MASTER PLAN SUMMARY

NOVEMBER 2016



ST JOHN'S COLLEGE

St John's College was established in 1858 in connection with the foundation of the University of Sydney to provide a residence for Catholic students where they would also be instructed in the Catholic faith. Women were first admitted in 2001. While the College is "of and within the University of Sydney" and its Visitor is the Catholic Archbishop of Sydney, it is an independent and self-governing institution. In the second decade of the 21st century the College is a vibrant community which includes some 250 resident students and a number of senior resident members.

The College's governing body, known formally as the Rector and Fellows, adopted a Strategic Plan to guide decision-making for the period from 2015 to 2019. The Strategic Plan reflects worldwide shifts in residential learning environments and a desire to anticipate and lead these changes whilst preserving and celebrating both history and heritage.

This Strategic Plan is directional, not definitive, in its design. While the five-year timeframe gives the opportunity to achieve important milestones as a College, we acknowledge the rapid rate of change in our increasingly globalised world. Our strategic priorities will be recalibrated as our goals and strategies unfold.

As we look to 2019, our College mission remains the foundation for our plans. We remain committed to contributing to Catholic intellectual life in Australia and beyond by:

- helping to prepare the next generation of Catholic leaders,
- affirming the mutual relationship between human reason and Christian faith,
- providing material, spiritual and pastoral support to students,
- providing opportunities for higher education to people who are less advantaged,
- engaging with issues of significance to local and global communities.

Together, we have begun a remarkable journey to 2019.



EXECUTIVE SUMMARY

The St John's College Master Plan is an outcome of the College Strategic Plan 2015-2019.

The Strategic Plan seeks to develop the College's infrastructure, campus and facilities to fulfil its mission. Additional accommodation will allow for an appropriate increase in student numbers over time. Such expansion is not to jeopardise the quality of the College experience available to all students. Development will also allow for increased accommodation for senior resident members and visiting scholars.

The Master Plan has examined the site's opportunities and constraints in detail, including heritage. From this a number of opportunities for improvement of the existing facilities, appropriate future development of the College including accommodation, social facilities, sport and recreation, as well as ongoing revenue streams have been identified.

The Master Plan will allow the College to meet the objectives of its Strategic Plan, providing a framework to balance the range of existing and future needs of the College.

MASTER PLAN OBJECTIVES

Through a series of discussions and workshops with the College the following Master Plan objectives have been developed.



Cultural / Ethos

- Preserve the cultural heritage of the College
- Create a new library at the heart of the College so that, with the Chapel and Dining Hall, the academic, spiritual and social core of the College is strengthened



Campus Master Plan Objectives

- Examine the entire site and its capacity
- Examine the area adjacent to Johns Hopkins Drive
- Examine the campus core and opportunities for its improvement



Wider Intellectual Community

- Be a focal point for Catholic participation in Australian intellectual life
- Host conferences, lectures and seminars
- Establish a St John's Institute

BRIEF

The following key elements form the Master Plan brief.

Residential accommodation
Examine the site's capacity to provide for both medium and long term needs, preserving the ethos and heritage of the College.

Academic
Enhance the College's ability to provide facilities that support academic excellence. In particular examine opportunities to improve the library and College archive.

Social
Examine opportunities to provide more social places within the College both within buildings, as well as outdoor social places.

Sport
Maintain and enhance the College's sporting facilities including outdoor playing areas as well as associated training facilities. Balance the needs of the College residents and those of the broader university.

Perimeter and security
Develop a strategy that:

- defines all edges of the St John's College campus
- secures the College's edges especially on Missenden Road where late night trading etc creates issues
- does not "wall off" campus especially from the University and the adjoining college where increased engagement and connection can be of benefit

Commercial opportunities
Examine options for third party income including:

- leasing land and/or facilities
- sharing facilities
- creating spaces that can be publicly accessible

Car parking
Develop a car parking strategy.

CULTURAL SIGNIFICANCE OF COLLEGE

Outstanding cultural significance is ascribed to St John's College as follows:

St John's College was one of the most important foundations of the Catholic Church in New South Wales in the nineteenth century, formed as a "crowning edifice" of its extensive educational system that operates to this day. It is a founding college of Australia's first university.

The buildings erected to the design of William Wardell are an exceptionally fine example of Gothic Revival architecture of the nineteenth century. It has an outstanding chapel, library and great hall arranged around a spectacular stone imperial stair. With its later tower and wings developed on the H plan layout of Wardell, the College is complete and retains most of its original large spatial setting including a gatehouse and original trees.

The College houses an outstanding collection of original and later furnishings, pictures, liturgical vessels, missals, vestments, sacramental objects, historic archives, library of books and statues.

The buildings and contents of College have great value for research into its own history, the history of the Catholic Church in New South Wales, the history of architecture in Australia, and art history.

The College is associated with many important figures of Catholic lay and clerical history in New South Wales and Australia. It has exceptional social significance to its large body of alumni, and present students and staff.

The College has undertaken formal conservation planning since 2001. The Conservation Management Plan has been revised in support of the master planning process.



SUMMARY OF OPPORTUNITIES AND CONSTRAINTS

The College has undertaken formal conservation planning since 2001. As part of this Master Plan, the conservation plan survey of the landscape and buildings, and the policies of the Conservation Management Plan, were reviewed in light of the changes that have been made since 2001. These were summarised in a plan showing opportunities and constraints for development to inform the Master Plan. This plan is reproduced here.

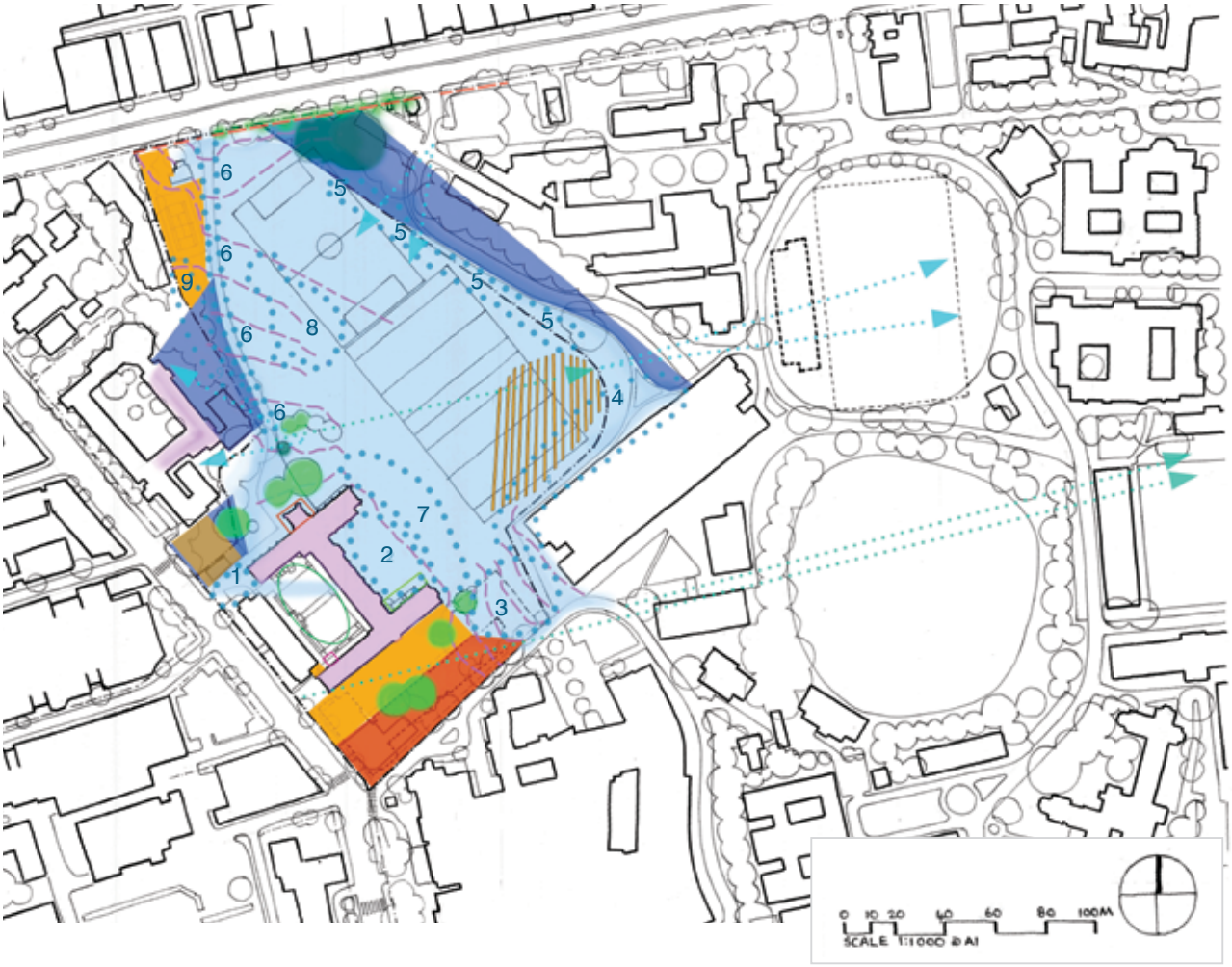
The plan identifies:

- Original trees and topography to be retained
- A primary spatial setting of the College building (pale blue area)
- Opportunities for enlarging the spatial setting, including to the east of the boundary with the University (darker blue area)
- Opportunities for locating commercial activities along Johns Hopkins Drive, where such uses have been located in various forms since c. 1938
- Opportunities for new collegiate structures, principally outside the primary spatial setting
- Opportunities for new collegiate structures inside the primary spatial setting adjacent to the Charles Perkins Centre

Legend

1. Frame the tower as seen from Missenden Road
2. Construct east garden fence
3. Screen Hospital J wing by planting
4. Further screen Charles Perkins
5. Plant natural edge & frame view to College
6. Replant Sentry Palm avenue
7. Restore steep bank
8. Replant park trees
9. Lower hedge to reveal Sancta original building

- Buildings to be conserved
- Land form to be preserved
- Fences to be preserved
- Primary visual curtilage to be preserved
- Recover visual setting
- Important views to be conserved
- Historic trees to be preserved
- Substantial trees to be preserved
- Interpretation within the setting
- Future building to college use
- Future building to non-college use
- Extent Tower
- Add Cloister
- Future Opportunities Site



MASTER PLAN DESCRIPTION

Master Plan Vision and Design Structure

Vision

The Master Plan vision has been derived from the broader objectives described in page 2	Enhance and define the campus edges	Maintain the playing fields as an important part of the overall campus
Maintain significant views and vistas to the Main Building and Freehill Memorial Tower from Parramatta Road and other places identified in the analysis	Mediate the scale of neighbouring buildings such as the Charles Perkins Centre, through built form and landscape	Improve the Main Building by creating new common areas and further activating outdoor spaces
Maintain significant views and vistas to the Main Building from the south-east and oval as indicated in the analysis	Create a series of connected places associated with new buildings	Identify opportunities for future development which maintain the heritage and ethos of the campus

Design Structure

The existing College Community housed within the Main Building and Hintze wing will be enhanced and potentially can be extended to the south-east to Johns Hopkins Drive. This contains the three community core places:

- Chapel
- Dining
- Library

A new connected College Community can be created on the north east area of the campus. It would include its own dining facility as its 'heart'. It would be linked to the community, chapel and library housed in the main building.

The Master Plan structure is as follows:

- Open spaces (playing fields, courtyards and green spaces) are the organising elements, around which groupings of buildings and courtyards are connected to create a campus
- Buildings and proposed envelopes define the campus edges
- Buildings do not interrupt significant vistas
- The Johns Hopkins Drive site can be developed for college or other purposes
- The playing field is retained as a Rugby Field and is the uniting space on campus, as well as a foreground for all communities within the college

Illustrative Master Plan

The Master Plan responds to the design structure described page 5. The plan proposes new spaces, strongly defined by College buildings as well as landscape.

The Master Plan illustrates a framework to create new communities within the broader St John's community united by traditional quadrangular places and sporting fields.



Existing Campus Core Buildings

Part of the vision is to improve the Main Building by creating a new library, new common areas and further activating outdoor spaces.

The strategy to realise this vision for the Main Building is to:

- Reinstate the original chapel/library/ Great Hall core of College (equals worship/learning/communal dining)
- Reinstate the original seminar room use to the library
- Insert local common rooms throughout the Main Building, breaking down the bedroom corridors, at the rate of one per eight to ten rooms
- Relocate the Dail Bar and reinstate original common room use to existing room
- Reinstate other original uses

The outworking of the strategy is illustrated in the following plans for each floor. They show:

- historic uses
- existing uses
- proposed uses

Circulation

Pedestrian circulation is proposed throughout the campus as illustrated on the plan.

The pedestrian network more strongly connects the Main Building to the rest of the campus as new areas are developed.

The Johns Hopkins Drive Site

A series of view and vista studies has identified a potential building envelope:

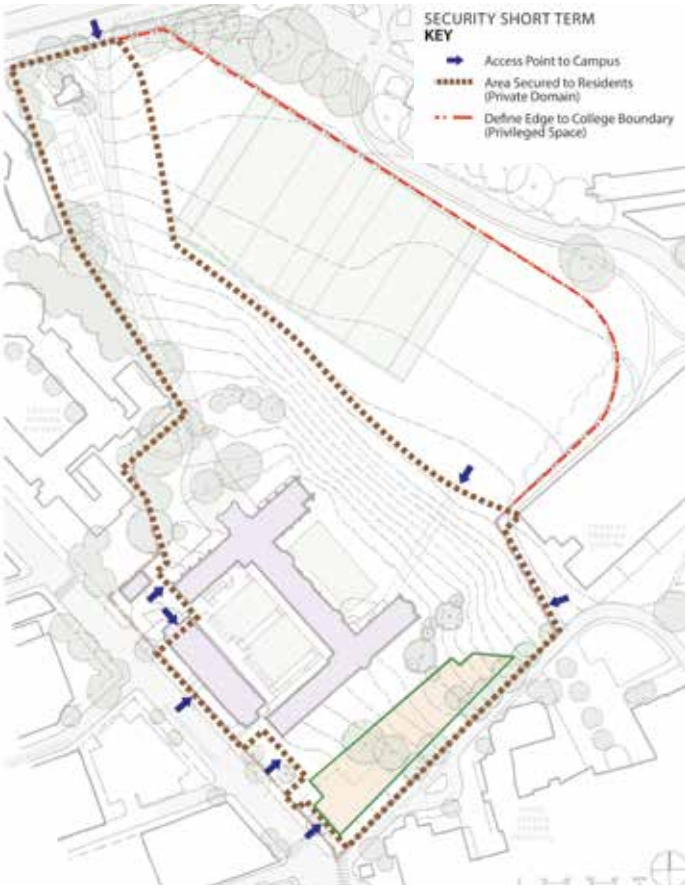
- The envelope will mediate the scale and future increased activity at RPA
- A green space is proposed between the envelope and the existing Main Building
- An access shareway is proposed within the site; this shareway can accommodate a range of functions, including vehicle and pedestrian, depending on future need, providing access to the Johns Hopkins and North East area of the campus
- The building footprint could accommodate a range of uses (up to 9,500m^2) including:
  - College accommodation
  - Retail at grade
  - University/Administration
  - Health
  - Car parking below grade



Security Strategy

A security strategy has been developed creating defined edges as follows:

- Clearly differentiate three layers of place:
  - Private Domain - areas of College wholly dedicated to College functions
  - Privileged Space - areas on College land available to the University community with College permission (Playing field)
  - Public Domain - University lands outside the College grounds
- To Missenden Road, setting back to allow short term loading / drop off access
- To the south east along Johns Hopkins Drive, upgrading space for a publicly accessible footpath
- To the north east at the foot of bank following the site's contours. This extends north west to Parramatta Road
- To the north west along the boundary with Sancta Sophia College
- A series of estate fencing and landscape treatments are proposed to create definition and security without unduly disconnecting the College from its surroundings



Landscape and Open Space

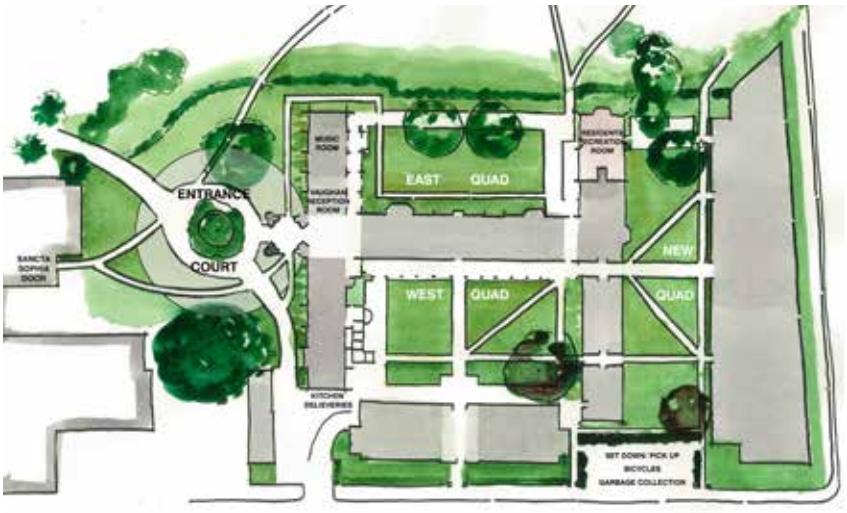
The Master Plan proposes the development of landscape spaces outside and connected to the buildings of the campus - one of the key principles of this plan providing a landscape based structure to create new connected places within the College campus.

The strategy to realise this vision for the landscape around the Main Building is to:

- Enclose a grand entrance court with access to Sancta Sophia reinstated
- Make the western quadrangle more useful by enlarging the terrace below the great hall, aligning paths to doors, and planting a good tree
- Make the east quadrangle usable by enclosing the open side with planting and making openings into it from the Main Building
- Create new quadrangle to the south of the Main Building with straight connections to western quadrangle and Main Building

The strategy to realise this vision for the landscape in the open space of college grounds is to:

- Reinstate the palm avenue to connect the main gates visually to the Main Building
- Establish a system of low gradient paths through the grounds that connect buildings
- Reinstate trees in the open grounds
- Locate car parking between the driveway and the boundary with Sancta Sophia College
- Create a level quad to new buildings with a direct view to the Main Building
- Set the new building adjacent to Johns Hopkins Drive to allow car and delivery access to the bottom of the site
- Create a set down/pick up area off Missenden Road



ACCOMMODATION CAPACITY

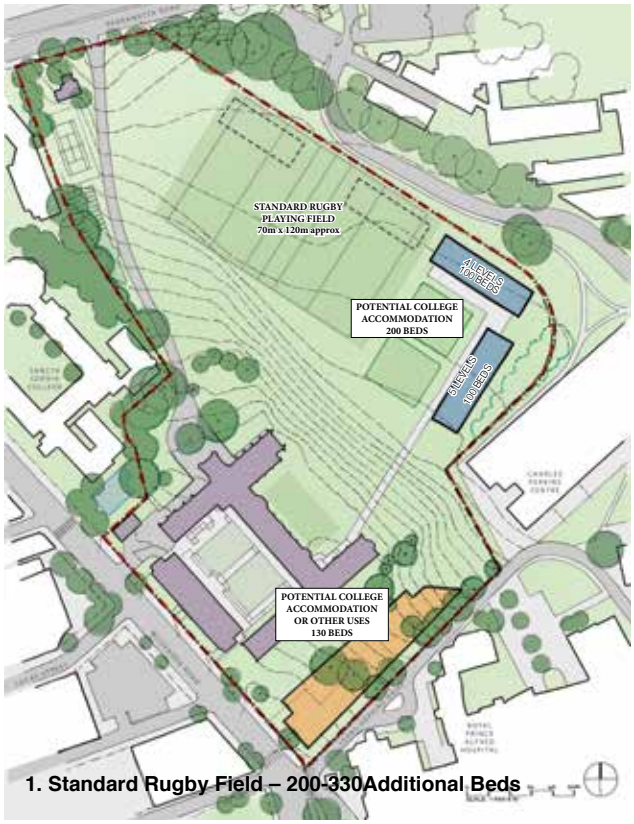
The Master Plan provides a flexible framework that allows future development to proceed in a number of ways.

Main Building Improvements
It is envisaged that building improvements will be undertaken as the first priority. This could displace 25 beds.

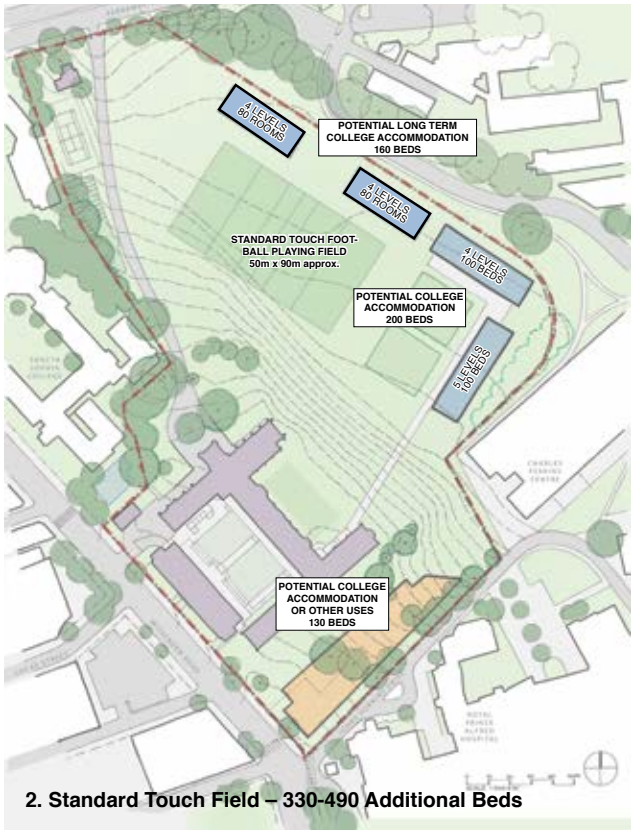
North East Campus - Standard Rugby Field
The area adjacent to the Charles Perkins Centre could proceed without any boundary changes and is closest to the existing campus heart.

Johns Hopkins Drive Site
This can proceed independently.

Long Term Scenarios
The area adjacent to Orphan School Creek Lane could accommodate further capacity which would require reconfiguration of the Standard Rugby Field to a Standard Touch Football Field (image 2 below).



1. Standard Rugby Field – 200-330Additional Beds



2. Standard Touch Field – 330-490 Additional Beds

ACCOMMODATION CAPACITY
KEY
Potential Accommodation

CONCLUSIONS

The Master Plan was commissioned to investigate and make recommendations on three elements of the College: the overall capacity of the campus, improvements to the existing buildings and developing the area of the campus adjacent to Johns Hopkins Drive.

Recommendations in response to each of the above as follows:

Campus Expansion

With regard to capacity, the Master Plan has found the following:

Medium Term

- There is a capacity for approximately 200 beds in the north eastern area of the campus adjacent to the Charles Perkins Centre. This site could be developed with a north facing quadrangle open space facing the Main Building
- There is also capacity for approximately 130 beds adjacent to Johns Hopkins Drive near Parramatta Road

The development would permit the continuation of a Standard Rugby Field.

Long Term Scenario

Should further development beyond doubling the size of the current college be required at some time in the future, a further long term scenario has been developed as follows:

- The central open space is retained as the heart of the campus but reduced so that a regulation touch football oval rather than a full rugby pitch is retained
- This arrangement could deliver an additional 160 beds

	No. of new Beds
Medium Term Scenario	200
Long Term Scenario	160
Johns Hopkins Site	130

Building Improvements

From a detailed review of existing functions within the Main Building, a number of recommendations for improvement have been developed as follows:

1. Create more communal / public spaces. Suggestions have been included in section 10.3.1, and in points 2 and 3 below
2. Create additional stairs and more bathrooms to reduce corridors and the need to walk through communal areas
3. Create new entrances to the building at ground level to encourage more activation of the courtyard spaces

The above could result in the loss of approximately 25 beds which could be replaced by new accommodation.

Johns Hopkins Drive Site

The College Council requested that the Johns Hopkins Drive site be examined in detail. The investigation is discussed in Section 10.3.3.

From this the following conclusions were reached:

- The site can accommodate approximately 130 beds. This is a reduction in the number of beds compared with the approved Development Application. Recent advice on the expansion of emergency facilities on the adjacent RPA site requires a revised redesign to achieve privacy and amenity
- The site can accommodate in the order of 9,500m^2 assuming a floor to floor height of 4 metres at ground level and 3.1 metres at other levels
- The above scenarios assume below grade car parking for the College as well as ongoing income from the retail uses

Level	Residential Area (m^2)	Non-residential Area (m^2)
Lower Ground	1150	1150
Ground	*1700	1800
2	1700	1800
3	1600	1700
4	1600	_
TOTAL	**9500**	**8250**

* Includes possible non-residential



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