



# BOOMALAKKA

NEWS FROM ST PAUL'S COLLEGE UNION

Available from the College website  
[www.stpauls.edu.au](http://www.stpauls.edu.au)

Number 42

October 2012



## LETTER FROM THE CHAIRMAN OF COUNCIL

October 2012

Dear Fellow Paulines,

### **MASTER PLAN DEVELOPMENT APPLICATION AND SALE OF COLLEGE LAND**

On behalf of the Warden and Fellows, I am writing to provide an update to the St Paul's College community regarding significant developments that will positively impact the future of the College, namely:

- the submission of a Development Application in relation to a Master Plan for the enhancement and expansion of the College; and
- the sale of a portion of land at the northern end of the College (beyond the tennis courts - approximately 4,449 square metres) to the University of Sydney, to enable the University to build a world class scientific research facility. To put this in context, the land to be sold represents less than 7.5% of the College's land.

*continued...*

*Letter from the Chairman continued...*

These are landmark developments which have evolved from the College's 2009 Strategic Plan and which have been communicated to the College community in the last couple of years through a consultative process undertaken by Council. Importantly, they represent a milestone in the College's relationship with the University and will allow both institutions to enhance their contributions to the broader community.

The College is fortunate to have been endowed with a substantial landholding at its establishment 156 years ago and Council is deeply conscious of the privilege this represents and the responsibility it carries. Council recognises there is scope to increase the contribution the College makes to the life of the University, which is always evolving, and to the broader community.

The College has therefore in recent years, with the encouragement and support of the University, developed a Master Plan in conjunction with a team of consultants, including **Citta Property Group, Cox Richardson Architects** and **Clive Lucas Stapleton and Partners**. The essential intent of the Master Plan is to lay out a pathway for increasing significantly over time the scope of accommodation and other facilities which the College offers. Development of the Master Plan represents the first time in its history that the College has undertaken such a task, let alone on such a comprehensive basis.

The Master Plan provides an exciting vision for the College to expand and modernise its facilities in a manner consistent with its heritage, its relationship with the University and the needs of future residents. A Development Application for the Master Plan has been submitted to the New South Wales Department of Planning and Infrastructure (DPI) which is the approval authority for State Significant Developments.

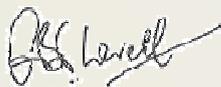
While approval of the Master Plan will enable the College to pursue future development, it will not commit the College to the implementation of all or any portion of the Master Plan, which in any event would be likely to be implemented progressively over a number of years. Council has commenced an assessment of the feasibility of such implementation.

We hope you share the Council's enthusiasm for the College Master Plan and the benefits it will provide to future generations of Paulines. As James Bell has assumed responsibility on Council for liaison with the College community on the Master Plan and implementation of future development plans, may I encourage you to provide your comments and feedback to James. The more engagement we have, the better.

The land sale process is in its final stages and we expect to be able to communicate more on this shortly via the College website.

Let me take this opportunity to thank you for your ongoing support of the College and we look forward to sharing further information with you as the plans evolve.

Yours sincerely,



**Geoff Lovell**  
Chairman of Council

For further information please contact:

**Warden:** [registrar@stpauls.edu.au](mailto:registrar@stpauls.edu.au)

**James Bell:** [jrgbell@mac.com](mailto:jrgbell@mac.com)



## ST PAUL'S COLLEGE MASTER PLAN 2012 – AN OVERVIEW

The College's Strategic Plan<sup>1</sup>, published in 2009, contemplates the enhancement of the College infrastructure in a manner which expands the accommodation for undergraduate residents and increases the number of graduate, postgraduate and academic places, "without compromising the present model of an integrated residential community". When resolving in 2010 to proceed with the Master Planning process, Council also resolved that any such expansion would preserve the existing College as a college for men, forming part of a larger College community.

The prospect of additional on campus accommodation has the whole-hearted support of the University and is consistent with its own strategic plan<sup>2</sup>. Indeed, very early in his term the Vice-Chancellor told a gathering of representatives of the governing bodies of all residential colleges that one of his aims was to see a dramatic increase in the number of students living on campus, thereby enhancing their experience of university life. All colleges have embraced this aim and all are now, to varying degrees and in different ways, actively planning expanded residential accommodation. For its part, the University has contributed substantially to the planning costs incurred by the Colleges and for this the College is most grateful.

The above principles have informed the development of the College's Master Plan, which has now been submitted to the New South Wales Department of Planning and Infrastructure (DPI) for approval.

The Master Plan contemplates expansion and refurbishment of the existing College as well as the construction of substantial graduate accommodation, together with infrastructure and landscaping works.

In particular, the Master Plan contemplates a number of possible developments in respect of which development approval has been sought:

- Three new residential buildings along the College's northern boundary to accommodate up to 386 students and academics;
- Alterations and additions to the Arnott Wing to enhance the accommodation there and possibly to provide additional accommodation for up to 50 students;
- Refurbishment and internal re-configuration of the Garnsey Wing;
- Relocation of the existing tennis courts/basketball courts from their current position to the corner of City and Fisher Roads, adjacent to the Gate Keeper's Lodge, with underground parking;
- Realignment and lifting of the College Oval and construction of a new cricket pavilion on the eastern side of the Oval;
- Refurbishment of the Gate Keeper's Lodge;
- Landscape restoration and enhancement works, including circulation, pathways and access;
- Realignment of the existing internal driveway and new entry gates off City Road;
- Underground parking for 178 vehicles;
- Creation of a new internal vehicular entrance from Fisher Road; and
- New building envelopes to facilitate future accommodation at the southern end of the College adjacent to City Road (up to 120 places).

<sup>1</sup> see [www.stpauls.edu.au/sites/default/files/SPCStrategicPlan.pdf](http://www.stpauls.edu.au/sites/default/files/SPCStrategicPlan.pdf)

<sup>2</sup> see [www.sydney.edu.au/strategy](http://www.sydney.edu.au/strategy)

**Planning into the Future**

Whilst the Master Plan contemplates possible future buildings at the City Road end of the College campus, the initial focus will be on the proposed buildings across the northern boundary of the College.

**A New Residential Paradigm**

Council expects that all future residential accommodation will provide en-suite facilities, thus making it attractive for older students to continue to reside on campus. This is also intended to underpin the financial viability of the new facilities, in particular by maximising the potential for conference income in vacation periods.

The rooms will also generally be larger than those in the existing College. For an illustration of a typical room see **Figures 1 and 2**. It is further envisaged that a variety of different residential configurations will be provided, from studios right through to 2 bedroom apartments for senior academics. In addition, the design incorporates flexibility so that studios can be combined for multiple occupancy as required.

**Inspired New Interface with the University**

The **Philip Cox** design provides for an impressive interface with the University including a colonnade leading from Fisher Road along the northern boundary to the west, enhancing access to the College from both Fisher Road and Physics Road – see **Figure 5**.



Figure 1: Typical academic accommodation

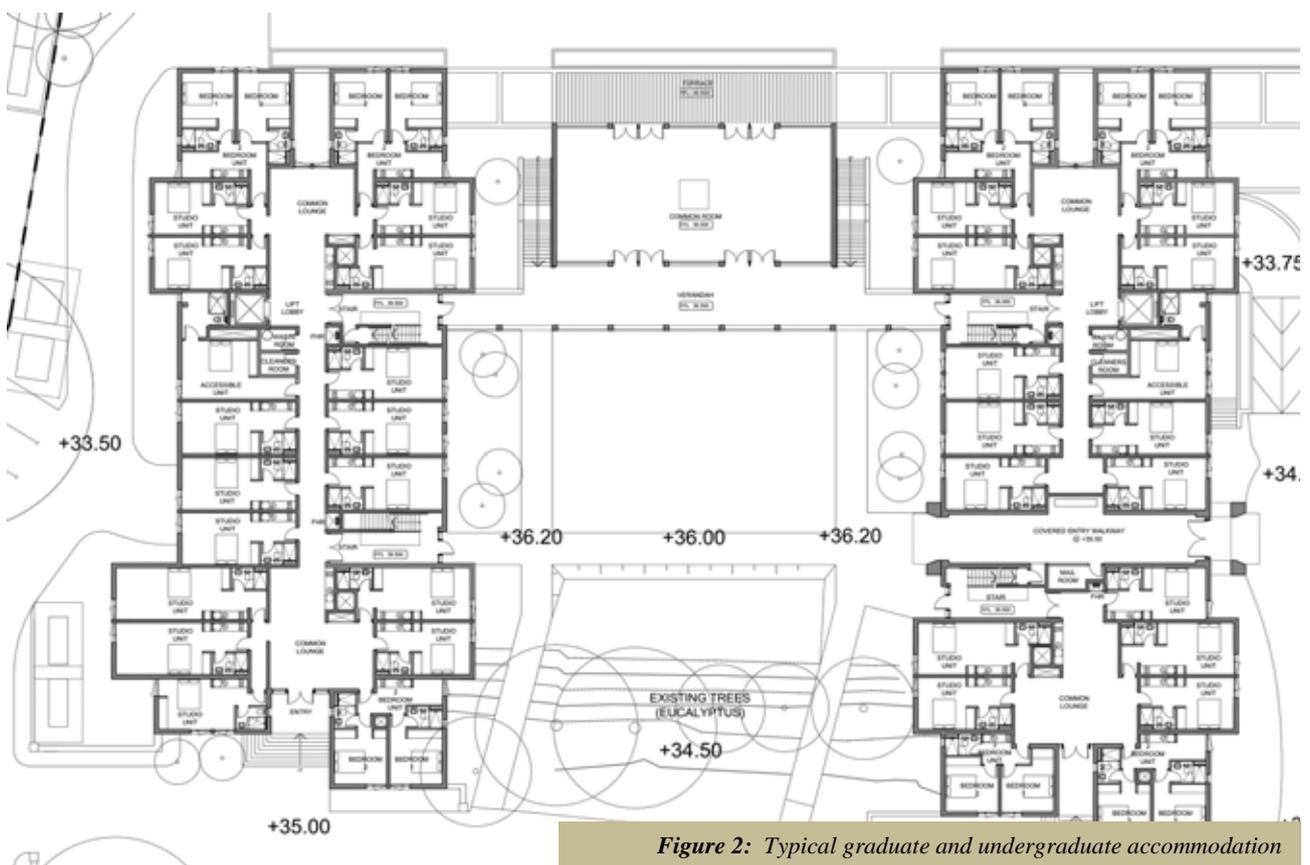


Figure 2: Typical graduate and undergraduate accommodation



*Figure 3: Proposed new quadrangle looking north*

### **A Third Quadrangle**

One of the major features of the Master Plan is a new quadrangle in the Oxbridge tradition on the site of the present tennis courts. As can be seen in the illustrations, all buildings have been designed along the neo-gothic lines of the original College buildings, as a tribute to the Blacket architecture of the main College quadrangle. It is envisaged that there will be a range of communal facilities including a generous common room at the northern end of the proposed new quadrangle – see indicative montage at **Figures 3** and **10**.



*Figure 4: View from oval looking north*

### **A College Campus for the Future**

A fundamental principle driving expansion of the College is a quest to achieve critical mass to enable the College to lift further the quality of its academic, pastoral and extra-curricular contribution to the lives of residents.

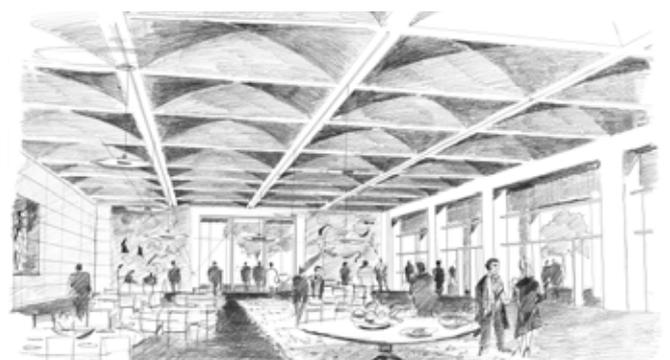


*Figure 5: The proposed colonnade seen here from the northern elevation*

### **Staged Implementation**

As mentioned in the Chairman's letter, approval of the Master Plan will not commit the College to implementation of all or any portion of the proposed development.

Council is now embarking on a detailed costing of the Master Plan proposals. This will include further detailed market research and financial modelling to better inform the decision-making process.



*Figure 6: The proposed new multi-purpose Hall*



*Figure 7: Proposed development looking north from new entrance driveway*

## PROPOSED LAND SALE AND THE AUSTRALIAN INSTITUTE FOR NANOSCIENCE

In 2010 the University approached the College seeking to acquire a parcel of land to the north of the College's tennis courts, for the purposes of building the Australian Institute for Nanoscience (AIN), a world-leading research and teaching facility designed to meet the demanding requirements of nanoscience research over coming decades. The University has subsequently received a \$40 million grant from the Federal Government's Education Investment Fund to underwrite construction of the AIN.

In order to facilitate the establishment of the AIN, it is proposed that the College sell to the University 4,459m<sup>2</sup> of land (Area A in **Figure 8**) on the College's northern boundary, at the rear of the School of Physics.

It is also proposed that simultaneously the College will acquire from the University approximately 200m<sup>2</sup> of land (Area B in **Figure 8**) to the north of the oval. The acquisition of this area is subject to certain pre-conditions which, if achieved, will give the College a straight northern boundary and provide scope for an inspired interface to the University, including a dramatic colonnade and a central Propylaeum leading up on to the College grounds. This will benefit both the College and the University and greatly enhance the productive utilisation of the northern reaches of the College grounds.

The transaction will be effected by way of subdivision and amendments to the University's Sub-grant to the College.

The sale price for the land, which is based on recent

land sales on the campus and has been agreed following extensive investigations and with the benefit of external advice, is considered by Council to be a fair outcome.

As noted in the Chairman's letter, the land sale process is in its final stages and we expect to be able to communicate more on this shortly, via the College website.

The design of the AIN, which is well advanced, will house the building's advanced research capability alongside comprehensive undergraduate and graduate teaching facilities, as well as being integrated with the existing heritage-listed School of Physics.

The University plans to commence demolition of the Physics Annexe (on the University's existing land) before the end of 2012, with construction of the AIN to commence in early 2013.

After deep consideration over a protracted period, Council is satisfied that the land sale is in the greater long-term interests of both the College and the University. Further, Council considers that the proceeds of the sale will help facilitate the beginning of perhaps the most significant development in the College's 156 years. And we are pleased to be able to join with the University in facilitating the establishment of a world class scientific research facility.

For further information about the AIN, see [www.physics.usyd.edu.au/about/building\\_intro.shtml](http://www.physics.usyd.edu.au/about/building_intro.shtml)

**James Bell**

October 2012

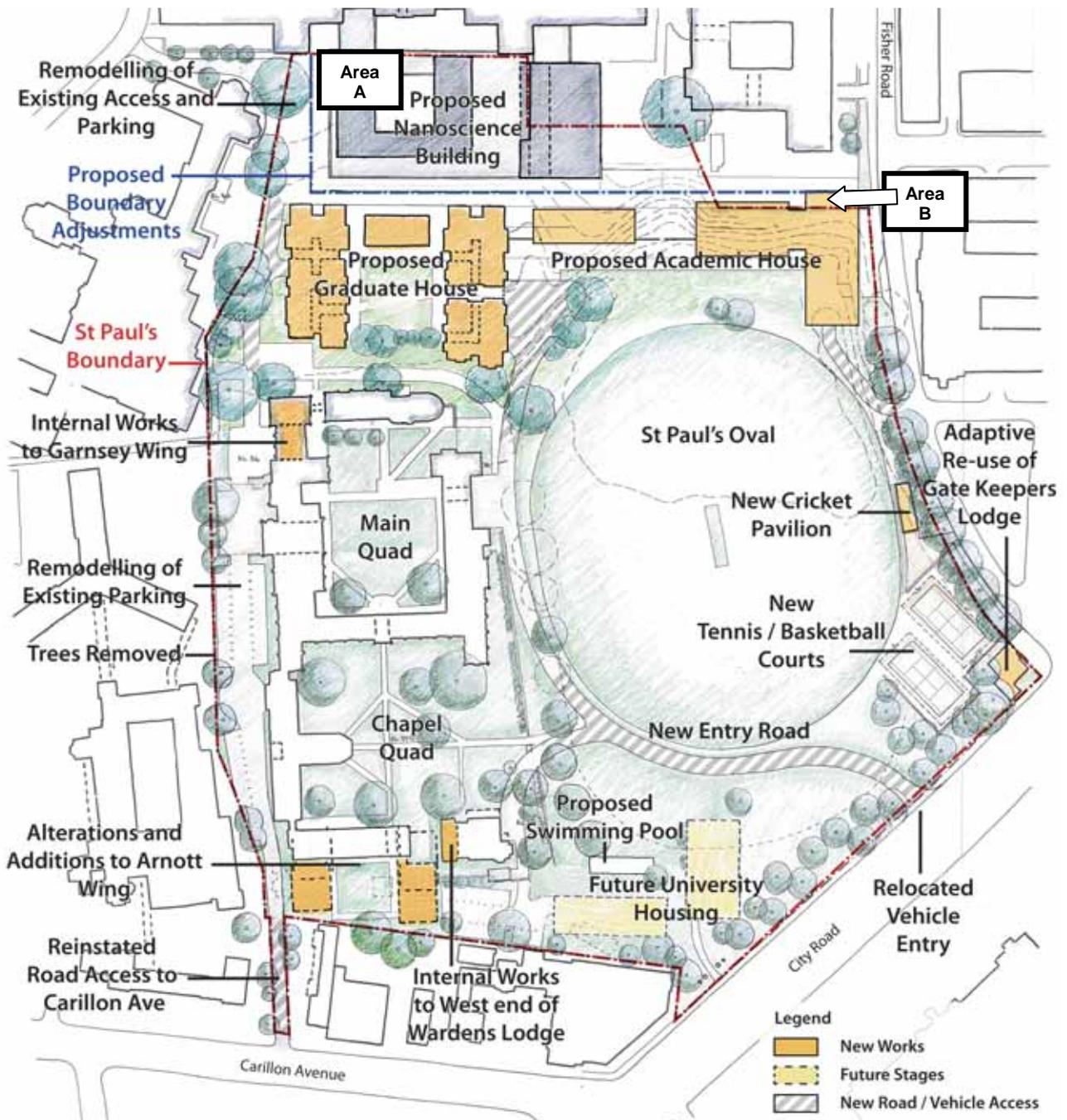


Figure 8: Master Plan



Figure 9: The north-eastern corner of the proposed development looking south along Fisher Road



*Figure 10: Common Room in proposed new quadrangle*

### FURTHER INFORMATION

Please visit the College website for further information and updates:

<http://www.stpauls.edu.au/masterplan>

The final application may be viewed on the website of the Department of Planning and Infrastructure:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=5313](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=5313)

### DID YOU RECEIVE THIS BOOMALAKKA BY EMAIL?

If not, we may not have your current email address.

Please take a moment to advise Selwyn Owen at:

[alumniofficer@stpauls.edu.au](mailto:alumniofficer@stpauls.edu.au)



*Figure 11: Typical student room*



*Figure 12: View of proposed development to the north of the Oval*

### CONTACTS

Master Plan matters: James R G Bell ~ email: [jrgbell@mac.com](mailto:jrgbell@mac.com)

Honorary Secretary, St Paul's College Union: Matthew S White ~ Ph: 9235 1704 ~ email: [msmwhite@sixthfloor.com.au](mailto:msmwhite@sixthfloor.com.au)

Alumni Officer and Union Records Officer: Selwyn Owen ~ email: [alumniofficer@stpauls.edu.au](mailto:alumniofficer@stpauls.edu.au)

St Paul's College, 9 City Road, Camperdown NSW 2050 ~ Ph: 9550 7444 ~ Fax: 9519 7246