullivan's Hub will be fully developed to the extent indicated in the document.



View of Hub and pedestrian bridge looking North

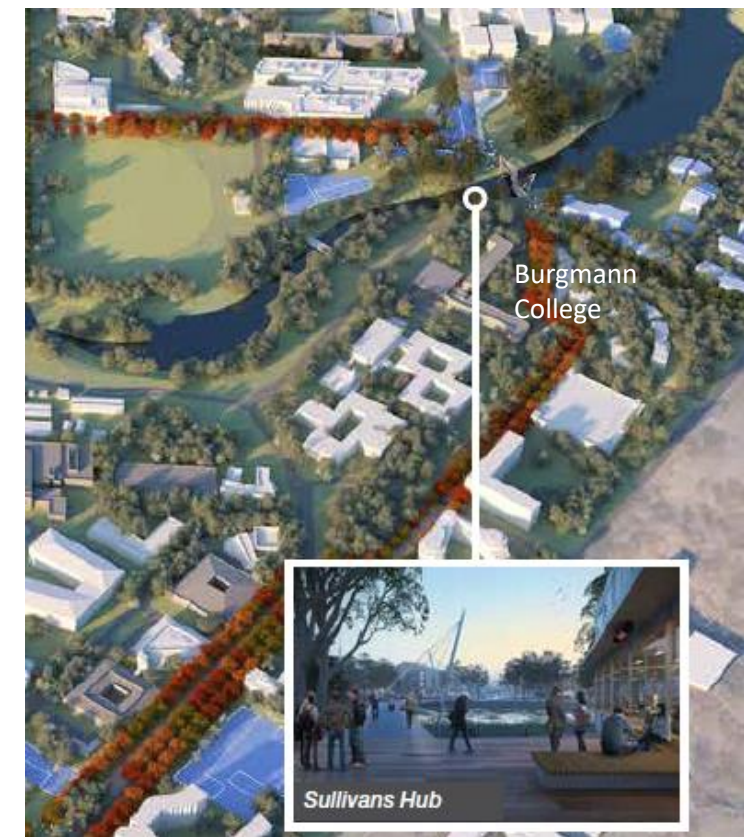
Extracts from the current ANU Master Plan



Collaborative Hubs Plan



Sullivan's Hub with new pedestrian bridge (refer to ANU Master Plan for numbering legend)



View of Hub and pedestrian bridge looking South

Burgmann analysis – Aerial view



Burgmann Analysis and notional zonal breakup



Master Plan 2021

Master Plan 2021 – Aerial view



Burgmann Master Plan 2021

Broad Elements

The 2021 Master Plan can be divided into five broad elements that cover future works. Three of the elements are areas where either external funding sources are available or are part of current generated income stream. The other two elements tend to rely on the funding available in the annual budget or general running costs. Note that some detailed items cover more than one element and therefore this possibly suggests it has higher importance than items that address only one element.

In summary these are:

- E1** External Engagement or public face.
Works that potentially provide a connection between Burgmann College and the ANU and the greater public. The main detailed project in this category is the proposed BurgSpace which could provide internal and external seminar and conference type facilities and extra income generating options. It could also be either funded through government grants or philanthropic sources. Other smaller projects under this category are improvements to the public face of Burgmann and could be achieved through smaller grants and philanthropic sources.
- E2** Undergraduate residents.
These projects continue the improvements of undergraduate resident related facilities at the college and matching other choices available at the ANU.
- E3** Postgraduate residents.
These projects start the improvement of postgraduate resident related facilities at the college noting that the current accommodation is reaching an age where improvements will be required.
- E4** Operations and Staff.
Staff' related and operational aspects of the College that require upgrading, especially in relation to expansion and new works.
- E5** General amenity.
Smaller works which could fall under the category of ongoing maintenance.

Master Plan 2021 Broad Elements

- E1**
External Engagement or public face
- E2**
Undergraduate residents
- E3**
Post Graduate residents
- E4**
Operations and Staff
- E5**
General amenity



Burgmann Master Plan 2021

Detail Items under each Element

The following pages detail possible projects under each elemental category. At this stage they have not been proposed in any priority order but show the breadth of opportunities possible at the College without expansion of the core accommodation.

Drawings, diagrams and descriptions of the elements are conceptual only and not to be read as actual proposed detailed documents for construction. These are brief or conceptual proposals to be seen as optional opportunities to be developed and possibly changed over time.

Master Plan 2021 Element E1

External engagement or public face

- 1**
BurgSpace: Engagement and Education Space including external gathering space
- 2**
Burgmann zoned parking in a share way arrangement
- 3**
Outdoor gathering area and BBQ
- 4**
GP Room upgrade including internal courtyard garden
- 5**
Dining hall outdoor area
- 6**
Upgrade front pergola and new screen to loading area
- 7**
Existing parking area changed to share way area

Additional
General landscape works refer to landscape plan



1

BurgSpace: Engagement and education space including external gathering

Currently named BurgSpace the engagement and education space is a proposed two - three storey building that aims to bring together external events and seminars with education facilities for students. The space could ultimately be the main public face of Burgmann and provide links within the greater ANU campus. It is envisaged that this space might include functions such as a main seminar space or small theatre, tutorial spaces, computer room or connected learning space(s), multipurpose spaces for meetings and breakouts, advancement office, studio spaces for music, drama and art, ancillary spaces, wellness area, visiting fellow apartments and a large study commons.

2

Burgmann zoned parking in a share way arrangement

New pedestrian zone associated with the BurgSpace building that allows for parking to replace existing, visitor bicycle parking and space for external open air gathering plus pedestrian links to nearby pathways.

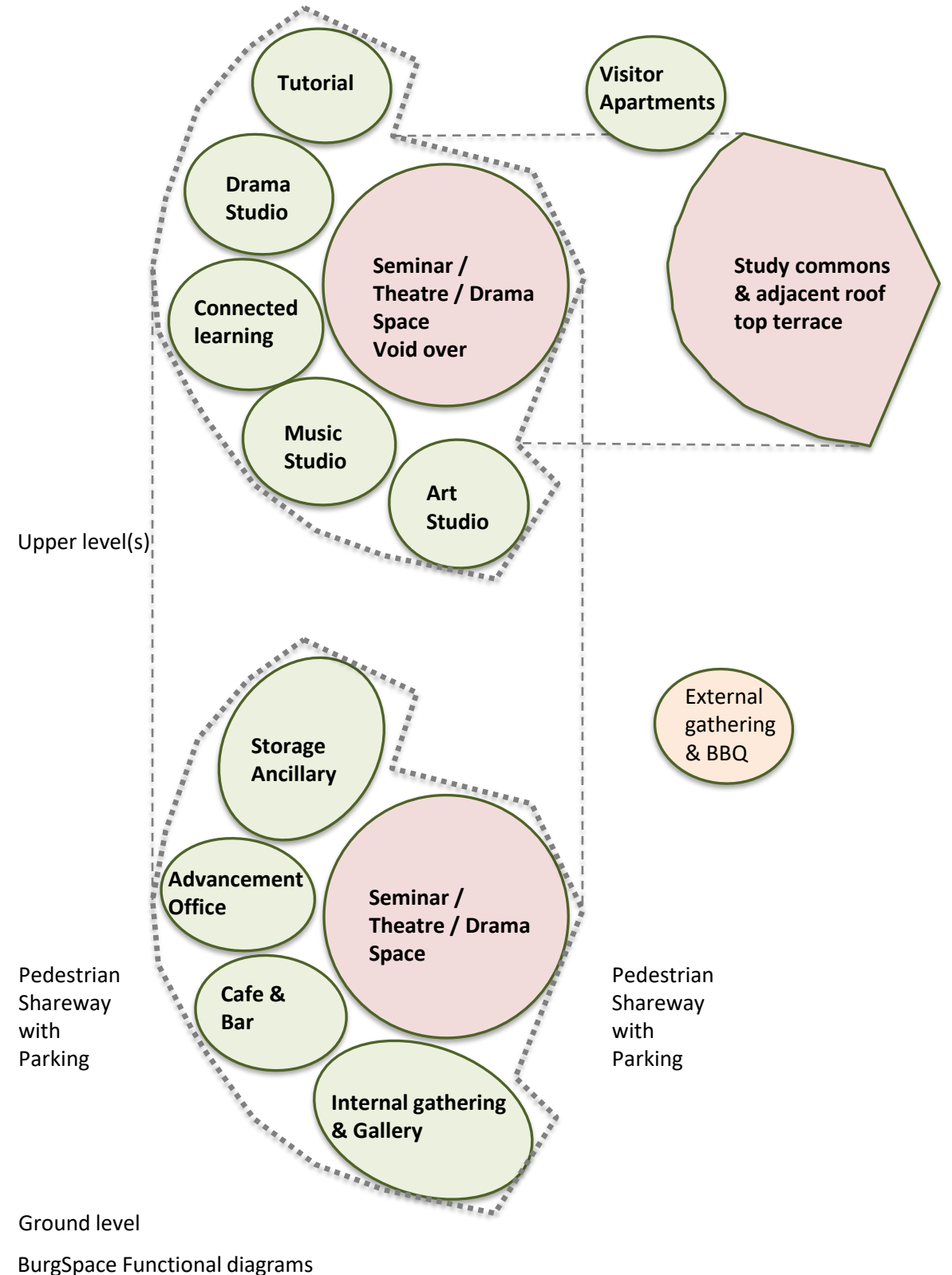
3

Outdoor gathering area and BBQ

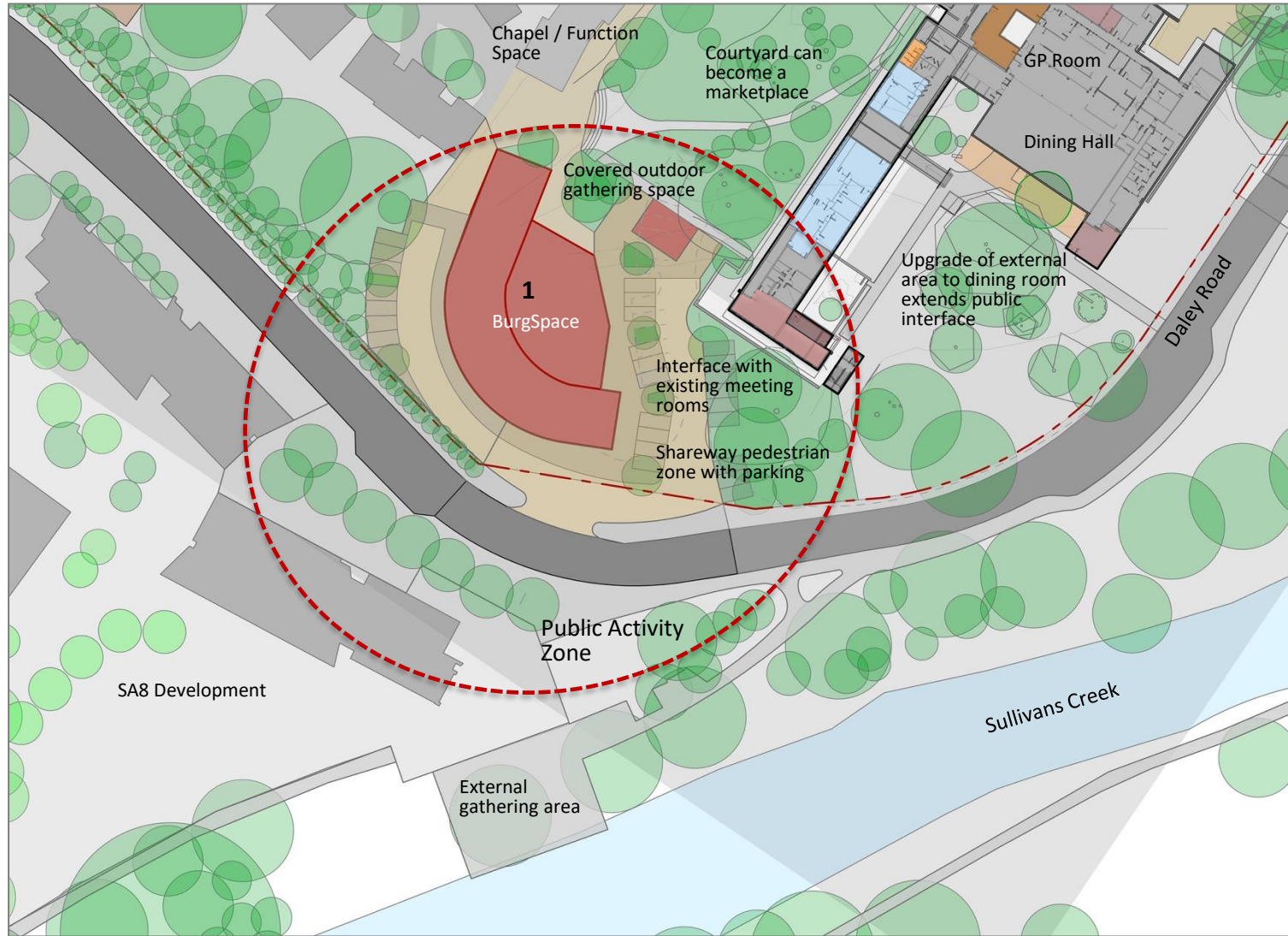
New external covered gathering area with BBQ to mirror the resident outdoor gathering space near the central stairs. Both gathering outdoor spaces can be linked to form an external marketplace.



Study commons concept image



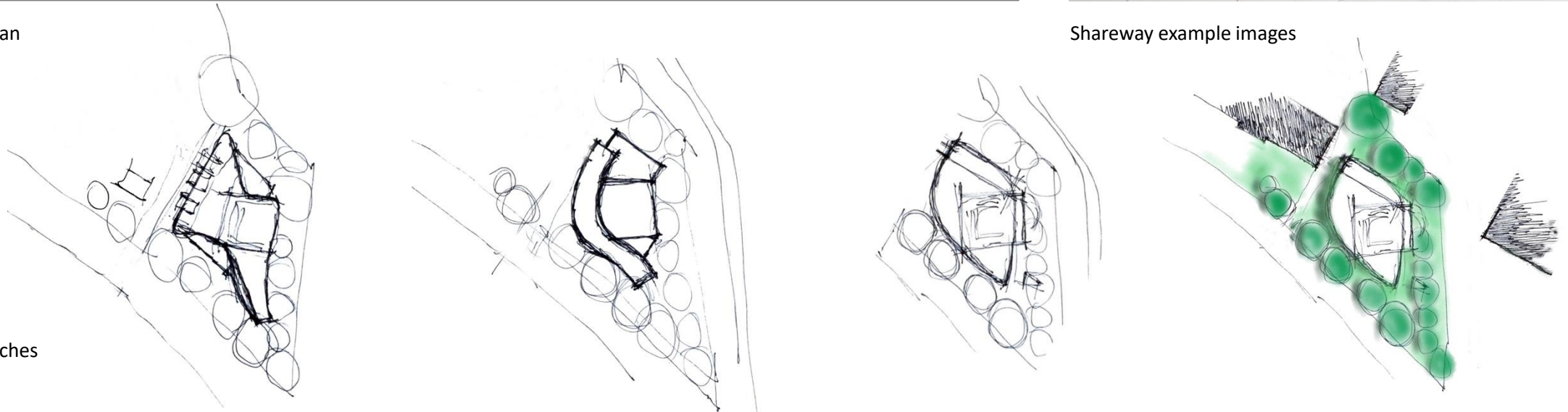
BurgSpace Schematic concept



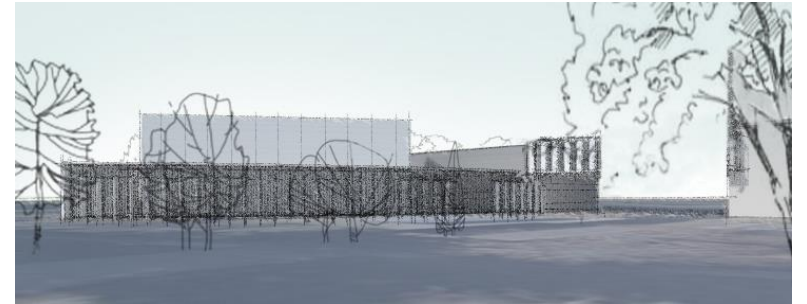
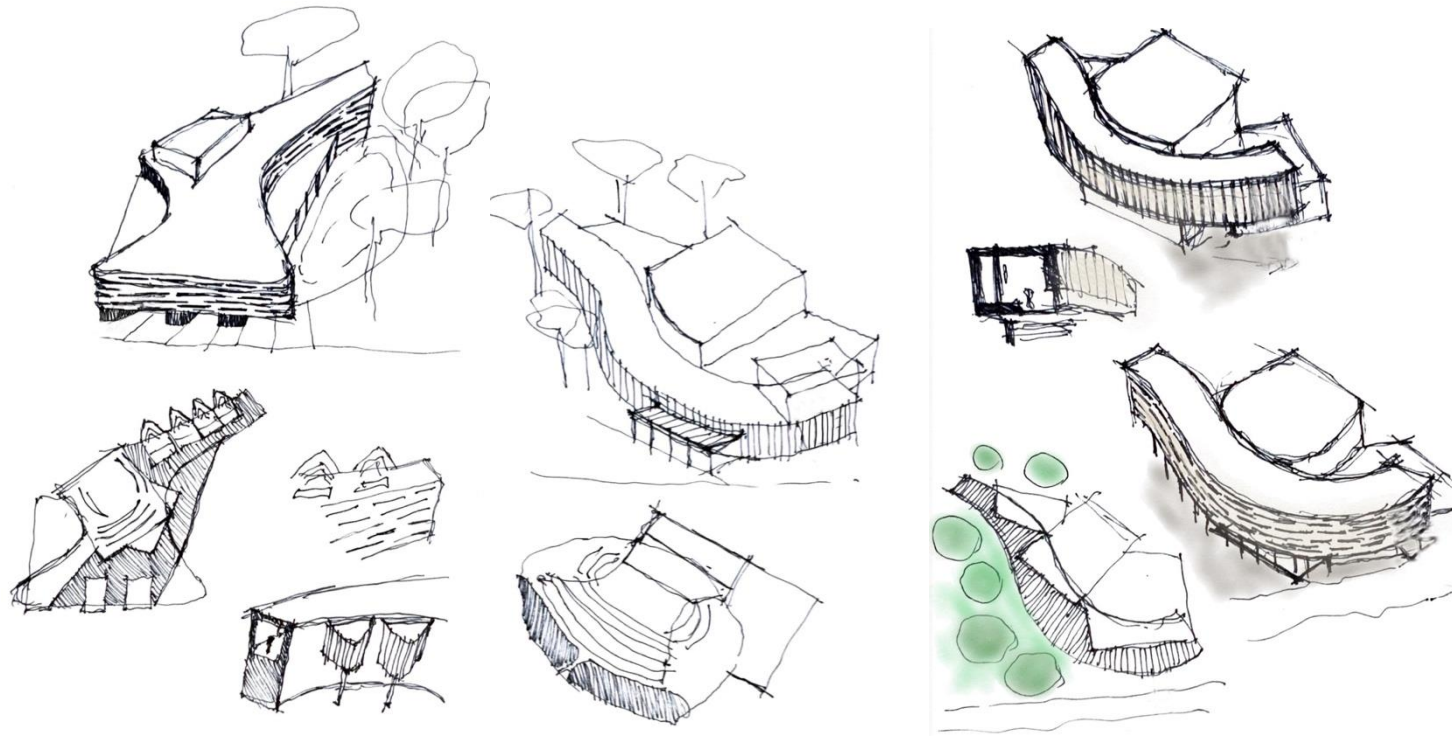
Detail Plan

Shareway example images

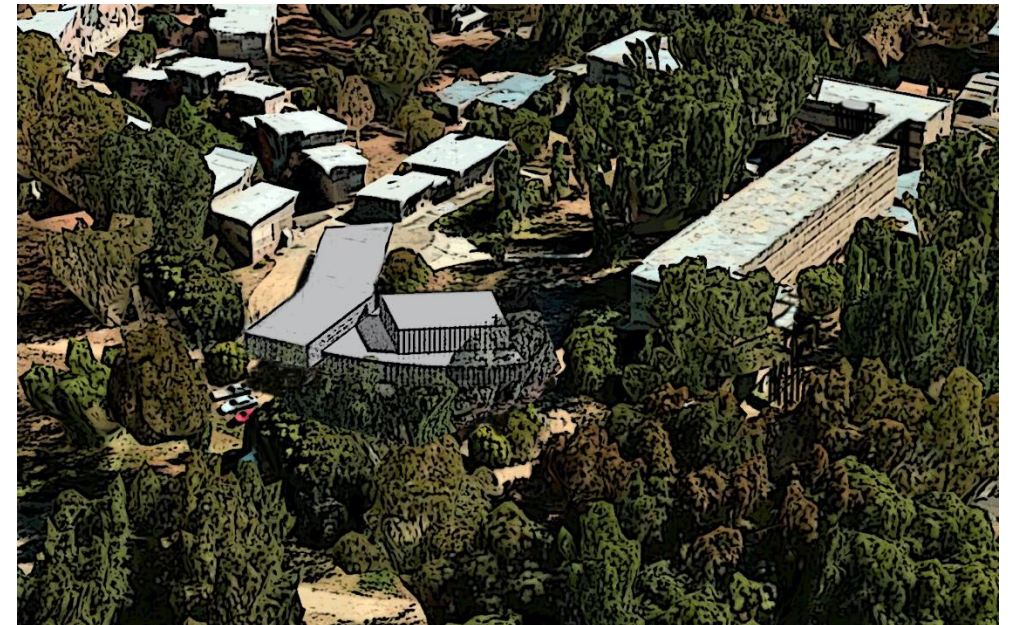
Plan sketches



BurgSpace Form Studies



Form sketches



Imagery

4

GP Room upgrade including courtyard

Refurbishment of GP room including finishes and new acoustic doorways to kitchen. Improvement of picture hanging and furniture upgrading plus upgrade of existing courtyard which may also include shading of some form.

5

Dining hall outdoor area

Upgrade of pedestrian pavement near main entry and new external decking area for external dining and social area.

6

Upgrade front pergola and new screen to loading area

Refurbish and make good front pergola facing Daley Road including removal of existing Boston Ivy vine and upgrade of structure and planter bed plus new planting. New screen to match pergola to screen back of house loading zone.

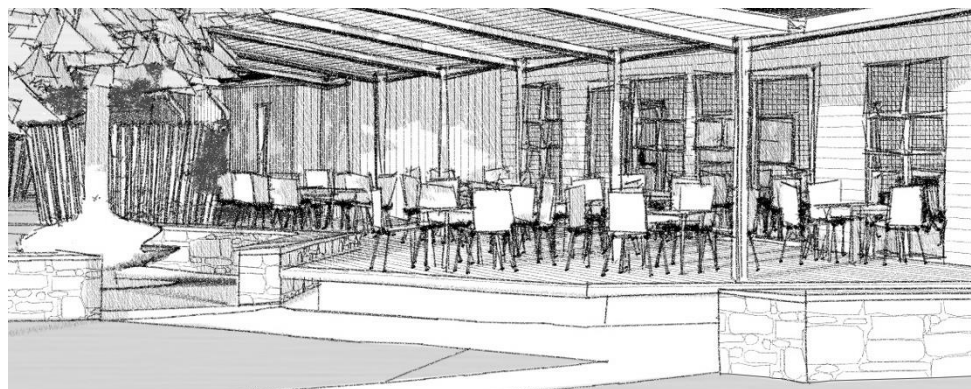
7

Existing car park area changed to shareway

Existing car park converted into new pedestrian zone that allows for parking, visitor bicycle parking and space for external open air gathering plus pedestrian links to nearby pathways. More pedestrian friendly than current layout.



Detail Plan



Deck imagery



Screen examples

Master Plan 2021 Element E2

Undergraduate Residents

8
Common Room & Bar upgrade

9
Landscape upgrade including
resident BBQ area

10
Secure, covered bicycle parking

5
Dining hall outdoor area

11
Flat upgrade into resident
accommodation

Additional

Progression of resident room
upgrades on all levels to match
recent refurbishment
prototype.



8

Common Room and Bar Upgrade

Refurbishment of Bar front including minor works behind counter. Currently under construction. Upgrade of common space to make more usable for different functions and allow a quiet zone.

9

Landscape upgrade including BBQ area

Upgrade of landscape pedestrian pavement and BBQ area outside of new link space and common room.

10

Secure covered bicycle parking

New secure covered bicycle parking and storage to replace existing storage area. New covered area creates a partially enclosed green space by the common room.

11

Flat upgrade into student accommodation

Upgrade of Barassi Flat into student accommodation and extra amenities for student rooms at ground level.



Detail Plan



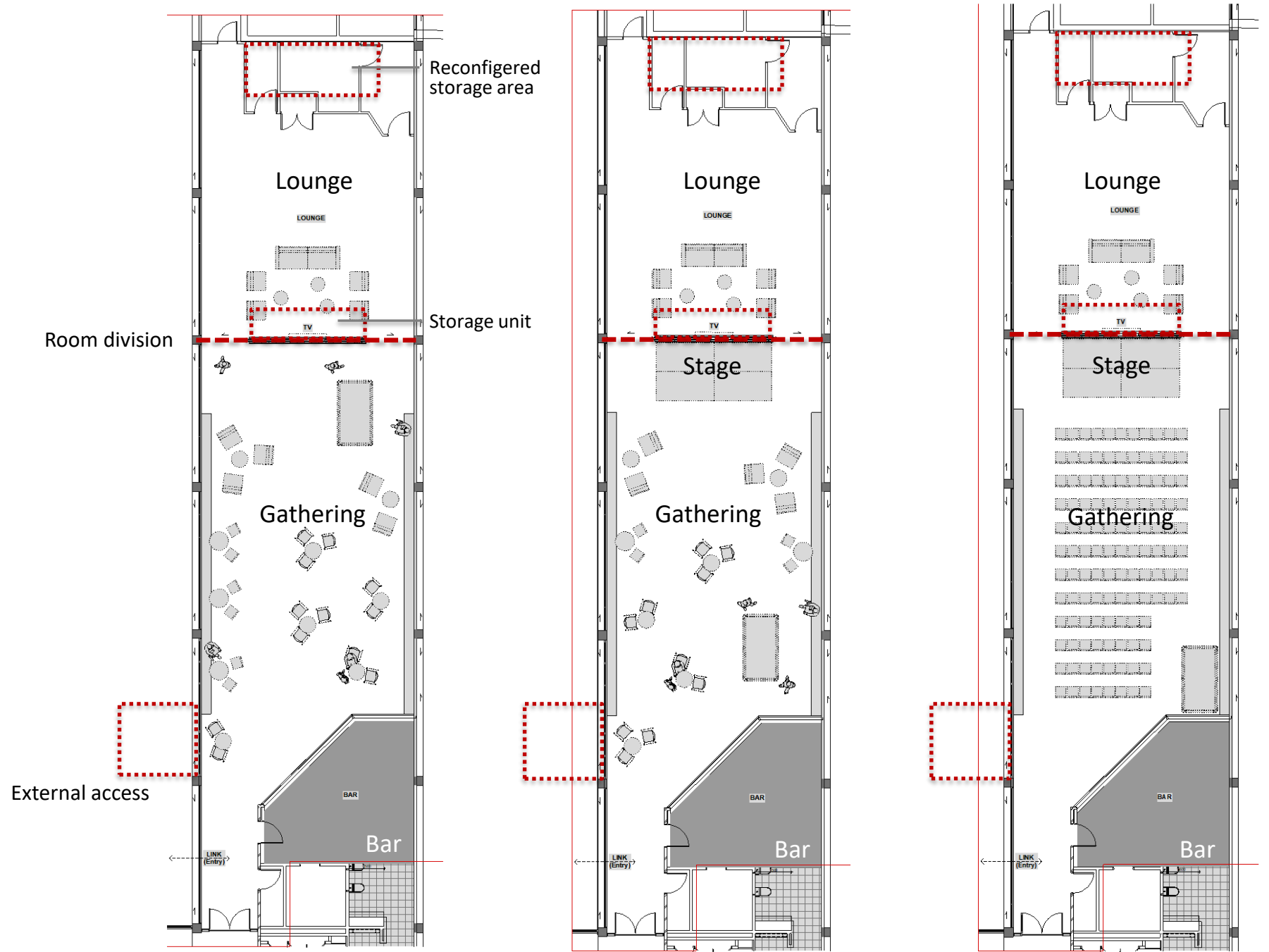
Bar upgrade example



Bicycle storage examples



Common Room and Bar layout options



General - informal

General - informal with stage

Formal layout with stage

Common Room option

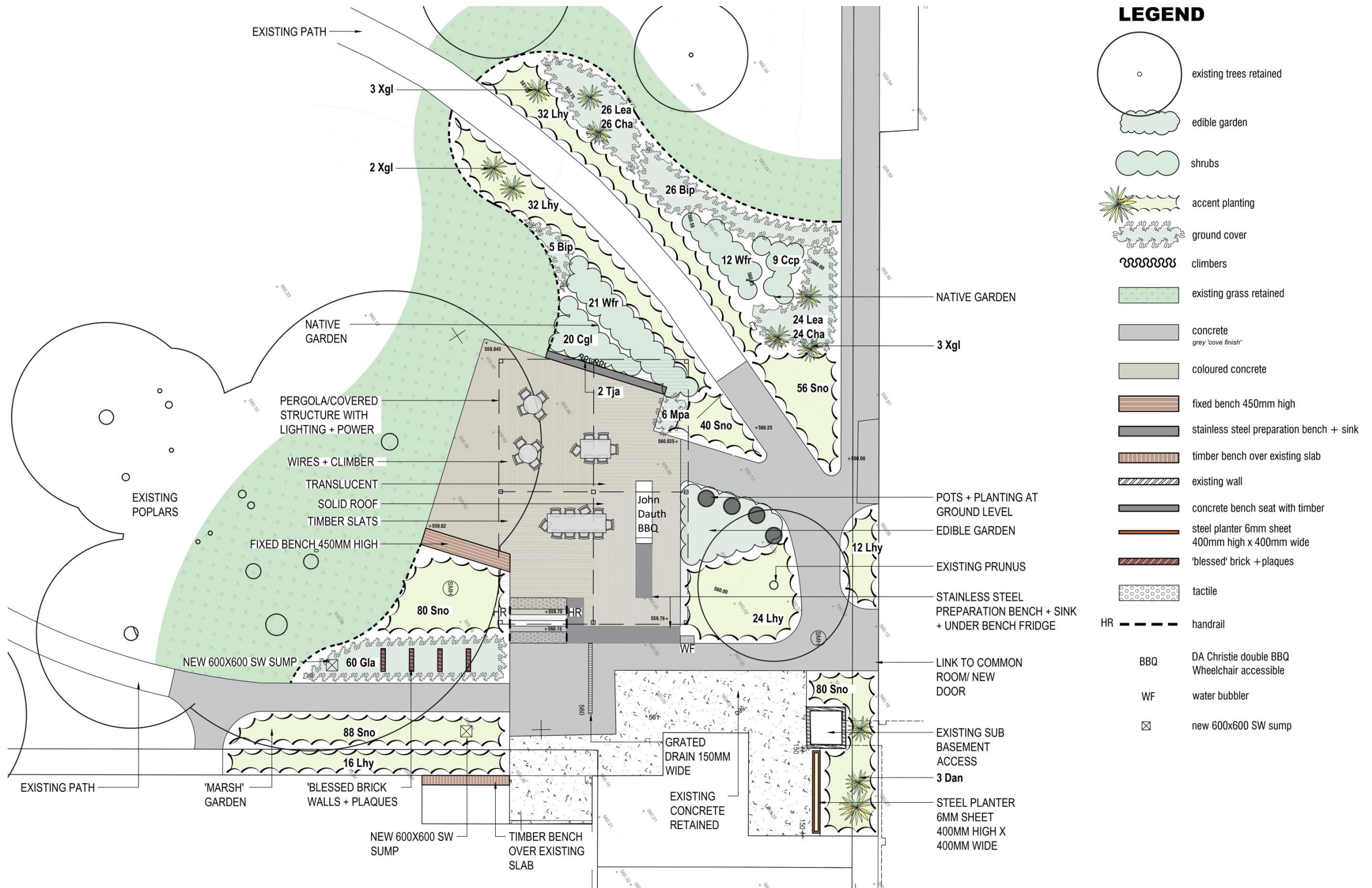


Furniture options

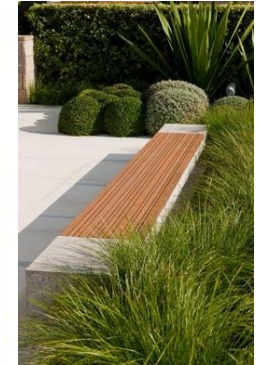


Montage of proposed dividing wall

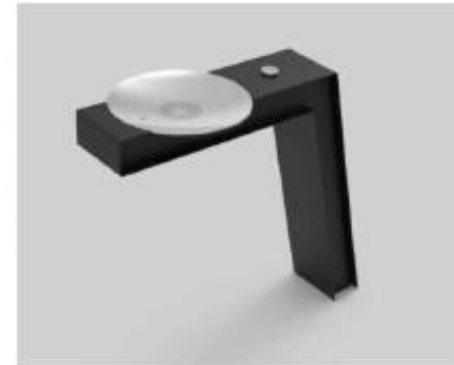
Landscape and BBQ Upgrade



Detail Landscape Inspiration



MOS URBAN SEATS/BENCHES UPON SOLID BASE



DA CHRISTIE ACCESSIBLE BBQ

PREPARATION BENCH + SINK

BUBBLER - MOS URBAN



PERGOLA STRUCTURE CONCEPT IMAGES

Detail Landscape Inspiration

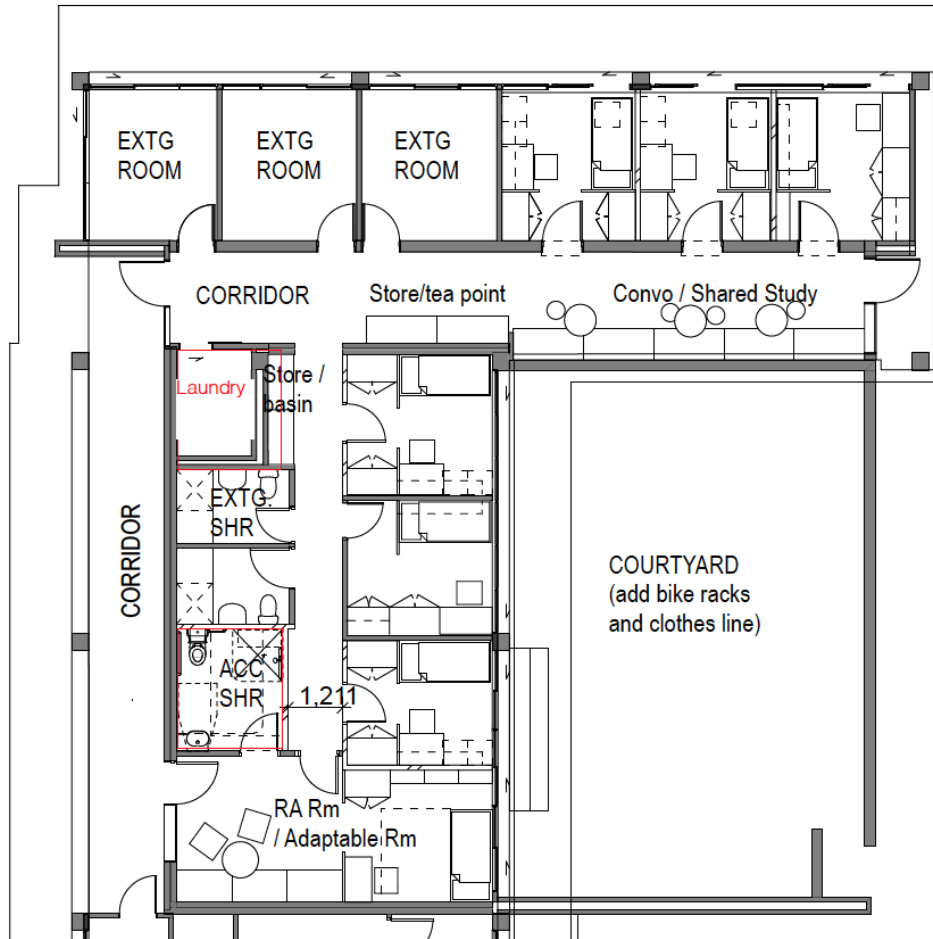


PLANT IMAGES

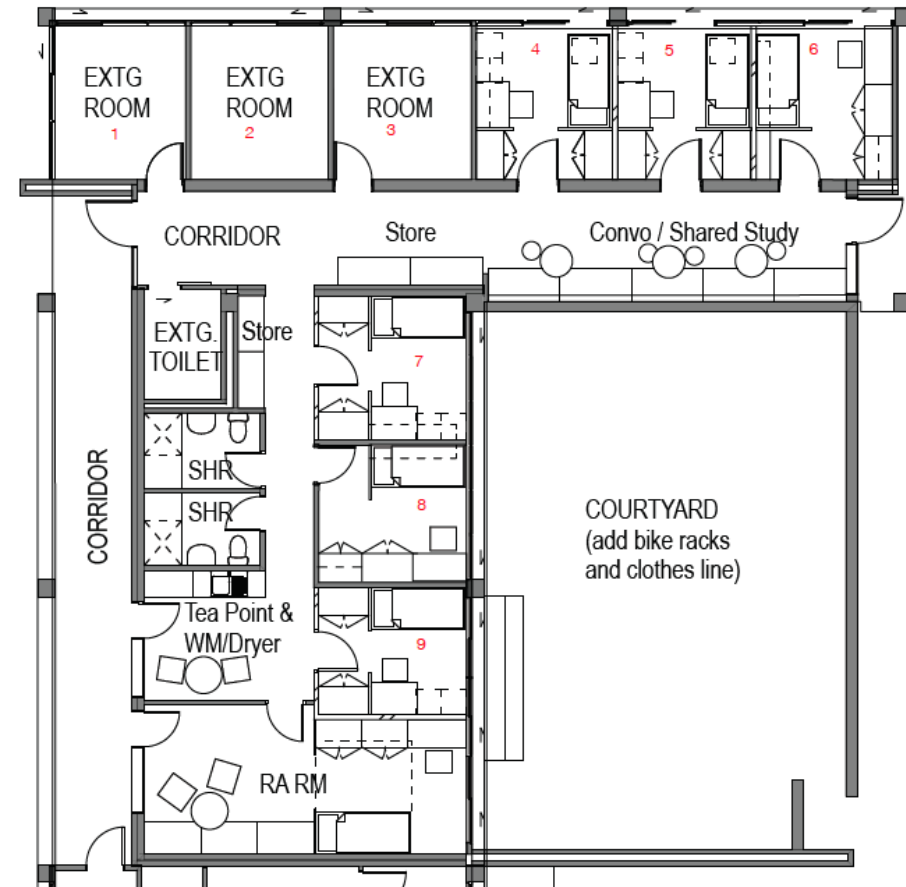
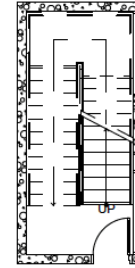
COURTYARD LANDSCAPE WORKS



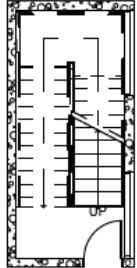
Flat Upgrade options



- Option 1
- New accessible toilet
- Adaptable room
- Laundry but no kitchenette
- Sinks to individual rooms



- Option 2
- Refurbish existing toilet
- Kitchenette with washing machine and dryer
- Sinks to individual rooms



Master Plan 2021 Element E3

Post Graduate Residents

12
Post Graduate resident lounge and outdoor area

13
Residential fellow accommodation

10 & 14
Secure covered bicycle parking

15
New screened drying area

Additional
Start of resident accommodation upgrades throughout village.



12

Postgraduate Lounge and outdoor area

Extension of existing laundry building to include common self-catered kitchen and lounge area with outdoor space.

13

Residential fellow accommodation

Small self-contained studio style accommodation for visiting fellows.

14

Secure covered bicycle parking

New secure covered bicycle parking and storage areas.

15

Screened drying area

Existing drying area moved to Western side in sunny location with privacy screening.



Bicycle storage examples



Detail Plan



Resident fellow studio example images

Master Plan 2021 Element E4

Operations and Staff

16
Administration area upgrade

17
Deputy Principal residence

18
Maintenance reorganisation
Storage upgrades

19
Internal garage link to
principal's residence

Additional
Staff requirement within
BurgSpace (Advancement
team)



16

Administration area upgrade

Refurbishment of administration areas including new counter, finishes and reorganisation of spaces.

17

Deputy Principal residence

New four-bedroom (or three-bedroom, study and guest) cottage for the Deputy Principal.

18

Maintenance area reorganisation and house keeping storage

Maintenance area moved to join other back of house areas in a new extension in a more accessible area from general administration. Storage areas upgraded including house keeping, maintenance and BRA storage.

19

Internal garage link

New door link from main Principal's garage into house to facilitate house keeping storage.

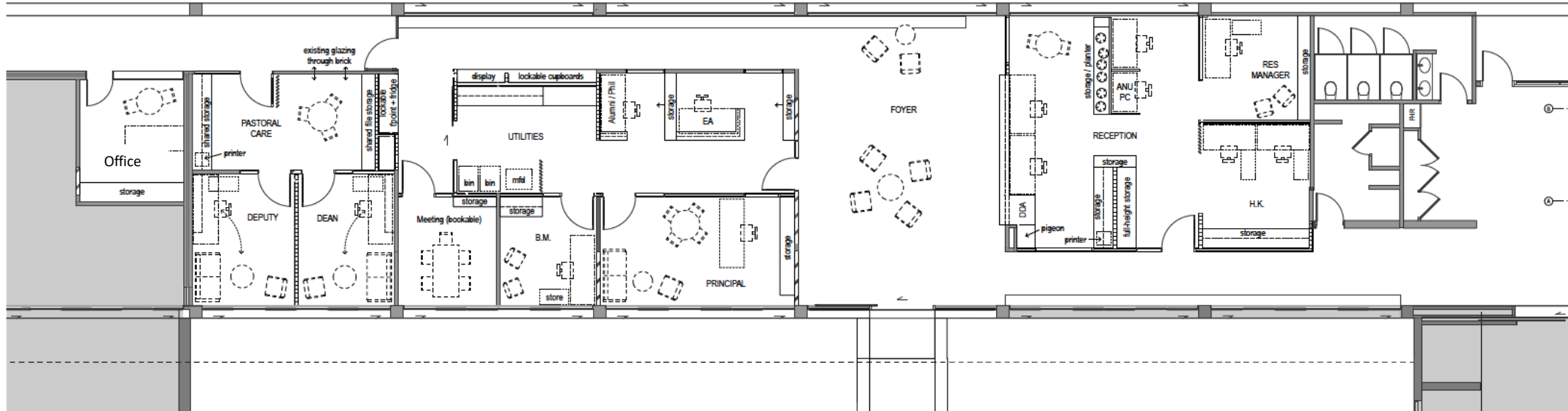


Detail Plan

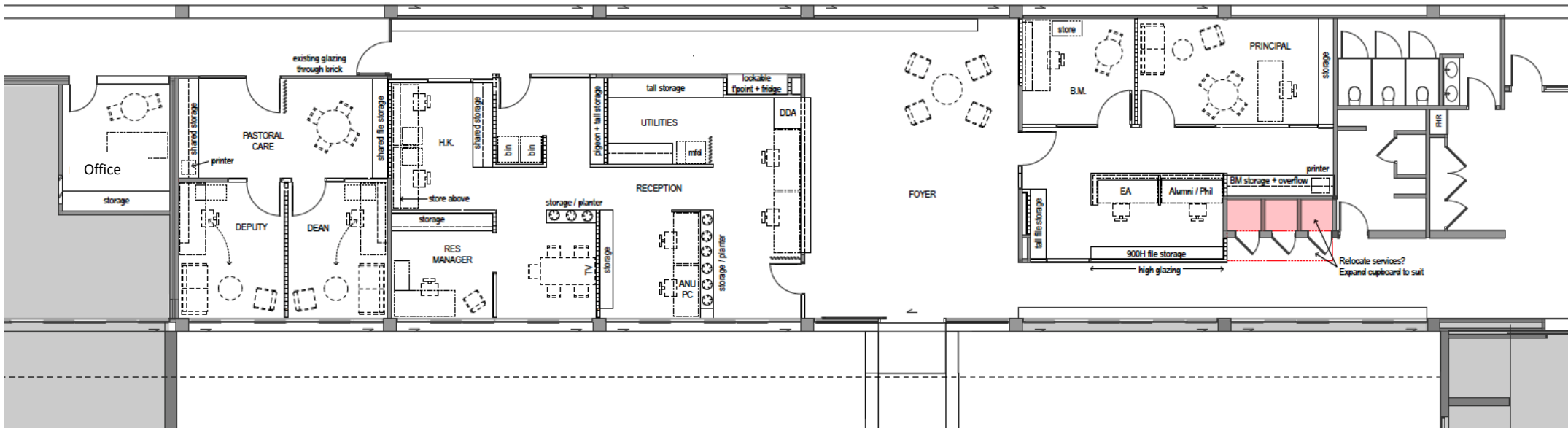


Detail Plan

Administration refurbishment example options



Option 1
Administration changes orientation to serve both the main entry and BurgSpace



Option 2
Administration maintains current orientation

Master Plan 2021 Element E5

General Amenity

20
Toilet upgrades

21
Landscaped privacy screening

22
Upgrade and conversion of existing space into useable area (either storage or office)

Additional
General landscape works refer to landscape plan



20

Toilet upgrades

Refurbishment of ground floor toilets. Note if BurgSpace proceeds then these toilets could be upgraded to none gender.

21

Landscape Privacy screening

New privacy screening along the new Daley road extension for the Postgraduate area.

22

Upgrade and conversion of existing space into useable area (either BRA storage, art studio, etc)

This could be a storage area. Alternatively, it is a good location for visiting fellows or an office.



Detail Plan

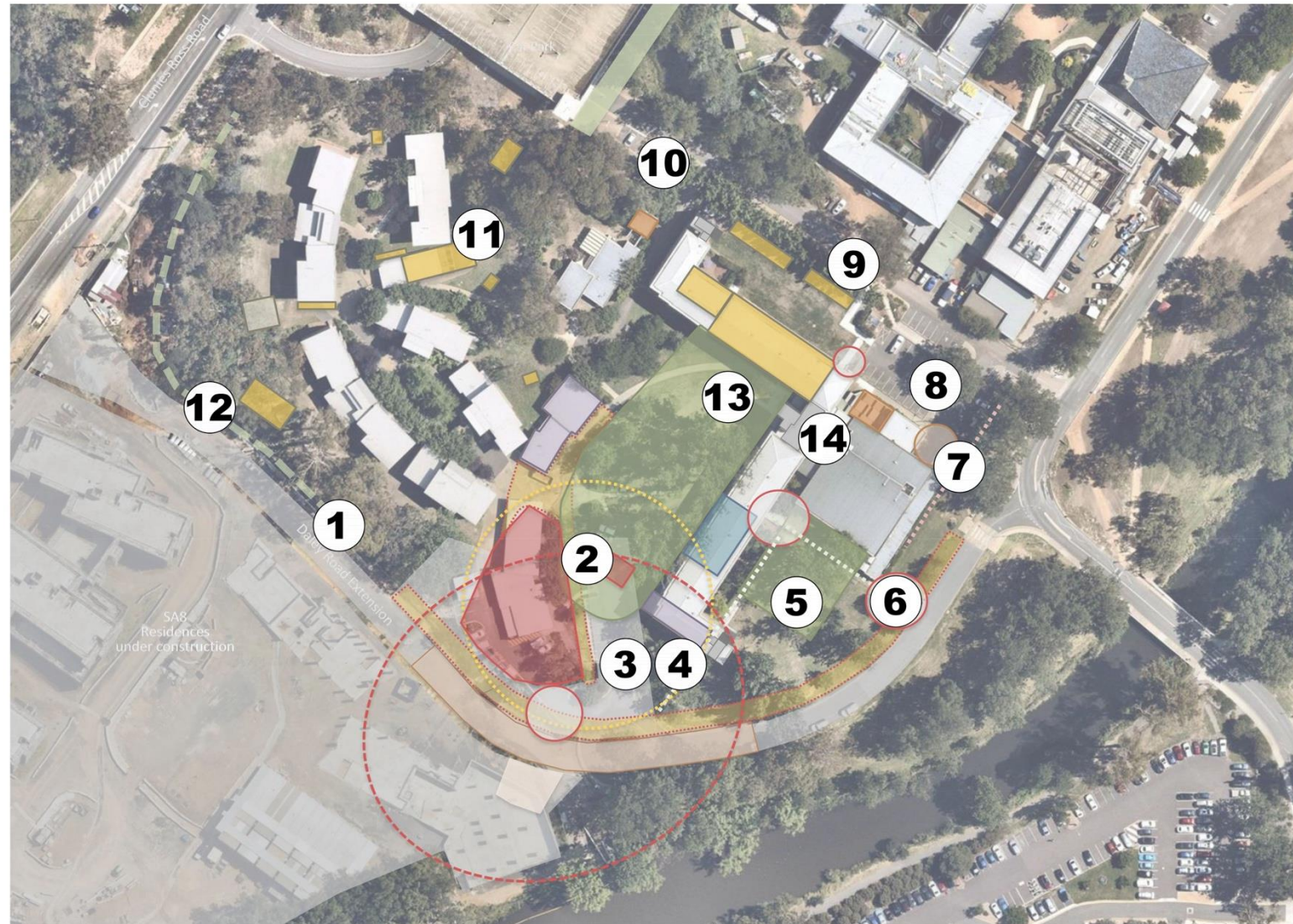


Detail Plan

Landscape

Landscape Master Plan

KEY



BURGMANN LANDSCAPE MASTER PLAN - KEY LANDSCAPE AREAS

1. **SCREEN PLANTING TO DALEY ROAD**
 - Introduce groups of evergreen shrubs - Acacia, Callistemon and Grevillea 2-4m high to screen open views of SA8.
 - Consider low flammability plantings and ensure separation of planting groups from trees and other existing plantings
2. **COVERED BBQ + SOCIAL SPACE**
 - Electric BBQs, table and bench seating, shade structure over, edible plantings to surround
 - Water filling station
3. **SHAREWAY AND LANDSCAPE**
 - Concrete pavements, Water sensitive urban design, new tree plantings
4. **REMEDIAION WORKS TO RAISED PLANTER**
 - Resolve cracked brickwork /safety risk. Possibly replace with steel clad planter subject to heritage advice
5. **ENTRY ZONE**
 - Upgrade paths, consider decking to extend from dining hall, select fixed and loose furniture to lawn and paved areas
6. **ENTRY PATH AND ARRIVAL SIGNAGE**
 - Increase width of entry path, provide new signage
7. **PERGOLA UPGRADE AND LOADING DOCK WORKS**
 - Rectify pergola - remove/replace timbers with steel, remove/replace climber
 - Provide screen - timber/steel slats to service and loading dock when viewed from Daley Road
8. **SERVICE ZONE UPGRADE**
 - Retain existing trees, replace pavements, provide timber/steel slat screens
9. **BIKE STORE**
 - Provide cover bike store with swipe card access
 - Provide bike repair table
 - Provide low plantings/new pavement to denote new entrances
10. **NEW CAR PARK**
 - New soft landscaping to tie into existing landscape
11. **LANDSCAPE TO EXTERNAL RESIDENT LOUNGE**
 - Small shade structure, new seating to match precinct suite
12. **TREE RENEWAL**
 - Removal and replacement of poor quality trees
 - Spans Daley Road and Clunies Ross boundary
13. **COVERED BBQ AND SOCIAL SPACE**
 - Electric BBQs, table and bench seating, shade structure over, edible plantings to surround
 - Water filling station
14. **GP ROOM COURTYARD UPGRADE**
 - Refurbish pond
 - Remove bamboo and stack stone to raised planter
 - Reduce complexity - reinstate to simple and clean design elements of a Japanese style courtyard

Landscape Concept Images

2 & 11 - COVERED BBQ + SOCIAL SPACE



4. ENTRY ZONE. PATHS, DECKING + FURNITURE SUITE



Landscape Concept Images

12. COURTYARD LANDSCAPE WORKS

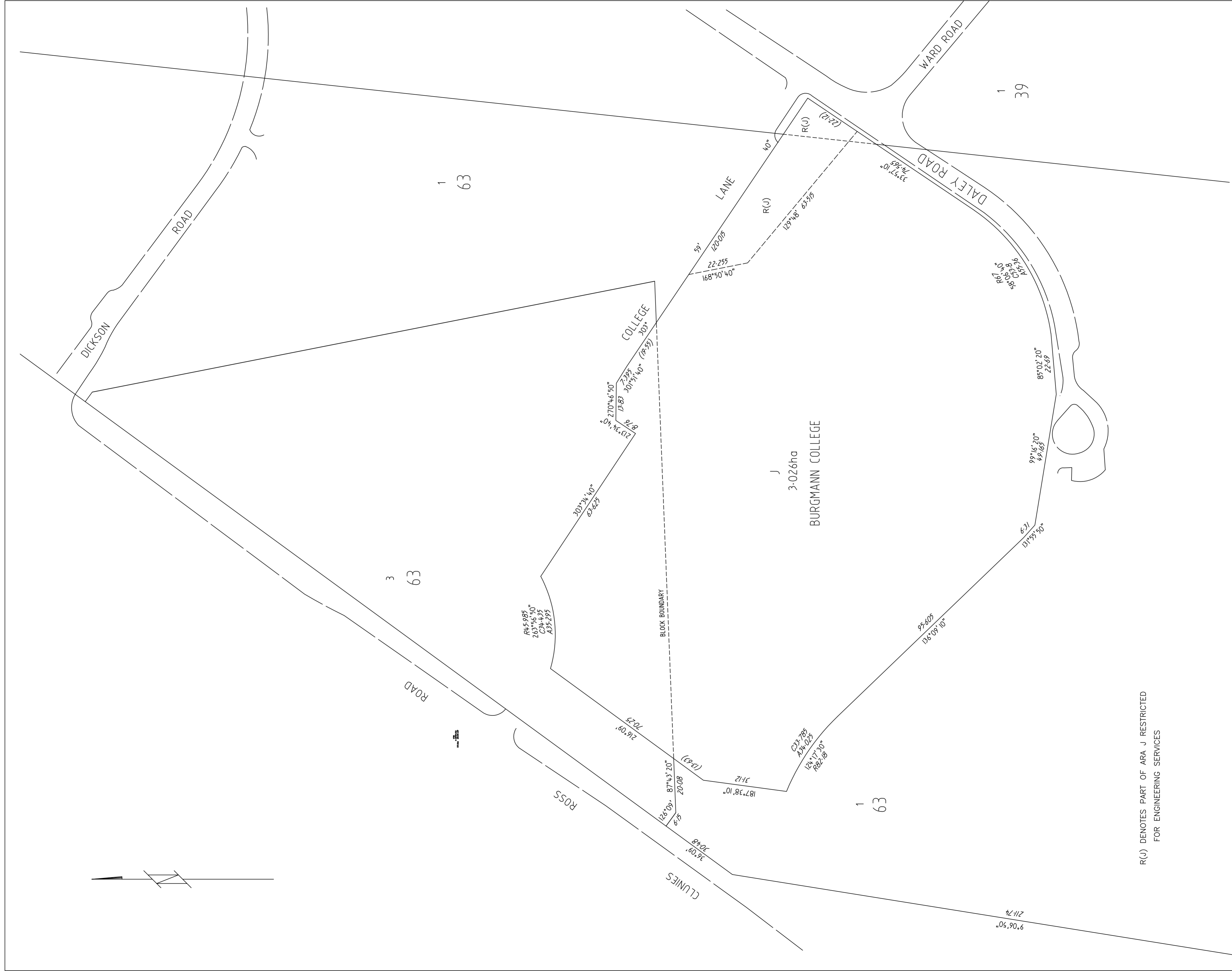


CONCEPT PLANT IMAGES



Attachments

New Boundary Alignment



R(J) DENOTES PART OF ARA J RESTRICTED FOR ENGINEERING SERVICES

I, MICHAEL STAPLETON
of VERIS AUSTRALIA Pty Limited, Canberra
certify that this plan is an accurate and adequate
representation of the layout as at 3/10/2019
of PARTS OF BLOCKS 1 & 3 SECTION 63 AND
BLOCK 1 SECTION 39 DIVISION OF ACTON

Signed _____ Registered Surveyor
Date _____

PLAN OF PARTS OF

BLOCKS 1 & 3 SECTION 63 AND
BLOCK 1 SECTION 39
DIVISION ACTON
Scale 1:750

0 5 10 15 20 30 40 METRES

Lodged in the office of the Registrar of Titles
at Canberra the _____ day
of _____ at _____ minutes
past _____ o'clock in the
Approved _____
Registrar of Titles

SL PLAN No

AMENDS SL PLAN 5783