

10 Missenden Road St. John's College Design Principles

JPW

Prepared for ISPT
08 August 2025



Acknowledgement of Country

JPW acknowledges the Traditional Custodians of Country and honours their continuing connection to lands, waters, skies, and communities. We offer our respect to Elders past and those present – as the Traditional Custodians of the land on which we work.



Collaborators

This Design Principles report has been prepared for ISPT and in collaboration with ISPT's project team.

Architect + Health Planner	Architectus
Landscape + Urban Design	Aspect Studios
Designing with Country	Bangawarra
Heritage	Urbis
Planning	Urbis

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Executive Summary

Strategic Context

The New South Wales Government established Tech Central to drive strategic outcomes for the state, including fostering innovation in healthcare research and advancing cutting-edge technological developments.

Situated within the heart of the Camperdown Health and Research Precinct—an integral component of Tech Central—ISPT and St. John’s College, in partnership, are proposing the development of a specialised healthcare facility at 10 Missenden Road.

This development will include a private hospital, alongside dedicated spaces for allied health services and research activities, designed to support the precinct’s overarching objectives.

Site Context and Strategic Significance

The Concept Development Area is located along the southern boundary of St. John’s College grounds, adjacent to key surrounding assets. It shares boundaries with the University of Sydney to the east, the Royal Prince Alfred Hospital to the south, and Missenden Road to the west. Currently, the site does not have specific provisions within the Local Environmental Plan (LEP) concerning land use, height, floorspace, or setbacks, necessitating a comprehensive planning approach.

JPW has been engaged by ISPT to undertake a detailed assessment of the appropriate building scale and form, considering the sensitive urban and heritage context of the site. This report consolidates JPW’s analysis and outlines a proposed building envelope that aligns with strategic planning principles and contextual considerations.

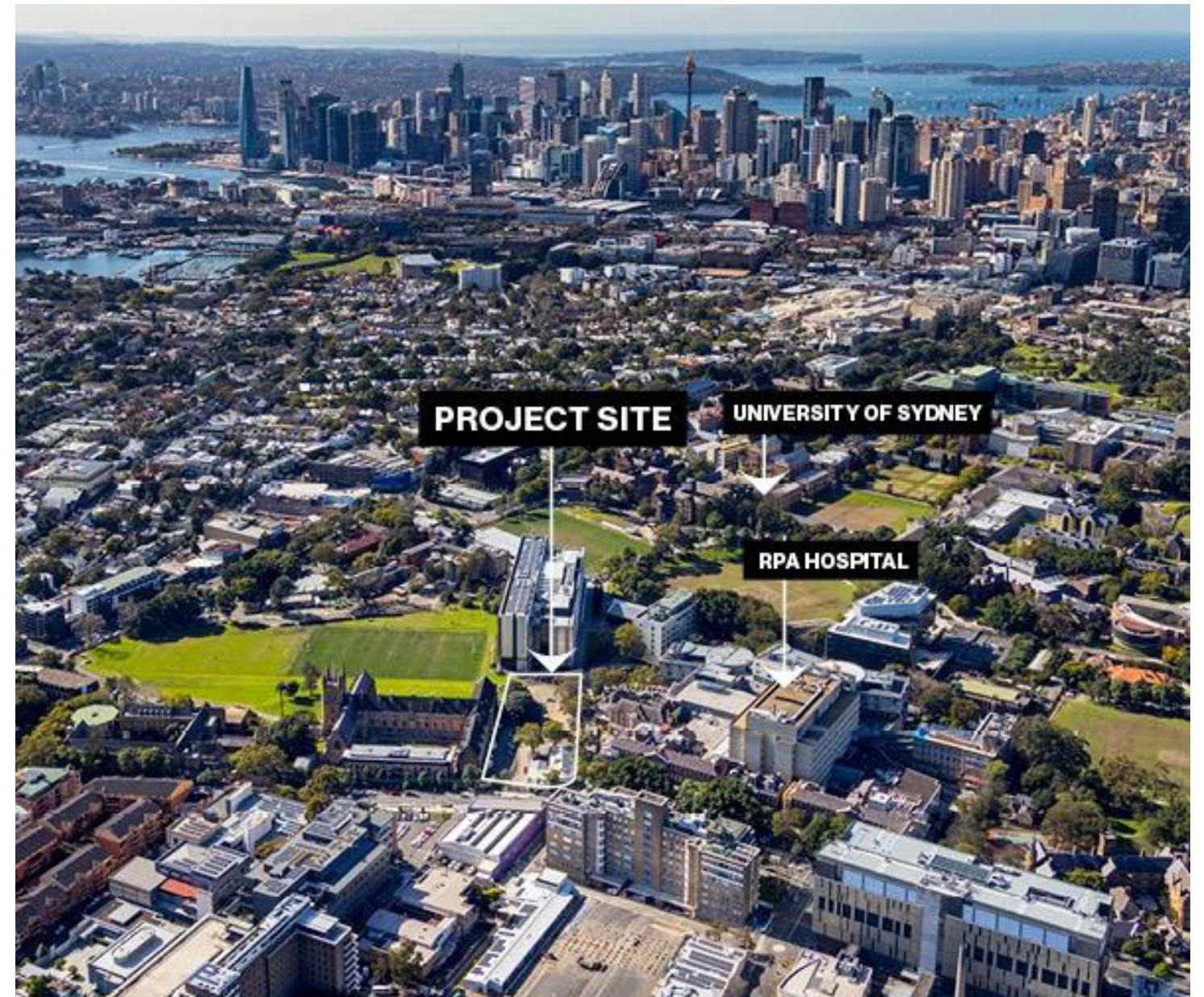
The report has been developed with a focus on:

- **Strategic Context:** Understanding the broader planning framework and development aspirations for Tech Central and the surrounding precinct.
- **Contextual Analysis and Objectives:** Examining historical development patterns, surrounding heritage assets, urban form, and existing uses to inform appropriate development parameters.
- **Design Principles:** Establishing guiding principles to define a building envelope that supports future detailed design and development stages.
- **Visual and Graphic Representation:** Providing illustrative diagrams and conceptual graphics that depict the proposed envelope and underpinning principles.

Balancing Development with Heritage and Urban Sustainability

The principles demonstrate that a development of a scale consistent with contemporary precinct standards and essential to support the successful delivery of government objectives can be successfully accommodated within this sensitive context.

The development can effectively balance the need for adequate floorspace with the imperative to respect and complement surrounding heritage assets. Additionally, it can enhance the streetscape, improve pedestrian connectivity, and elevate overall precinct amenity for the benefit of all stakeholders, including the community, institutions, and future users.



Aerial View of 10 Missenden Road and surroundings from the west.

Site Identification

The Concept Development Area is situated within the grounds of St. John's College at the University of Sydney. The northern boundary of the Concept Development Area runs within the college grounds offset from the accommodation. To the northeast, the Concept Development Area adjoins the University of Sydney campus. The southeastern boundary is adjacent to John Hopkins Drive, a private road within the Royal Prince Alfred Hospital. Missenden Road forms the southeastern boundary of the Concept Development Area.



10 Missenden Project Site, Lot boundaries and public and private roads [Source: Sixmaps]

2 Strategic Context

Tech Central

The NSW Government has designated six square kilometres in the heart of Sydney’s CBD as Tech Central, Australia’s largest technology and innovation hub.

The vision for Tech Central aims to deliver significant benefits for NSW by fostering economic growth, strengthening the economy, and improving health outcomes.

The government seeks to attract investment and talent to the precinct while enhancing connectivity between universities, health and life sciences, and innovative businesses and startups.

Covering areas such as Camperdown, Eveleigh, and Haymarket, Tech Central will benefit from strong local, regional and international connectivity, high-quality amenities, and a vibrant ecosystem of research, industry, and education, supported by a diverse talent pool and industry collaborations.

Tech Central, has the highest concentration of technology businesses anywhere in Australia along with 150 research institutes and two world leading universities.

Tech Central will play a critical role as a future driver of NSW Government key priorities including housing, healthcare, night-time economy, visitor economy, and world-class transport infrastructure.

NSW Government, 13 December 2024



Tech Central {Source: NSW Government}

CHERP

The Camperdown Health Education and Research Precinct (CHERP) is a significant and integral component of the NSW Government's Tech Central vision. CHERP is one of the largest and most comprehensive health and education precincts in Greater Sydney and Australia.

The Royal Prince Alfred Hospital, numerous research and specialist care facilities, and the University of Sydney's Health and Life Sciences buildings form the core of CHERP. 10 Missenden Road is located centrally within this core.

Development of CHERP is critical to the progress towards the government's vision and objectives for Tech Central. Opportunities to expand the precinct horizontally are constrained by predominantly residential uses to the west and the University to the east.

Opportunities to provide floorspace for health and research facilities within the core of CHERP, must be maximised to realise the governments important objectives while managing environmental impacts.



Camperdown Health, Education and Research Precinct [Source: Nearmap]

3 Evolution of Built Form

1861 Subdivisions Of The Campus Area

In 1855, the government granted 126 acres of land for the establishment of the new University of Sydney. This land was bounded by Parramatta Road, Newtown Road (now City Road), St Paul's Road (now Carrillon Avenue), and Missenden Road, and was previously known as Grose Farm.

The grant included four subgrants along Missenden Road and Carrillon Avenue designated for denominational colleges.

In 1860, eighteen acres of this land were formally transferred, with the eastern boundary along the left bank of Orphan School Creek and the southern boundary abutting land later allocated to the Royal Prince Alfred Hospital.



University Subgrants including St. John's College [source: Campus Infrastructure Services - Grounds Conservation Management Plan]

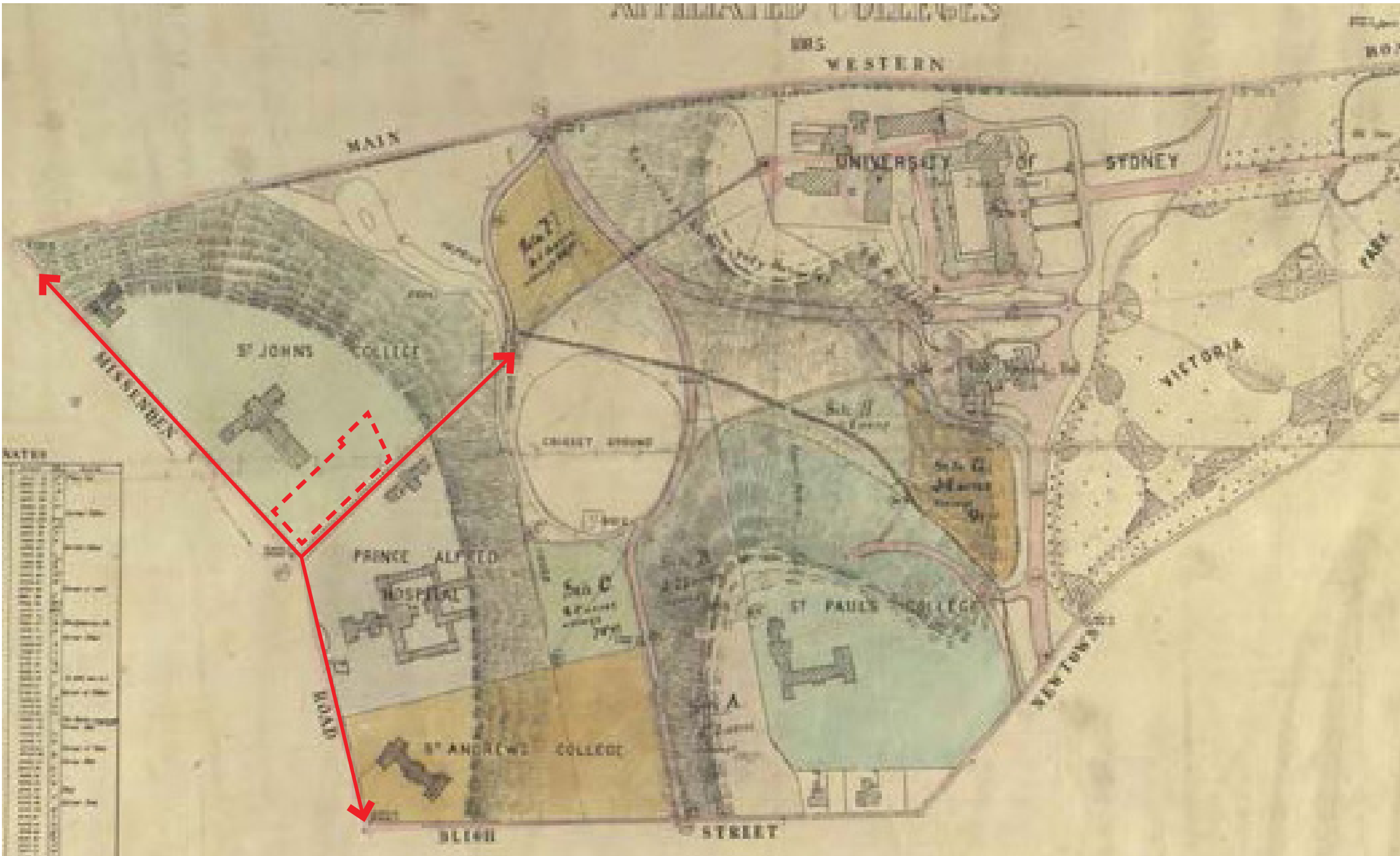
1885 Survey of Campus Buildings University of Sydney

By 1885, the Wardell Chapel Wing, the Wardell Library Wing, and the Great Hall at St. John's College were completed, marking significant development milestones for the campus. A lodge was situated near the corner of Parramatta Road and Missenden Road, serving as an entry point or residence associated with the college.

The Royal Prince Alfred Hospital (RPAH) included the Admin Block and the C and D pavilions, with a road or pathway indicated between the college and the hospital, facilitating access and connection between the two institutions.

During this period, St. Paul's College and St. Andrew's College were also established as part of the university's expansion.

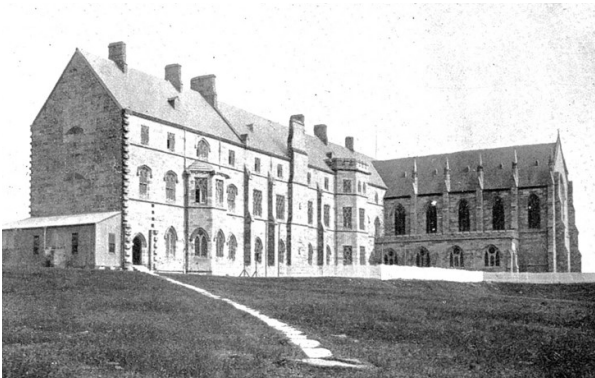
The university had completed several buildings on the eastern side of the campus, indicating ongoing development and growth of the institution during this time.



Survey of Campus Buildings University of Sydney [source: Campus Infrastructure Services - Grounds Conservation Management Plan]



RPAH from the University of Sydney - 1898 [source: www.josefbovicgallery.com/pages/books/CL174-56/royal-prince-alfred-hospital-camperdown - 16/06/2025]



St John's College from south east [source: Hector Abrahams Architects - St John's College within the University of Sydney - CMP]



St John's College from north east [source: Hector Abrahams Architects - St John's College within the University of Sydney - CMP]

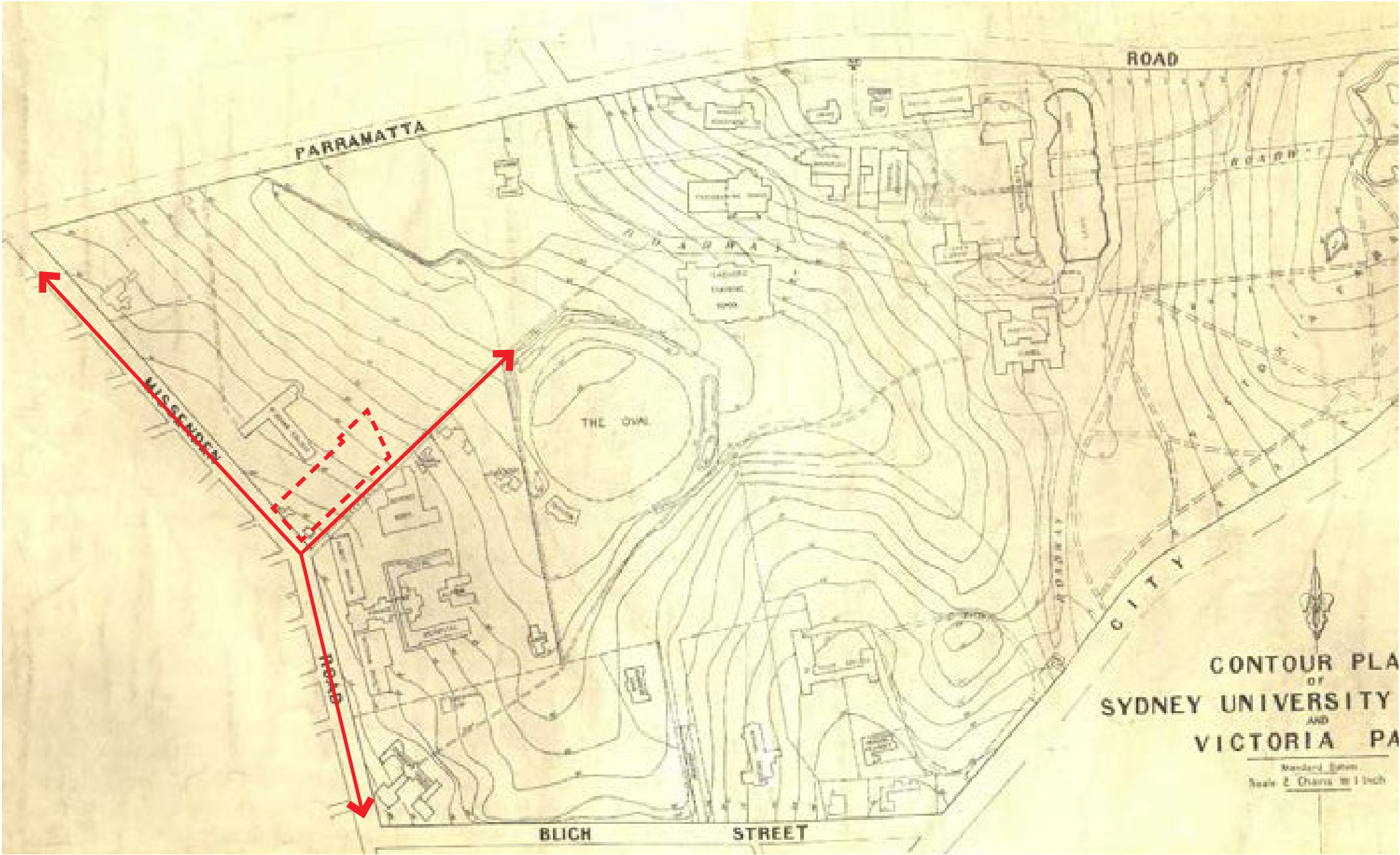


St John's College from north west [source: Hector Abrahams Architects - St John's College within the University of Sydney - CMP]

1914 Sydney University Existing Contour Plan

By 1914, the Albert and Victoria Wings of the Royal Prince Alfred Hospital (RPAH) are shown as complete, along with the Nurses' Home, indicating significant development of the hospital facilities.

The buildings of the University of Sydney had expanded further westward; however, no additional progress or new structures at St. John's College are depicted beyond this point, as construction activity at the college had stabilized during this period.



Sydney University 1914 Contour Plan [Source: Campus Infrastructure Services - Grounds Conservation Management Plan]



Nurses Home Original Wing [Source: slhd.health.nsw.gov.au/rpa-museum/walking-tour/nurses-home-entrance - 16/06/2025]



Royal Prince Alfred Hospital Albert Wing, Admin Block and Victoria Wing

1949 Aerial Photographic Survey

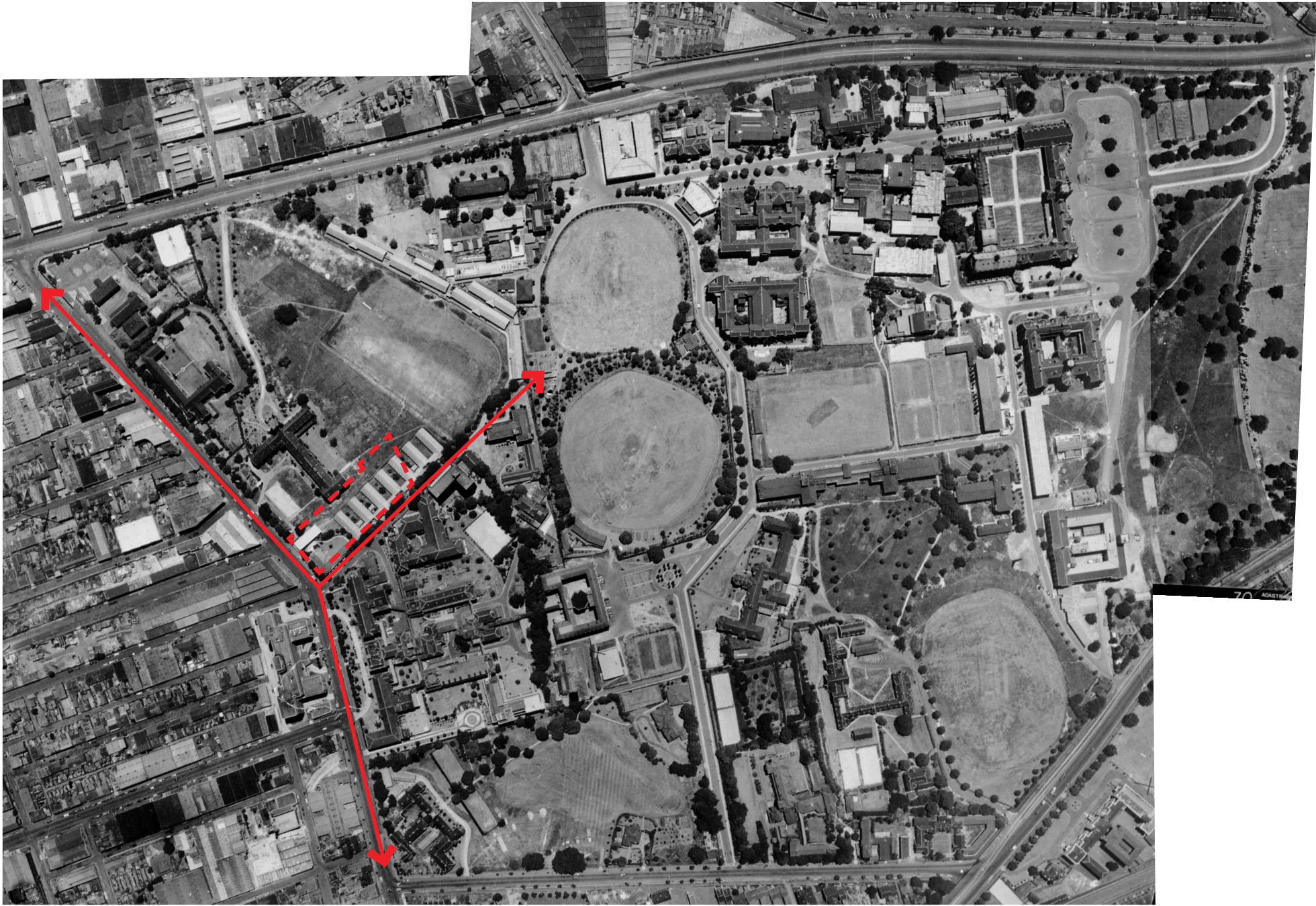
Between 1915 and 1949, significant development took place at both the Royal Prince Alfred Hospital (RPAH) and the University of Sydney.

The hospital's expansion included the construction of Gloucester House and the King George V building, enhancing its facilities.

During this period, the university also added numerous new buildings and established additional colleges, reflecting ongoing growth.

At St. John's College, Sancta Sophia was established, and further additions such as the Freehill Tower and the '38 Wing were constructed.

Along the southern boundary of the site, the Benning Building and fibro huts were built, indicating continued development and use of temporary structures during this period.



1949 Aerial Photographic Survey [Source: City of Sydney Historical Atlas]



King George V Building [Source: slhd.health.nsw.gov.au/rpa-museum/walking-tour/king-george-v-memorial-hospital - 16/06/2025]

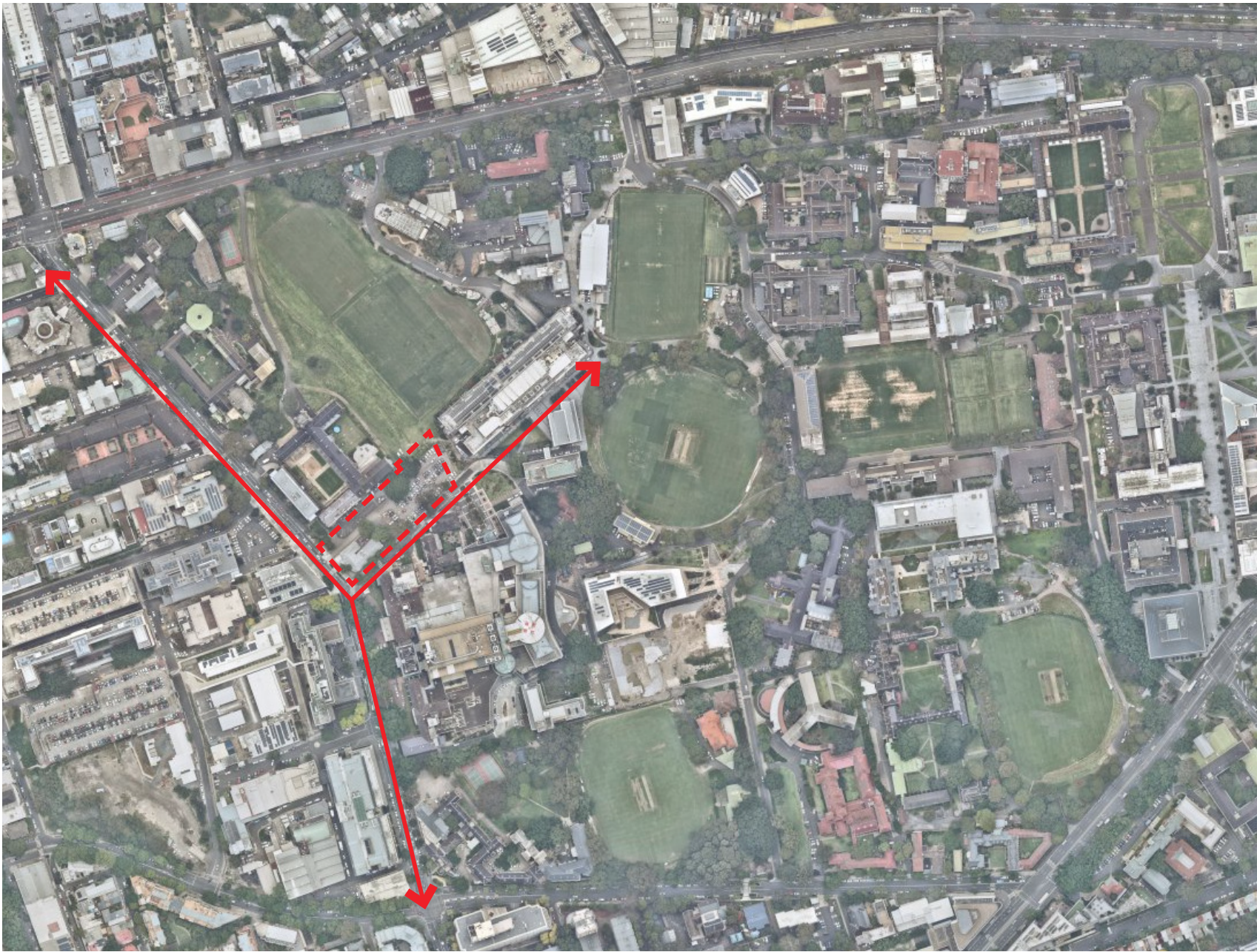
2025

By 2025, both the University of Sydney and the Royal Prince Alfred Hospital (RPAH) have undergone extensive development, with ongoing projects further transforming the area. The focus remains on expanding health, education, and research facilities to support innovative advancements.

At St. John's College, William Wardell's H-Plan has been completed, and the new Hintze Building has been added, enhancing the campus infrastructure.

RPAH expansion began with the Duke of Edinburgh Block. A significant redevelopment is currently under construction.

Additionally, new research facilities such as the Chris O'Brien Lifehouse, the Charles Perkins Centre, have been added and the Biomedical Accelerator is also under construction, signifying continued growth in health and biomedical research.



2025 Aerial Photograph [Source: Nearmap]

Precinct History & Case Studies

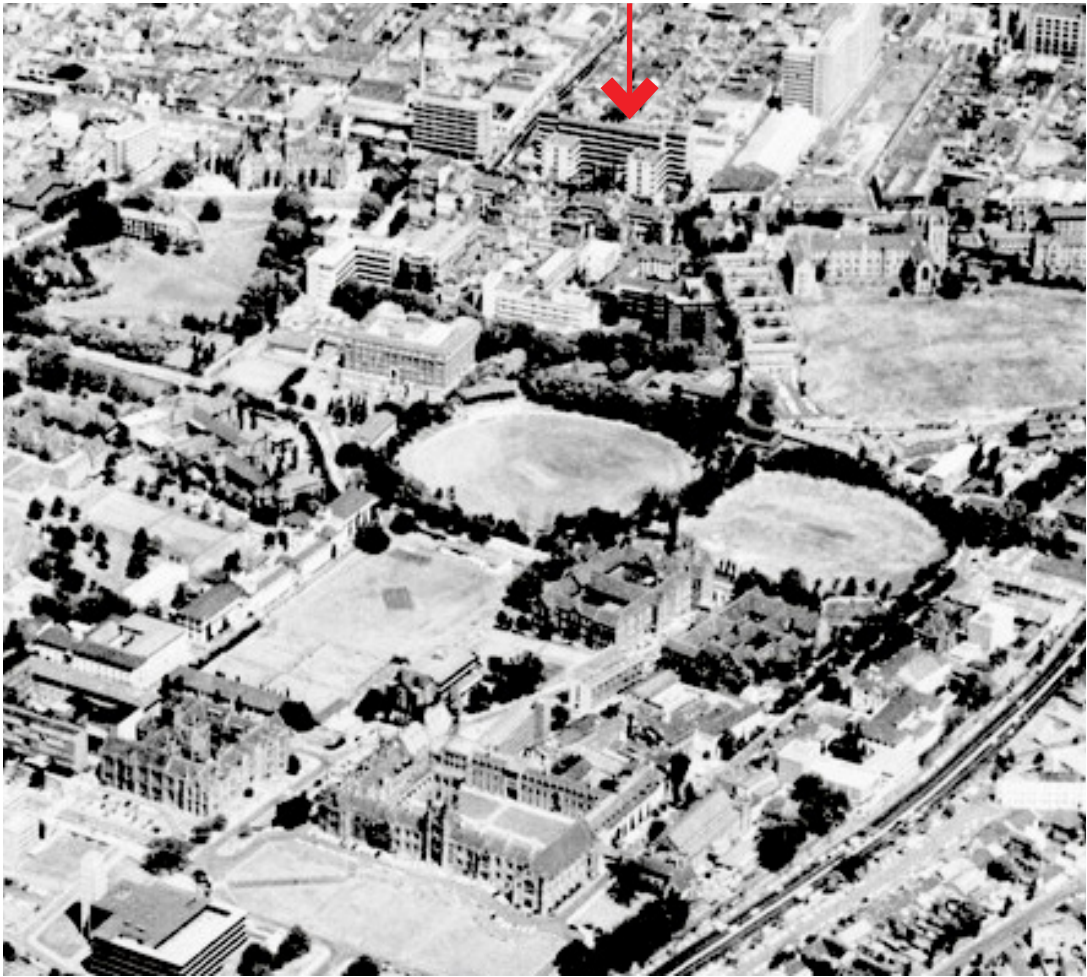
King George V

"In 1941, to accommodate the rapid increase in the number of women seeking hospital facilities for childbirth, the King George V Memorial Hospital for Mothers and Babies was opened.", as noted in the Conservation Management Plan (CMP).

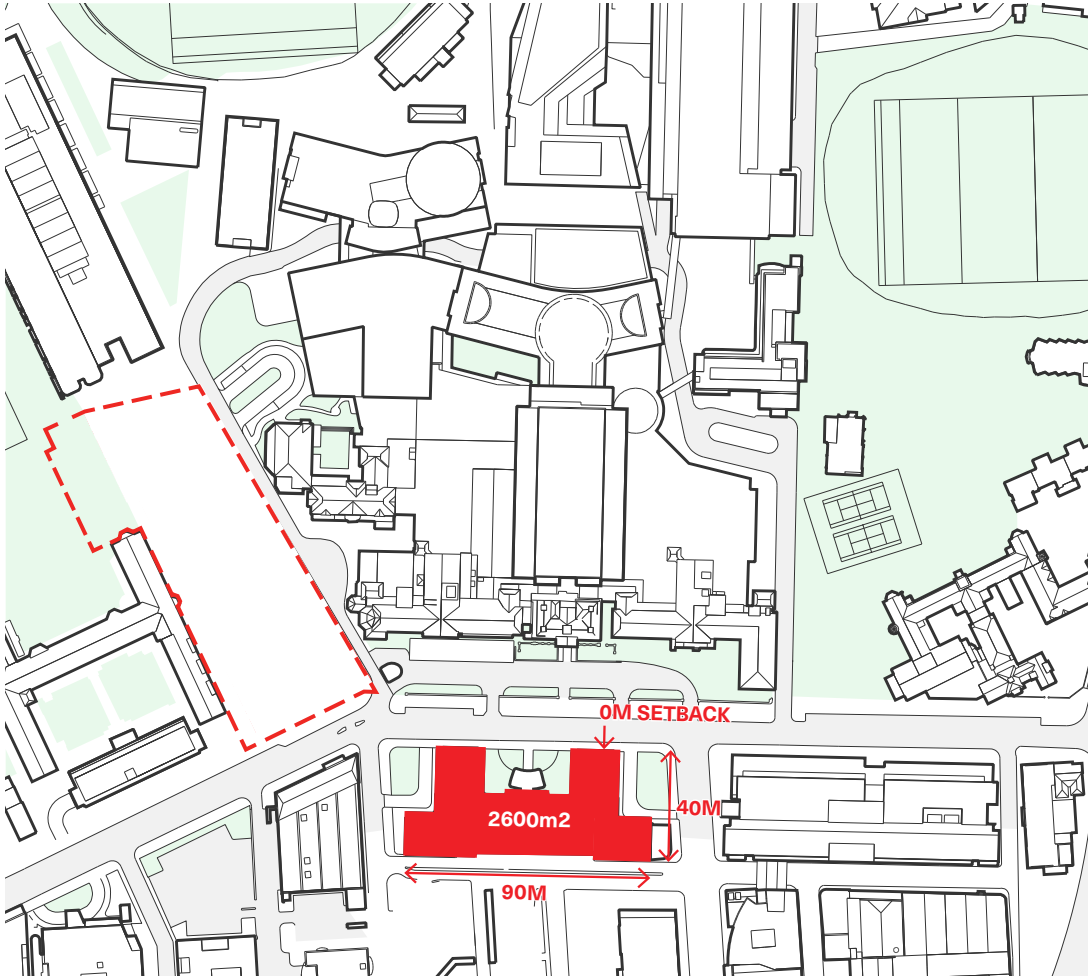
Designed by Stephensen and Turner, it is regarded as "amongst the finest of Stephensen and Turner's early buildings." The building is eight stories above ground, with the central tower set at RL 75.0. Upon completion, the tower was significantly taller than the surrounding structures, making it a prominent feature throughout the neighbouring areas. The design includes two corner pavilions and a central courtyard, with the building constructed without setbacks to Missenden Road.

Most of the external elements and the external courtyards are considered to be of high heritage significance, reflecting the building's architectural and historical importance.

Year Complete	1941
Footprint/Floorplate Area	2600m2 approx.
Max Elevation Length	90M
Total Height RL	RL75.0
No. of Levels	7



Aerial Photograph of University of Sydney and Royal Prince Alfred Hospital with King George V Building beyond
[Source: archives-search.sydney.edu.au/nodes/view/101546 - 16/06/2015]



Plan: King George V Building within Precinct

Duke of Edinburgh Block E

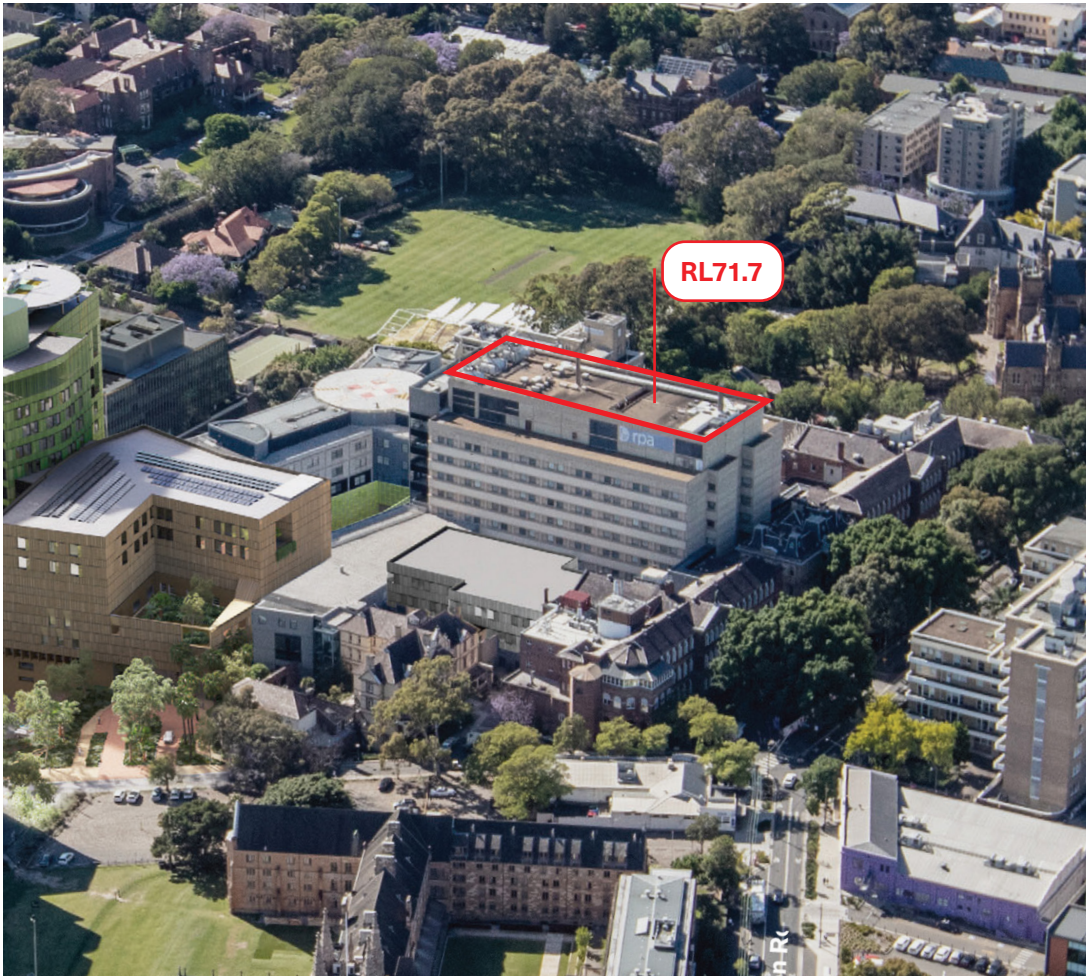
In the early 1980s, the original C and D pavilions were demolished and replaced by the Duke of Edinburgh Block (E Block), in response to a shift in emphasis toward smaller, private wards.

E Block features a large yet compact floorplate of approximately 2,700 sqm, measuring around 65 m length and 42 m in width.

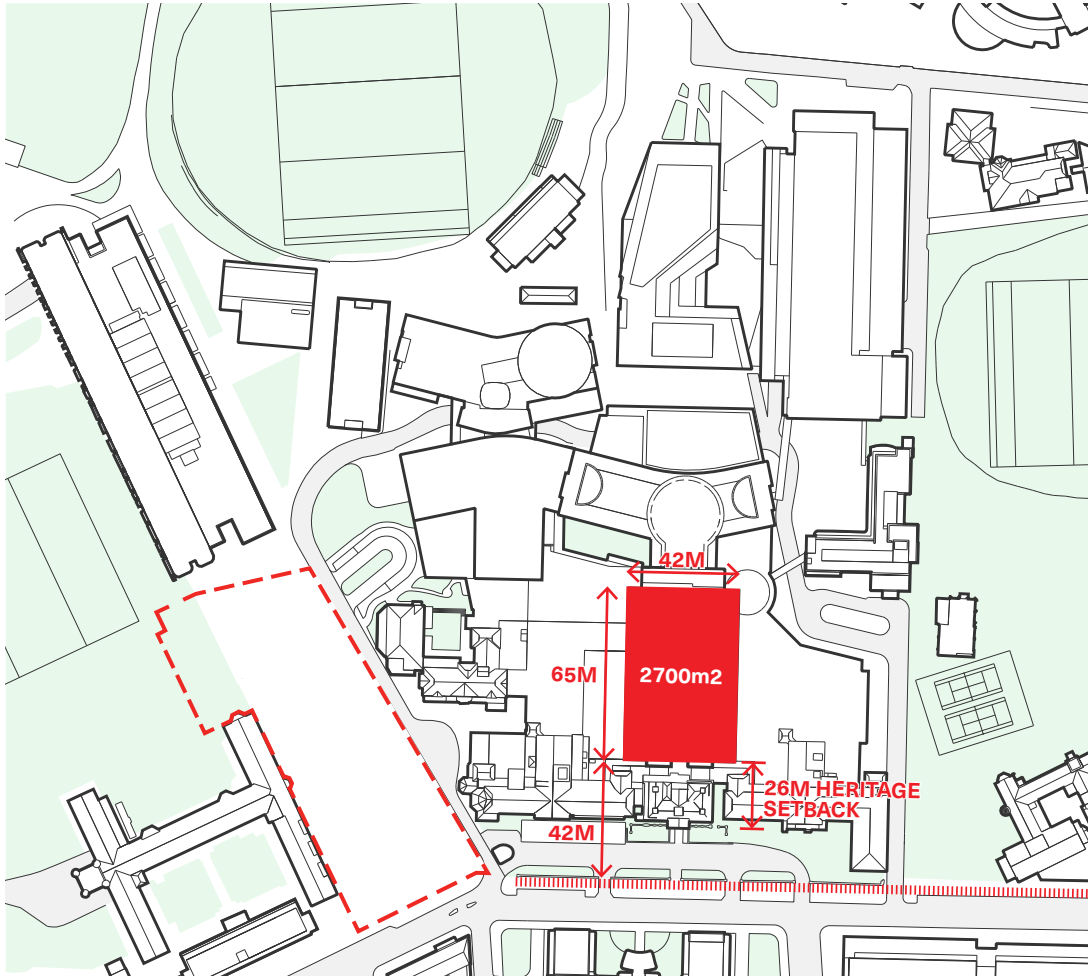
The roof is set at RL 71.7, and although it is setback about 40 m from Missenden Road, it is positioned immediately behind the exceptionally significant Admin Block.

Its plain and utilitarian form remains visible from Missenden Road, contributing to the hospital's evolving architectural landscape.

Year Approved	1980
Footprint/Floorplate Area	2,700 approx.
Max Elevation Length	65
Total Height RL	71.7



Aerial View of E Block with proposed East Wing to the left [2024. Source: RPAH Redevelopment Design Report, Jacobs, Bates Smart, Neeson Murcutt and Neille]



Plan: E Block within Precinct



E Block under construction behind Albert Wing, Admin Block and Victoria Wing

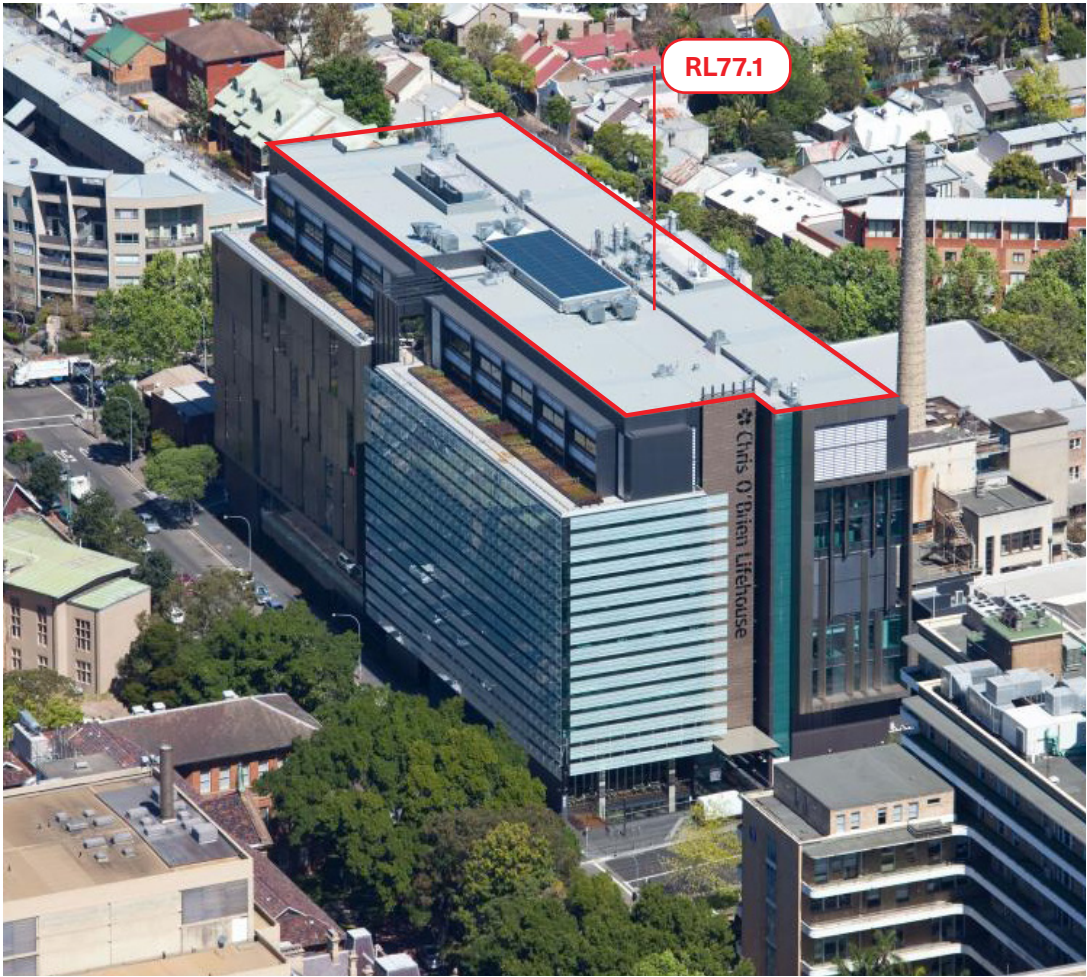
Chris O'Brien Lifehouse

The Chris O'Brien Lifehouse at RPA is a world-class integrated cancer facility that combines clinical treatment with research and education within a single building.

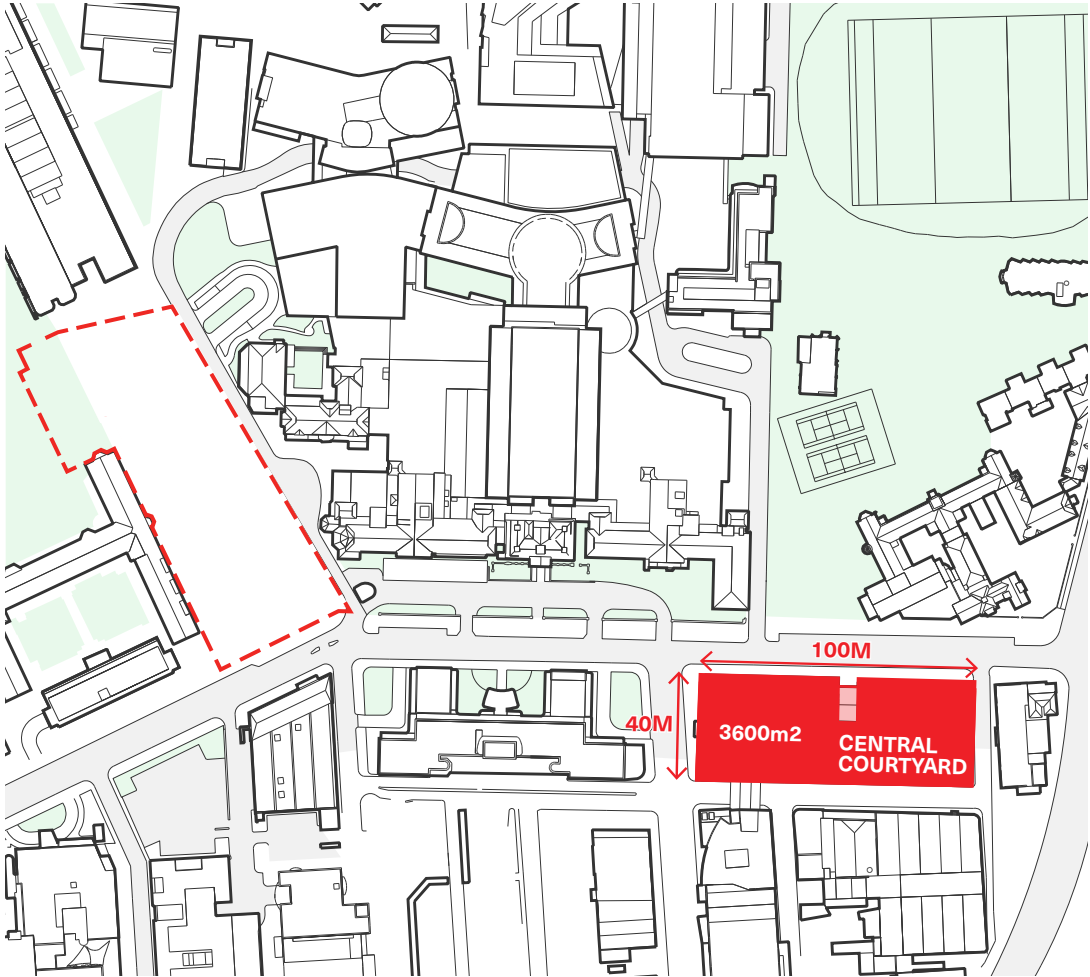
Approved in 2010 and opened in 2013, the building encompasses over 42,000 sqm of floor area. Each floorplate measures approximately 3,600 sqm, with minimal setback from street boundaries.

The 100 m long Missenden Road elevation features a central courtyard that provides modest visual relief. The building's height is RL 77.1 m, which aligns with the adjacent King George V building, supporting consistency of built form within the campus.

Year Approved	2010
Total Floor Area	42,000
Footprint/Floorplate Area	3,600
Max Elevation Length	100
Total Height RL	77.1
Height above ground [M]	41
No. of Levels	10 incl 2 setback
Floor-To-Floor Height	Varies - 3.7/4.2/4.5



Aerial View of Chris O'Brien Lifehouse [Source: www.mbansw.asn.au/excellence-awards/brookfield-multiplex-constructions-pty-ltd-2 - 16/06/2025]



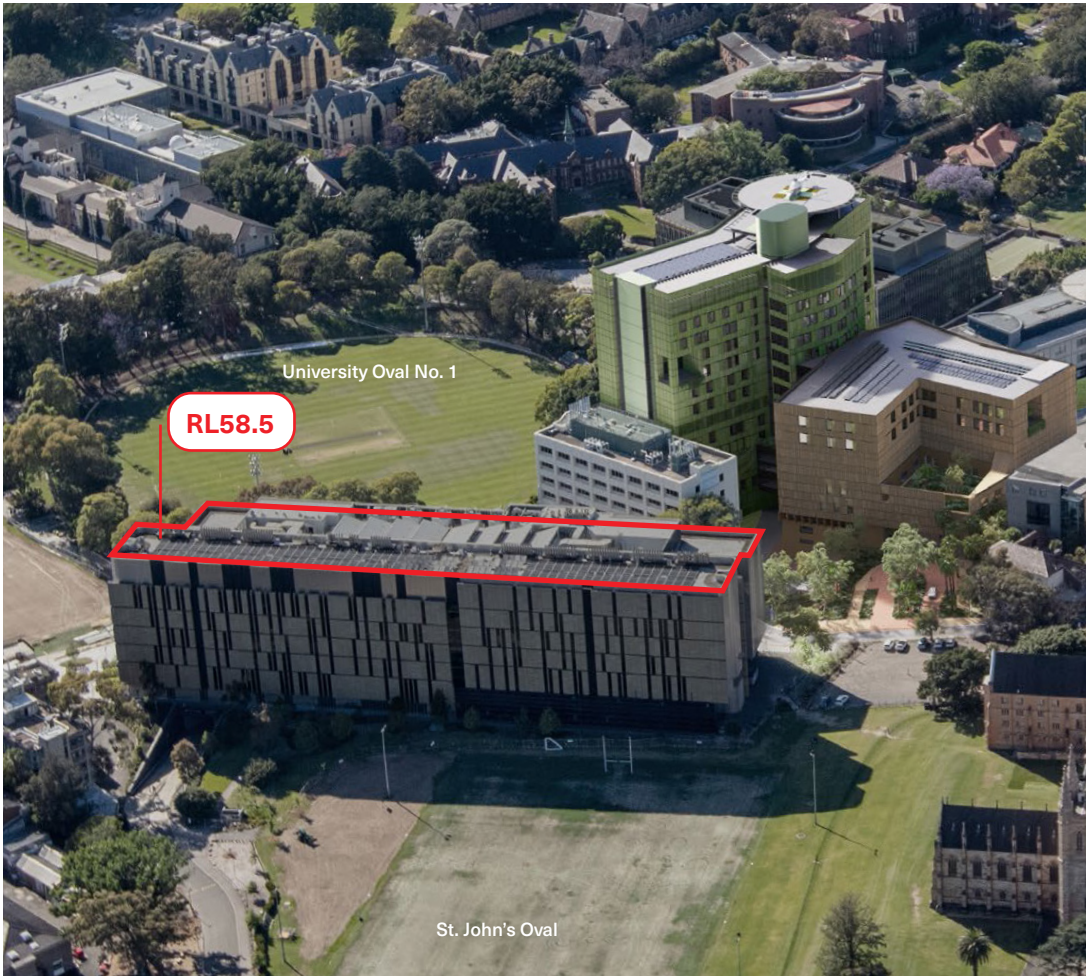
Plan: Chris O'Brien Lifehouse within Precinct

Charles Perkins Centre

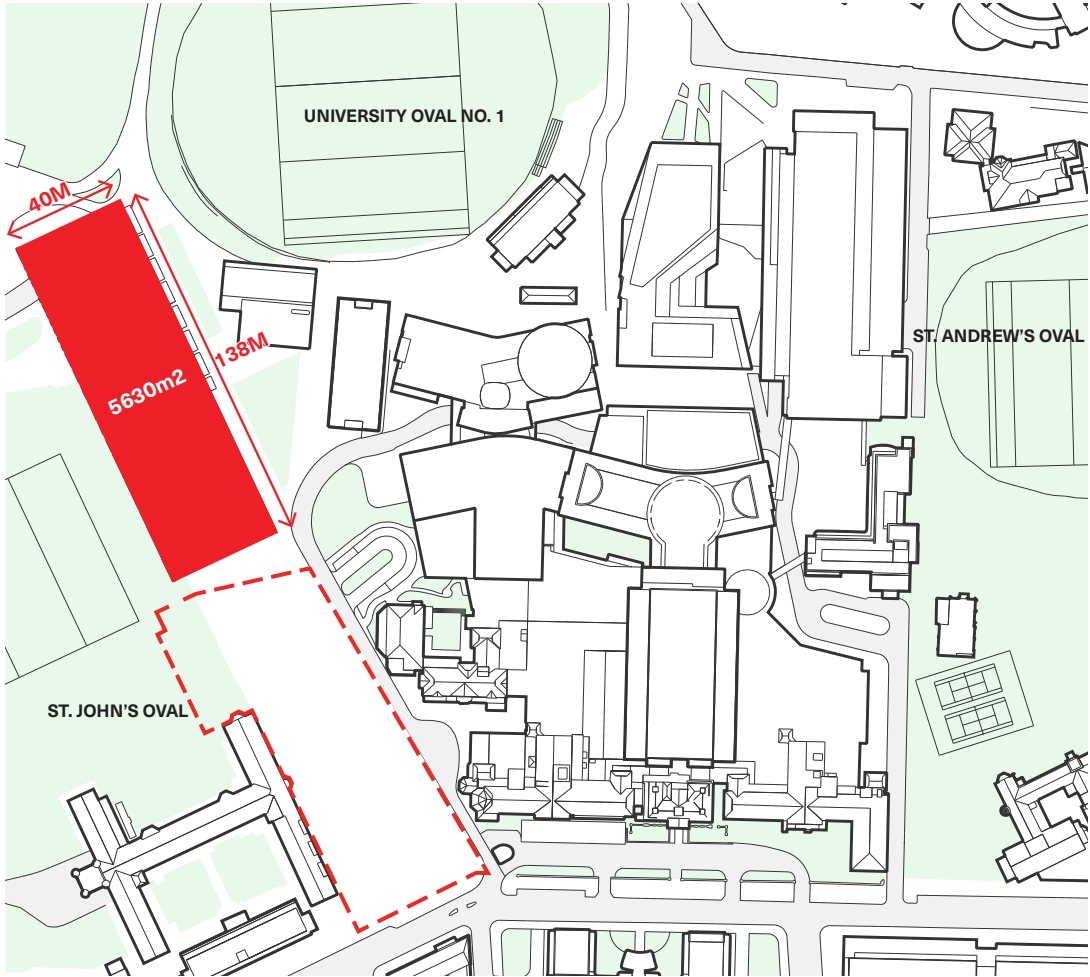
The Charles Perkins Centre is a University of Sydney–affiliated research facility focusing on diabetes, cardiovascular disease, and obesity.

Opened in 2014 and approved in 2012, the main building has the largest floorplate and the longest elevation within the precinct. The total floor area is approximately 49,500 sqm, with a floorplate measuring about 138 m by 40 m and covering approximately 5,630 sqm. The building forms the southern edge of St. John’s oval, contributing significantly to the campus landscape.

Year Approved	2012
Total Floor Area	49,500
Footprint/Floorplate Area	5,631
Max Elevation Length	138
Total Height RL	58.5
Height above ground [M]	32.7
No. of Levels	7
Floor-To-Floor Height	4.5



Aerial View of Charles Perkins Centre with proposed RPAH East Wing beyond [2024. Source: RPAH Redevelopment Design Report - Jacobs, Bates Smart, Neeson Murcutt and Neille]



Plan: Charles Perkins Centre within Precinct

Susan Wakil Health Building

The Susan Wakil Health Building was approved in 2018 and opened in 2021.

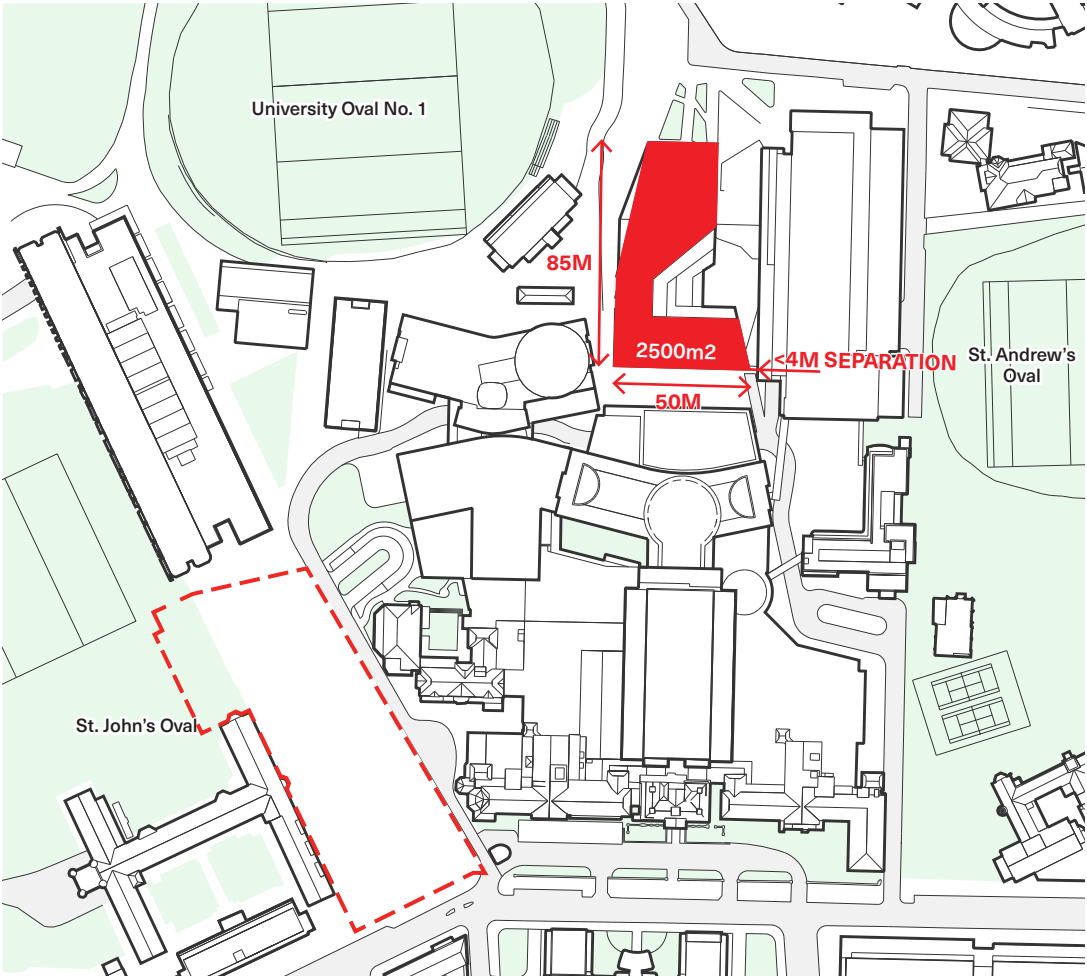
Covering approximately 21,500 sqm, the facility houses the University of Sydney’s Central Clinical School, Sydney Nursing School, Sydney School of Health Sciences, and parts of the Faculty of Medicine and Health.

The building is nine storeys tall and is situated close to the boundary of the hospital and the university oval. The floorplates vary in size, with the largest measuring approximately 2,500 sqm and extending about 85 m in length, supporting a range of health and education functions.

Year Approved	2018
Total Floor Area	21,500
Footprint/Floorplate Area	2,500
Max Elevation Length	85
Total Height RL	61.8
Height above ground [M]	37
No. of Levels	9 incl plant
Floor-To-Floor Height	4.2 typical

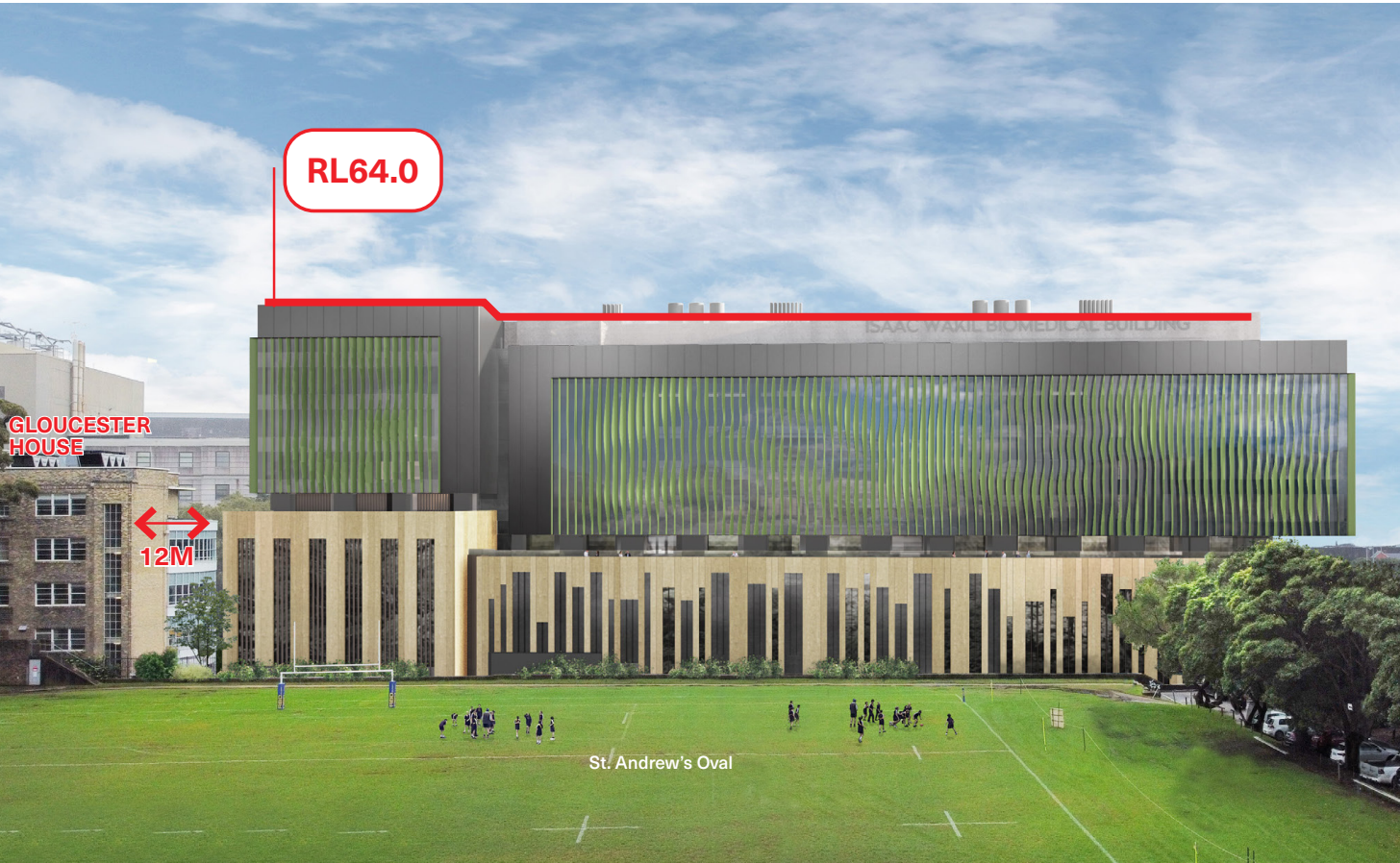


Susan Wakil Health Building with University Oval No. 1 in foreground



Plan: Susan Wakil Health Building within Precinct

Biomedical Accelerator

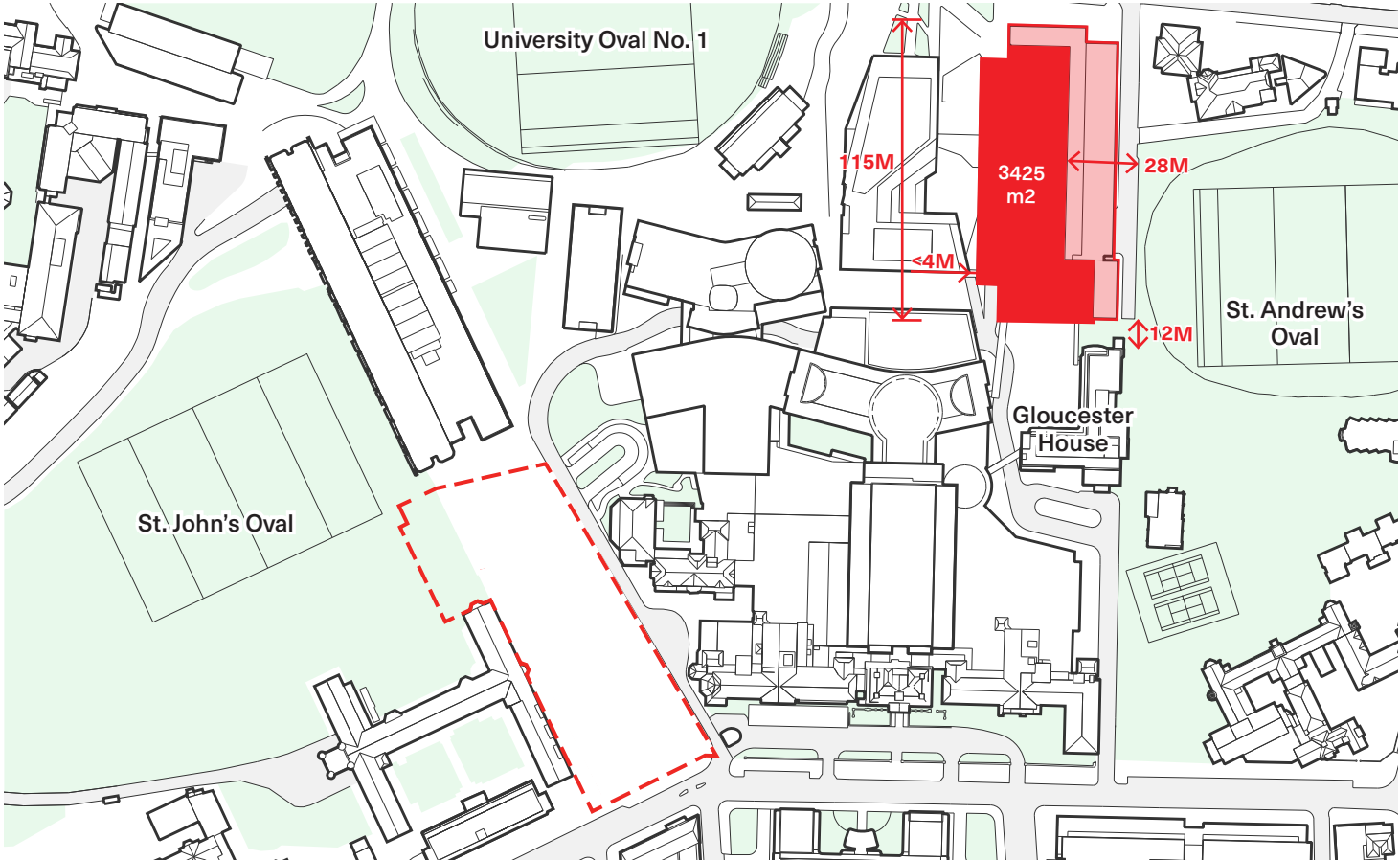


Sydney Biomedical Accelerator with St. Andrew's Oval in the foreground [2023, Source: Sydney Biomedical Accelerator Design Report - Denton Corker Marshall, HDR, Arcadia and Aileen Sage]

The Sydney Biomedical Accelerator is a state-of-the-art biomedical research complex. The nine-storey building has a footprint of approximately 3,425 sqm and is partially located on both the University of Sydney and the Royal Prince Alfred Hospital sites.

It forms the northern backdrop to St. Andrew's Oval and is set back about 12 m from the exceptionally significant Gloucester House, contributing to the campus's research infrastructure while respecting its heritage context.

Year Approved	2024
Total Floor Area	37,200
Footprint/Floorplate Area	3,425
Max Elevation Length	115
Total Height RL	64
Height above ground [M]	39
No. of Levels	9 incl plant
Floor-To-Floor Height	4.5



Plan: Sydney Biomedical Accelerator within Precinct

RPAH East Wing

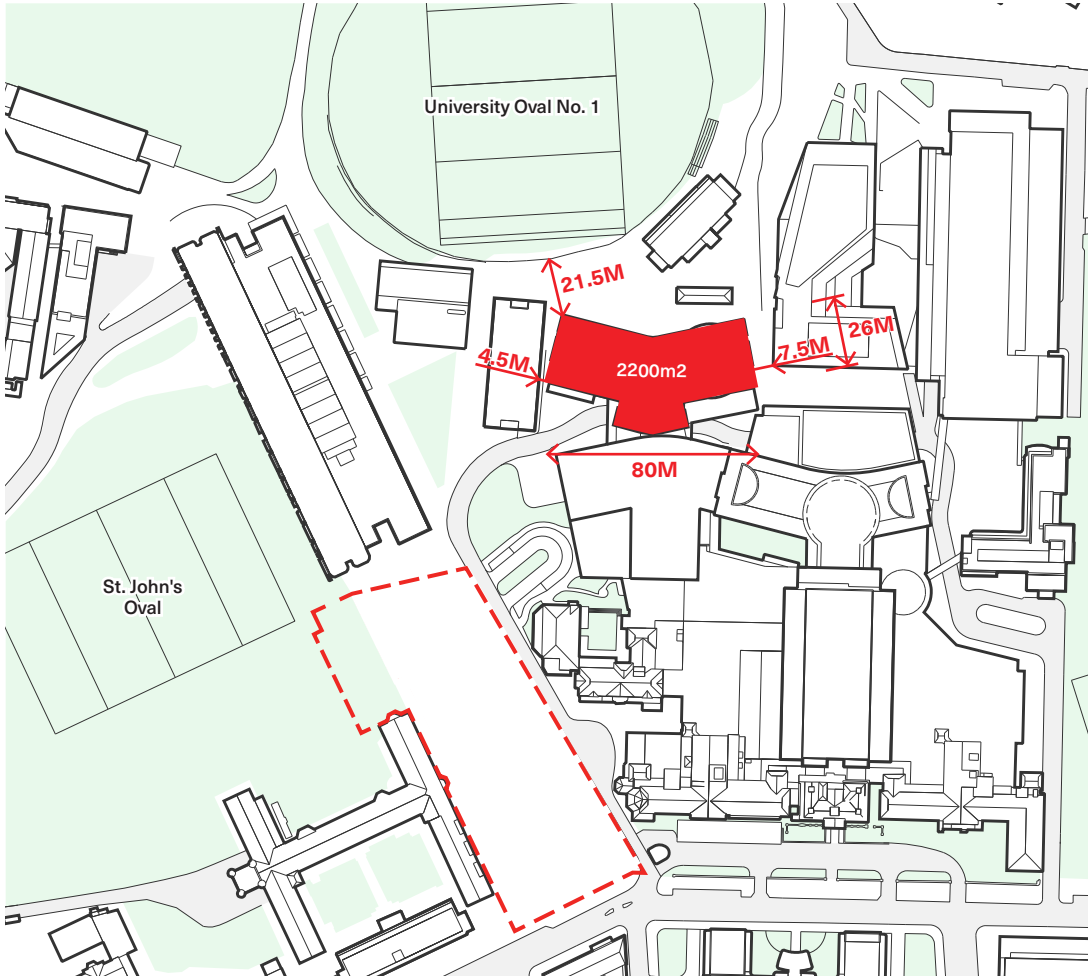
The redevelopment of RPA Hospital, approved in 2024 and scheduled for completion in 2028, will deliver a range of expanded and improved facilities and services through new construction and refurbishment of existing spaces. The project includes 31,058 sqm of new floor area within a 16-storey East Wing, along with a 3-storey east extension and a 2-storey expansion of building 89.

The East Wing features a predominant height of RL 83.68, and incorporates a helipad with lift access extending above to RL 91.28. The tower's floorplate measures approximately 2,200 sqm, with dimensions of about 80 m in length and 25 m in width.

The tower is set back roughly 20 m from University Oval No. 1. To accommodate the floorplate, the development requires separations of less than 4 m from Centenary House and less than 7 m from the Susan Wakil Building Health Building.



RPAH East Wing and Northern Expansion from John Hopkins Drive
[Source: RPAH Redevelopment Design Report - Jacobs, Bates Smart, Neeson Murcutt and Neille]



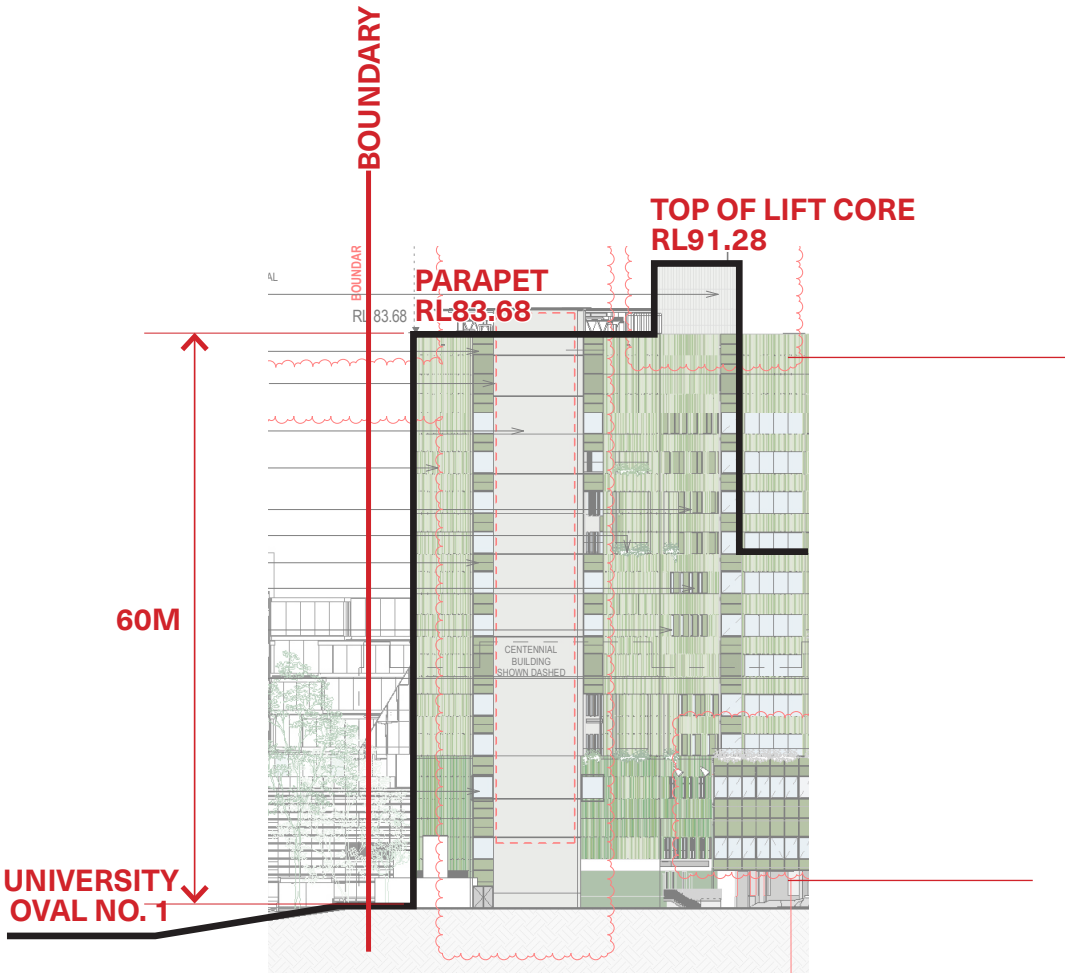
Plan: RPAH East Wing within Precinct

RPAH East Wing

Year Approved	2024
Total Floor Area	31,058 [New floor area]
Footprint/Floorplate Area	2,200
Max Elevation Length	80
Total Height RL	83.8 [Parapet]
Height above ground [M]	63
No. of Levels	16 incl plant
Floor-To-Floor Height	4.2 typical



RPAH East Wing with University Oval No. 1 in the foreground with parapet height annotated
[Source: RPAH Redevelopment Design Report - Jacobs, Bates Smart, Neeson Murcutt and Neille]



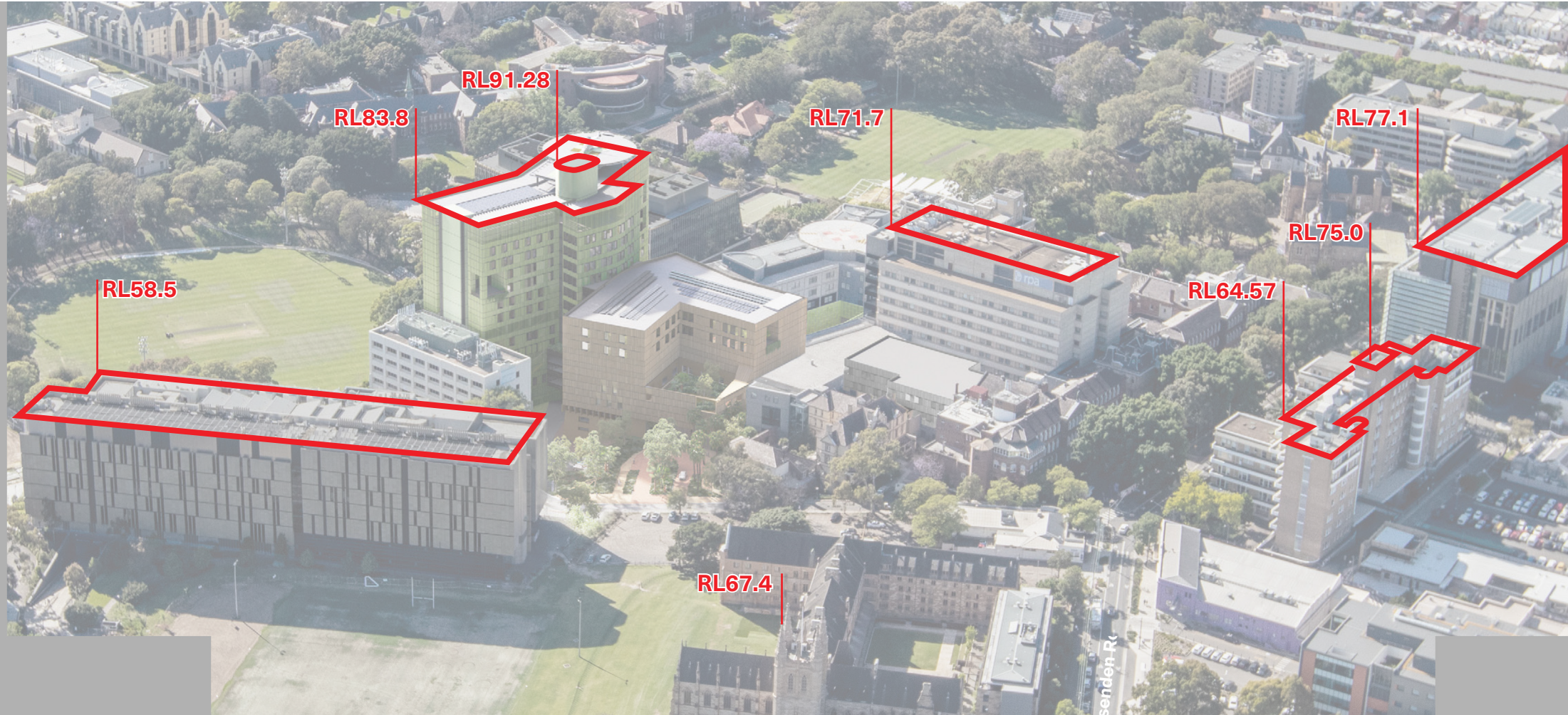
Indicative Elevation of RPAH East Wing showing key heights
[Source: RPAH Redevelopment Design Report - Jacobs, Bates Smart, Neeson Murcutt and Neille]

Summary

The compact precinct is characterized by large-floorplate buildings positioned in close proximity to lower-scale, exceptionally significant heritage items, street frontages, important green spaces, or a combination of these elements.

The precinct east of Missenden Road extends from the northern extent of the Charles Perkins Centre to the boundary of St. Andrew's College.

Taller structures within the precinct extend from the approved East Wing to the King George V building to the west, creating a varied urban landscape that balances new development with heritage and open spaces.



Aerial View of Precinct from North [Source: RPAH Redevelopment Design Report - Jacobs, Bates Smart, Neeson Murcutt and Neille]

	Year Approved	Total Floor Area	Footprint/Floorplate Area	Max Elevation Length	Total Height RL	Height above ground	No. of Levels	Floor-To- Floor Height
King George V			2600	90	75.0		7	
Duke of Edinburgh [Block E]	1980		2700	65	71.7			
Chris O'Brien Lighthouse	2010	42000	3600	100	77.1	41	10	Varies - 3.7/4.2/4.5
Charles Perkins Centre	2012	49500	5631	138	58.5	32.7	7	4.5
Susan Wakil	2018	21500	2500	85	61.8	37	9	4.2 typical
RPAH Redevelopment East Wing	2024	31058	2200	80	83.8	63	16	4.2 typical
Biomedical Accelerator	2024	37200	3425	115	64.0	39	9	4.5

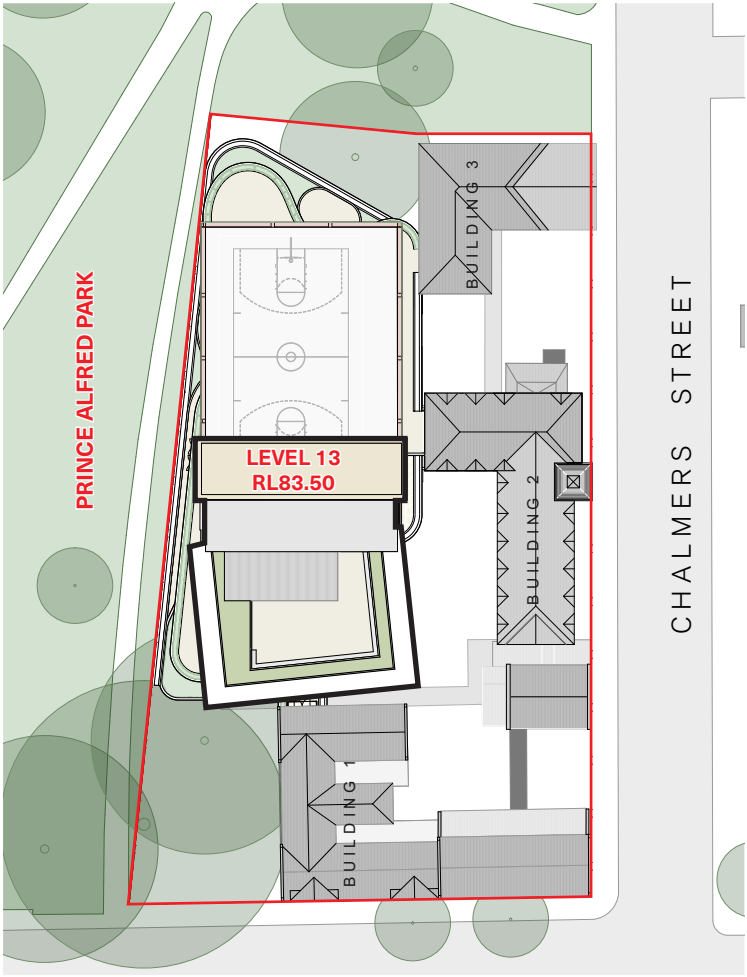
Inner City High School



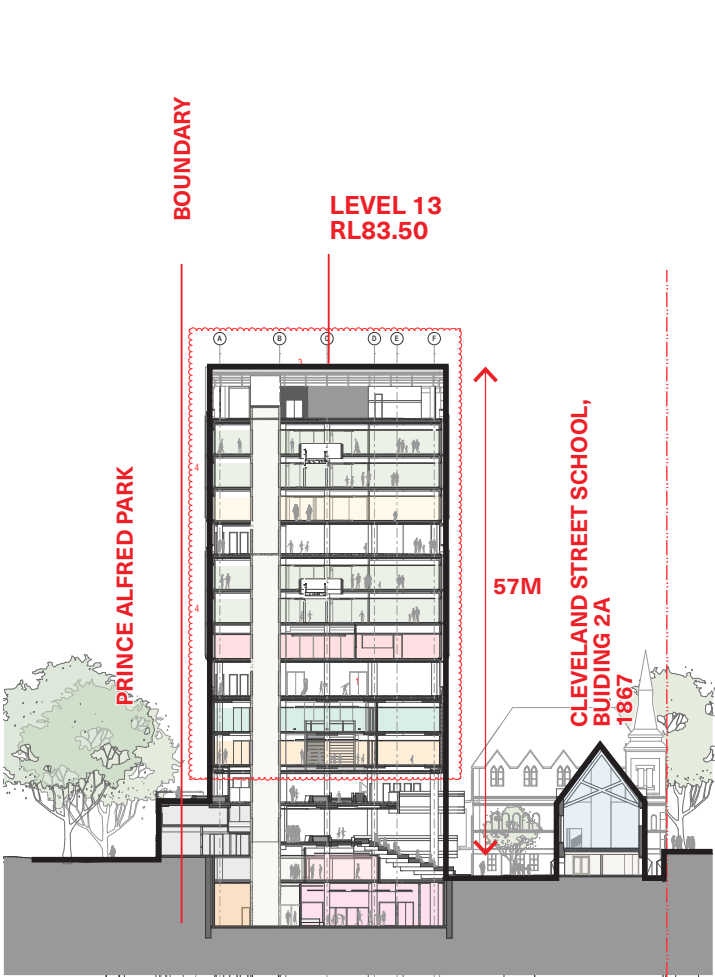
Inner City High School from Elizabeth Street with Cleveland Street School Building 2A (1867) in the foreground



Inner City High School from Prince Alfred Park



Inner City High School Plan
[Source: Inner City High School Design Report - FJMT]



4 Indicative Section through Inner City High School showing key heights and relationship to Prince Alfred Park and Cleveland Street School Building 2A (1867) [Source: Inner City High School Design Report - FJMT]

Inner City High School demonstrates how a tall contemporary building can be successfully integrated in close proximity to exceptionally significant heritage low-scale and an important green space.

Year Approved	2018
Total Height RL	83.5
Height above ground [M]	57
No. of Levels	13
Floor-To-Floor Height	4.2 typical

5 Analysis & Objectives

Heritage Precinct Overview

10 Missenden Road is located within a designated heritage-listed site, as well as a heritage conservation area. It is situated adjacent to several heritage items of both local and state significance.

The Concept Development Area falls within the boundaries of St. John's College, University of Sydney, whose structures—including the college itself, its interior, quadrangle, gate lodge, gates, and grounds—are recognized as locally significant heritage items.

St. John's College is situated within the University of Sydney Heritage Conservation Area, which encompasses numerous heritage items of both local and state importance.



Map showing Heritage Items and Heritage Conservation Areas [Source; Sydney LEP 2012]

Legend

Concept Development Area - - - - -

Radius - - - - -

Heritage Precinct Analysis

10 Missenden Road, situated within the Camperdown Health Education and Research Precinct (CHERP), is located in close proximity to numerous significant heritage items.

The Royal Prince Alfred Hospital (RPAH), a collection of buildings, interiors, trees, and grounds, is designated as a heritage item of state significance.

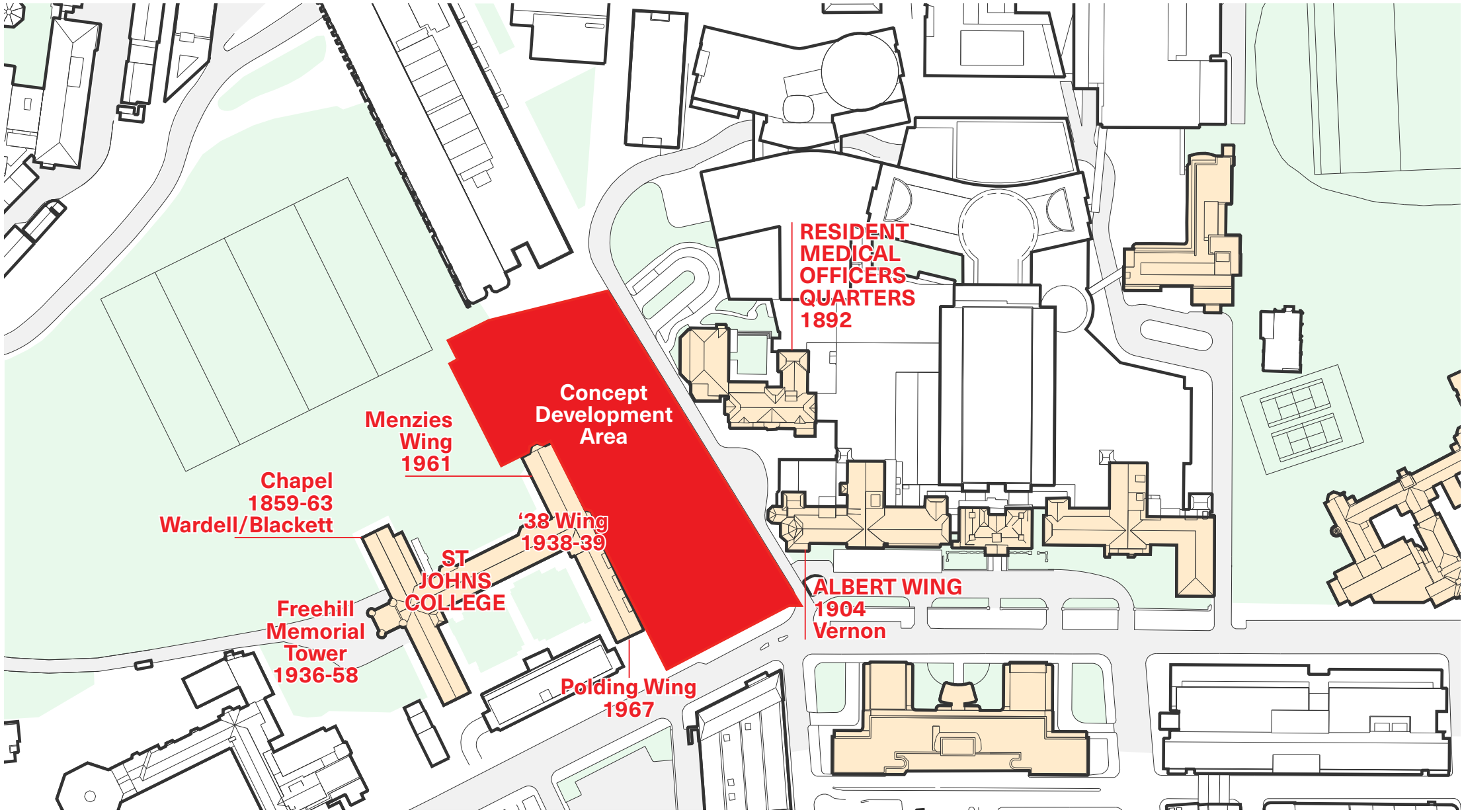
A substantial portion of the RPAH is also physically within the University of Sydney campus. Key heritage-listed buildings within the RPAH and the surrounding area, including 10 Missenden Road, the Resident Medical Officers' Quarters (1892), the Albert Wing (1904), and the King George V building (1941). Gloucester House is also part of the RPAH complex.

St. Andrew's College is situated to the south of the Royal Prince Alfred Hospital.

49 and 49A, and 51–55 Missenden Road are two items of local significance located on the western side of Missenden Road to the north of the Concept Development Area.

OBJECTIVE

10 Missenden Road is within a significant and sensitive context, development will respect and protect heritage.



Plan of key heritage items adjacent site and within precinct

Heritage

St John's College

St. John's College at the University of Sydney is recognized as a locally significant heritage site. The Conservation Management Plan describes the college as "an exceptionally fine example of nineteenth-century Gothic Revival design, largely built to the plans of original architect William Wardell. *It was one of the foundational institutions of the catholic church in New South Wales in the nineteenth century, and a founding college of Australia's finest University*".

The college was constructed in three main phases: the initial phase from 1858 to 1863, a second phase from 1915 to 1933, and the completion of the H-shaped layout in the later twentieth century.

William Wardell, also the architect of Sydney's St Mary's Cathedral, established the overall design concept for the college. The northern wing and the longitudinal arm of the college were the first completed - beginning under Wardell's supervision and finished by Edmund Blacket.

Subsequent works between 1936 and 1939 include the '38 Wing, designed by Herbert Wardell and completed by architects Hennessy, Hennessy and Co., and the Freehill Tower. The tower is notably lower than originally envisioned by William Wardell.

The Menzies Wing, built in 1961 by McDonnell Mar and Anderson, was designed to align with Wardell's original Gothic Revival style, using brick and sandstone facing. The Polding Wing, also designed by McDonnell Mar and Anderson in harmony with Wardell's design principles, was opened in 1967.

More recent development includes the Hintze Building, designed by Altis Architects, completed in 2009.

Prior to 1889, a wooden cottage was established on the southern corner of the land granted to St. John's College. The site was later leased to the Royal Prince Alfred Hospital (RPA), and a building known as the Benning Building was completed in 1939, which housed a boutique, dining room, and hamburger shop. In 1945, a series of simple fibro huts were constructed as temporary accommodation for nurses, although this area is now used as a car park.

Following 1945, a number of buildings along the western frontage of Missenden Road were built, including a National Bank building, a brick shed, and a Colorbond garage; these structures have since been demolished.

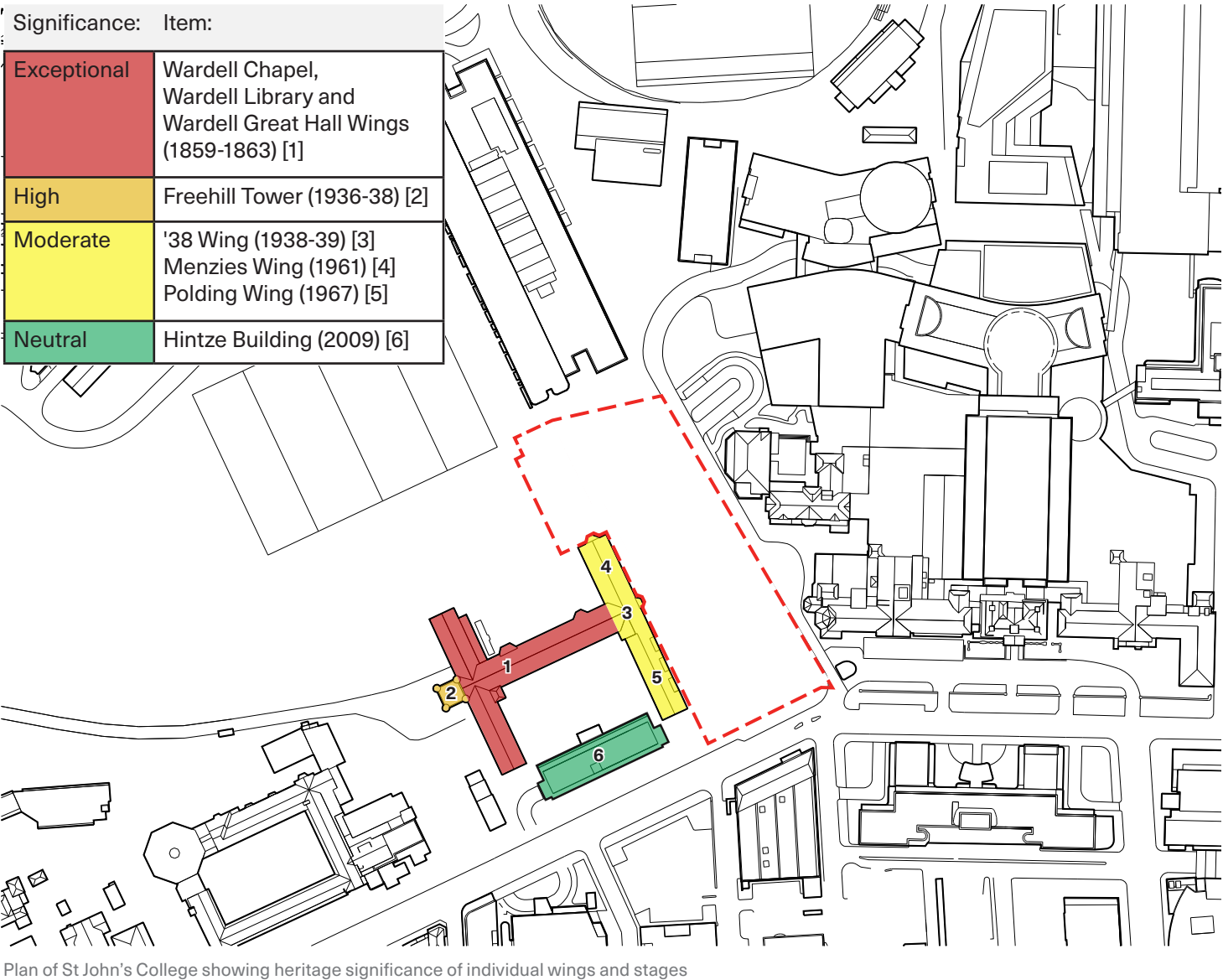
The College's Conservation Management Plan highlights an opportunity for a new commercial building at the corner of Missenden Road and John Hopkins Drive.

The plan also emphasizes several views of exceptional significance associated with St. John's College, particularly the silhouette views of the Freehill Tower, Wardell Wing, and Wardell Library Wing against the sky, visible from Larkin Street across Parramatta Road and from the Parramatta Road gate and driveway. From these vantage points, the RPAH Block E blocks views of the sky behind the Menzies Wing.

The view of the Freehill Tower from Missenden Road looking north is exceptionally significant.

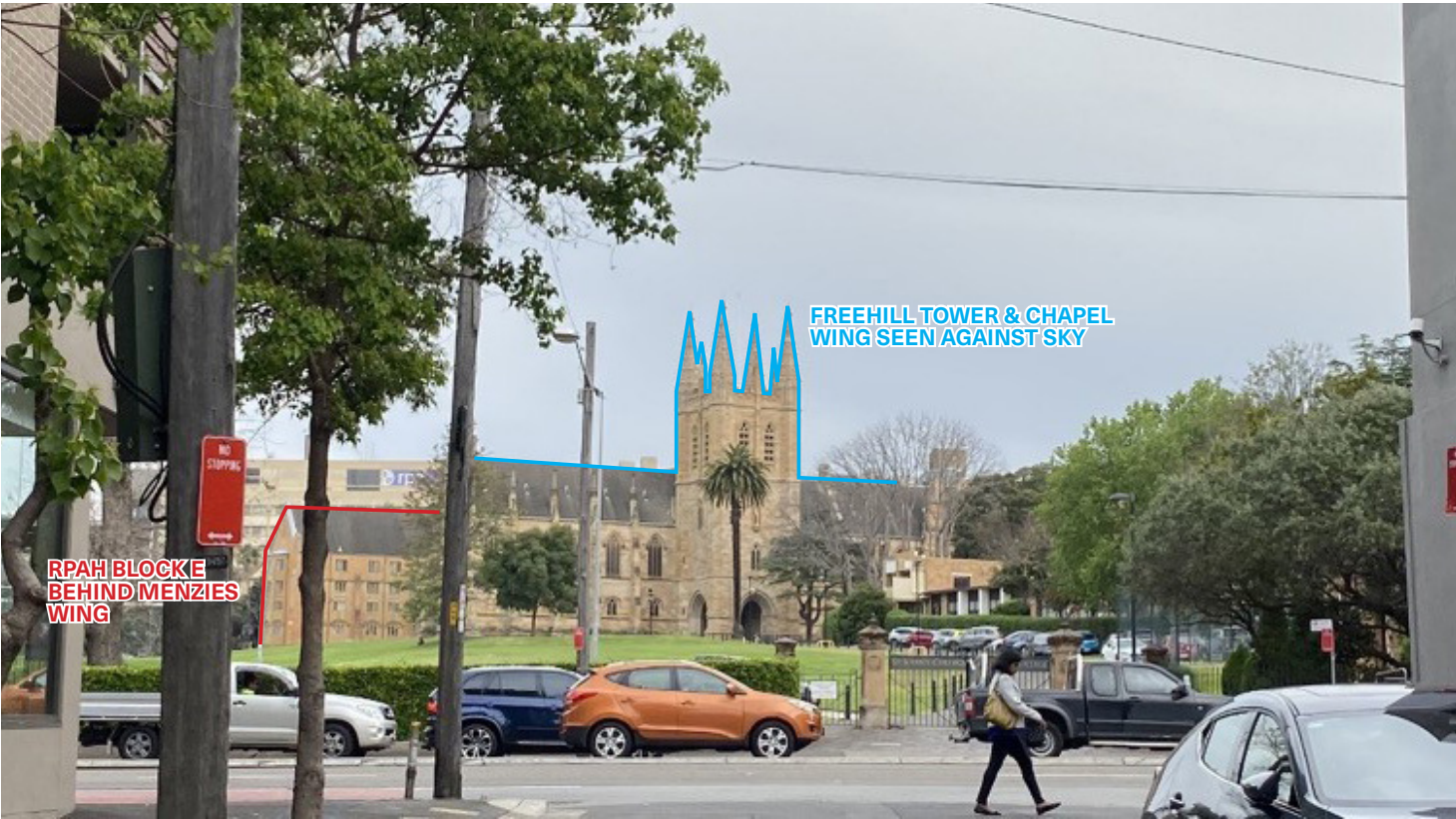
Development is to be consistent with the objectives and policies of the CMP, specifically:

- Policy 21 - Preserve the visual and spatial setting of the college;
- Policy 22 - Allow no works to obscure views of the Wardell Tower against the sky from any point in the visual and spatial setting; and
- Policy 28 - Locate new buildings for commercial purposes on the land adjacent to John Hopkins Drive.



Heritage

St John's College



Key View 3 - View of the Freehill Tower southward along Larkin Street.
Views of exceptional significance associated with St John's College
[Source: St John's College within the University of Sydney - Conservation Management Plan - Hector Abrahams Architects]

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Key View 4 - Views of Freehill Tower, Chapel Wing, Library wing, '38 Wing and Menzies Wing seen set high on a hillside in a continuous spatial sweep from Parramatta Road and across the playing fields, and from John Hopkins Drive.
Views of exceptional significance associated with St John's College
[Source: St John's College within the University of Sydney - Conservation Management Plan - Hector Abrahams Architects]

Heritage

RPAH – Albert Wing

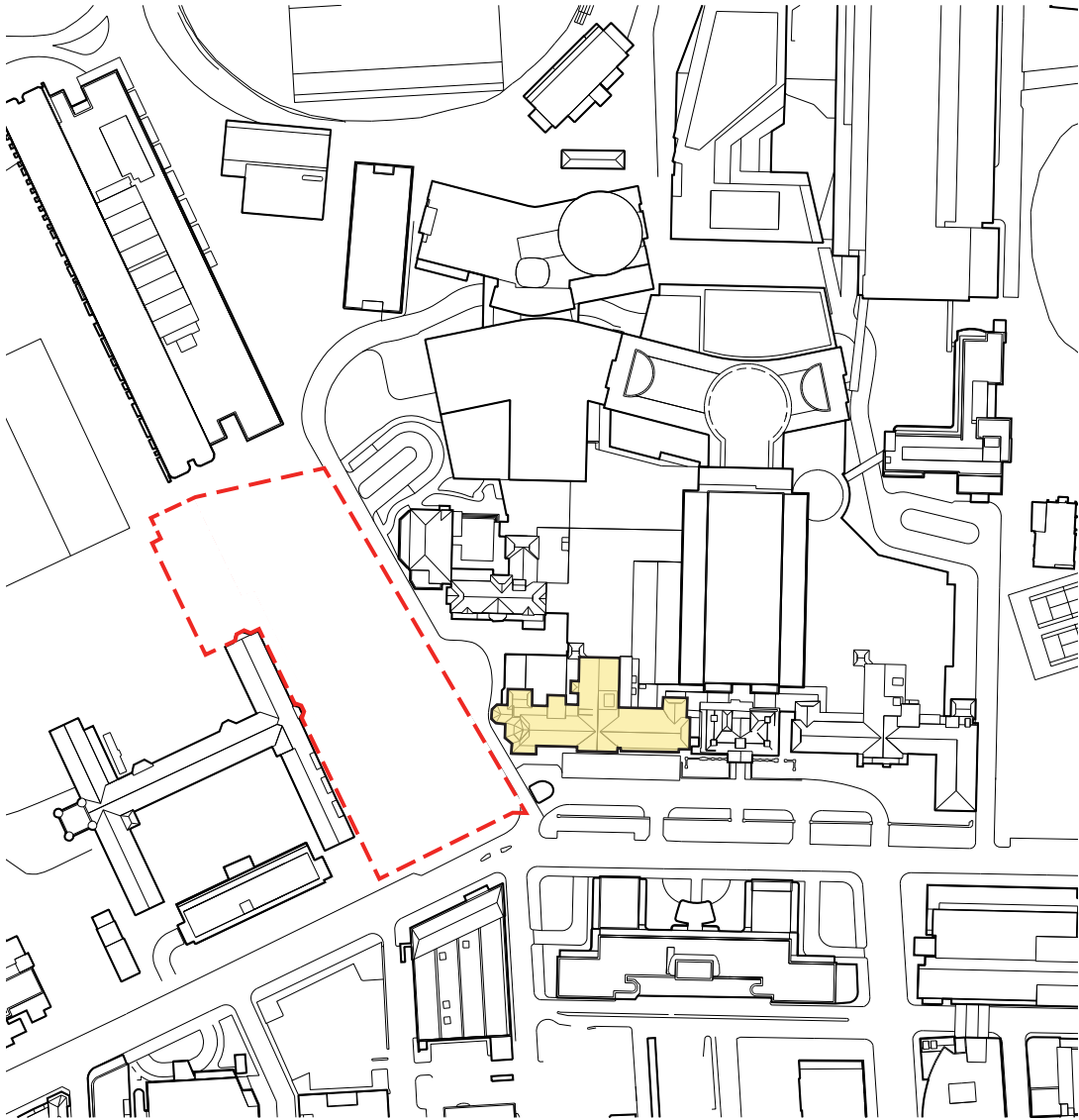
The Royal Prince Alfred Hospital (RPAH) was established in 1882 as a teaching hospital for the University of Sydney's medical faculty. The RPAH Conservation Management Plan (CMP) describes the original hospital as "the most elaborate pavilion hospital in Australia," highlighting its architectural significance.

Following the construction of the central administration block and two pavilion wards between 1876 and 1882, the Victoria and Albert pavilions were designed by government architect Walter Liberty Vernon and completed in 1905.

The architectural excellence of the Victoria and Albert pavilions, along with the Nurses' Home, contributes to the overall heritage significance of the site. Notably, the main facade of the Albert Pavilion holds high significance due to its architectural and historical importance.

OBJECTIVE

- Maintain and enhance the setting of the Albert Wing to support recognition of its significance as an item of heritage
- Improve vistas from Missenden Road to the Albert Wing
- Provide a formal pedestrian link to the University between the College and the Hospital.



Plan: Albert Wing within Precinct



Albert Wing from Missenden Road



3 Albert Wing Northern Elevation

Heritage

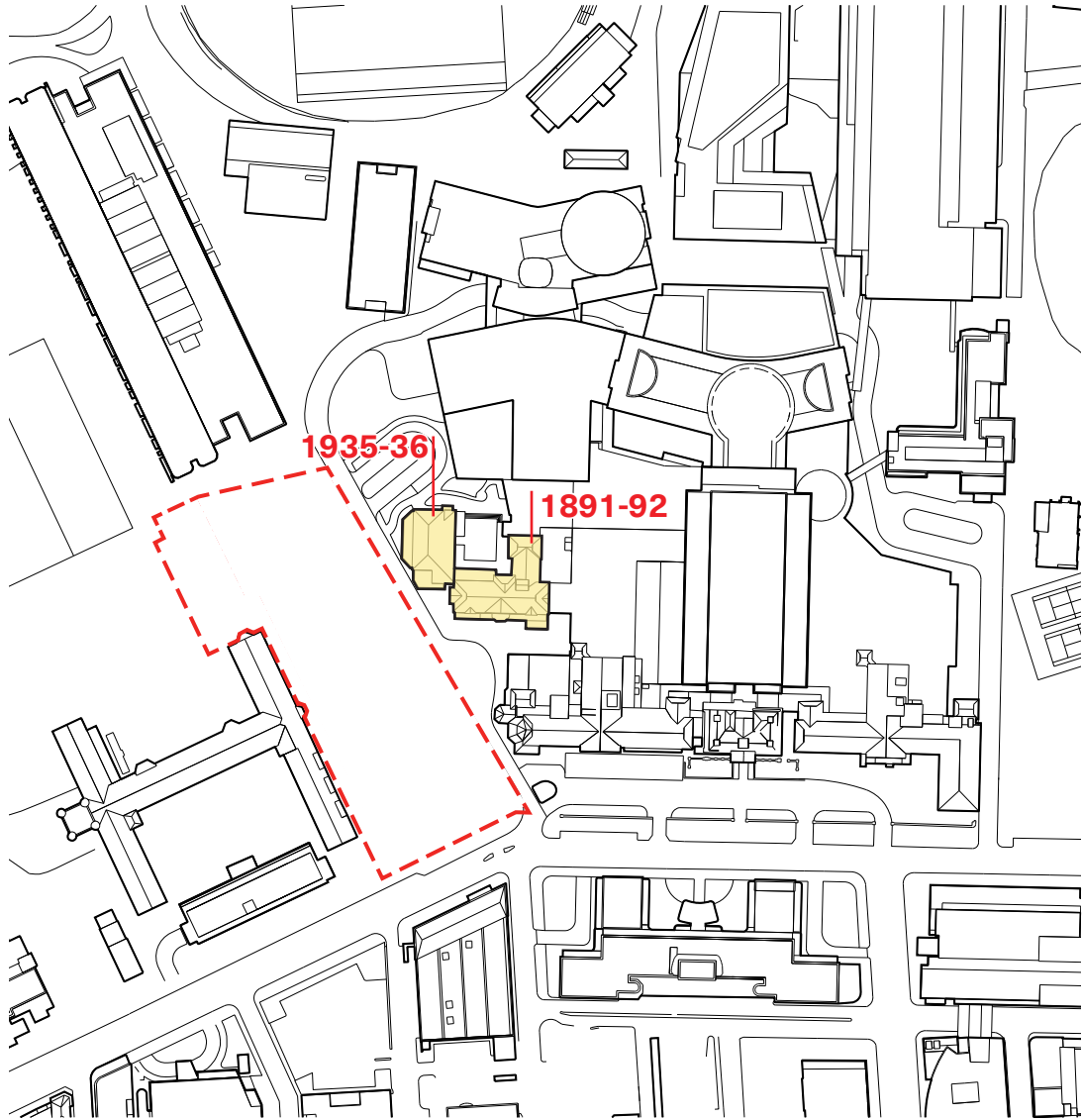
RPAH – Resident Medical Officers Quarters

The Nurses' Home, formerly Resdient Medical Officers Quarters and now known as the Kerry Packer Education Centre, was designed by Mr Kent of Kent Budden and Greenwell in 1891–92 to provide accommodation for 50 nurses. A major addition to the building was designed by Cobden Parkes and constructed between 1935 and 1936.

The original wing and roofscape of the Nurses' Home are of high heritage significance. The addition, however, is of a moderate level of significance.

OBJECTIVE

- Maintain and enhance the setting of the Nurses' Home to support recognition of its significance as an item of heritage
- Improve vistas from Missenden Road to the original wing



Plan: Former Nurses Home within Precinct showing original 1891-92 stage and later 1935-36 stage.



Former Nurses Home original 1891-92 elevation

Movement

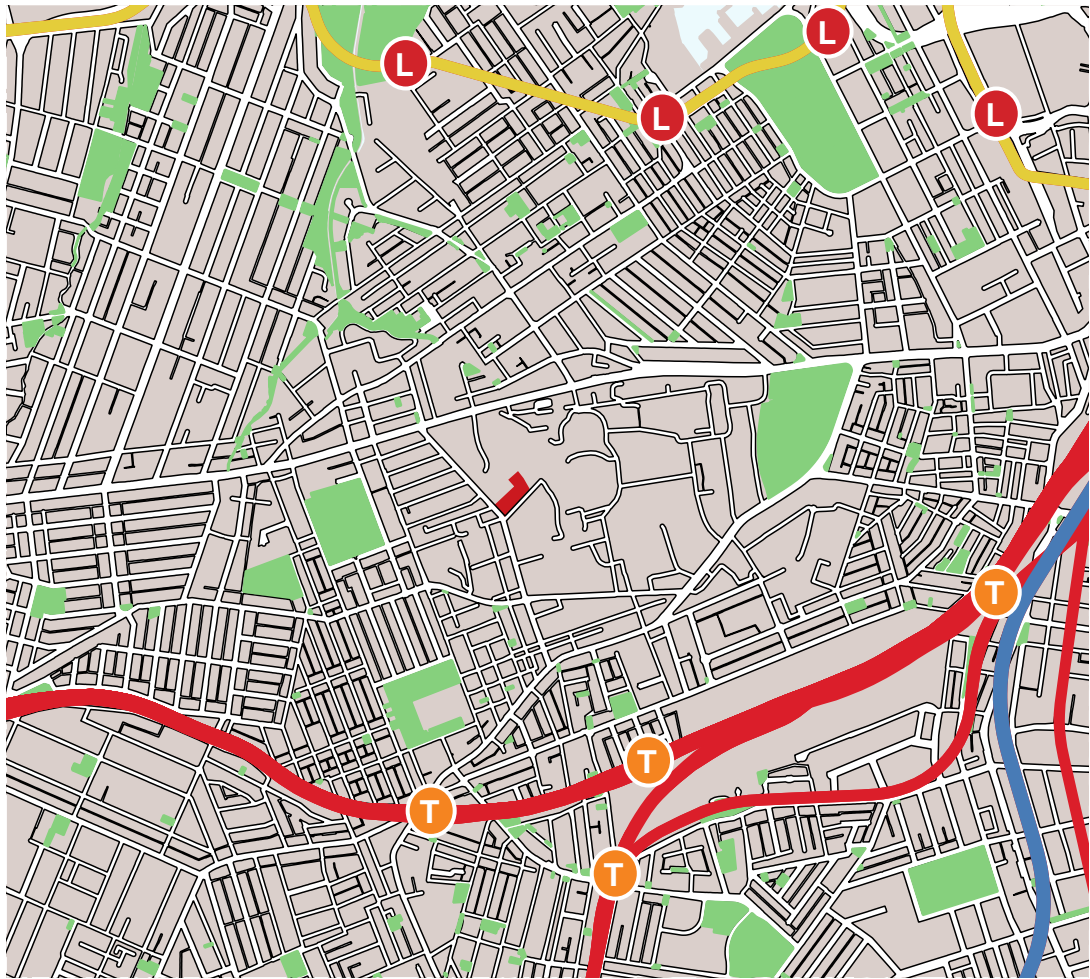
Public Transport

Train & Buses

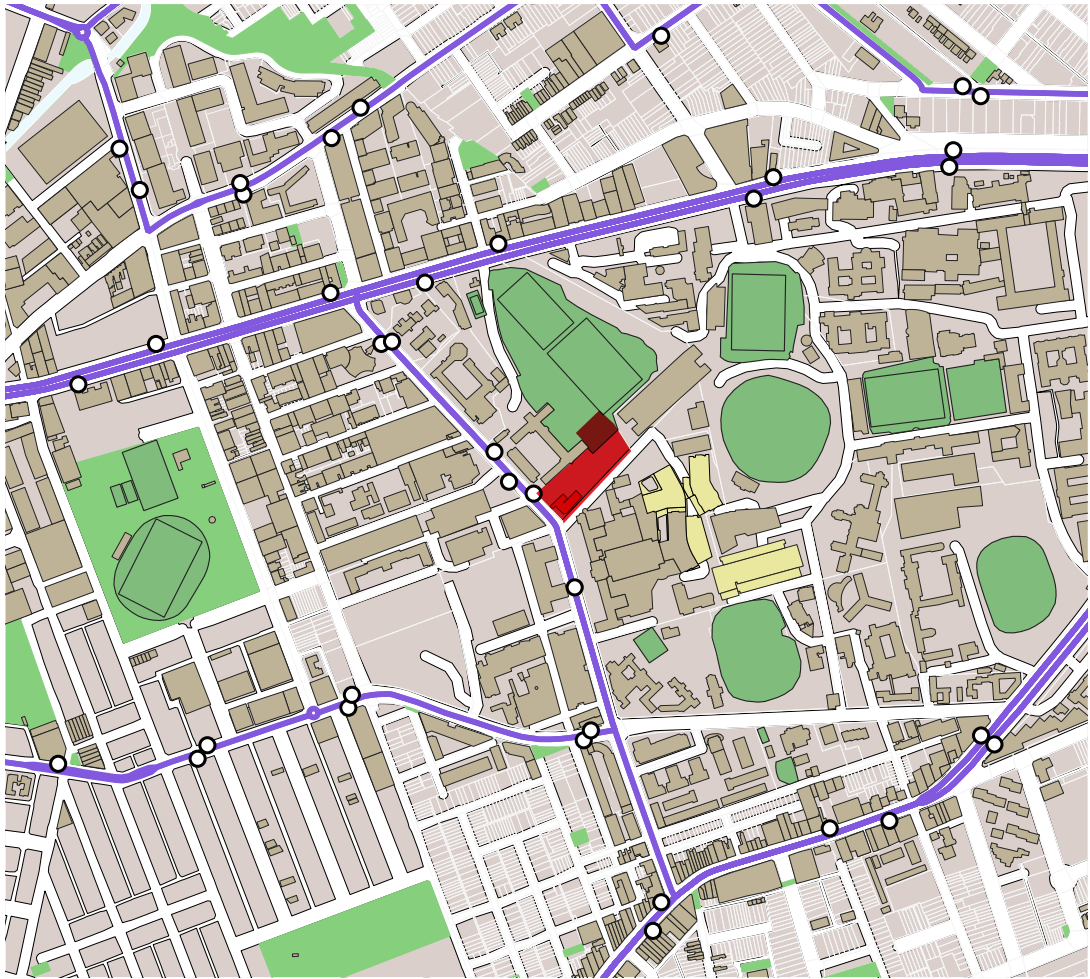
The development of 10 Missenden Road is well supported by the existing public transport network, providing convenient access for residents and visitors alike.

Both Macdonaldtown and Newtown stations are the nearest stations within the Sydney Train Network, facilitating regional connectivity. Macdonaldtown Station is approximately a 15-minute walk from the site, while Newtown Station is about a 20-minute walk. Redfern Station is also conveniently located.

Additionally, numerous bus routes operate along Missenden Road, with six bus stops in the vicinity. Bus stops on Parramatta Road and at the intersection of King Street and City Road are also well-served by multiple bus routes, enhancing public transport options for the area.



Map of rail transport in proximity to 10 Missenden Road



Map of bus transport in proximity to 10 Missenden Road

Movement

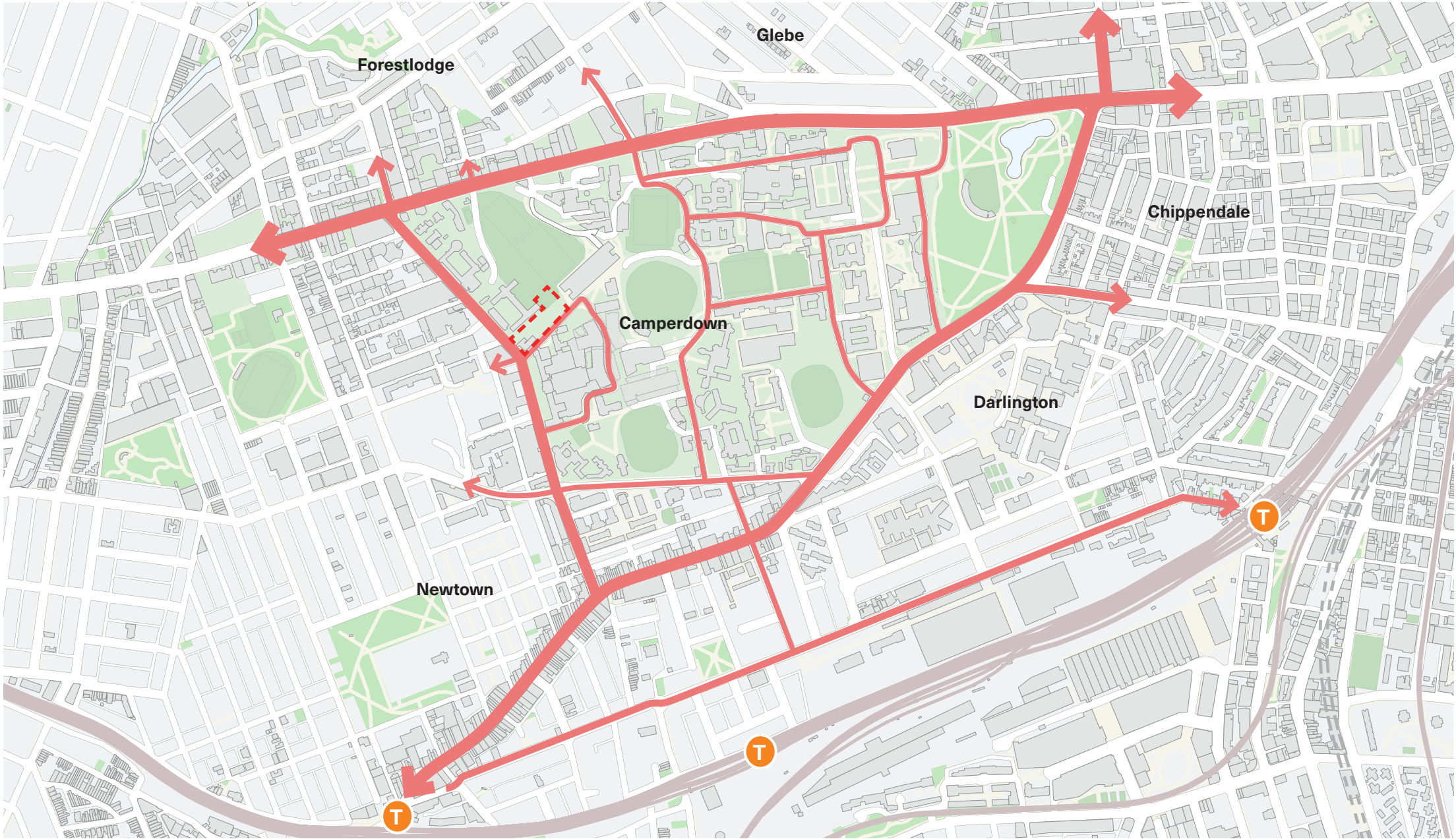
Pedestrian – Campus and Precinct

10 Missenden Road is situated within a dense, walkable pedestrian network that is shaped by the large University of Sydney Camperdown and Darlington campuses, as well as the Royal Prince Alfred Hospital. This network connects the site to surrounding neighborhoods including Camperdown, Forest Lodge, Glebe, Chippendale, Darlington, and Newtown, facilitating easy movement for pedestrians.

Major roads such as Parramatta Road, City Road, King Street, and Missenden Road serve as key vehicular and pedestrian corridors within this network, providing access to Redfern, Newtown, and Macdonaldtown stations.

OBJECTIVE

- Enhance / strengthen John Hopkins Drive as an important gateway and threshold to the campus.



10 Missenden Road within the wider Pedestrian Network

Movement

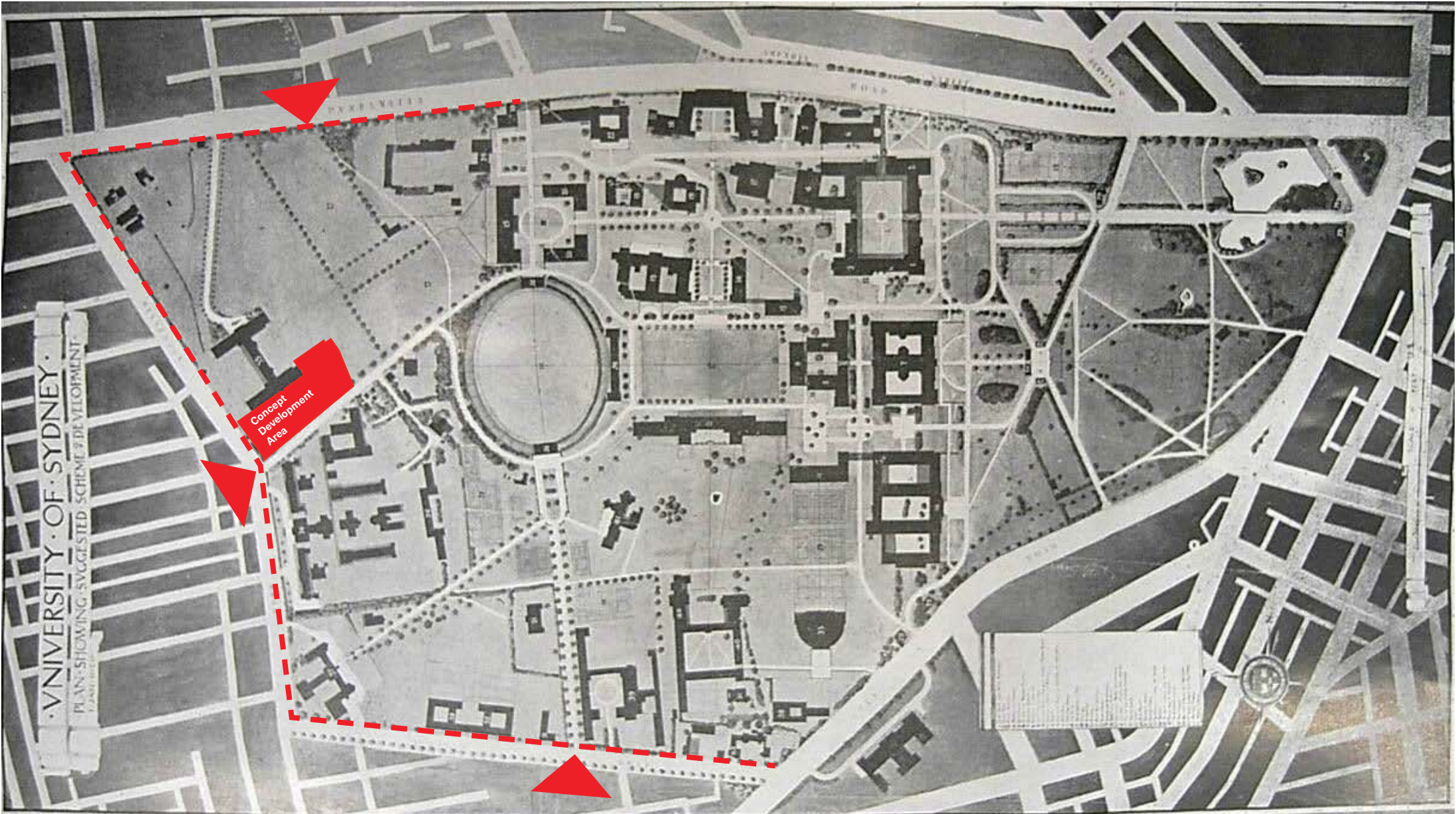
Campus Masterplan

Early masterplans for the University of Sydney highlighted the southern corner of St John's College as a significant entry point to the campus, emphasizing its importance within the broader urban context.

The site is located at the beginning of a major pedestrian link envisaged by the Leslie Wilkinson Campus Masterplan 1920. This remains a key pedestrian entry to Campus gateway.

OBJECTIVE

Strengthen and enhance the location as a pedestrian gateway and link.



Leslie Wilkinson's University of Sydney Campus Masterplan 1920 [Source: Campus Infrastructure Services - Grounds Conservation Management Plan]

Movement

Pedestrian – Precinct

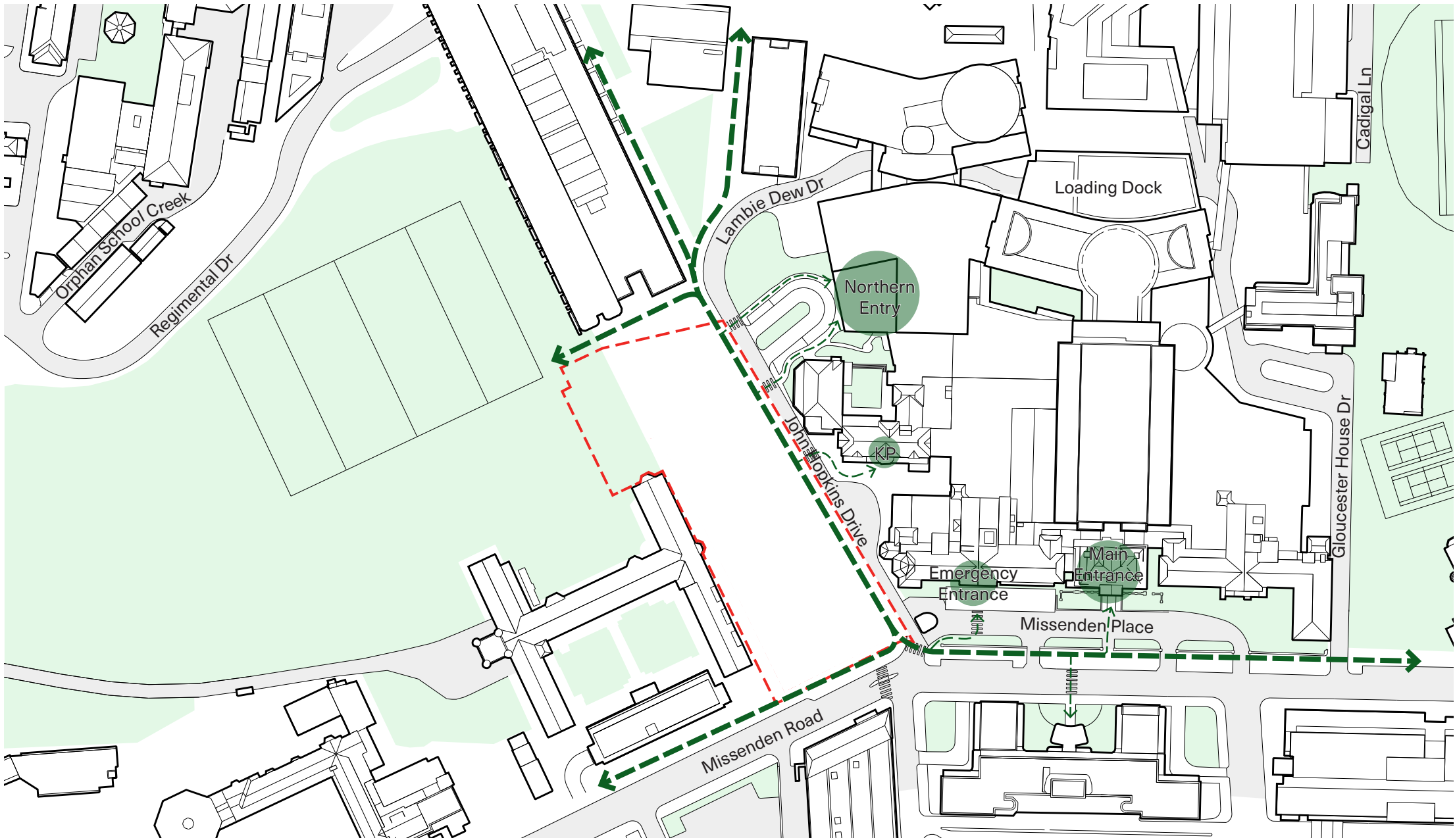
The Royal Prince Alfred Hospital (RPAH) lacks a continuous footpath along the southern edge of John Hopkins Drive, a private road belonging to the hospital.

A footpath exists on the northern side of John Hopkins Drive, within the boundaries of St. John's College. This footpath is crucial for pedestrian access to the RPAH's northern entrance and the Kerry Parker Education Centre and is a key component of the hospital's pedestrian circulation strategy.

Missenden Road, at the intersection with John Hopkins Drive, is the western entrance to the University of Sydney campus. A narrow concrete footpath extending from Missenden Road, past St. John's College, connects to a wider, 7-meter stone paved pedestrian walkway along the southern edge of the Charles Perkins Centre.

OBJECTIVE

Strengthen and enhance the location as a pedestrian gateway and link.



Precinct pedestrian circulation network

Movement

Vehicle, Loading and Servicing

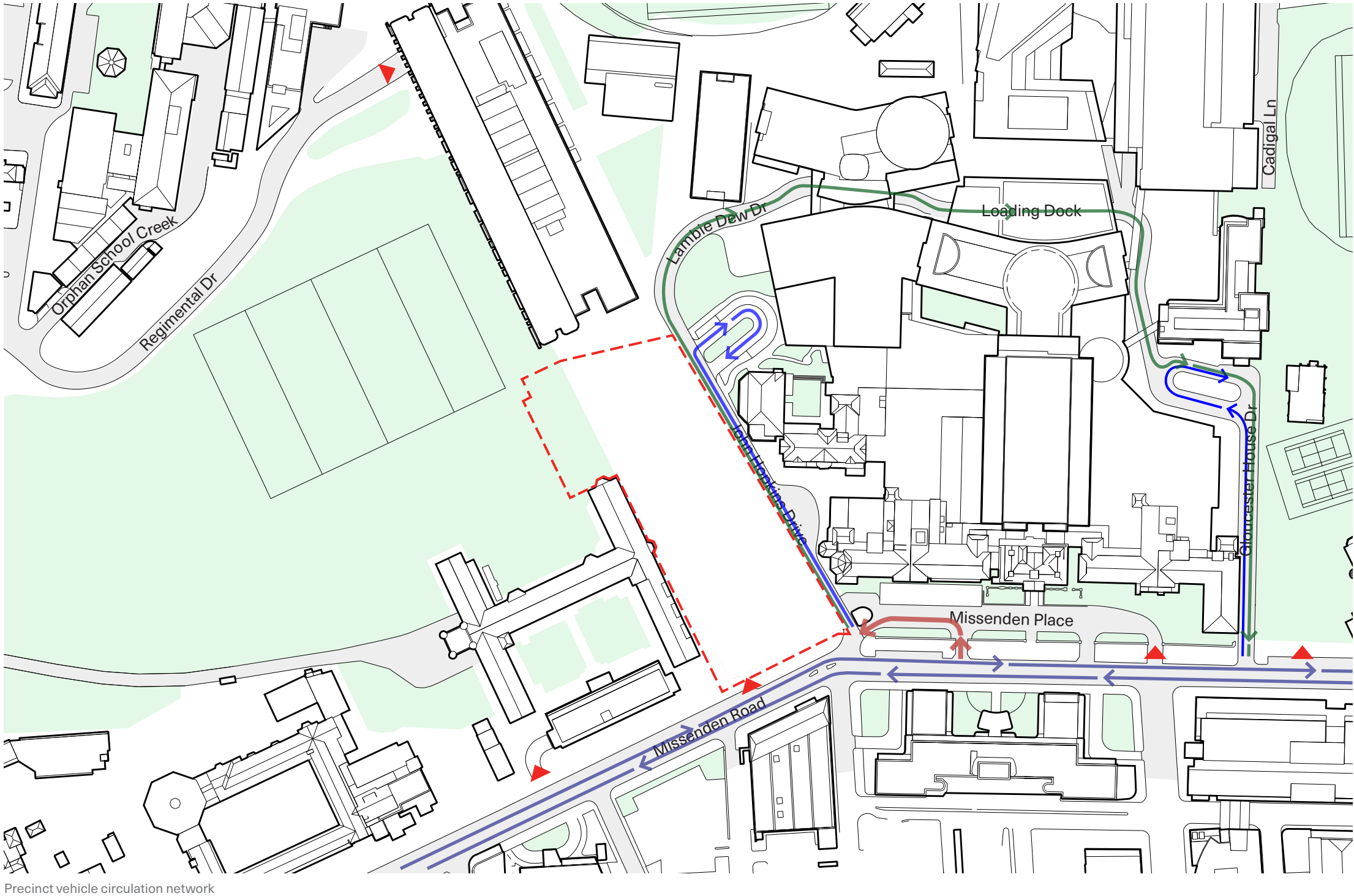
Missenden Road is a two-lane, two-way road that runs north-south, connecting Parramatta Road to King Street. Traffic lights are installed at the intersections with Carrillon Avenue and Salisbury Road, located to the south of the Concept Development Area, facilitating smoother traffic flow and pedestrian crossings.

Within the RPAH precinct, John Hopkins Drive, Lambie Dew Drive, and Gloucester House Drive are two-way private roads forming a loop that provides access for public services, hospital staff, and deliveries to the new northern hospital facilities, including the loading dock on Lambie Dew Drive. The RPAH ambulance bay is directly accessible from Missenden Road.

Hospital public and staff parking areas are situated to the west of Missenden Road, while vehicle access for St John's College is available from Parramatta Road and Missenden Road at the northern end of the Concept Development Area. Existing car parking on the Concept Development Area is accessed via Missenden Road.

University buildings are accessed from University roads located to the east of the campus.

OBJECTIVE
Provide staff and patient vehicle access, hospital and tenancy loading and servicing for 10 Missenden Road, while maintaining pedestrian amenity and safety, and accommodating RPAH's emergency vehicle access needs.



Topography

Missenden Road approximately follows one of several ridgelines that slope down from King Street and City Road toward the harbour. The St. John's College site descends from Missenden Road toward the old Orphan's School Creek, which then rises again toward the next ridge, where the University of Sydney quadrangle, Great Hall, and Tower are located.

The Old Orphan's School Creek joined to Johnson Creek to the north of Parramatta Road, flowing toward Rozelle Bay.

Development on the Concept Development Area may be prominently visible from areas to the north, due to the varying topography and elevation changes across the landscape.



Local topography map showing Missenden Road aligned with one of two ridges progressing northward from King Street and City Road

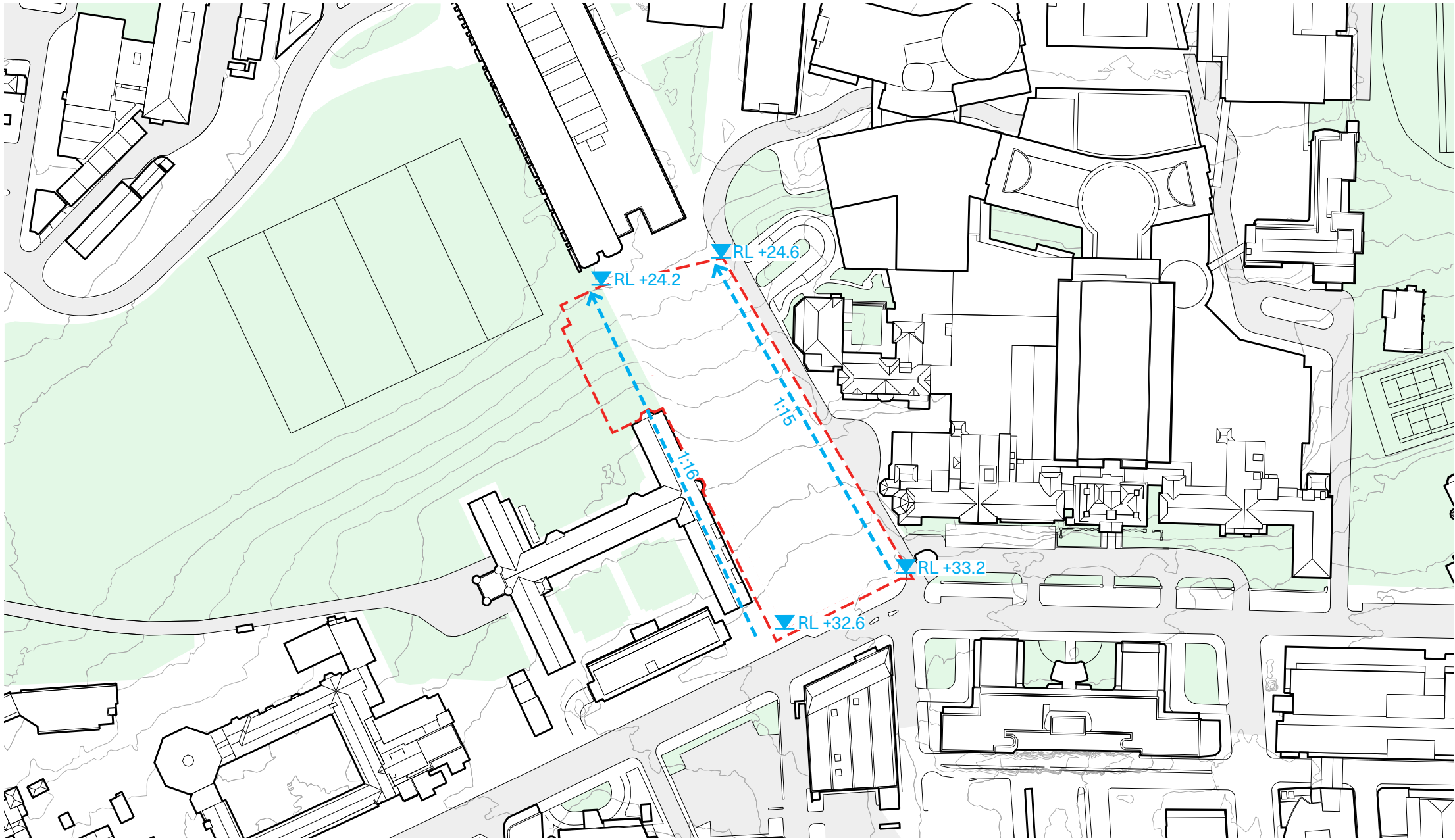
Levels

The Concept Development Area has a moderate and relatively consistent slope from west to east, with an approximate gradient of 1:20 (check).

From north to south, the Concept Development Area exhibits a minor cross fall away from St. John's College.

OBJECTIVE

The topography allows for pedestrian movement across the entire Concept Development Area, facilitating accessible navigation throughout the area.



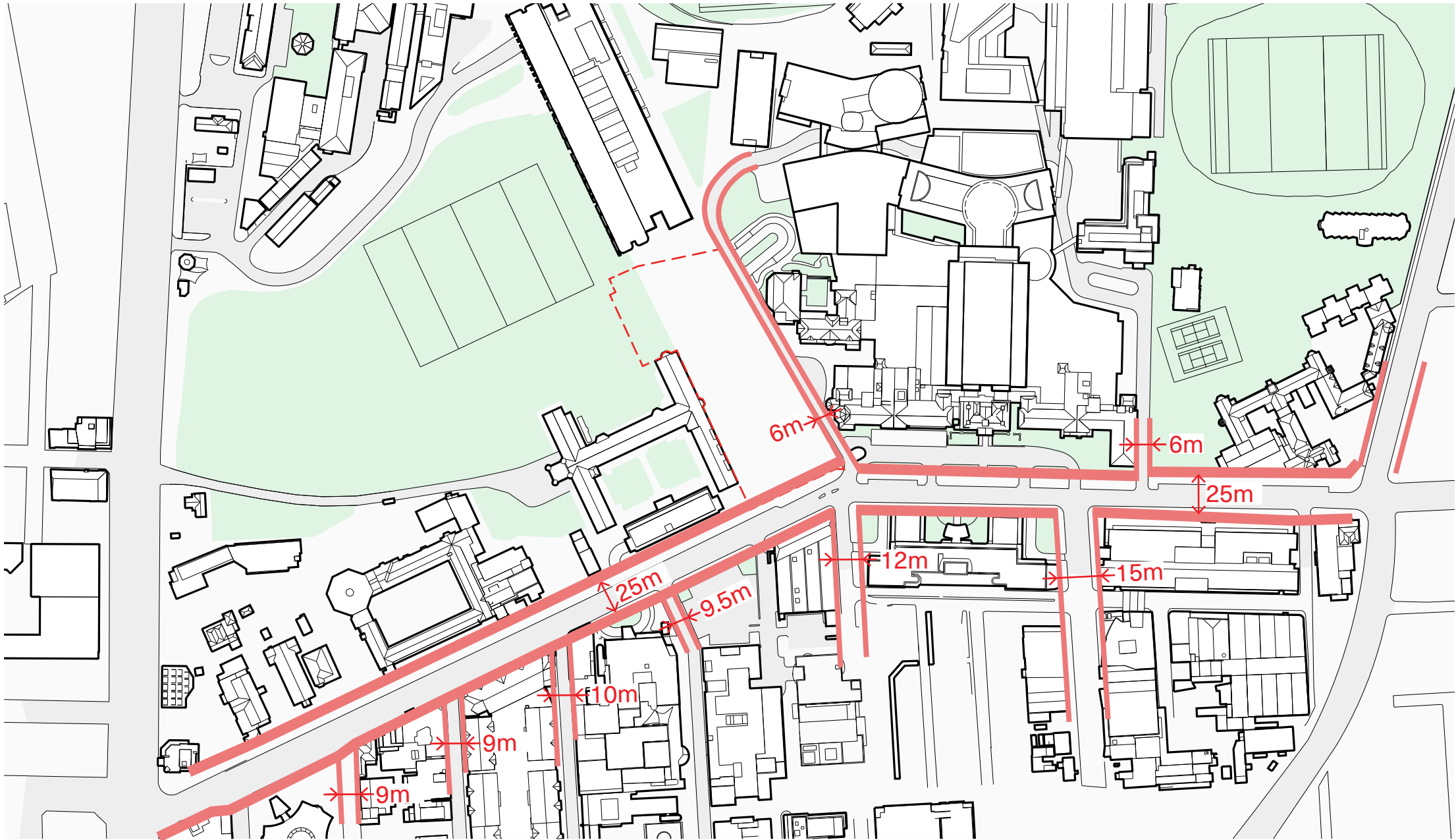
Precinct topography plan showing falls across site from west to east

Street Widths

Missenden Road is a public road approximately 25 m wide, featuring generous footpaths on both sides that are aligned with lot boundaries. These footpaths accommodate on-street parking as well as local footpath widening for street trees and landscaping, enhancing the streetscape and pedestrian experience.

In contrast, John Hopkins Drive is a private road located within the hospital's boundary. The northern kerb aligns with the shared boundary between the hospital and St John's College. The total kerb-to-kerb width of the road is approximately 6.5 meters. Notably, the hospital has not provided a footpath along the southern edge of John Hopkins Drive as part of the RPAH Redevelopment project.

OBJECTIVE
Improve the pedestrian amenity of John Hopkins Drive and Missenden Road.



Plan of Precinct street widths showing the limited width of private road John Hopkins Drive compared to other roads joining Missenden Road

Setbacks

Missenden Road features building setbacks that create two contrasting patterns on its east and west sides. On the west side, with some exceptions, buildings have no setbacks from either Missenden Road or their side boundaries, promoting a streetscape defined by built form. A notable exception is the two wings of the King George V building, which are constructed up to the street edge, creating three landscaped courtyards in dialogue with the landscaped forecourt of the Admin, Victoria, and Albert Pavilions opposite.

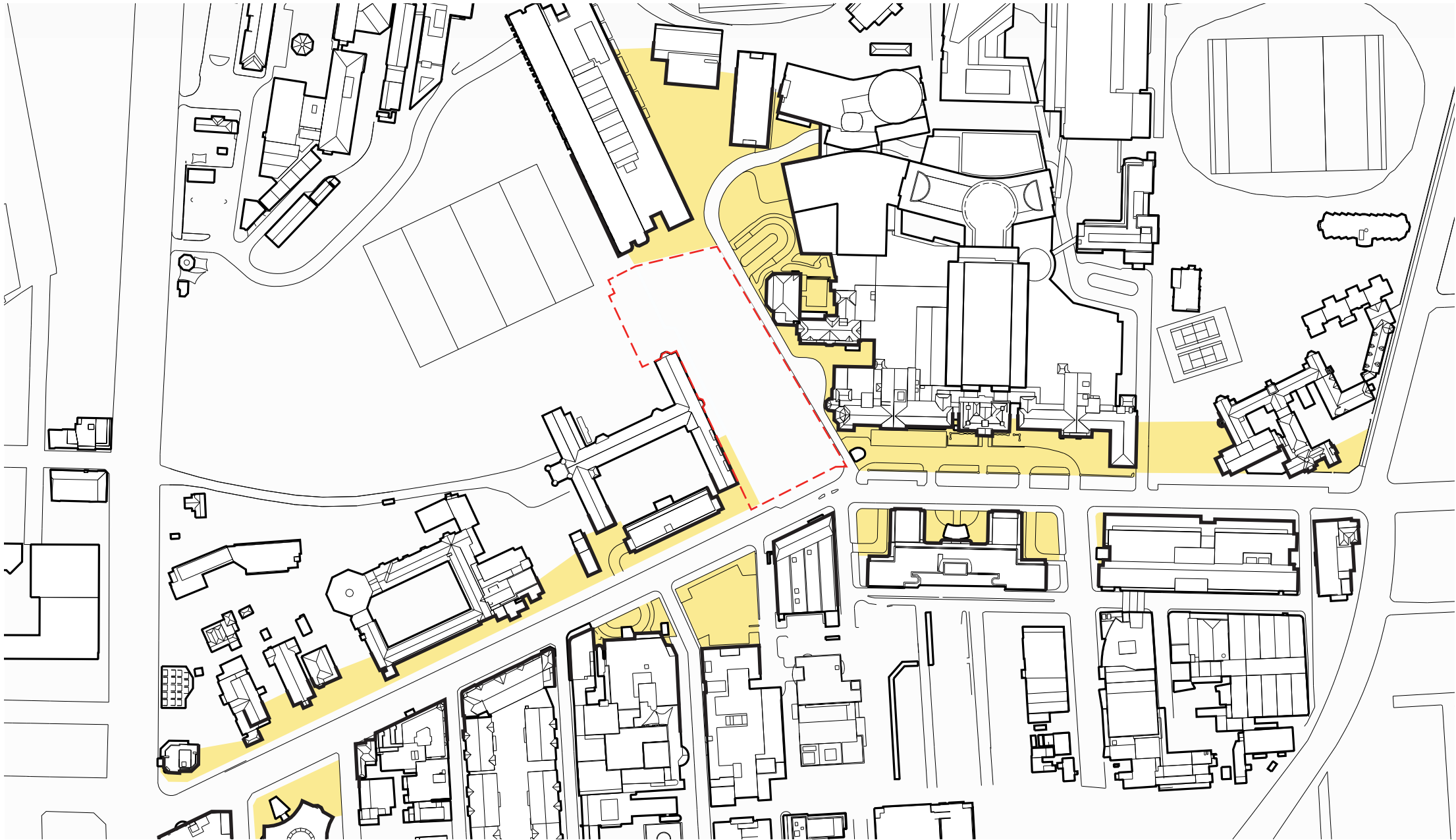
On the east side, consistent with their historical context as university campus buildings, the Colleges and RPAH are set back from the street and from each other as structures within landscaped grounds.

The Charles Perkins Centre strongly defines Grose Farm Lane as a key element of the western pedestrian access to the campus.

The RPAH buildings to the south of John Hopkins Drive are aligned with the hospital's organisational grid and do not have a consistent or strong relationship to the alignment of John Hopkins Drive, nor do they contribute significantly to defining the campus pedestrian axis.

OBJECTIVE

Strengthen the definition of John Hopkins Drive and Grose Farm Lane as the pedestrian gateway to the university.



Precinct plan showing predominant pattern of setbacks to the East of Missenden Road

Activation & Vistas

Activation
Between Parramatta Road and Carillon Avenue, active frontages are concentrated at the northern end of Missenden Road on the western side. There are no active frontages along the eastern side of Missenden Road north of Carillon Avenue.

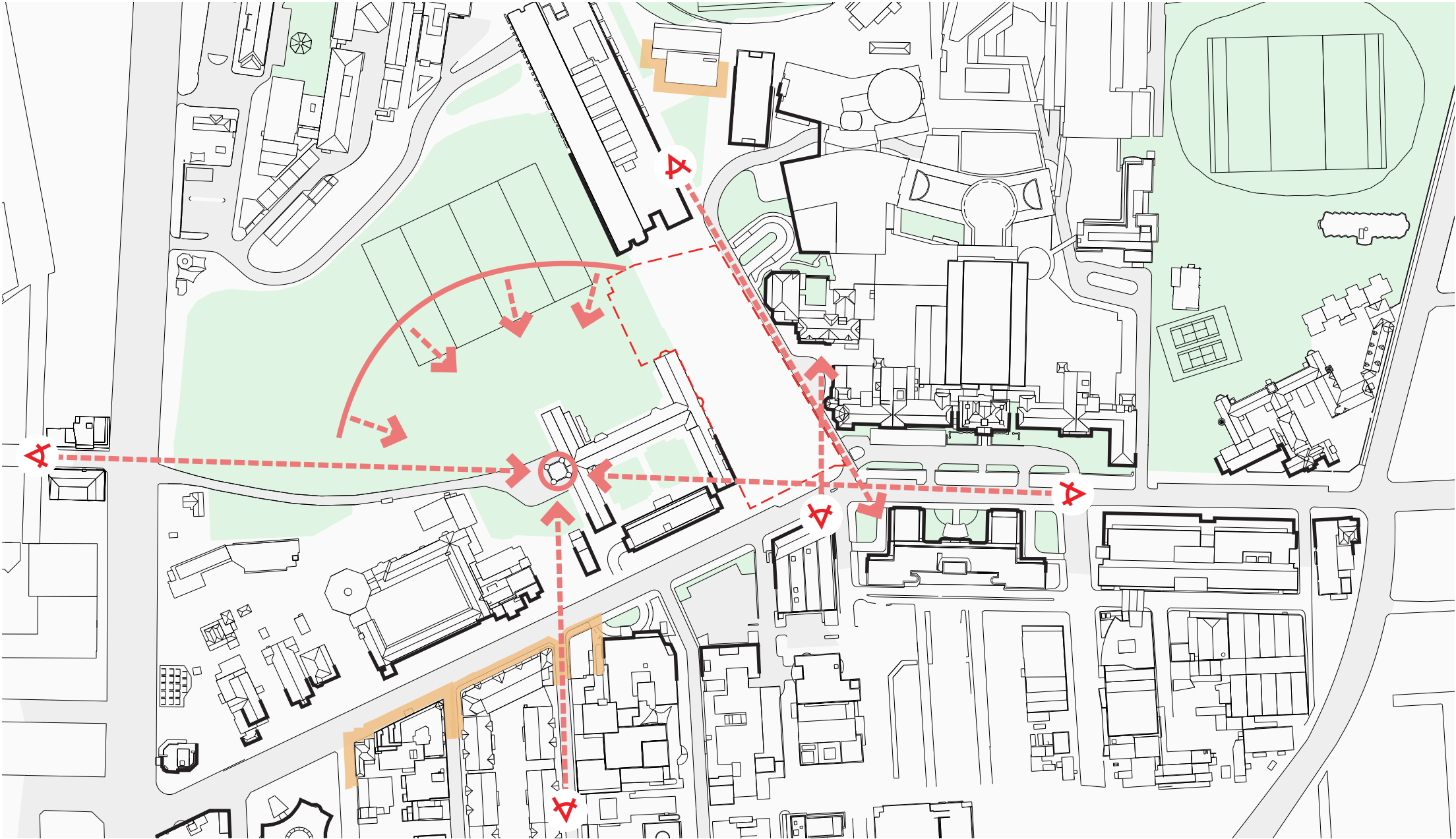
Vistas
The St John's College Conservation Management Plan (CMP) highlights six exceptionally significant views of the college from the surrounding context. These include the view of the Freehill Tower looking north along Missenden Road, observed from Parramatta Road, and the view from the eastern edge of the oval, from the gatehouse to the Charles Perkins Centre.

The removal of the Benning building could enhance views from Missenden Road toward the northern elevation of the Albert Wing and the resident medical officers' quarters.

Views from Grose Farm Lane toward Missenden Road and the King George V building could strengthen the university gateway and improve recognition of this heritage item's significance.

- OBJECTIVE**
- Increase activation on the eastern edge of Missenden Road
 - Preserve key vistas
 - Improve vistas to Albert wing, RMOQ and King George V.

Active
Inactive



Precinct plan showing limited activation of Missenden Road and alignment of Freehill Tower with views from Missenden Road, Larkins Road and Dunblane Street [to the west]

Streetscape Elevations

Missenden Road

The eastern side of Missenden Road features a pleasant pedestrian streetscape characterized by low-scale—2, 3, and 4 storey—heritage and historic buildings set back from the street behind trees and landscaping. RPAH Block E is markedly set back behind the heritage admin block. The Benning Building and the Hintze buildings are exceptions to this pattern.

The western side of Missenden Road is characterized by buildings constructed up to the street front, including taller structures such as the King George V building and the Chris O'Brien Lifehouse.

The northern sections of John Hopkins Drive and Grose Farm Lane are dominated by the 7- to 8-storey Charles Perkins Centre.

The southern side presents an inconsistent built form, with heritage facades of the RMOQ and the Albert Wing contributing rich architectural character to the area.

OBJECTIVE

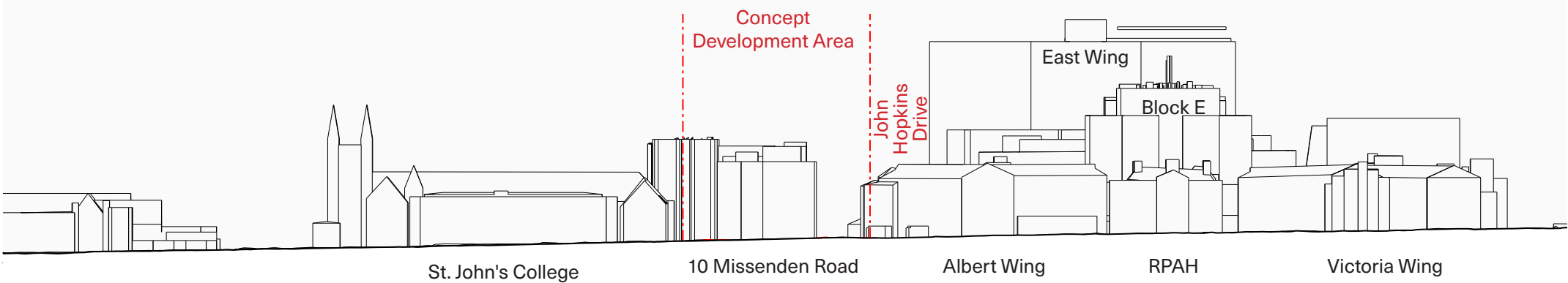
- Contribute to the high quality streetscape of Missenden Road
- Strengthen consistency of Missenden eastern streetwall including through removal of Benning Building
- Improve the John Hopkins Drive streetscape.



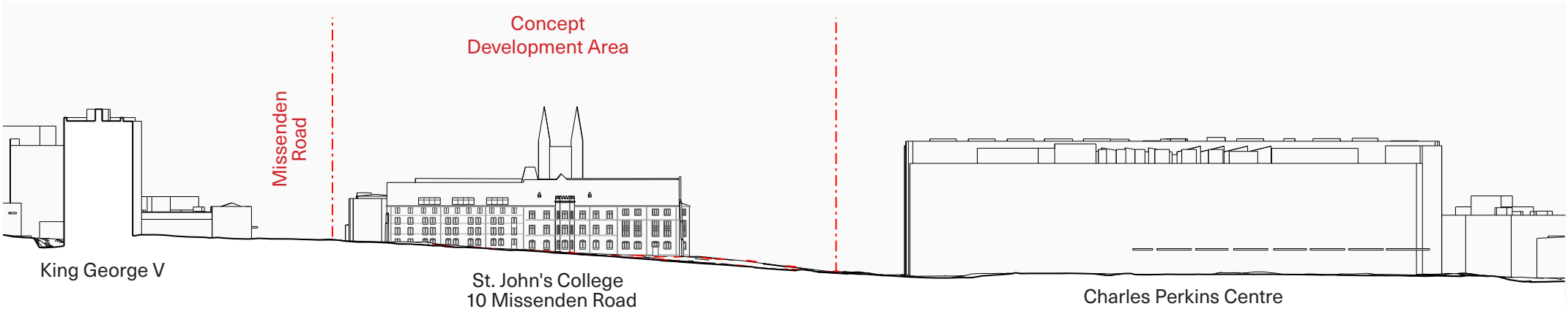
Admin Block and Victoria Wing from Missenden Road

Streetscape Elevations

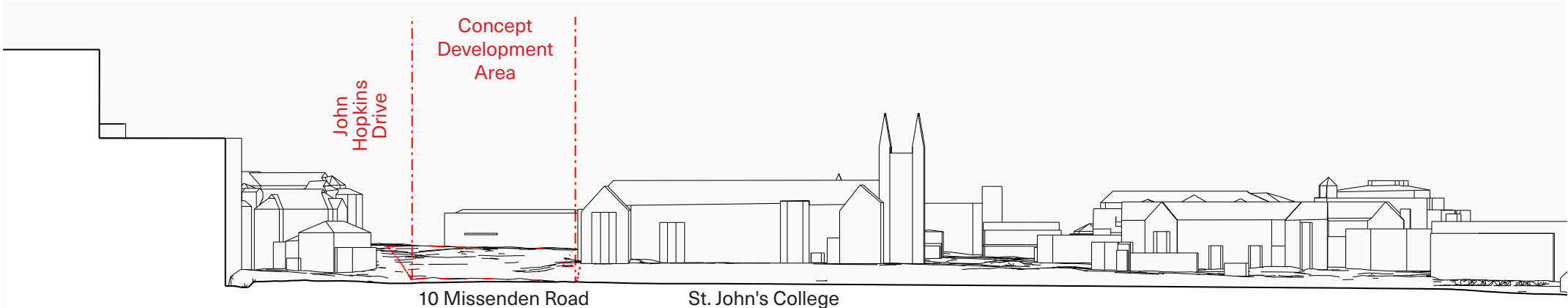
Missenden Road Elevation



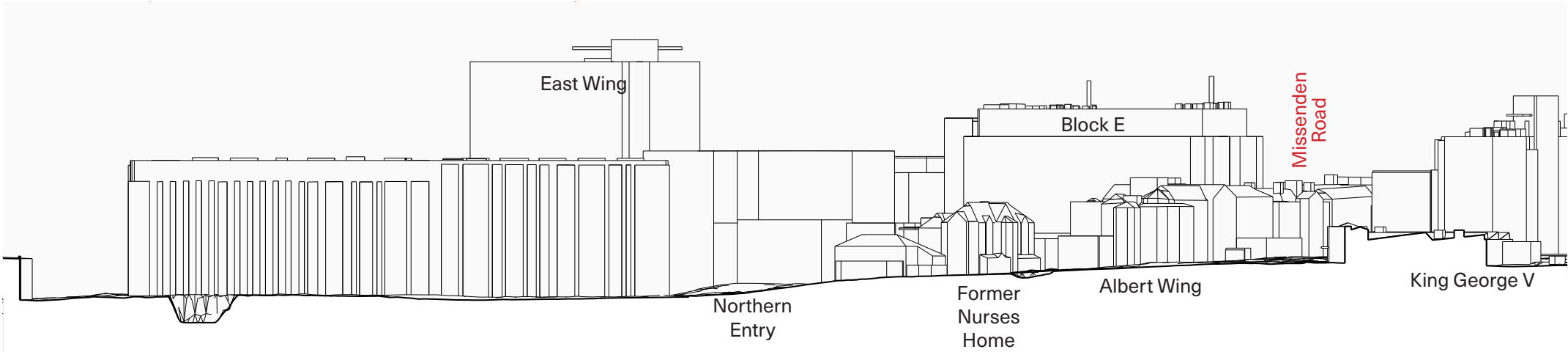
John Hopkins Drive Elevation



North Elevation



East Elevation



Green Spaces

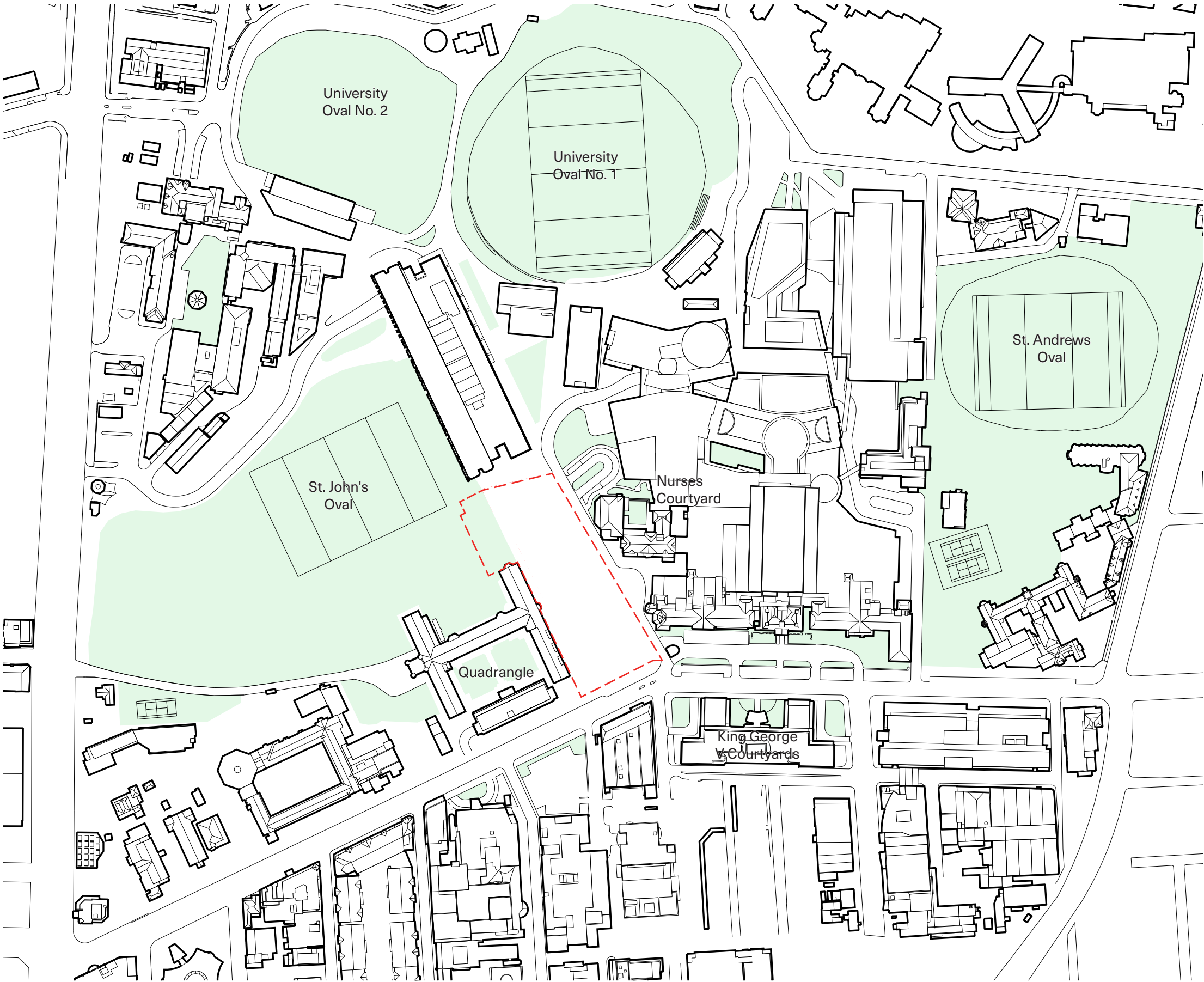
The precinct encompasses numerous green spaces of varied scale, use, and character. There are four major ovals, which are large open green areas primarily serving team sports, but they also provide passive amenity and recreational opportunities for individuals and smaller groups.

RPAH features two landscaped forecourts located on Missenden Road and John Hopkins Drive. Additionally, there are several smaller, intimate landscaped courts that offer both public and private opportunities for rest and respite, including:

- St John's College quadrangle
- Nurses Garden
- King George V Courtyards

OBJECTIVE

Expand the Precincts network of green spaces for rest and respite.



1 Precinct Plan showing Green Space network

Adjacencies



St. John's College

The building, including the '38, Polding and Menzies Wing at St John's College, primarily contains student accommodation bedrooms. Currently, 3–4 levels of bedrooms face south, overlooking the car parking area and the Benning Building.

OBJECTIVE

- Maintain and improve the amenity of student accommodation including access to daylight and skyviews, security, safety and privacy and acoustic impacts



RPAH

Across John Hopkins Drive to the southwest of the Concept Development Area is the Albert Wing of RPAH, which houses the public emergency department.

Centrally located on John Hopkins Drive is the Kerry Parker Education Centre (formerly RMOQ).

A setback of (40m Check) from John Hopkins Drive to the southeast is designated for the RPAH Northern Entry (to be confirmed).

A pedestrian route from Missenden Road on the east, adjacent to the St John's College boundary, provides the only public pedestrian access to both the RPAH Northern Entry and the Kerry Parker Education Centre.

OBJECTIVE

- Provide views to oval from drop off and landscaped space
- Provide solar access in afternoon at mid-winter solstice to key publicly accessible spaces
- Provide high quality pedestrian access.
- Provide a high quality northern outlook from the RPAH buildings.



Charles Perkins Centre

The Charles Perkins Centre contains medical research and education facilities. The western facade of the upper floors is predominantly opaque. Some ground floor spaces on the western end open out to a landscaped terrace that faces St John's College.

OBJECTIVE

- Consider potential to create an activated court between the new development and the Charles Perkins Centre.

Landscape

Carefully planned and structured trees and landscaping highlight key spaces within the precinct.

Significant trees contribute to the amenity of the RPAH forecourt.

Mature trees frame University Oval No. 1, as well as the grounds of St Andrew's and Sancta Sophia College, which feature many trees.

The courtyards of King George V and Gloucester House also contain mature gardens.

The Concept Development Area includes several important trees that the Conservation Management Plan (CMP) requires to be retained, and John Hopkins Drive features a row of brush box trees.

OBJECTIVE

- Provide generous continuous deep soil zone around the perimeter of the development
- Extend the precinct pattern of integrating tree's and landscaping with built form and the structure of urban spaces.



Precinct Plan indicating structure of mature existing mature trees

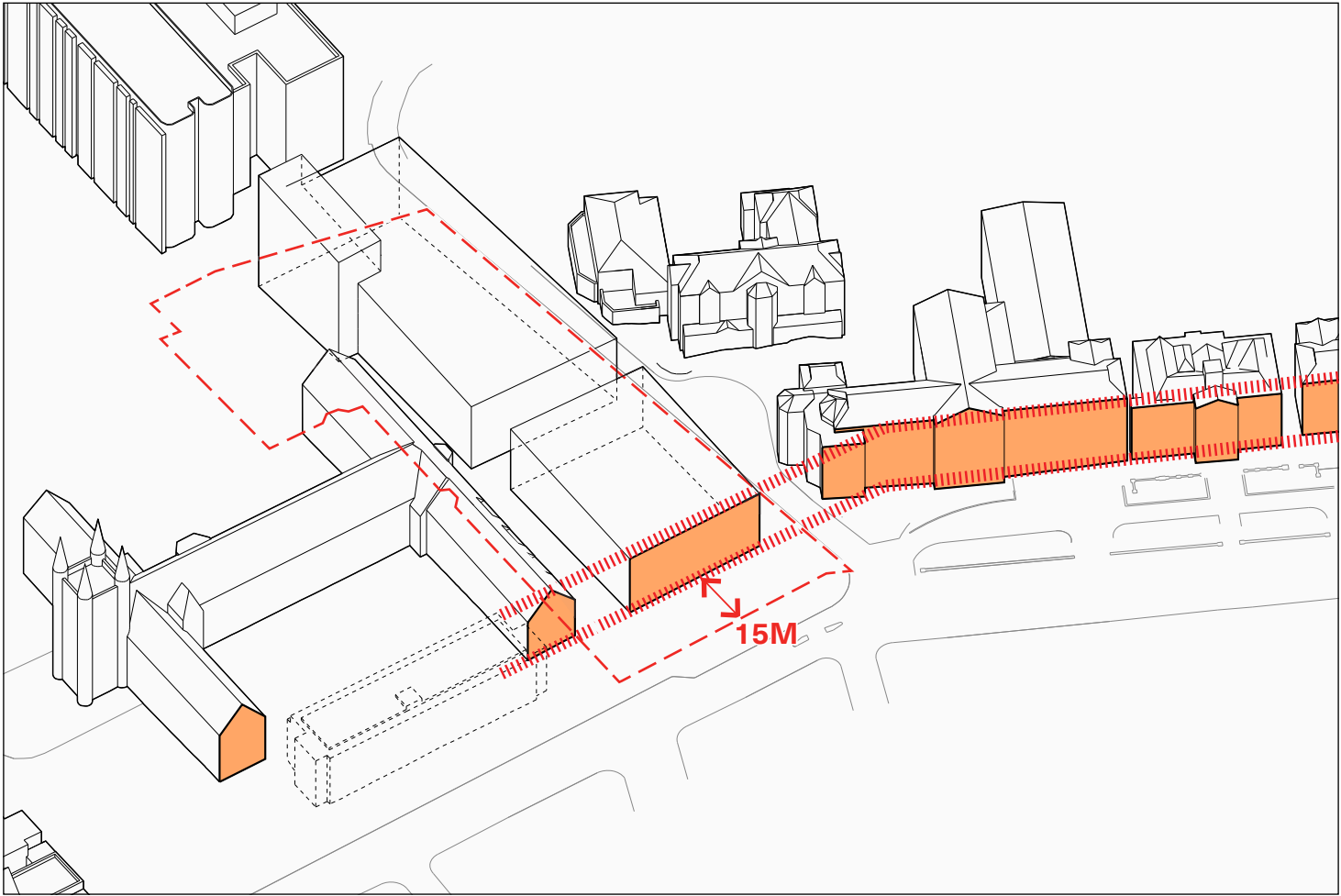
5 Principles

Streetwall

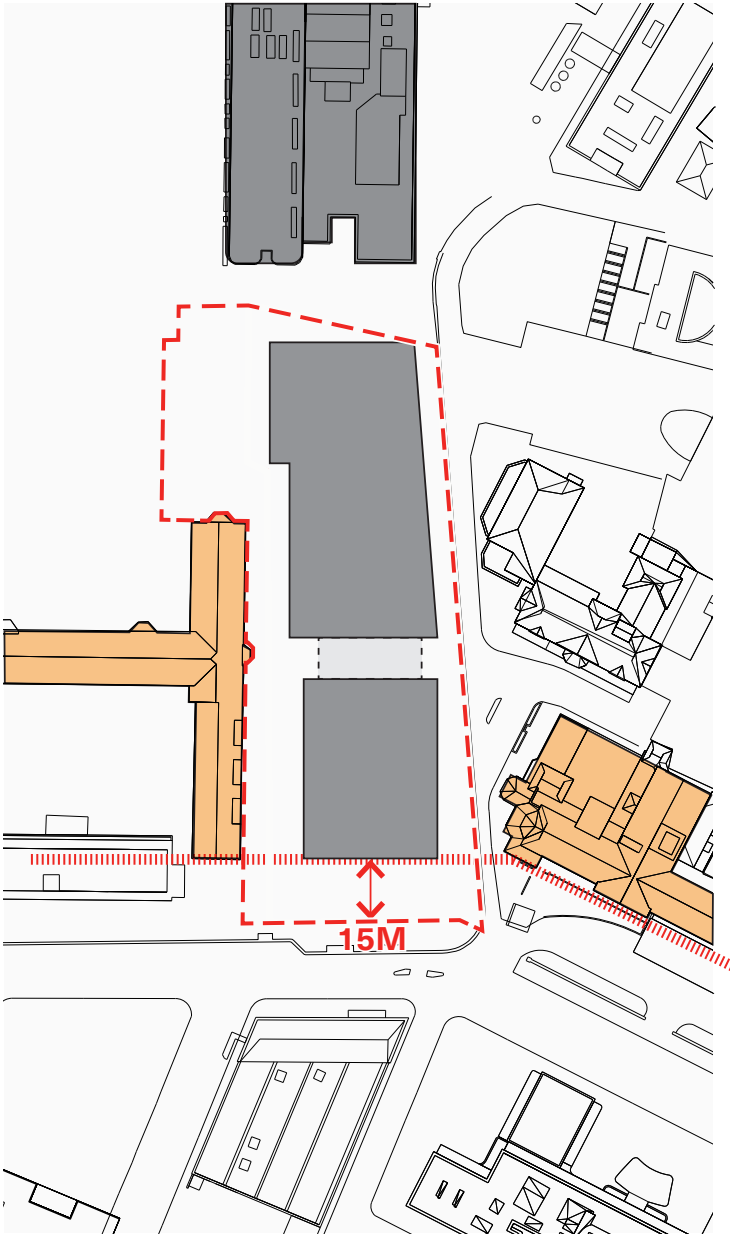
Provide a building frontage that is consistent in alignment and height with St. John's College and the Albert Wings.

A consistent streetwall will enhance the pedestrian experience and acknowledge the exceptional significance of St. John's College and the Albert Wing.

A public Gateway Plaza at the northern corner of Missenden Road and John Hopkins Drive will provide appropriate emphasis to the entry to the University of Sydney and the eastern Health, Education and Research precinct, as well as an amenity for students, health education workers and local residents.



Consistent alignment of street frontages enhance pedestrian experience



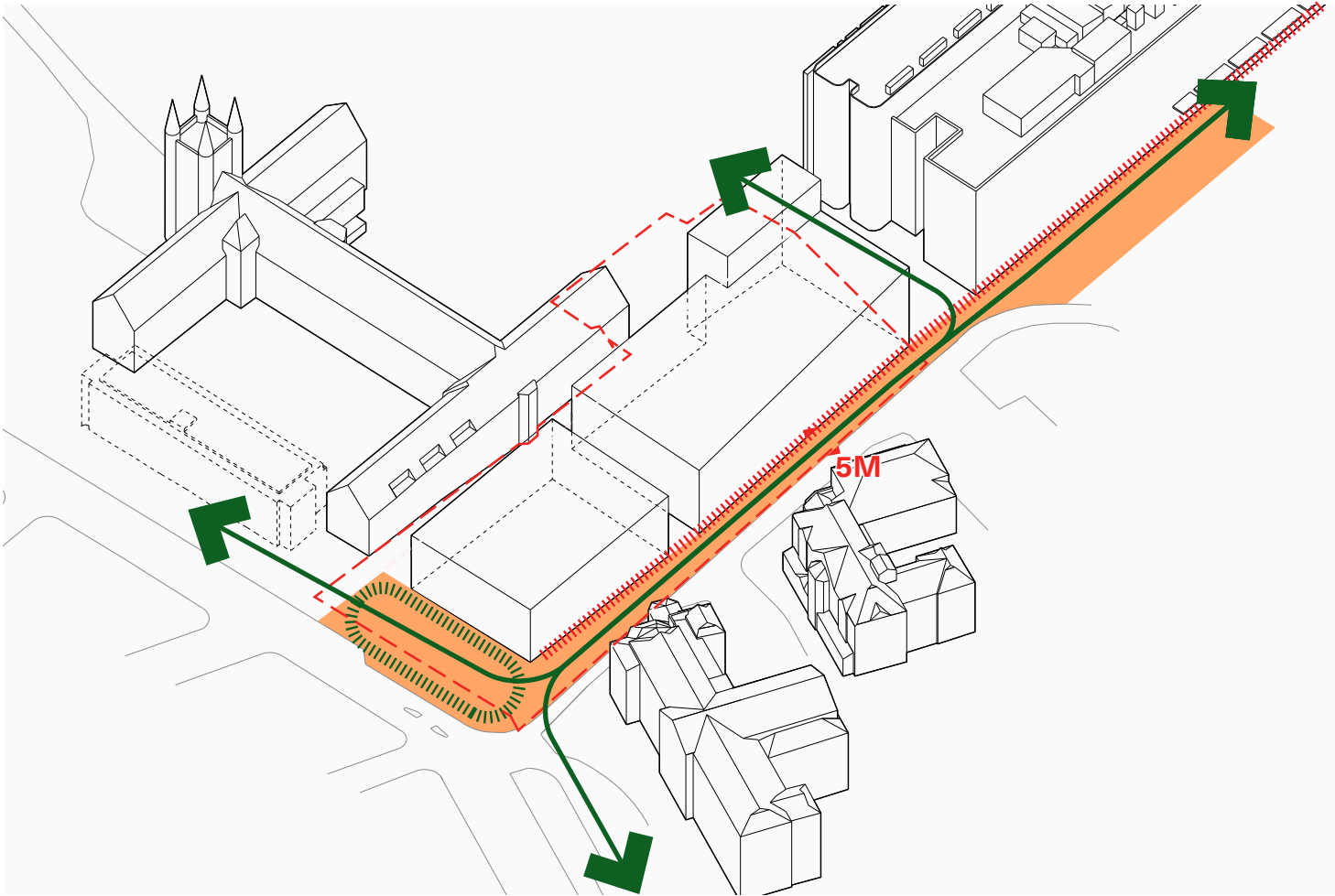
John Hopkins Drive Setback

Pedestrian Axis & Gateway

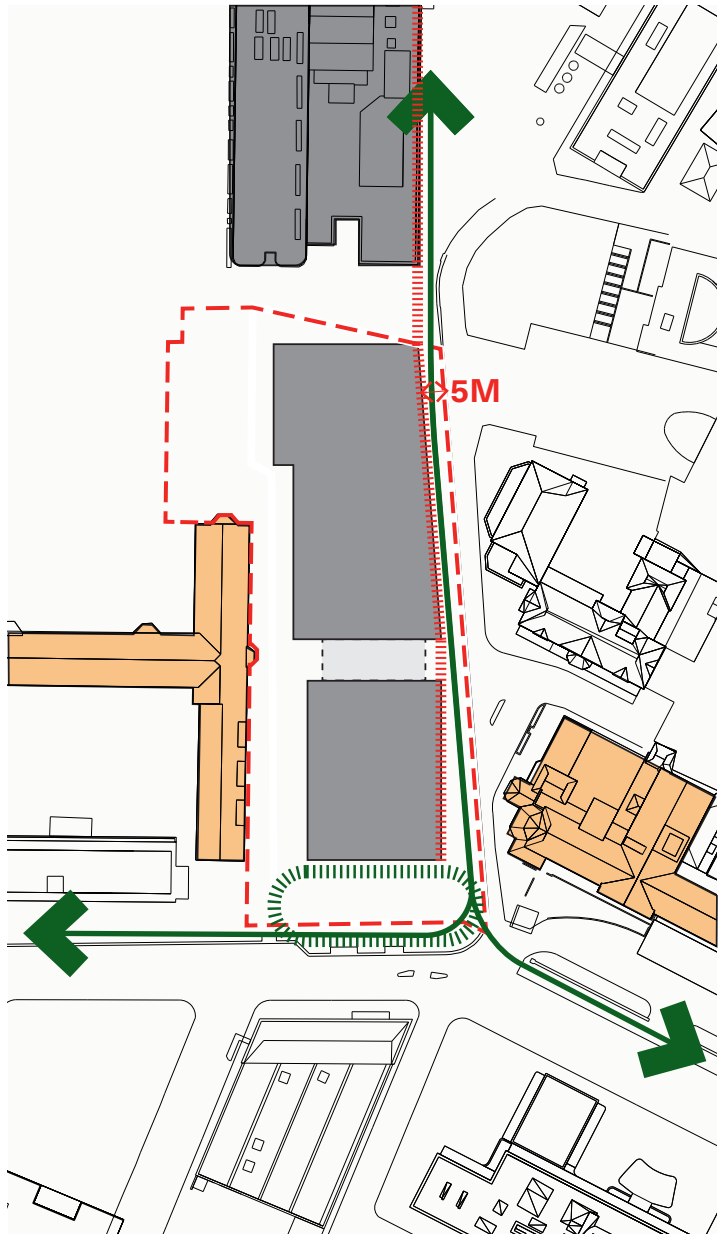
Provide a minimum 5 m footpath along John Hopkins Drive.

A generous footpath along John Hopkins Drive from the Charles Perkins Centre will strengthen the important pedestrian link and circulation axis from Missenden Road to Grose Farm Lane and beyond into the University.

The northern footpath to John Hopkins Drive is also essential to the RPAH pedestrian circulation network.



Podium setback from John Hopkins Drive enhances pedestrian gateway to University



John Hopkins Drive Setback

Heritage Breathing Space

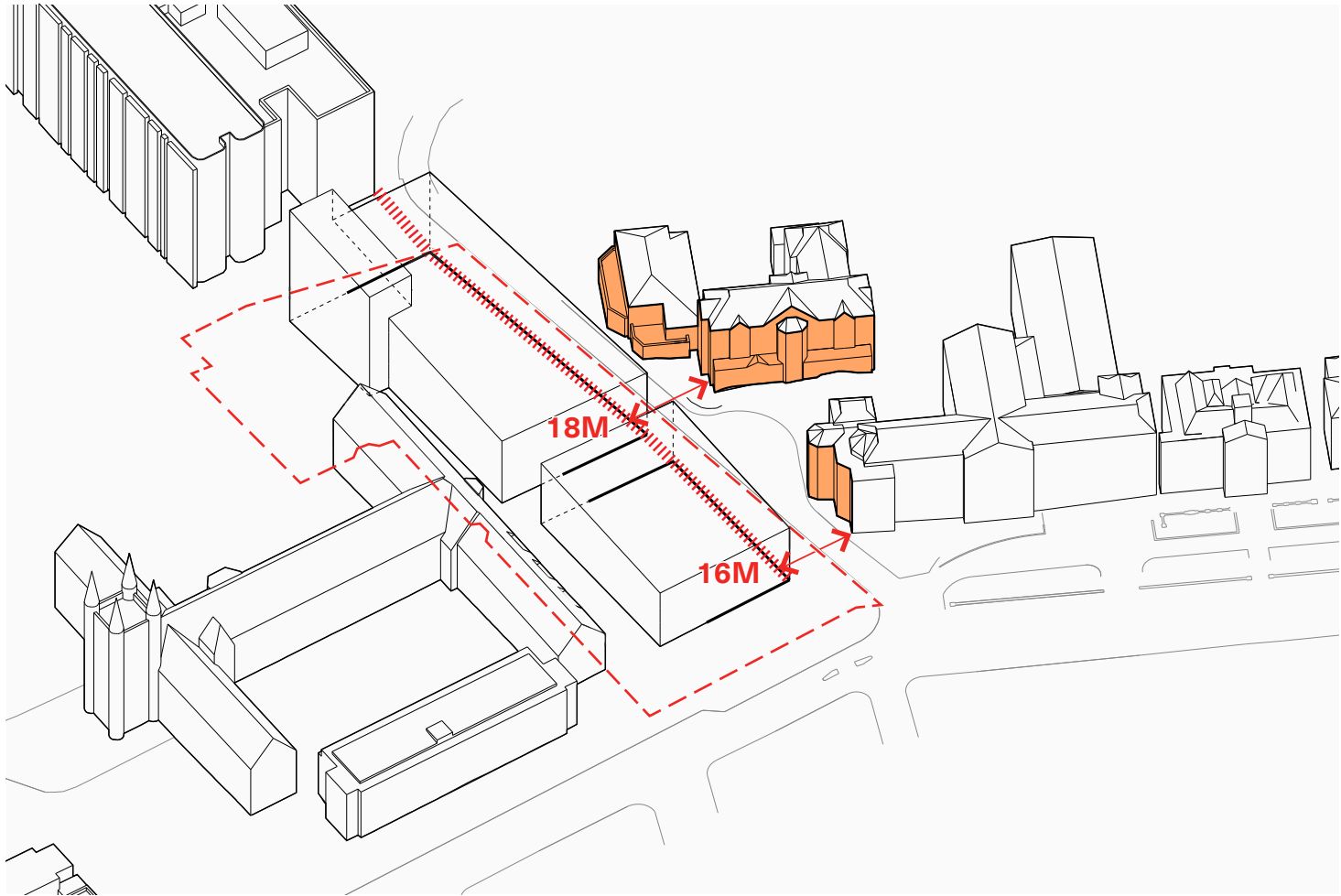
Provide a generous setback from the podium to the former Nurses Home and the Albert Wing.

Generous southern podium setbacks will provide appropriate recognition of the exceptionally significant Albert Wing and the facades of the original nurses home.

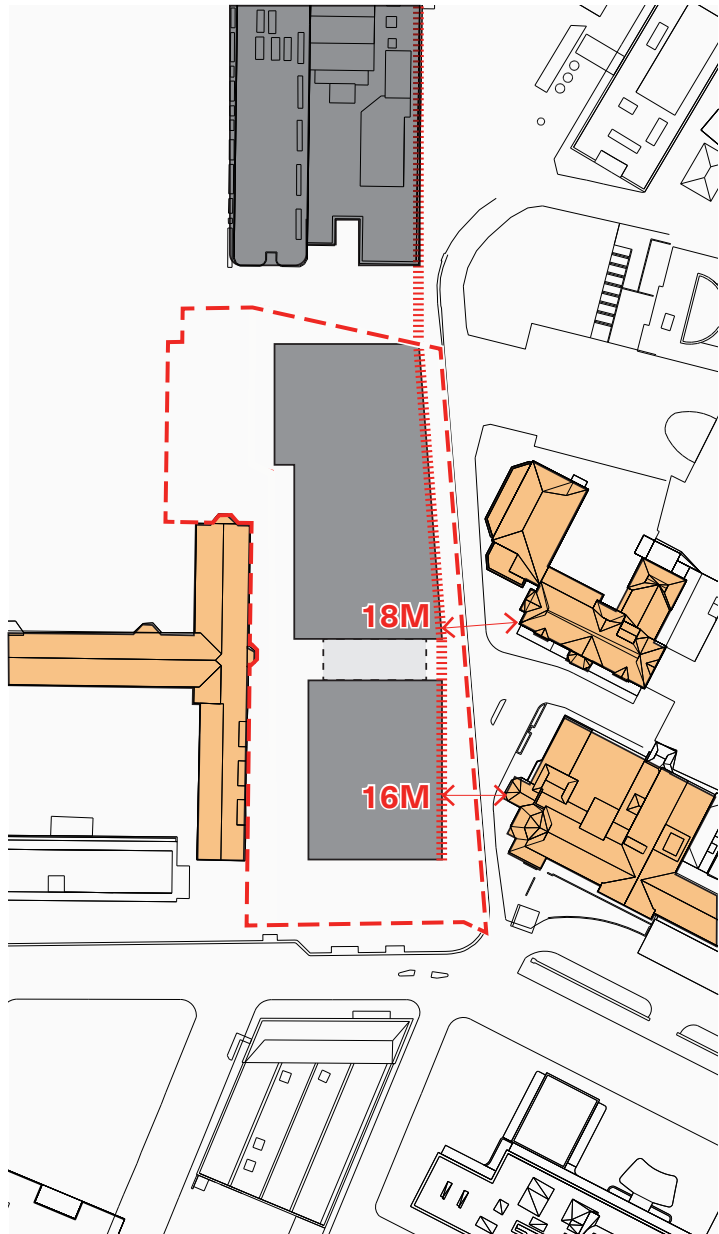
16–18 m podium setbacks will provide appropriate separation and breathing space to the heritage items.

The southern podium setbacks strengthen wayfinding and legibility by creating a generous view from the end of Grose Farm Lane to Missenden Road.

Wider setbacks to the western podium improve views from Missenden Road to the ornate northern elevation of the Albert wing and the former nurses home beyond.



Podium setback from John Hopkins Drive provides appropriate separation from Albert Wing and former Nurses Home.



Central Atrium

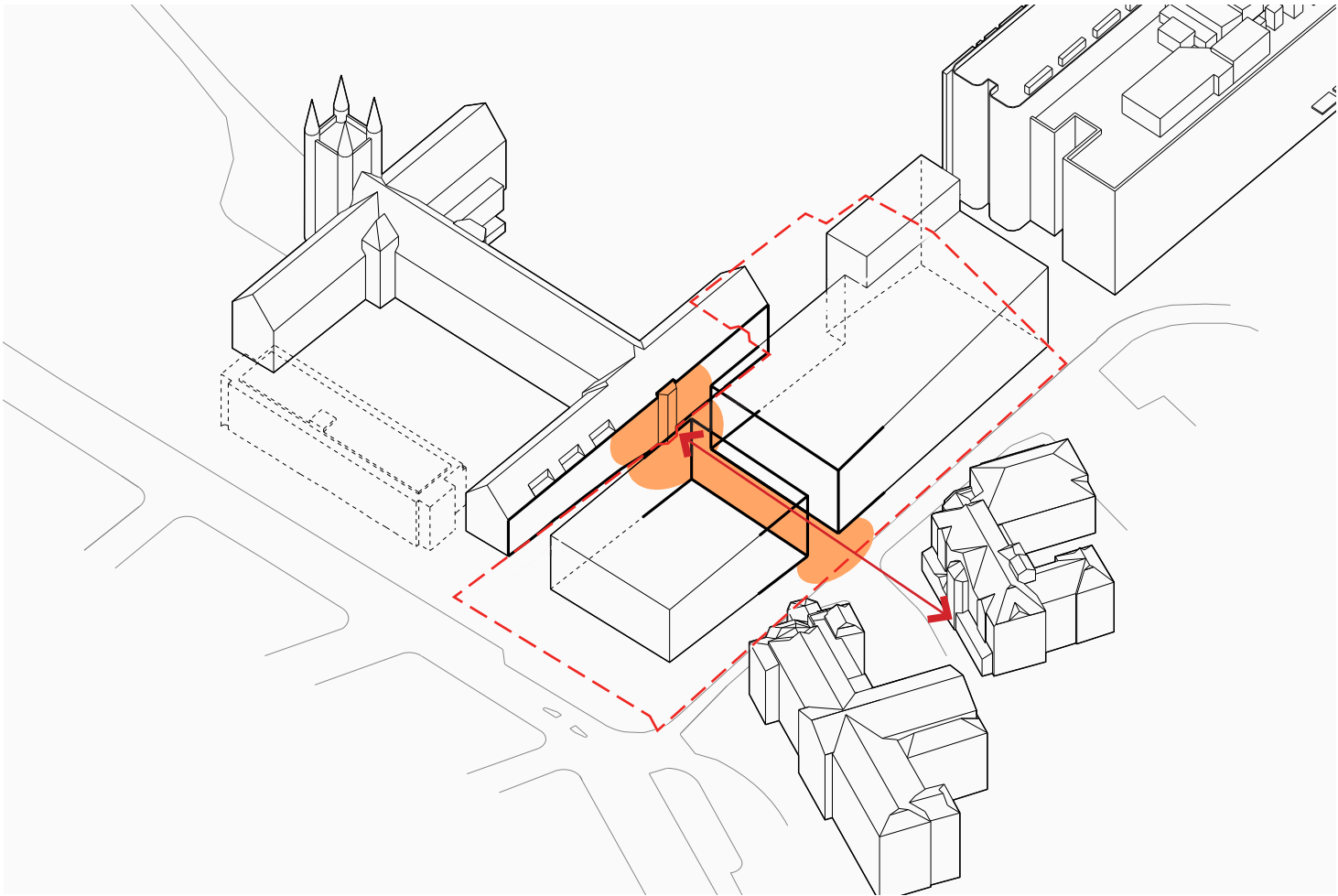
De-Scale and Place Heritage at Centre

An atrium and entrance at the centre of the John Hopkins Drive elevation places appreciation, recognition and experience of the exceptionally significant adjacent heritage at the heart of the development.

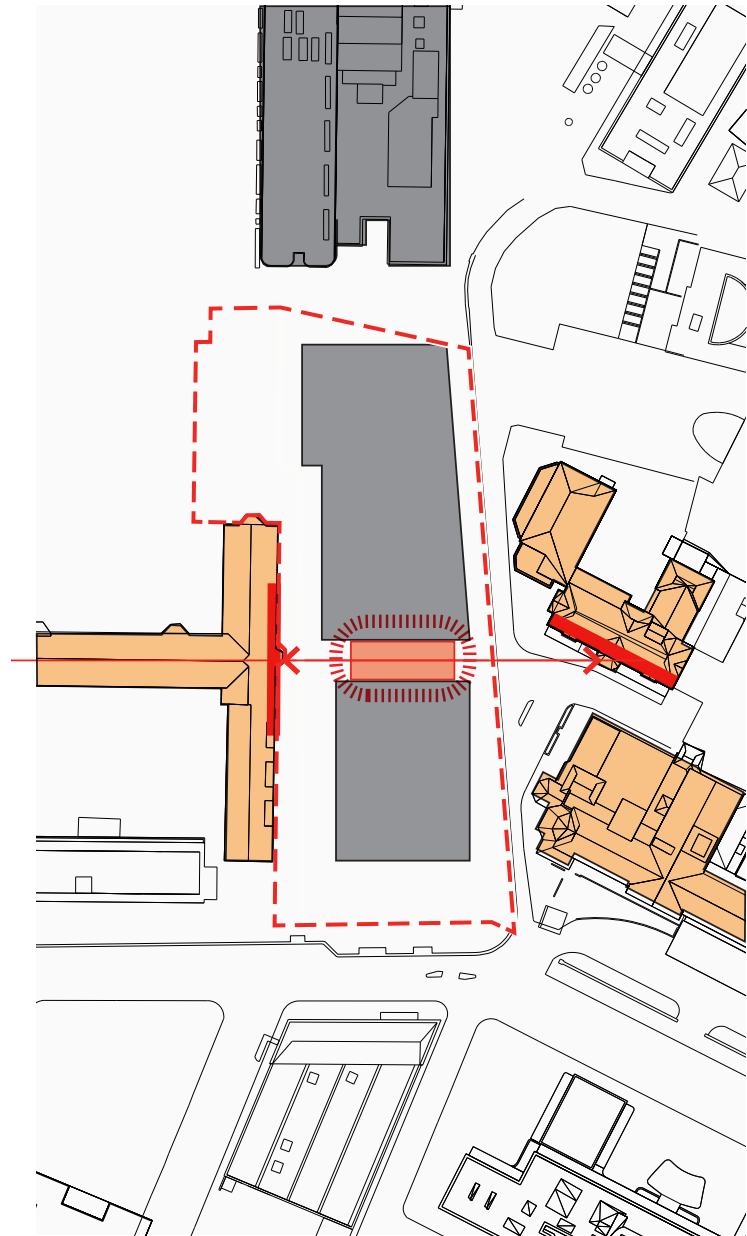
The atrium's orientation to the heritage fabric will enhance the day-to-day experience of health researchers, hospital staff and patients.

The atrium supports the articulation of the development as two separate but linked buildings to reduce the developments apparent scale.

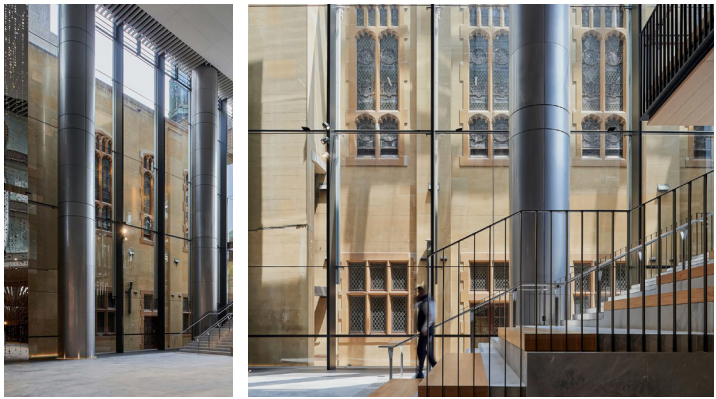
The entrance will provide welcome relief in the long John Hopkins Drive elevation.



Central atrium places heritage at the centre of the development



St John's College '38 Wing



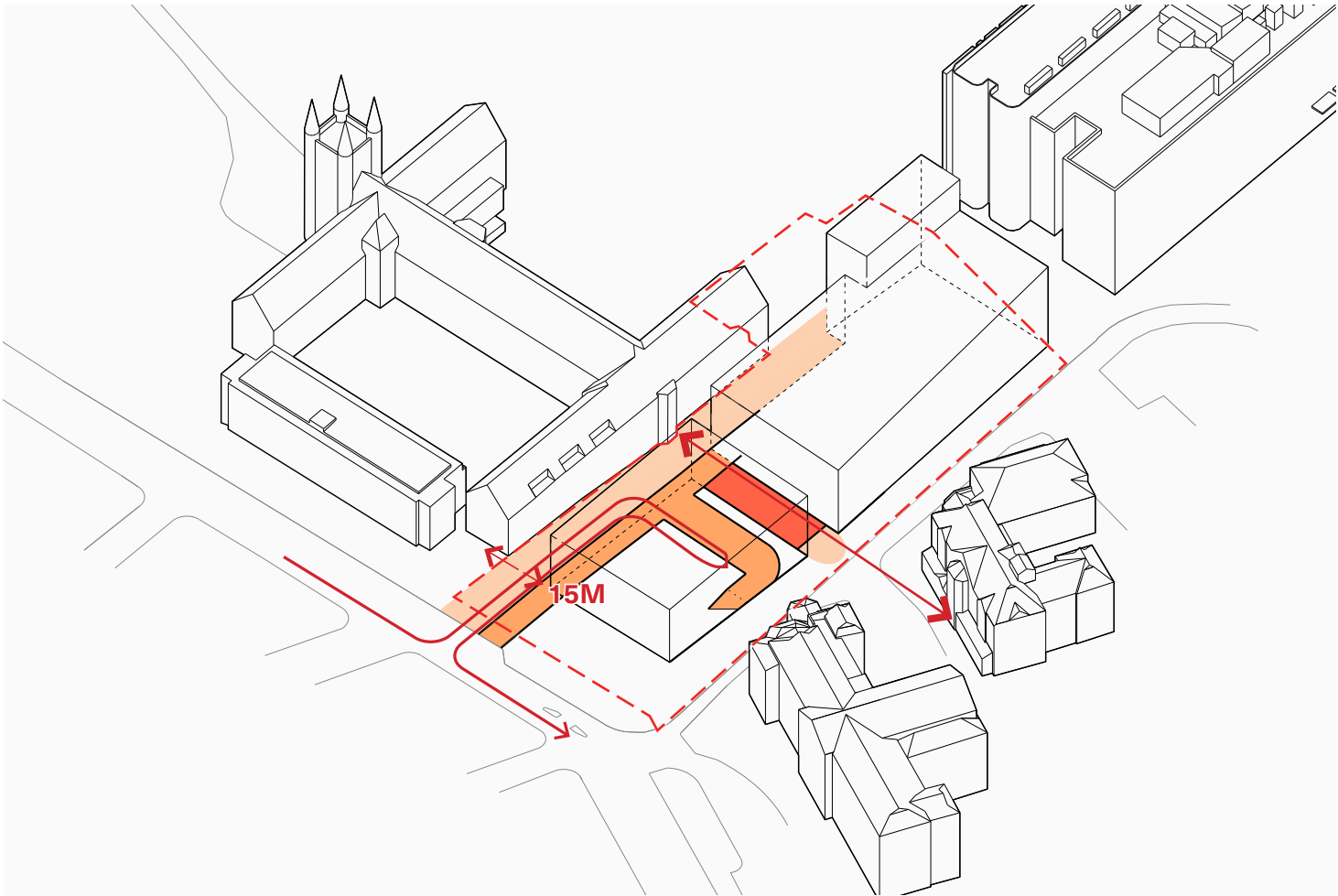
Precedent: 60 Martin Place glazed atrium aligned to adjacent St. Stephen's Uniting Church [Sources: www.skyscrapercenter.com/building/sixty-martin-place/18683, <https://www.architecture.com.au/2020-nsw-architecture-awards-winners> - 16/06/2025 - Hassell]

Port Cochere Patient Arrival

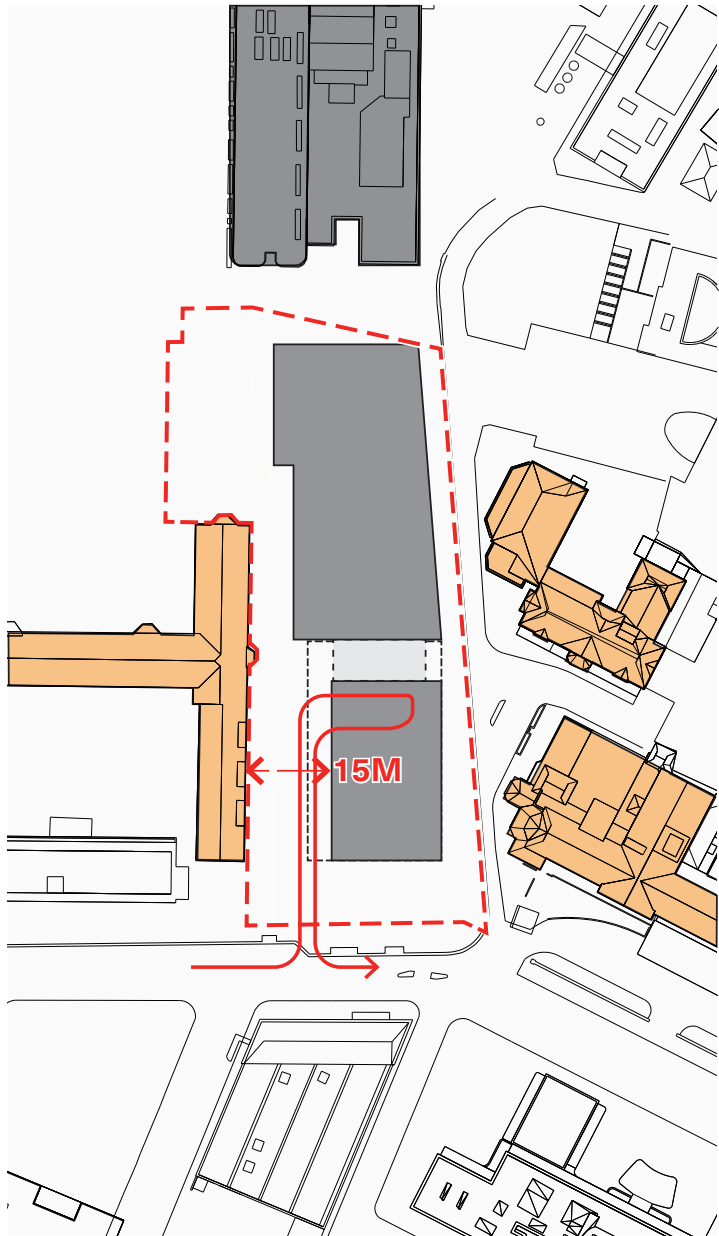
Provide an at-grade shared zone from Missenden Road to a porte-cochere adjacent the central atrium.

Utilise the gently falling natural ground levels between Missenden Road and the central atrium to create a vehicle and pedestrian shared zone, which connects Missenden Road with a Porte Cochere integrated within the building adjacent to the central entrance atrium to enhance the patient drop off experience.

Avoid an external vehicle drive structure in the southern curtilage of the St. John's College.



Shared zone at existing site levels connects Missenden Road to porte cochere adjacent central atrium



St. John's College Separation

From the southern wall of the college, provide a 12m setback from the Polding wing, a 9 m setback at the Menzies Wing and a 4.5 m setback to the east beyond the Menzies Wing.

The southern elevation of the college houses a significant proportion of the college's bedrooms. Privacy and security are key concerns.

Appropriate separations between the college's south wing and the 10 Missenden Road development are necessary to mitigate amenity impacts to occupants of both buildings.

While SEPP 65 is not applicable to student accommodation the proposed separations are consistent with the Apartments Design Guide recommendations for privacy and amenity.

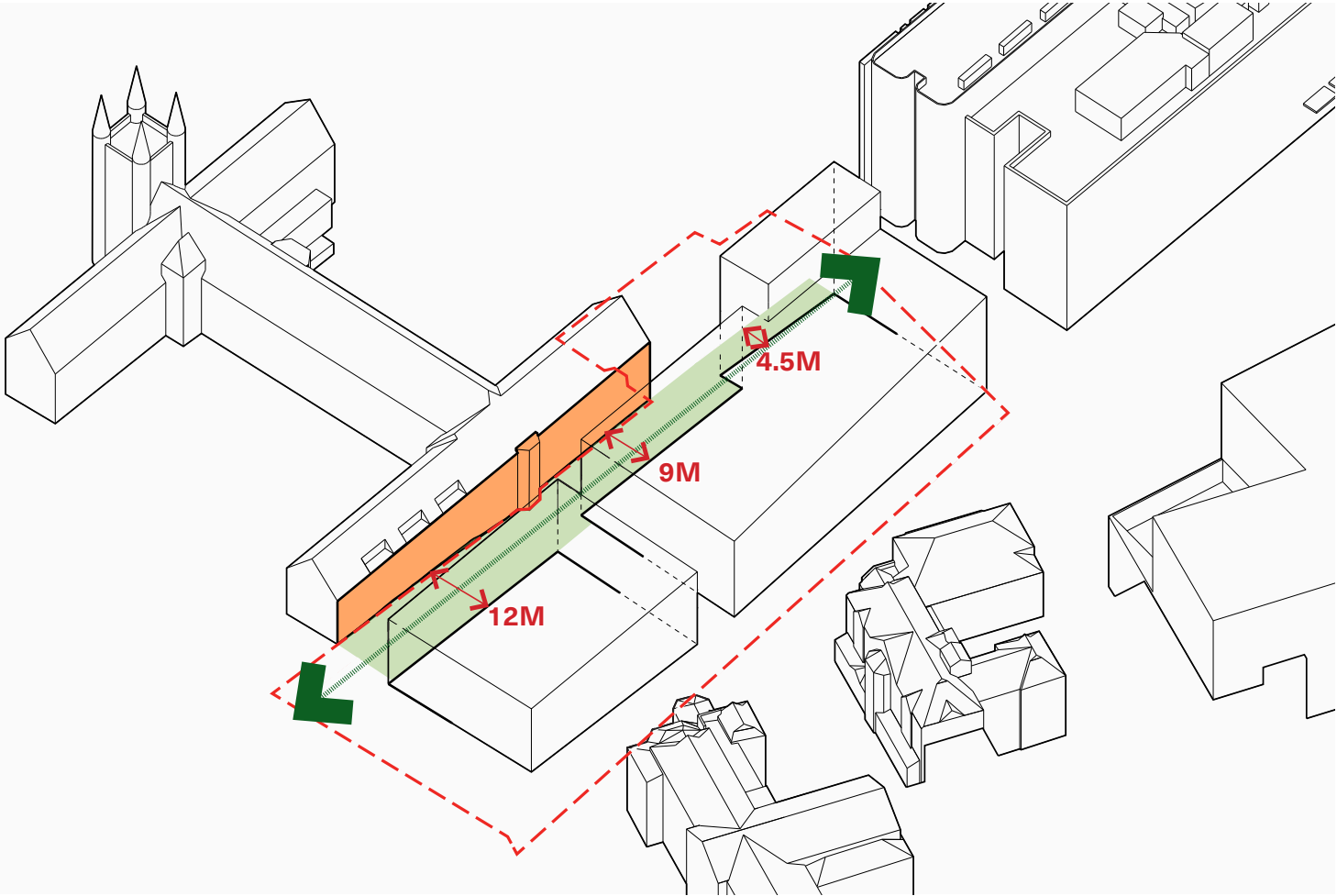
The setbacks define a linear courtyard that will provide amenity for occupants of either building or the surrounding precinct.

Design development must carefully consider screening elements, both built and landscaped, and appropriate adjacencies. Fencing, gates and hours of operation must also be studied.

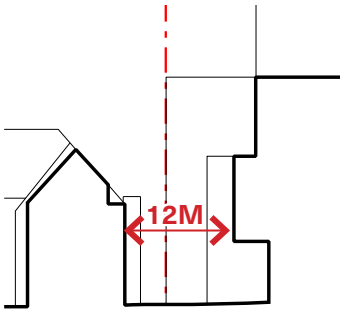
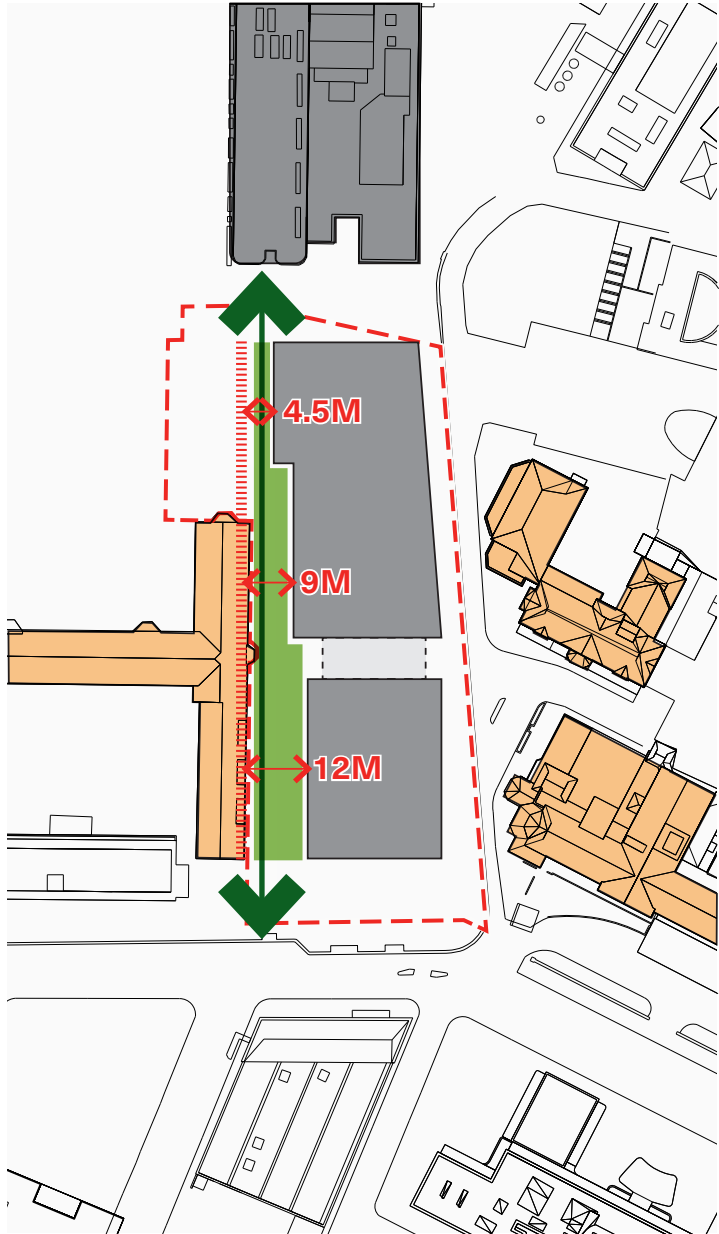
The appreciation of the moderately significant St' John's College Polding and Menzies Wing is supported through the 4.5 M boundary setback which provides generous breathing space to the Menzies Wing. A wider setback at the west which improves views of the southern facade from Missenden Road.

Legibility, wayfinding and permeability – both visual and physical – are enhanced by setting the eastern most section back 4.5 m from the boundary to provide sight lines between Missenden Road and the link from John Hopkins Drive to the oval.

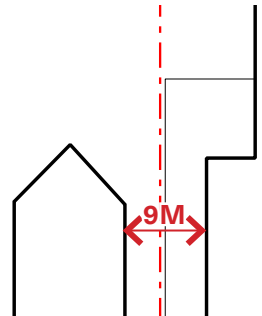
The stepped setbacks provide a transition from the alignment of the Charles Perkins Centre. This promotes a continuity between the two developments as a backdrop to St. John's College.



Podium setbacks from St John's College provide a continuous linear court from Missenden Road to the Oval



Indicative section through podium at Polding Wing



Indicative section through podium at Menzies Wing

Charles Perkins Centre Separation, Link to Oval and Views to St. John's College

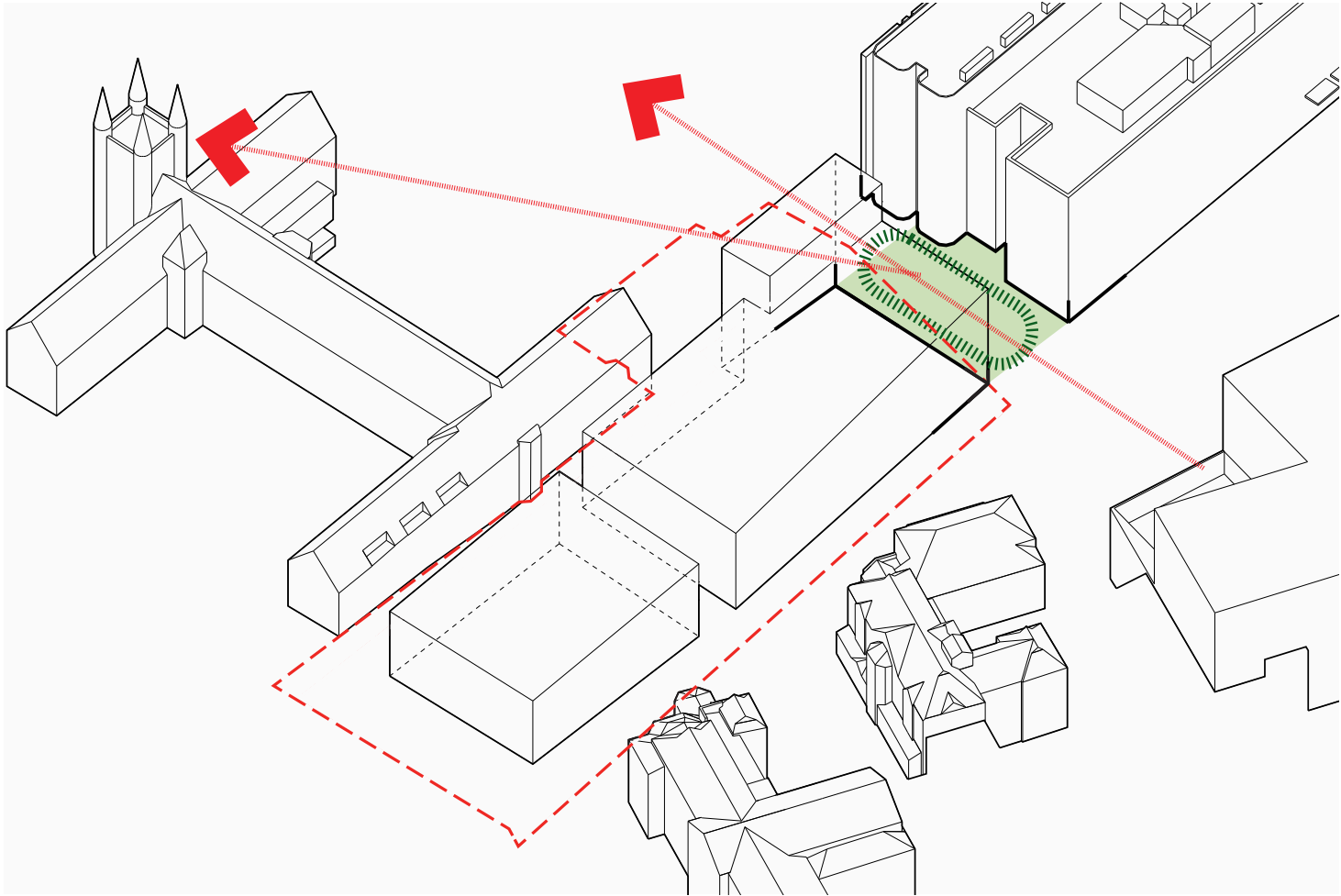
Provide a 19 m separation from the podium parallel with the western elevation of the Charles Perkins Centre.

A generous separation between the podium and the Charles Perkins Centre will provide opportunities for a well proportioned terrace which may suit a range of treatments including both active and passive uses.

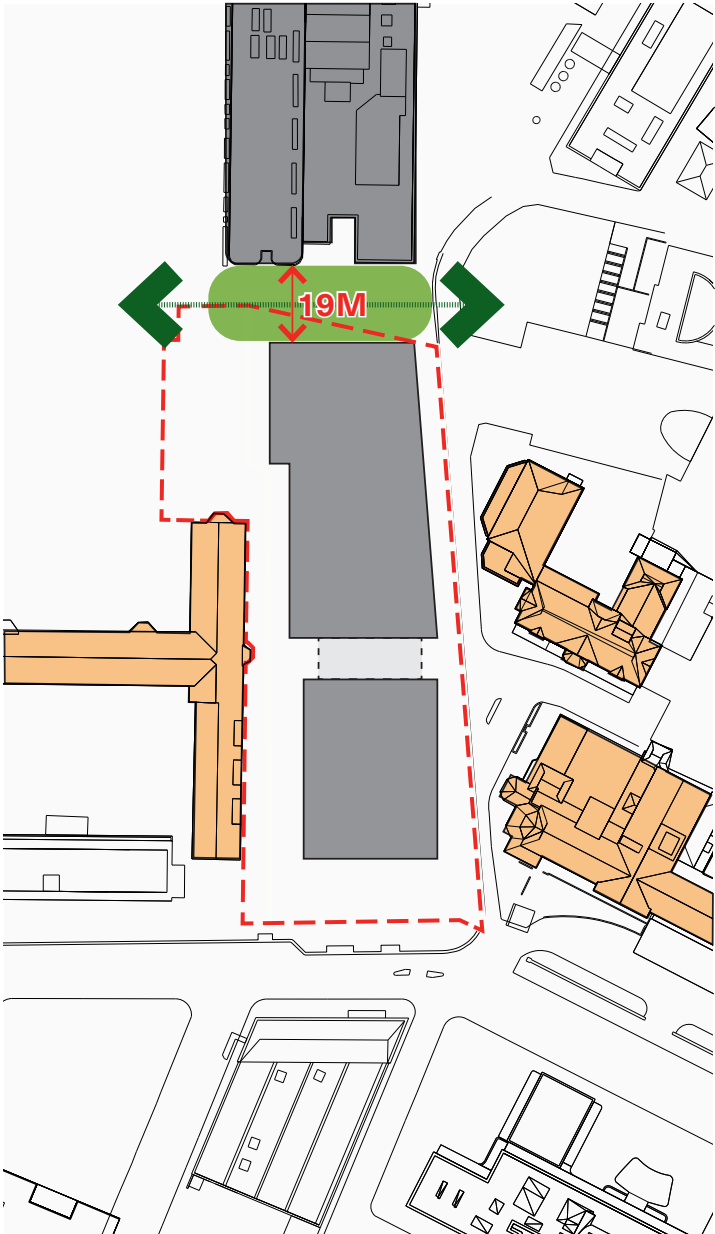
The separation will provide a pedestrian link from the John Hopkins Drive pedestrian circulation spine to the oval.

The setback of the building envelope from the north eastern project boundary will support views to the Freehill's Tower in compliance with the exceptionally significant view requirements of the CMP.

The key accessible open spaces of the RPAH northern entry will also have views to the oval and solar access in the afternoon on winter solstice.



19M Separation between podium and Charles Perkins Centre



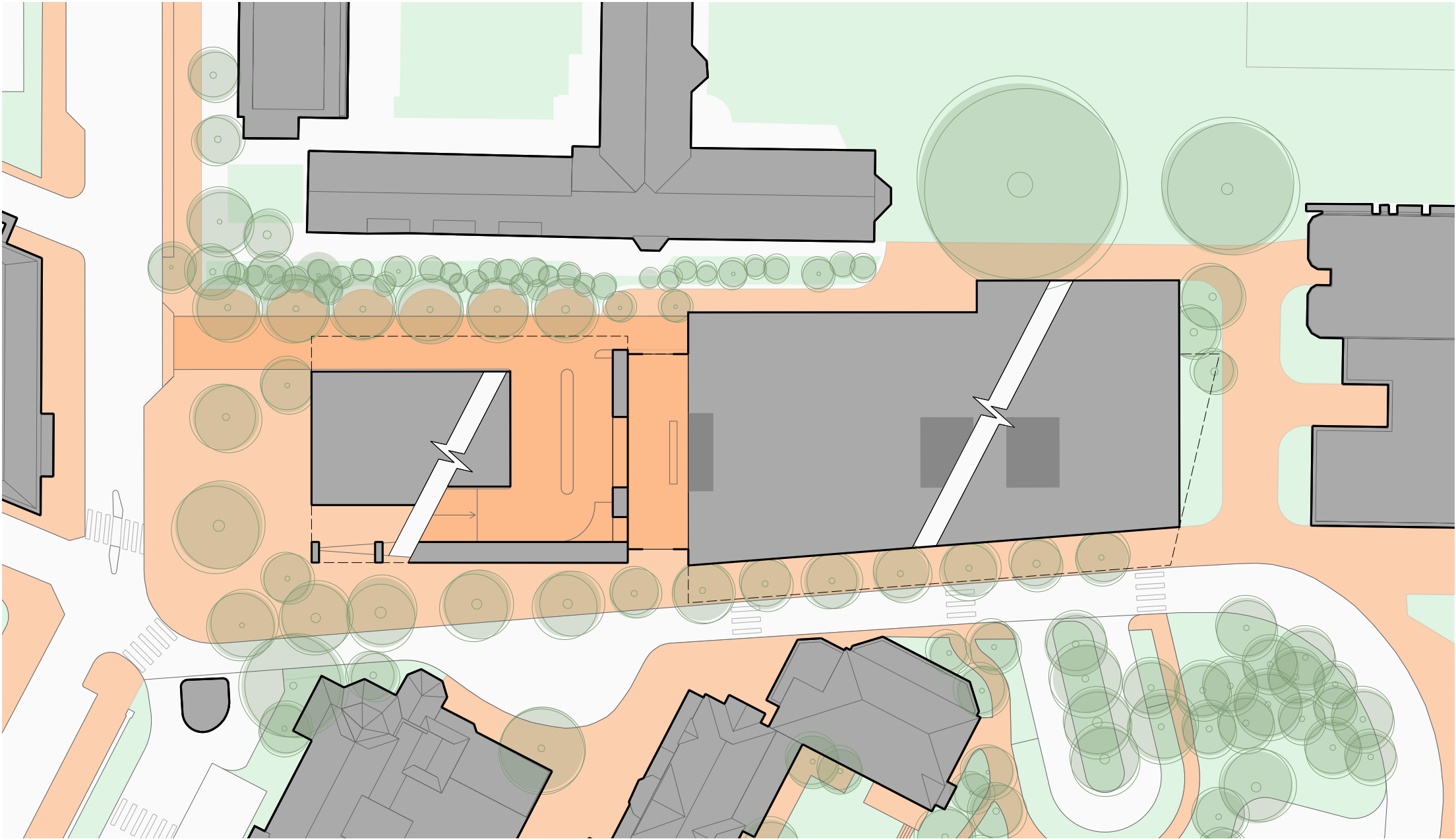
Legible Permeable Ground Plane

Provide an easily understood and navigable ground plane and public domain that is safe, legible and permeable.

A regularly shaped building footprint provides clear sight lines around the building which supports wayfinding and navigation.

Providing for people to move around all frontages creates opportunities for alternative connections between destinations and a diverse pedestrian network.

A central atrium entrance and Porte Cochere provides a potential cross-site link that creates fine grained permeability to reduce the long overall building length.



A safe, legible, permeable ground plane supporting intuitive pedestrian circulation, recognition of heritage significance and enhanced landscaping.

Scale Transition

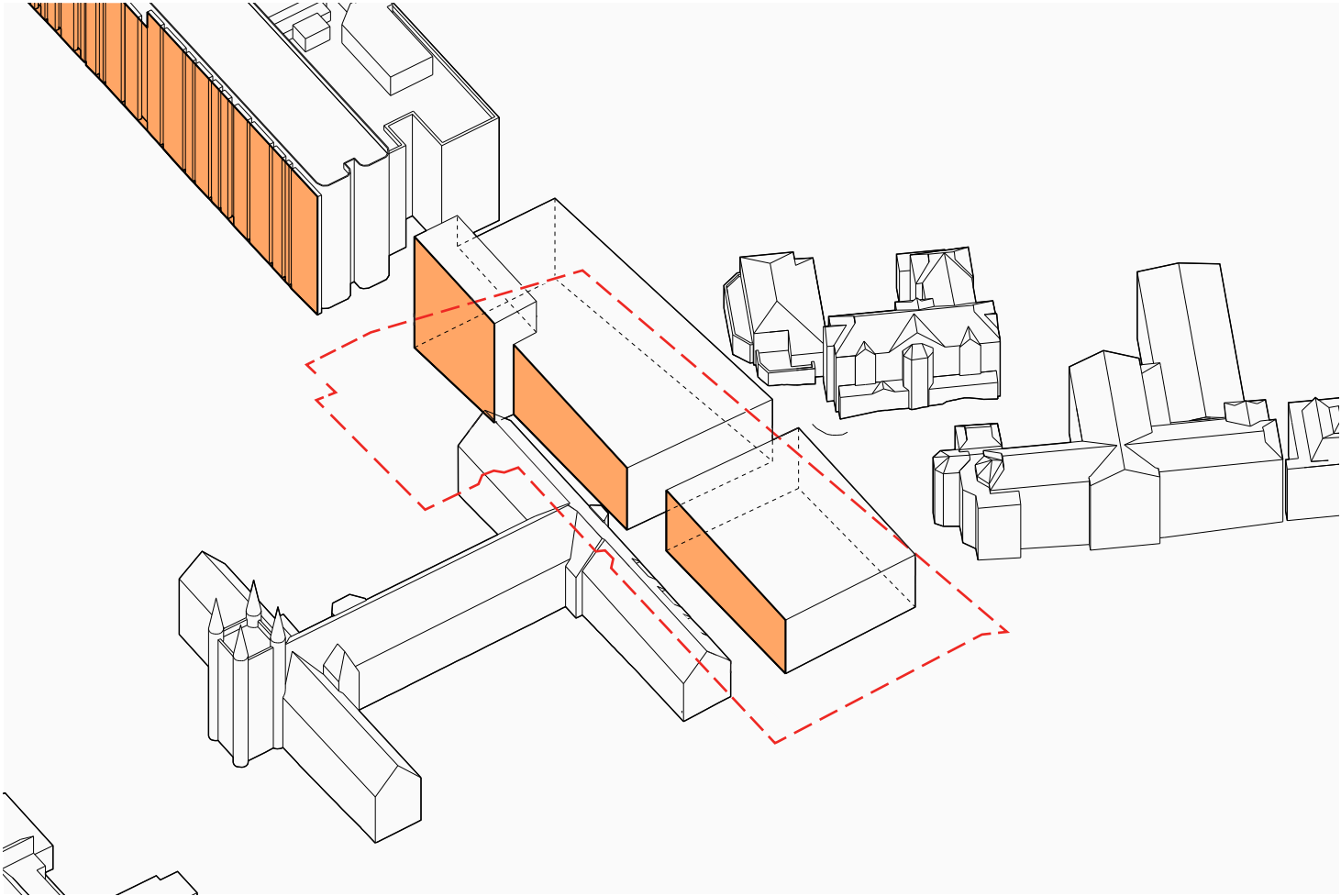
Transition from Charles Perkins Centre to College

Provide a north eastern built form that creates a stepped transition between the height of the Charles Perkins Centre and the scale of St. John's College.

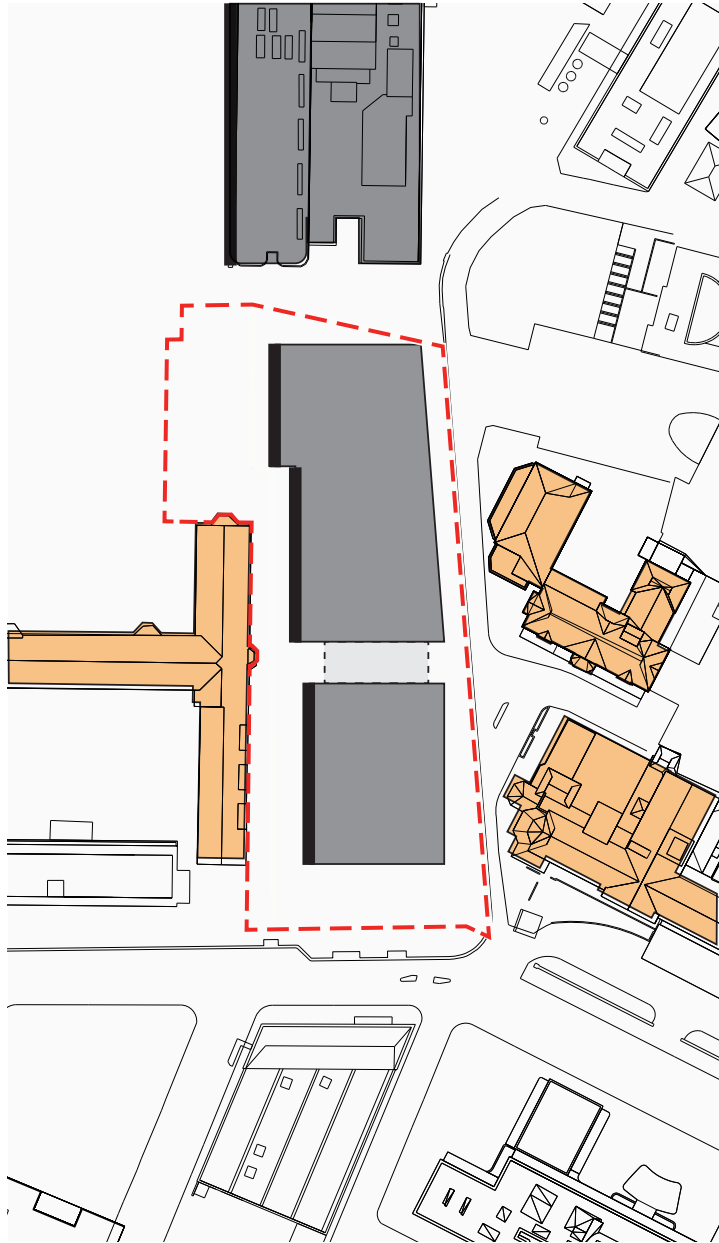
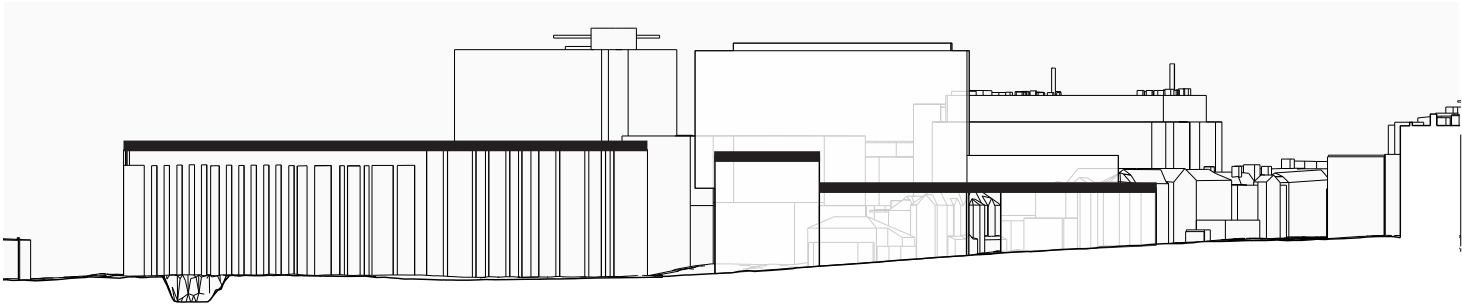
The Charles Perkins Centre and the 10 Missenden Road podium will provide a backdrop to the St. John's College and the Oval.

A 'Shoulder' form on the north eastern corner of the podium will create a gradual stepped transition in building height from the predominant low-scaled 10 Missenden podium to the much taller Charles Perkins Centre roof height.

The consistent backdrop will enhance the setting of the college and Oval.



A stepped transition from the scale of the Charles Perkins Centre to St. John's College



Contiguous Floorplates for Surgery

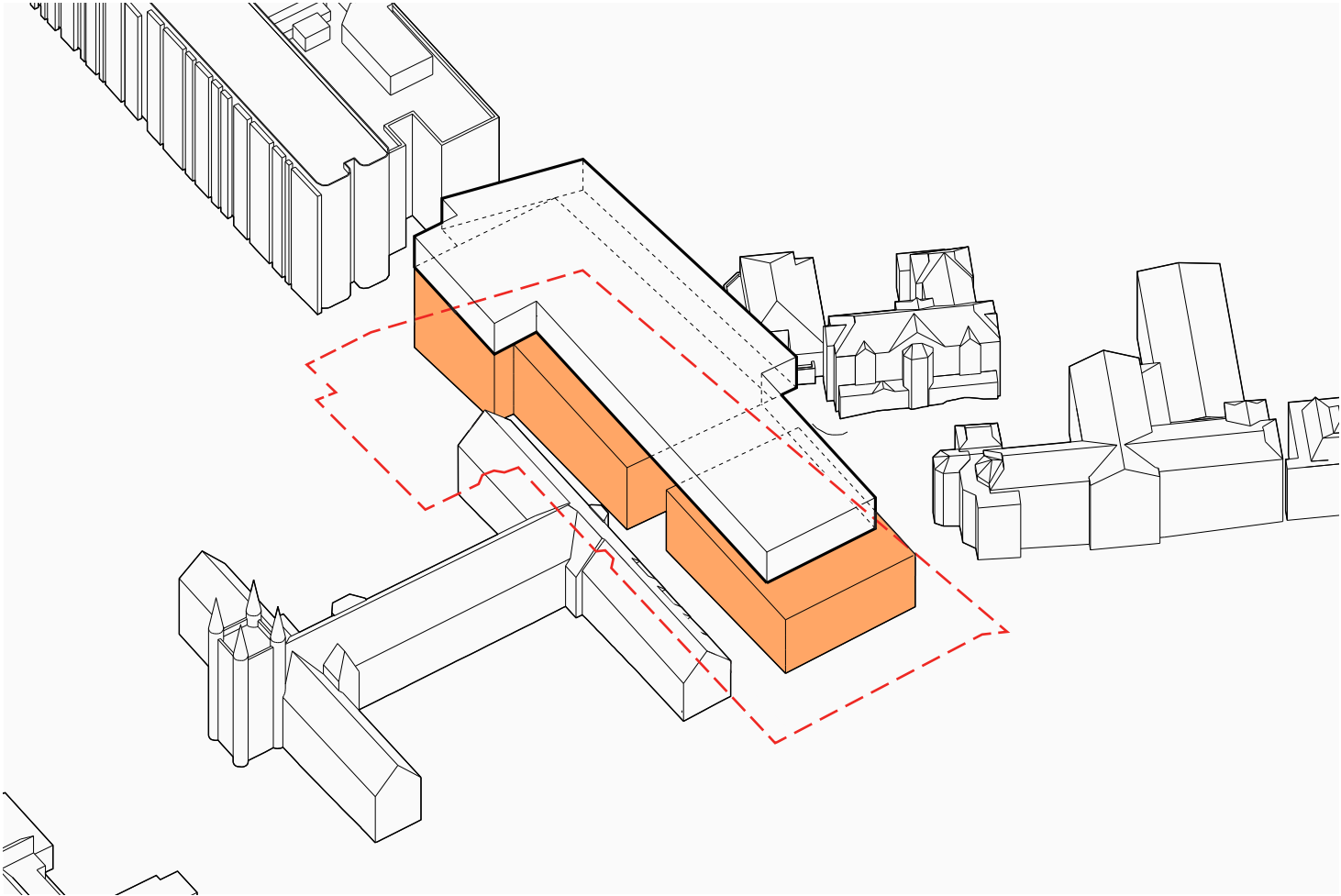
Provide several large contiguous floorplates immediately above the podium for surgery and campus research.

Several large contiguous floorplates can be provided immediately above the podium. The size of these floorplates is consistent with other health and research institutions in the precinct. Hospital surgery requires large contiguous floors for safe and efficient operation.

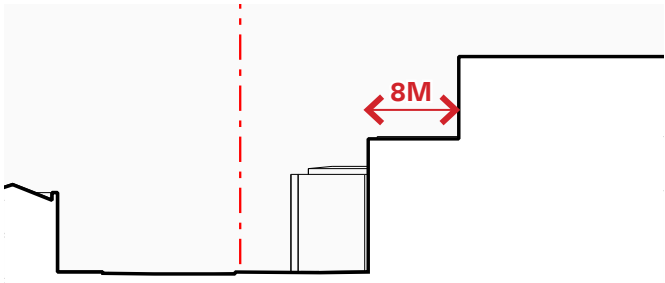
The floorplates are to be setback from Missenden Road by 25 m, to maintain the primacy of the podium in the definition of the street and a high quality streetscape.

The floorplates are setback 14–15 m from St. John's College to maintain sky views and daylight to the Polding Wing.

The floorplates are not to be visible above the ridge of the St. John's College Chapel Wing when viewed from the key views 3 and 4 described in the St. John's College C.M.P

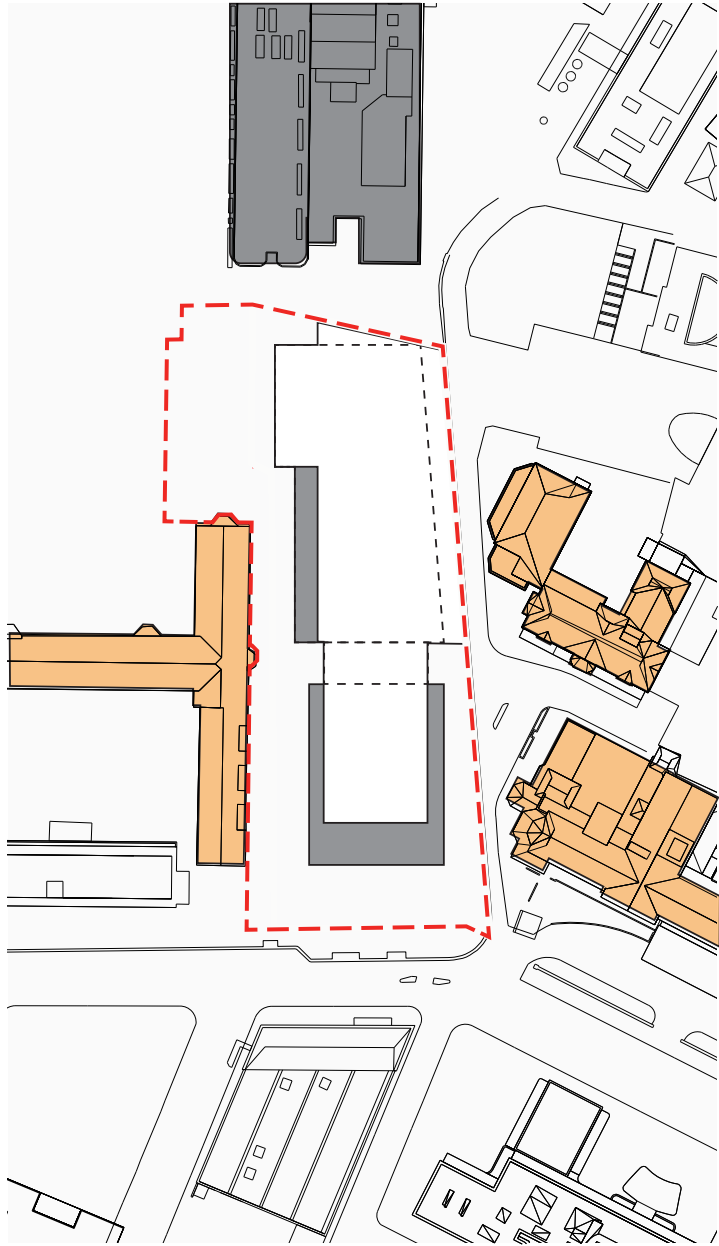


Contiguous floorplates support efficient safe surgical planning



Missenden Road

Setback of upper floors from podium maintains quality of Missenden Road pedestrian experience



Upper Form Placed in South-East

Provide upper floorplates located in the south east of the Concept Development Area.

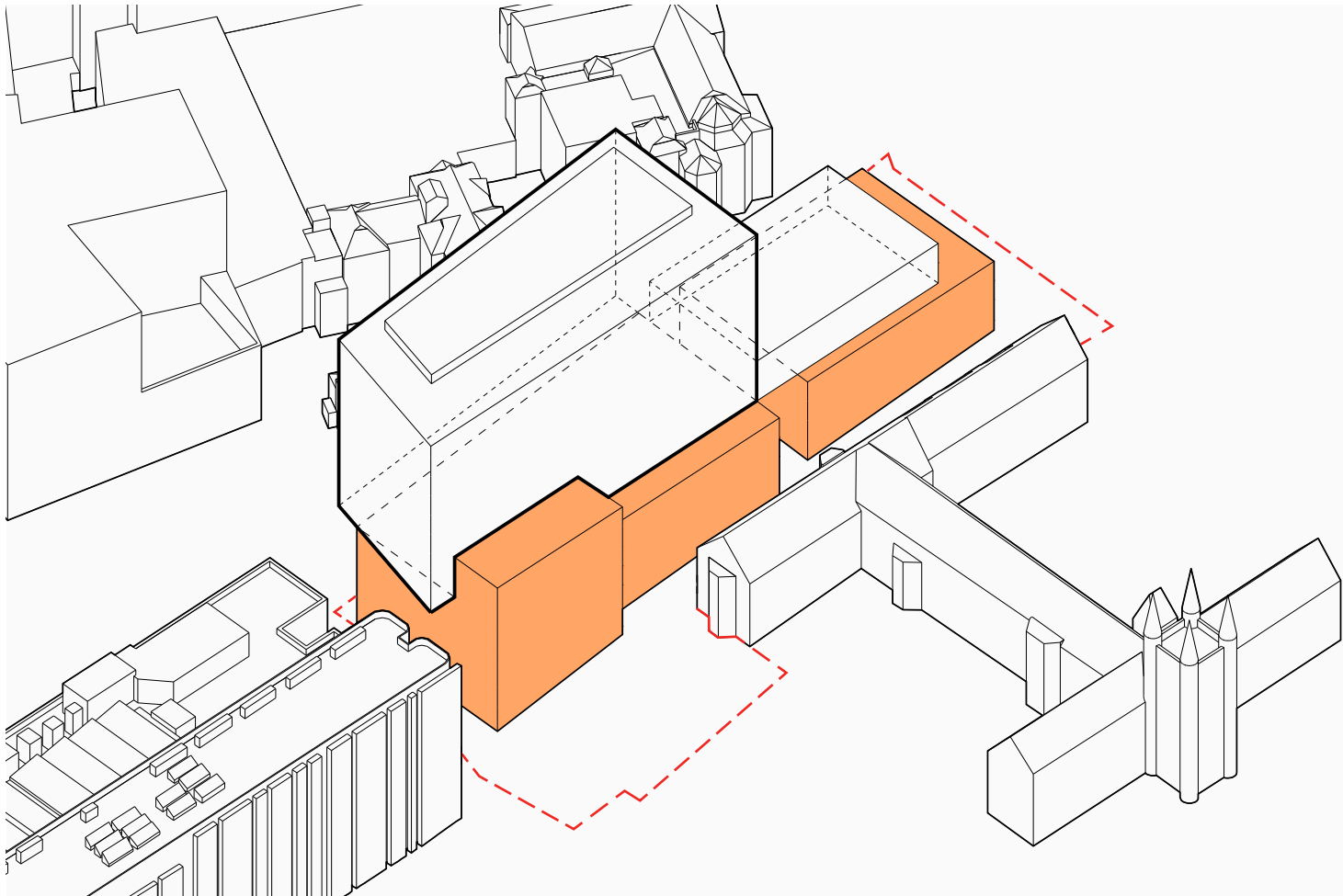
A taller built form is to be concentrated in the south eastern corner as far as possible from Missenden Road and the St. John's College and closer to the Charles Perkins Centre and the taller forms of the RPAH.

The taller element is to be setback 20 m from the Charles Perkins Centre and the oval.

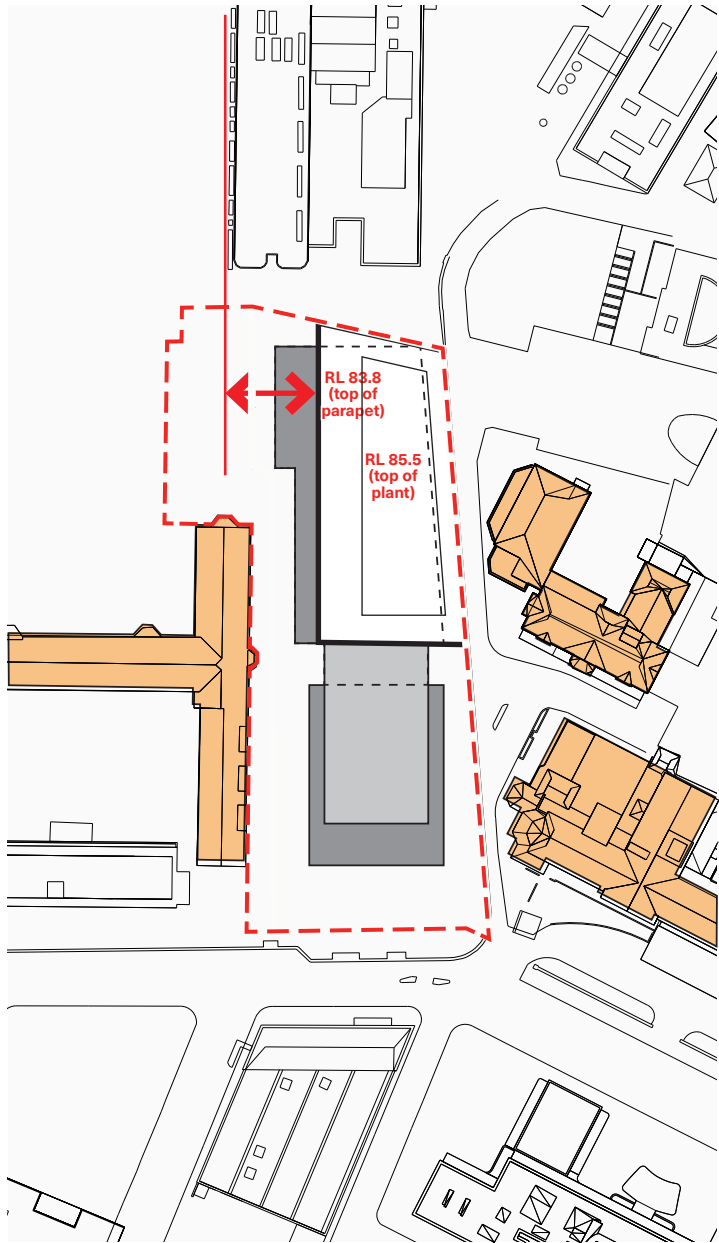
Setback more than 60 m from Missenden Road the form maintains the silhouette of the Freehill Tower, Chapel and Wardell Wings against the sky.

The setback from Missenden Road is greater than that of the RPAH E Block and maintains the high quality eastern Missenden Road pedestrian experience.

Freehill Tower is also seen against a generous backdrop of sky from the south on Missenden Road.



Upper floorplates are located in the south-east of the Concept Development Area to improve view of Freehill Tower and amenity of Oval



Floorplate Scale

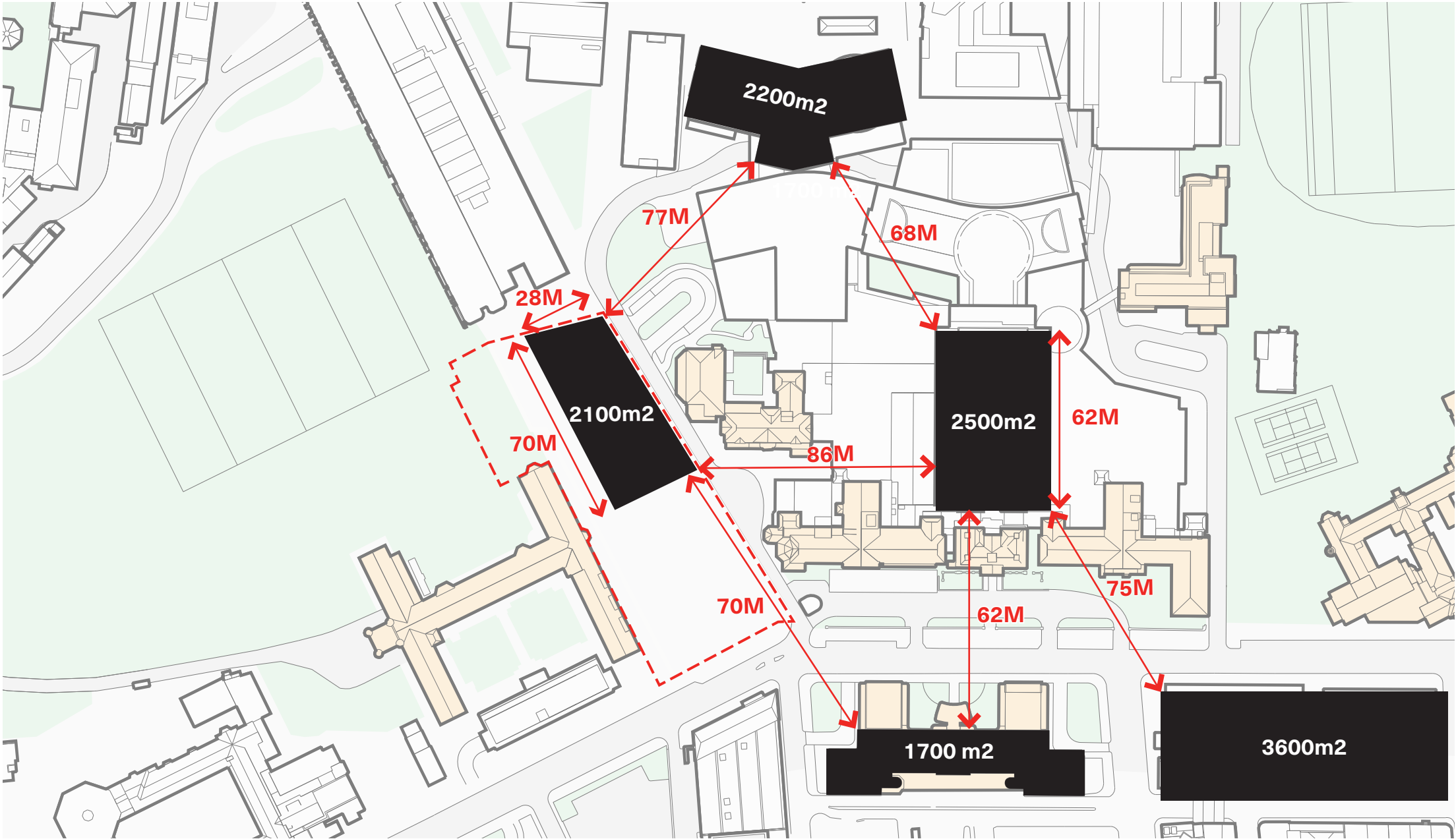
Provide an upper built form which is consistent in scale with adjacent buildings.

An upper floorplate of 28–33 m in depth and up to 70 m in length is similar in length and depth to the RPAH E Block and the east wing (under construction).

A maximum gross building area of 1,700 m² is also consistent with the RPAH buildings including the King George V building.

Located in the south east site corner, separations from the East Wing, E Block and King George V are greater than those between the RPAH buildings.

Generous separations between the built forms support solar access and sky views within the precinct and reduce wind effects.



Scale of floorplate and separation from adjacent built form is consistent with precinct scale and separations

Height

The predominant height of the development is to be consistent with the RPAH east wing.

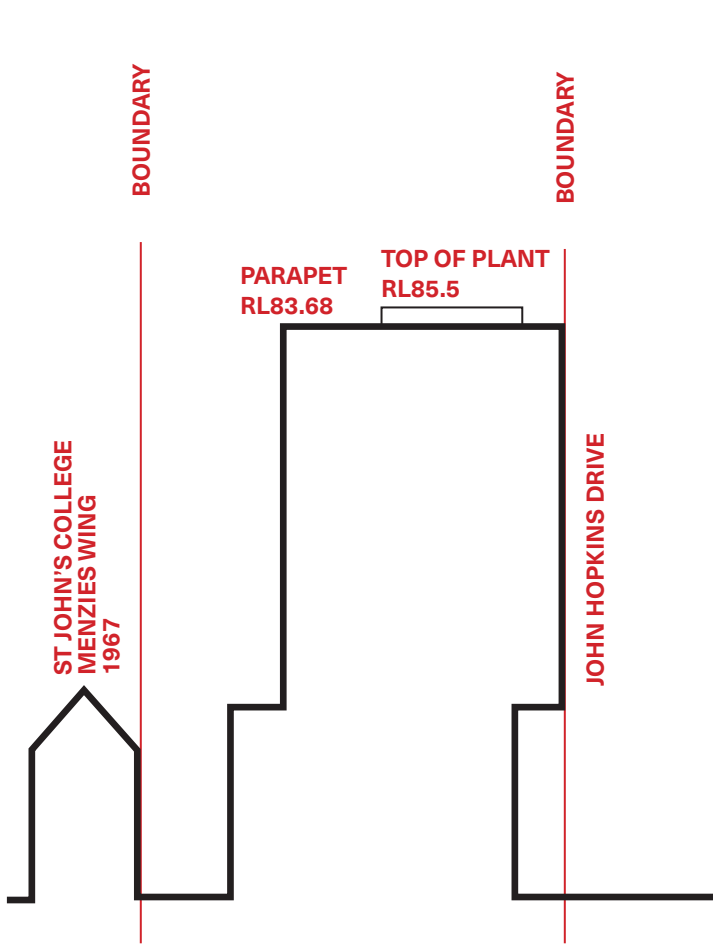
The parapet height of the development is to be consistent with, and no higher than, that of the RPAH East Wing (under construction).

A single, part floor plant level above the parapet must be setback from the parapet to ensure it is not visible in key views of the St. John's College.

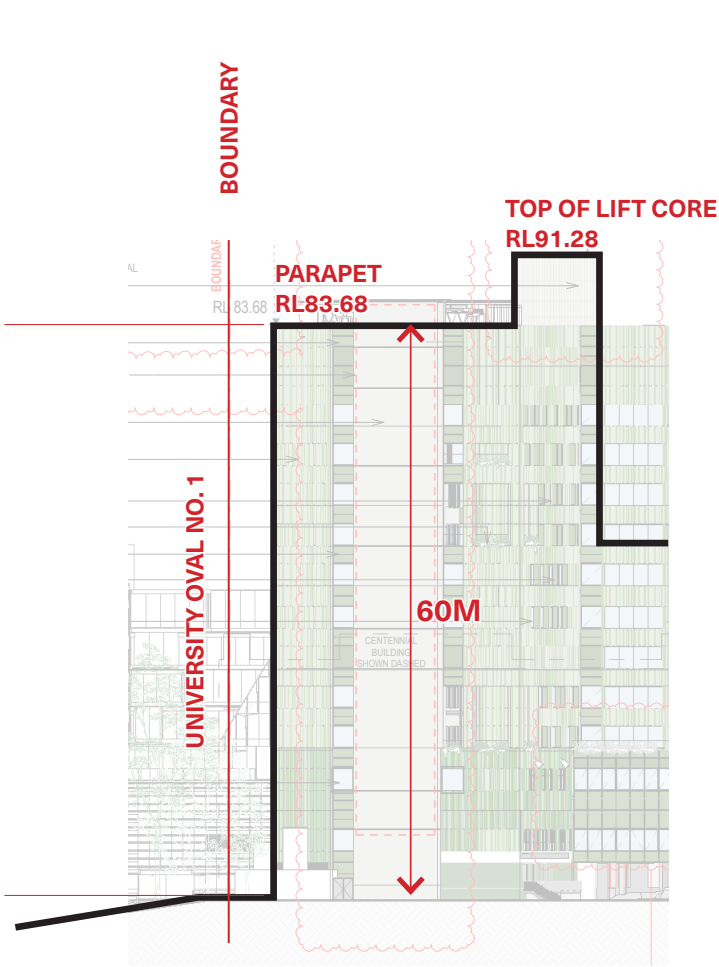
The maximum height of the upper built form is to be consistent with the taller developments within the precinct such as King George V, E Block and the East Wing.

The relationships of the tallest part of the envelope to the oval is consistent with that of the East Wing to University Oval No 1 and Inner City High School to Prince Alfred Park.

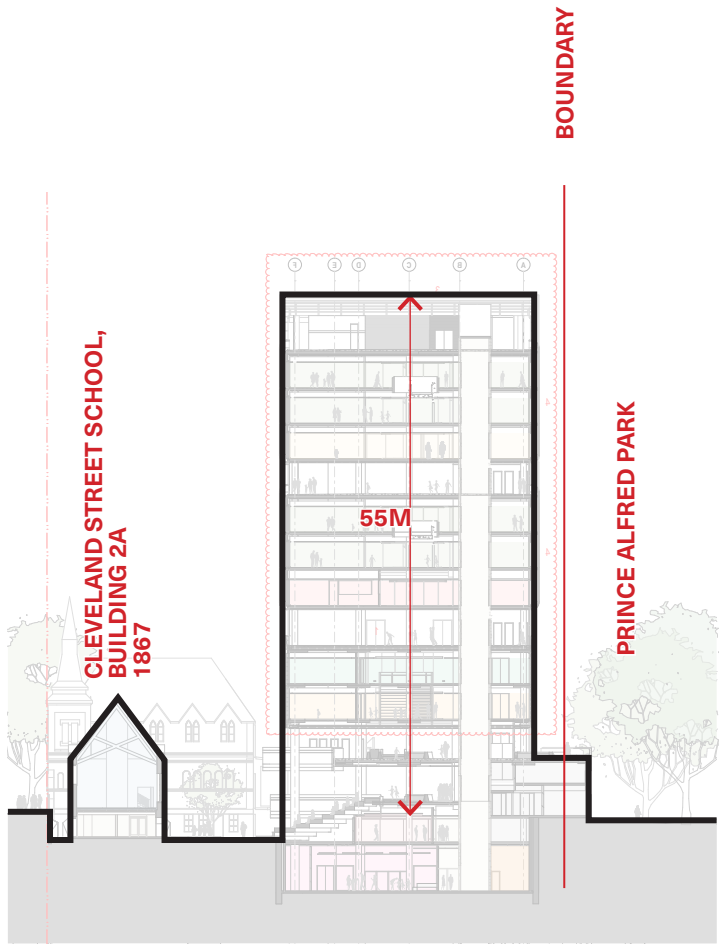
The relationship to St. John's College is consistent with that of Inner City High School to the 1867 Cleveland Street School Building 2A.



Principle
Proposed height



RPAH East Wing
Proposed height is consistent with RPAH East Wing [Source: RPAH Redevelopment Design Report - Jacobs, Bates Smart, Neeson Murcutt and Neille]



Inner City High School
Proposed height and relationship with adjacent heritage is consistent with Inner City High School [Source: Inner City High School Design Report - FJMT]

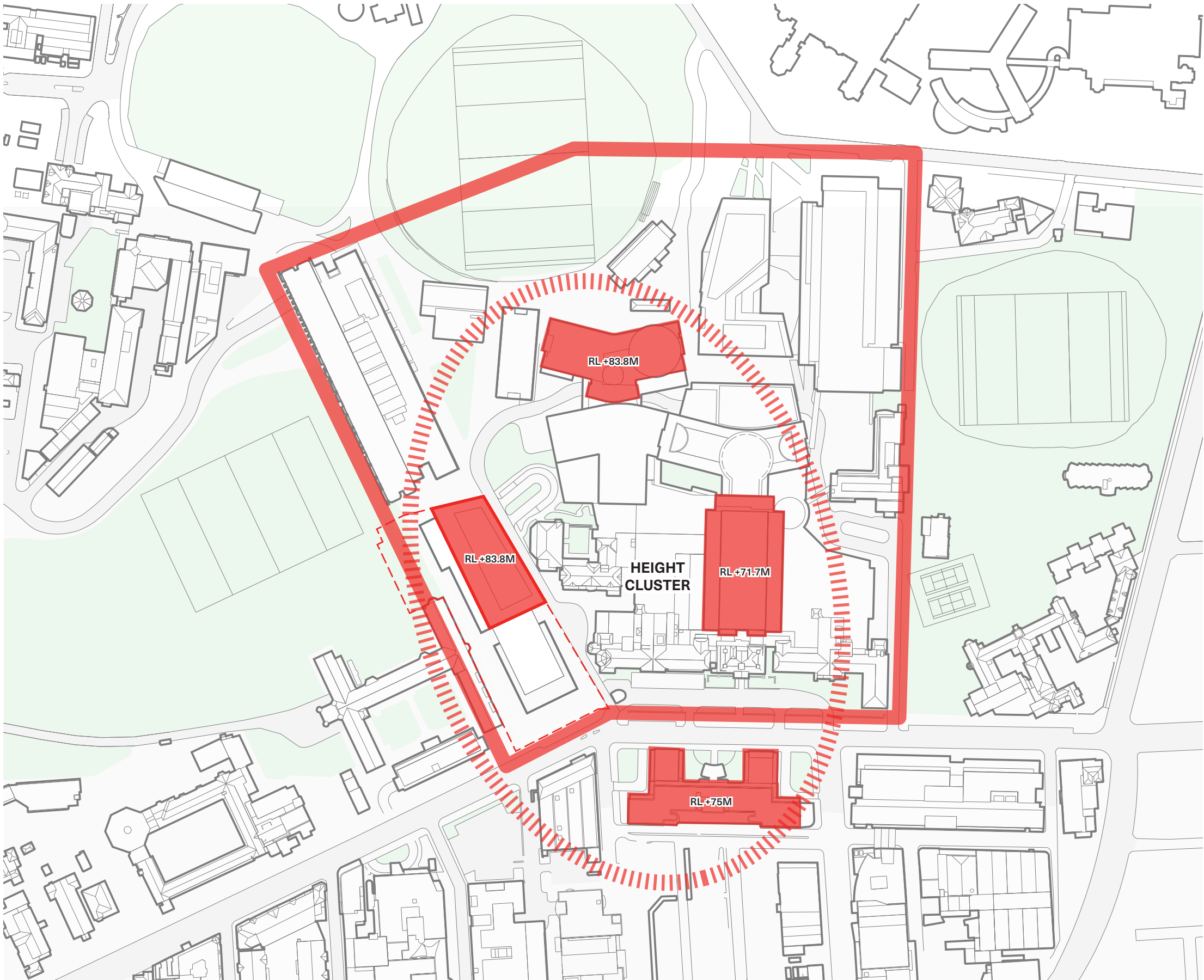
Cluster

Form a cluster of taller Health, Education and Research Facilities with the precinct that deliver the floorpace to meet the governments tech central objectives and mark C.H.E.R.P within the city scape.

The Eastern Camperdown Health Education and Research precinct extends from Cadigal Lane and Gloucester House Drive to the south to the edge of St. John's Oval and the southern wing to the north.

A trio of taller structures with CHERP form a ridge from King George V through Block E to the East Wing.

With King George V, E Block and East Wing the development will make a cluster of taller facilities which define the centre of the eastern Camperdown Health Education and Research Precinct.



East Wing, E Block and King George V Building form a cluster of taller structures at the core of CHERP

Articulation Materiality

Use articulation and materiality to reduce the perceived scale of the building through strengthening a consistent lower pedestrian environment of smaller scale built forms with a masonry character below an upper built form with a streamlined glazed identity providing a clear visual separation and a modern identity that establishes an overall hierarchy.

The podium is split into two separate forms, divided by a glazed enclosed entrance courtyard or atrium. The western podium includes a two-storey vertical extension set back from the main elevations, while the eastern podium is taller, with its upper level generally aligning with the western part. A vertical extension on the north-east helps create a smooth transition between the Charles Perkins Centre and St. John's College.

A taller upper form is above the eastern podium setback from the oval and with a southern and eastern projection over the podium.

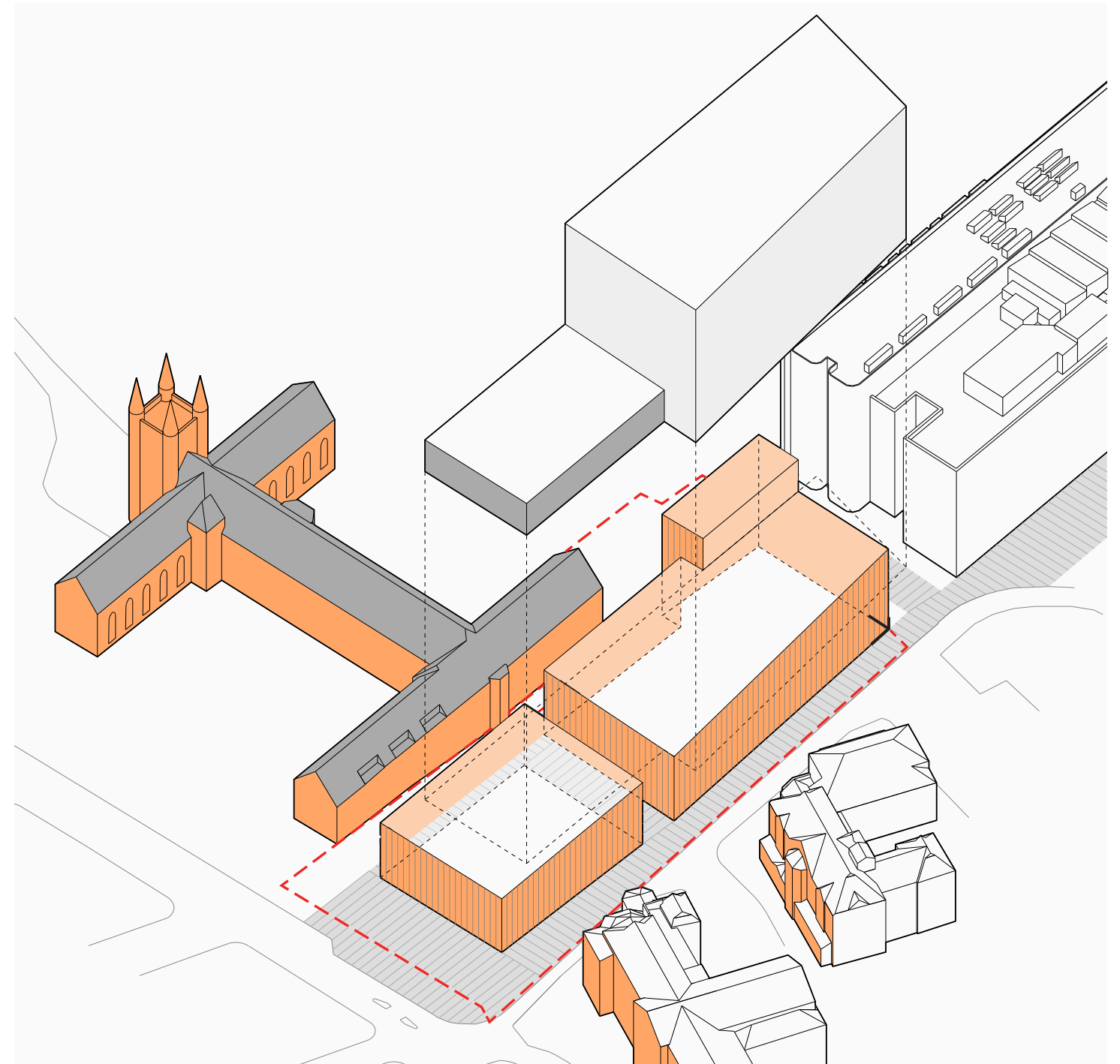
Radiused corners should be considered on the upper structure to reduce the building's overall width and improve visual separation from nearby landmarks like Freehill Tower.

A two-storey link above the atrium connects the upper levels with the western podium's vertical extension, maintaining spatial continuity.

The podium forms should have a contemporary masonry appearance, creating a sympathetic relationship with St. John's College and the Albert Wing, and helping to improve the pedestrian experience through consistent materiality and scale.

The glazed enclosure between the podium forms should use innovative, contemporary structural and glass technology to maximise transparency and views of the adjacent heritage features.

Reduce bulk and scale by articulating the whole building as several smaller discrete elements. The upper form should prioritise high-performance glass and cladding technology to create a strong counterpoint to the masonry character of the podiums, ensuring the design is contemporary but respectful of the surrounding heritage context.



Articulation and materiality of development should be both contemporary and sympathetic with the historic masonry character of the precinct

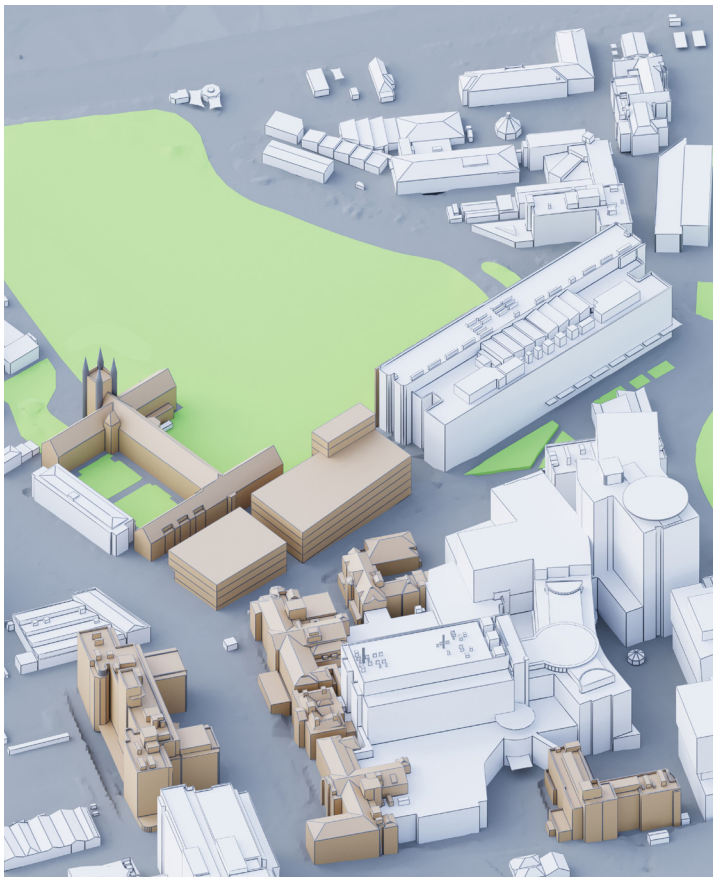
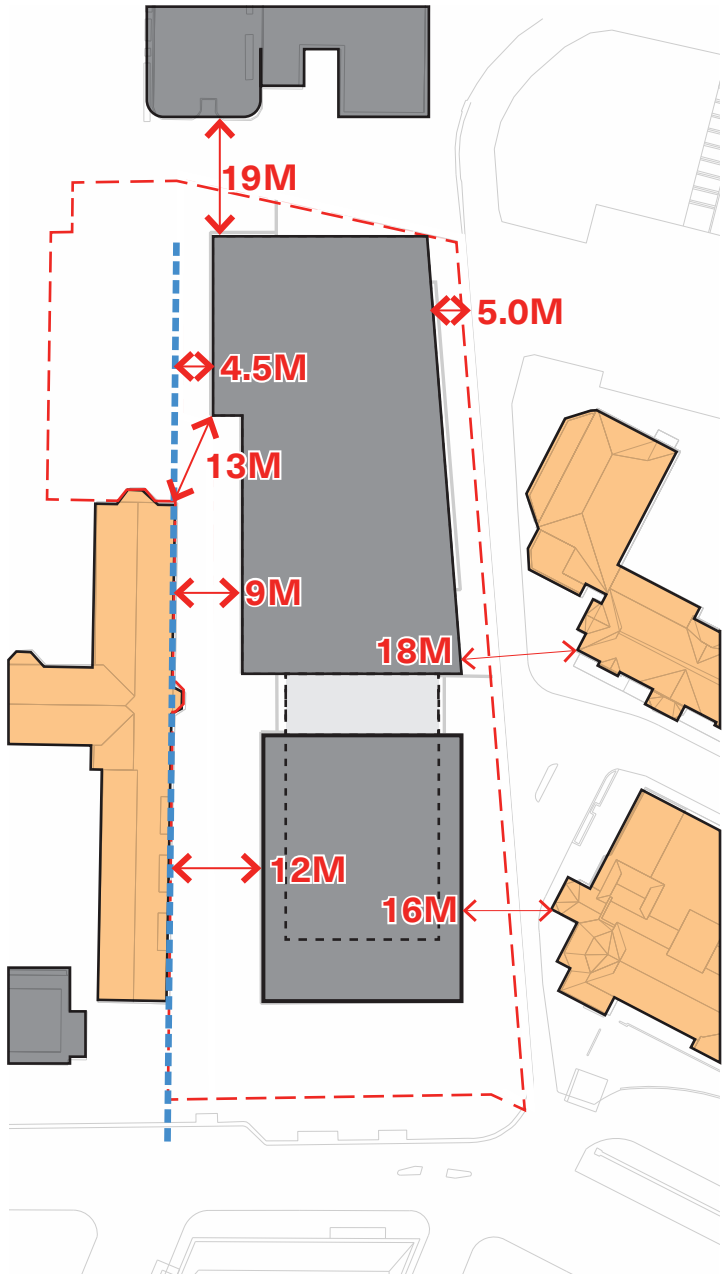
Podium Envelope

The proposed envelope creates generous breathing space around significant heritage items including to the eastern elevation and the south eastern corner of the Menzies Wing.

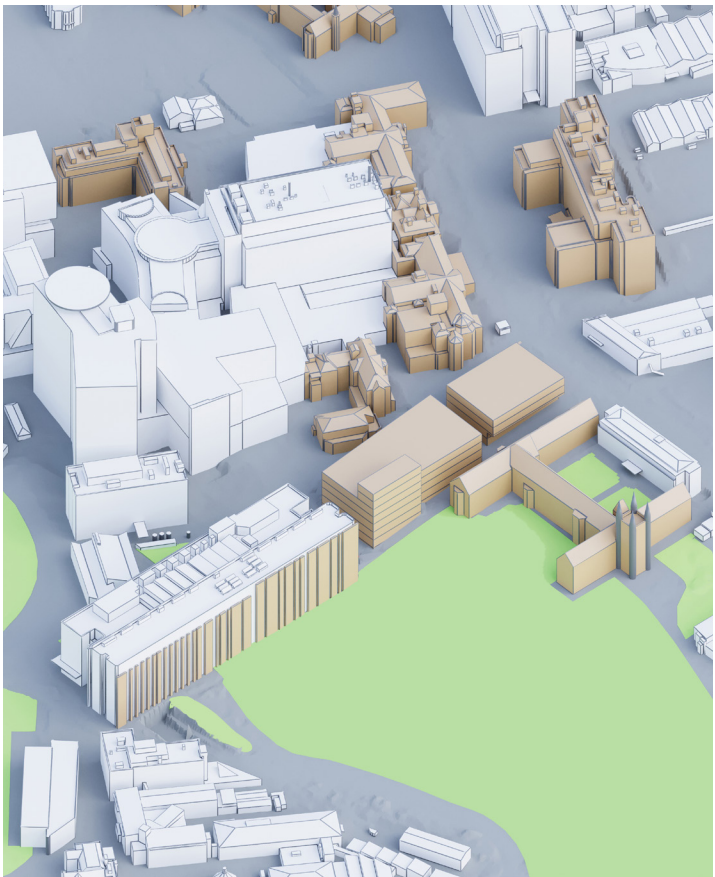
Views to significant heritage items are enhanced including from Missenden Road to St. John's College southern elevation, the Albert Wing and former Nurses Home as well as from the Charles Perkins Centre western forecourt to the Freehill's Tower.

The central atrium creates the opportunity to articulate the podium as two distinct smaller built forms instead of one large long building.

Locating the entrance at the atrium places the exceptionally significant '38 Wing and former Nurses Home at the centre of the experience of the development.



Podium form is consistent in scale with the heritage precinct forms



North-eastern shoulder provides scale transition from Charles Perkins Centre to St John's College

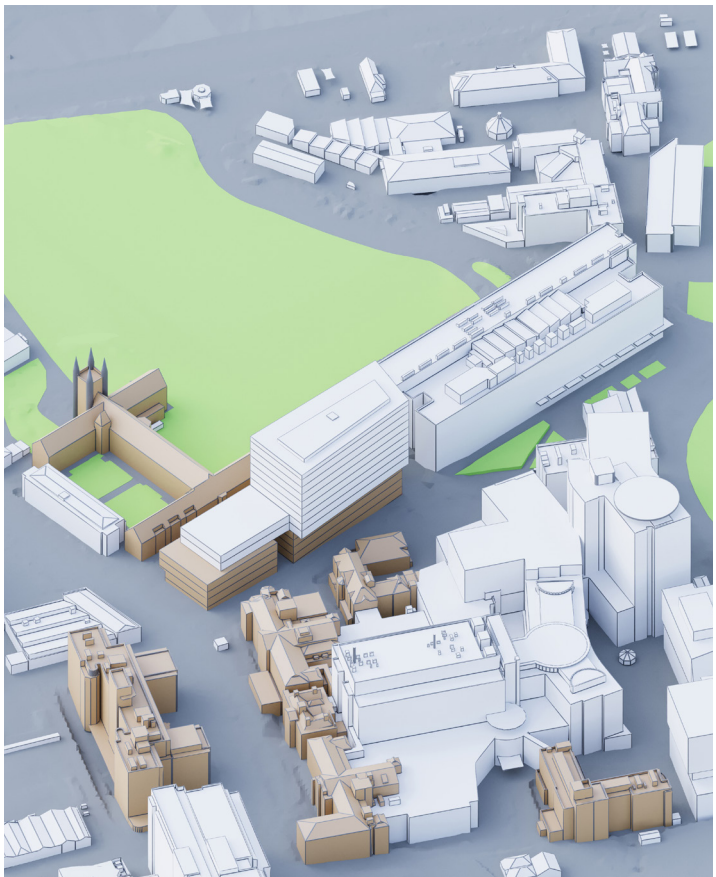
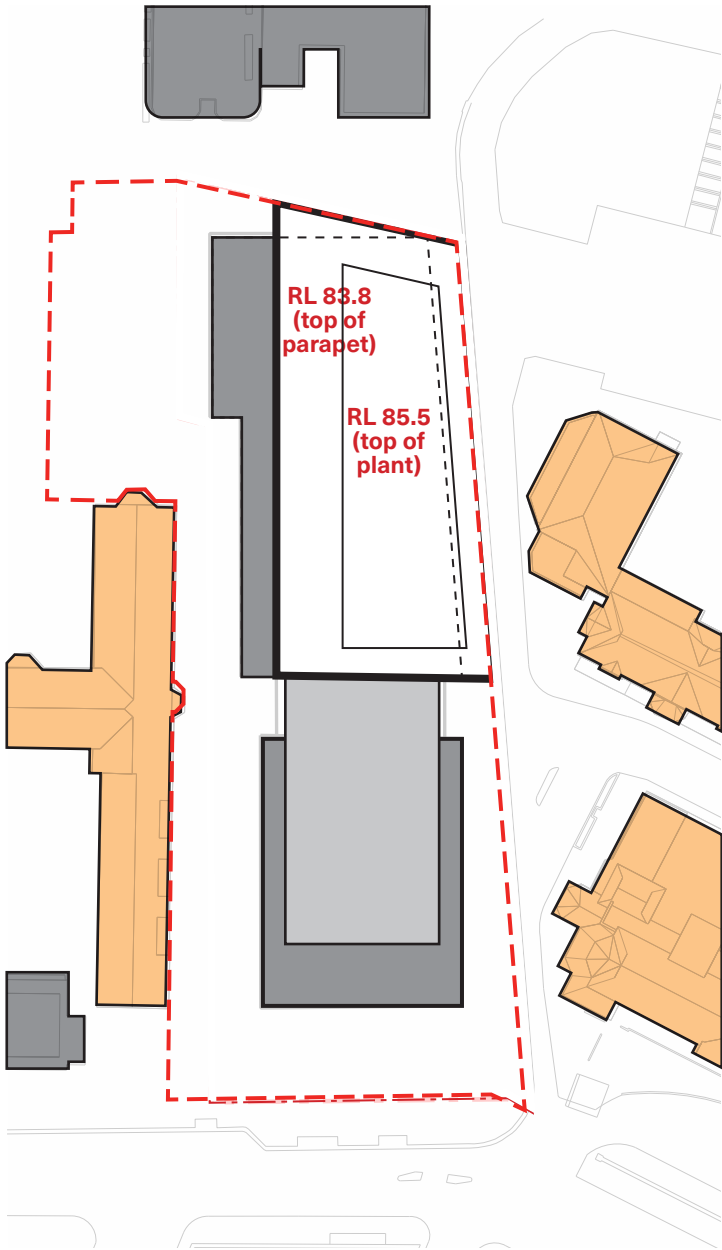
Upper Envelope

The upper envelope is setback from Missenden Road to enhance the pedestrian experience and streetscape and maintain key views of Freehill Tower from Missenden as well as of the tower and Chapel Wing from the north.

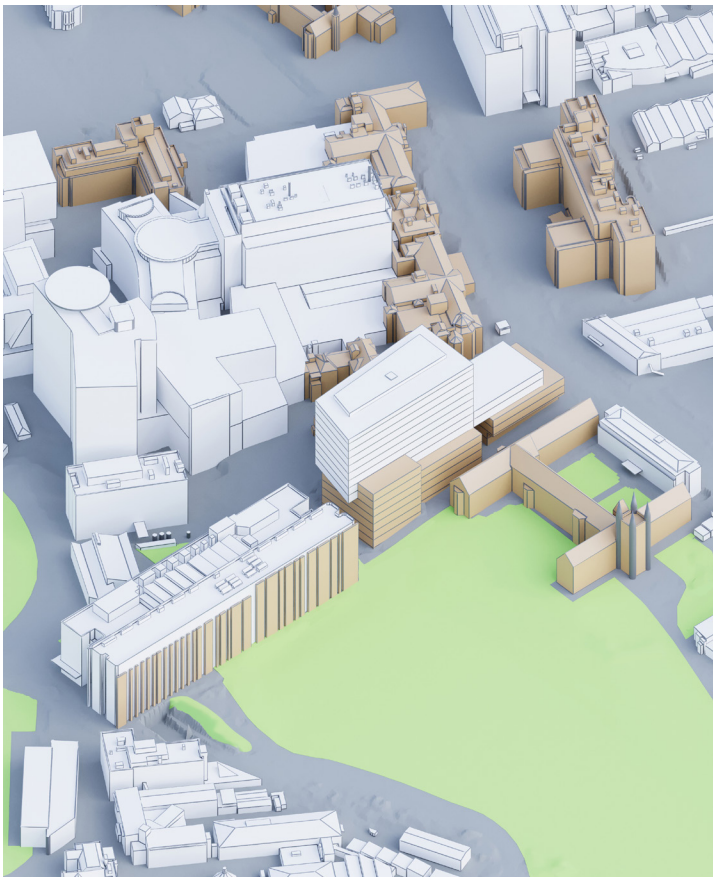
This setback also provides generous and appropriate separation from the Albert Wing and the exceptionally significant facades of the original wing of the former Nurses Home.

The envelope is setback from the north to give breathing space to the College and maintain an appropriate setback from the Oval consistent with the East Wing and Biomedical Accelerator

The envelope is consolidated in the south eastern corner of the Concept Development Area, close to the significant scale of the Charles Perkins Centre and the taller forms of the RPAH.



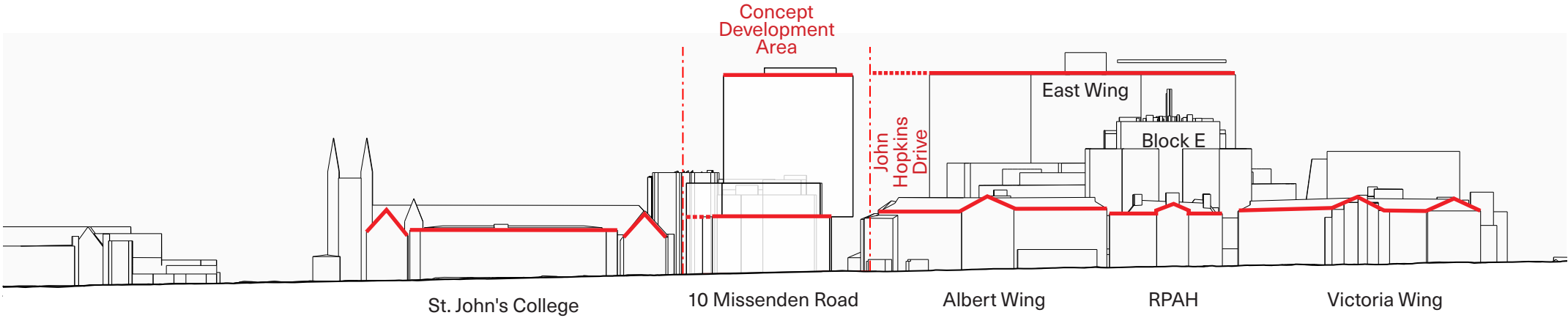
Upper floorspace located in the south-east enhances the Missenden Road pedestrian experience



Floorplates are located in the south-east of the Concept Development Area to improve view of Freehill Tower and amenity of Oval

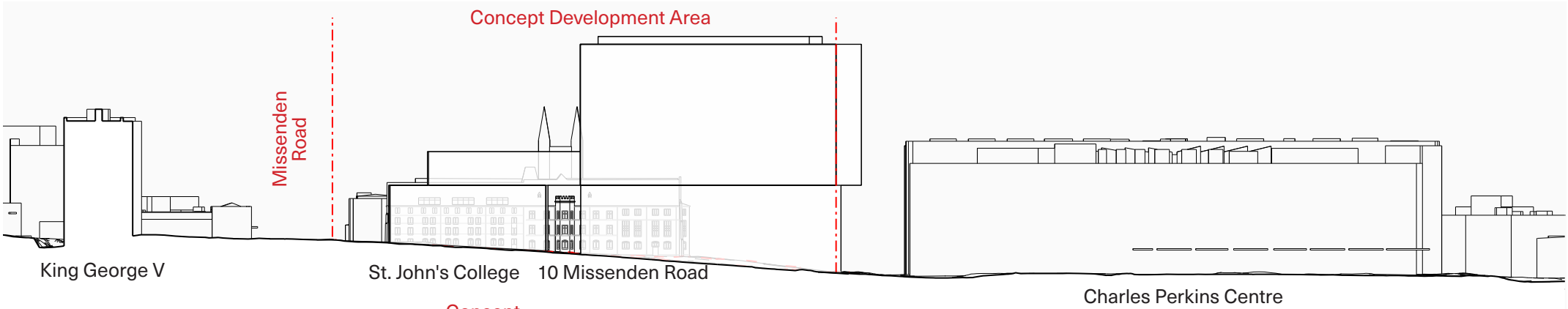
Missenden Road Elevation

Podium height is consistent with heritage scale of eastern Missenden Road. Height of envelope is consistent with height of RPAH East Wing.



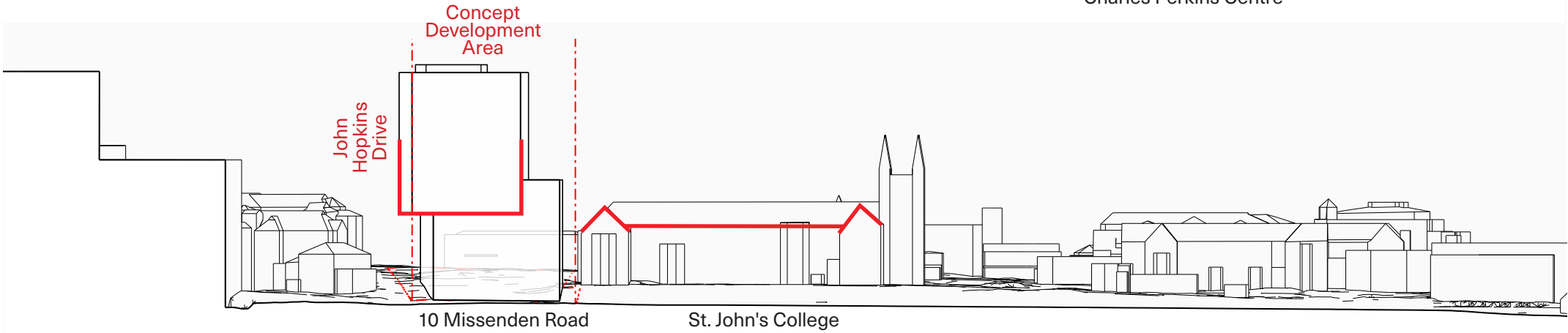
John Hopkins Drive Elevation

Setback of upper floors enhances Missenden Road pedestrian experience.



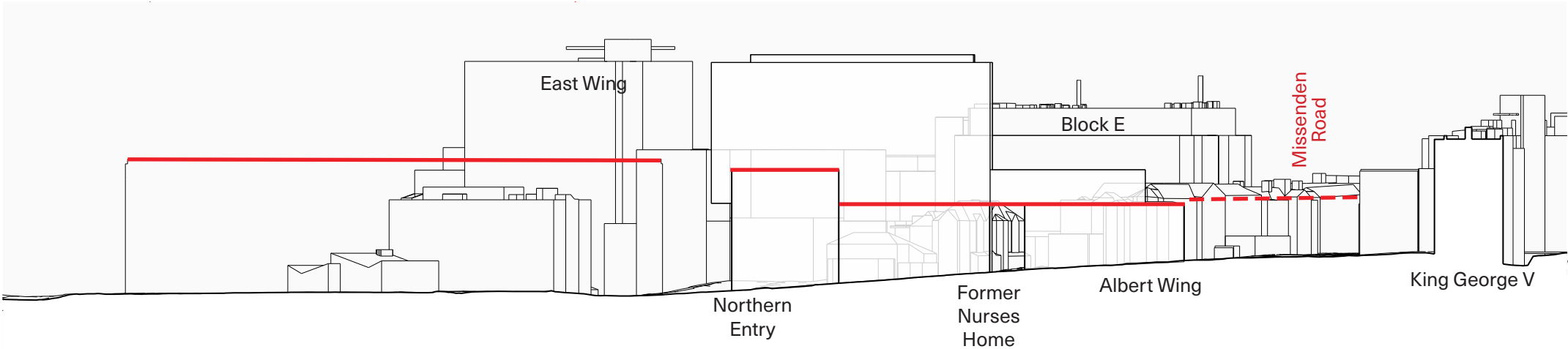
St John's College East Elevation

Podium setback with projection of upper floors provides breathing space to Former Nurses Home.



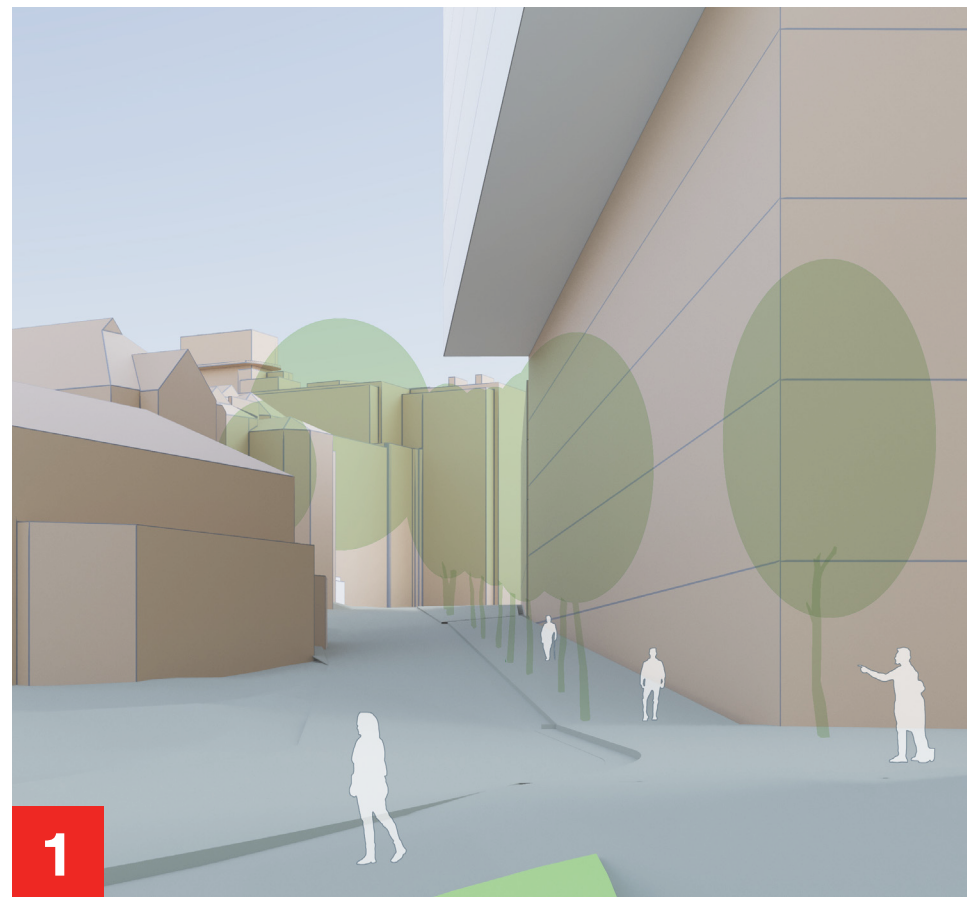
North-eastern shoulder

provides scale transition from Charles Perkins Centre to St John's College



Illustrative Studies

Views from Public Domain



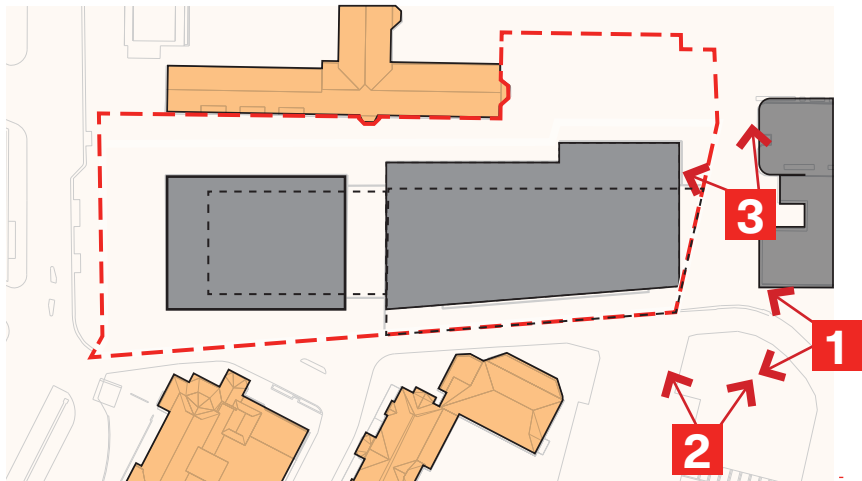
The podium setback offers a generous view to Missenden Road and creates breathing space for the former nurses' home. The upper floor space extends beyond the podium to enhance the setting of the college and oval.



Podium setback provides generous view to Oval from RPAH The cantilevered tower provides floorspace setback from SJC and Oval.



A 19 m parallel separation from the Charles Perkins Centre offers generous views of St. John's College Freehill Tower. This space can support a high-quality landscaped link connecting the oval to the pedestrian axis, enhancing visual amenity and accessibility.



Illustrative Studies

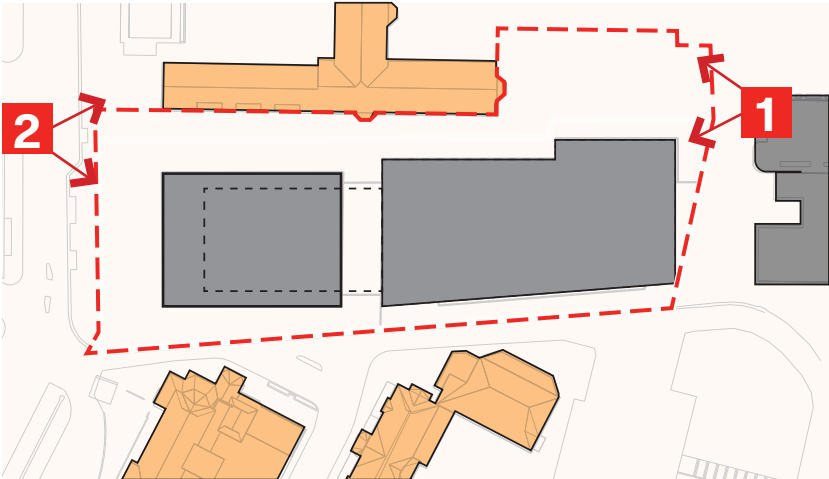
Views from Public Domain



A 4.5-meter setback from the south eastern facade of St Johns College provides a clear view from the Charles Perkins Centre to Missenden Road. This openness enhances permeability within the campus and supports legible, intuitive wayfinding.



Varied setbacks from the 10 Missenden Road podium to St. John's College, along with the transitional "shoulder" form and the consolidation of upper floor space in the southeast corner, create a generous breathing space adjacent to the moderately significant southern wing of St. John's College.



Illustrative Studies
Missenden Road Key View



Missenden Road looking north



The low scale of Missenden Road's heritage street frontage is preserved, and the Freehill Tower is visible against a relatively open sky background.

Illustrative Studies
Key View 4



View from St John's College Gate. Key View 4 from the Conservation Management Plan.



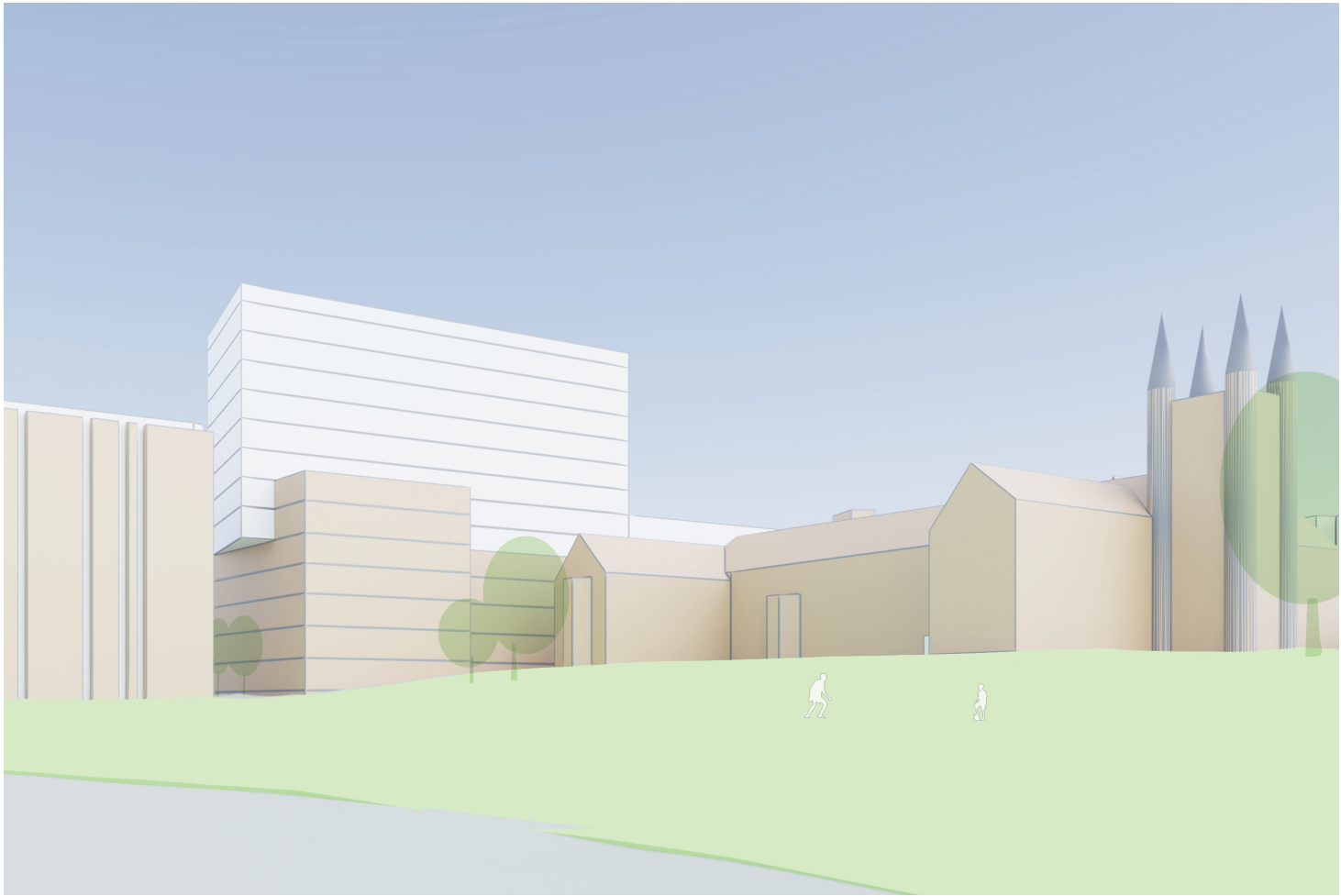
The silhouette of the Freehill Tower and Chapel Wing against the sky is preserved in accordance with the CMP policies. The upper floor space is consolidated closer to the RPAH East Wing.

Illustrative Studies

Key View 4 - From Orphans Creek Road



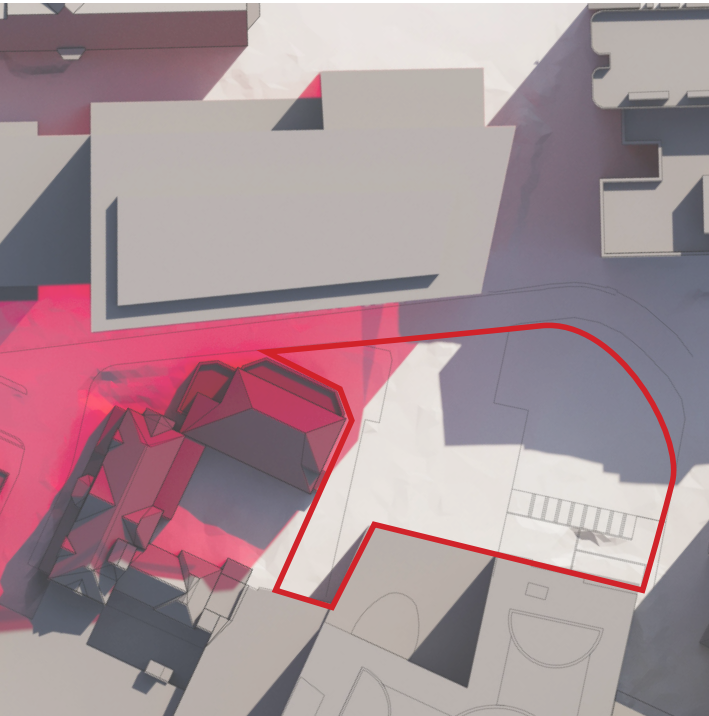
View from Orhpan's Creek Road. Key View 4 from the Conservation Management Plan. [Source: Hector Abrahams Architects - St John's College within the University of Sydney - Conservation Management Plan]



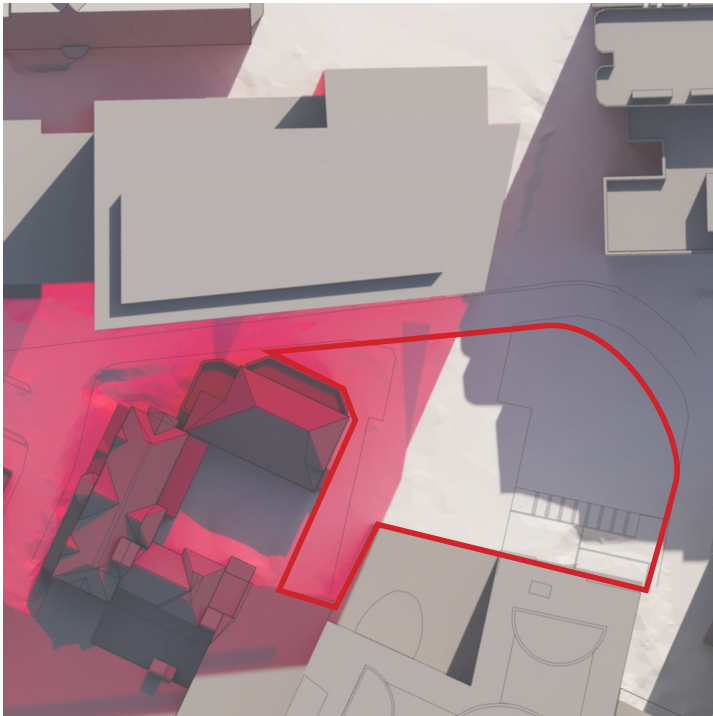
The transitional element offers an intermediate scale between the Charles Perkins Centre and St. John's College. Consolidating upper floor space into a compact, regular, and rectangular floorplate creates an opportunity for a well-proportioned building.

Illustrative Studies

Midwinter Solar Study



WINTER SOLSTICE JUNE 21 - 12PM



WINTER SOLSTICE JUNE 21 - 1PM



WINTER SOLSTICE JUNE 21 - 2PM



WINTER SOLSTICE JUNE 21 - 3PM

Appropriate solar access to the key accessible spaces at the RPAH northern entry is provided in the afternoon during winter solstice, with the 19 m setback from the Charles Perkins Centre allowing generous sunlight at 3 pm.

5 Appendices

State Design Review Panels Summary

A state design review panel has been convened to review the initial proposals and advise the Government Architect.

Prior to JPW's involvement, four presentations were made to the panel. The first three presentations—SDRP1, SDRP2, and SDRP3—focused on proposed envelopes and built forms that were largely consistent in terms of bulk and scale.

The fourth presentation, SDRP4, introduced an envelope which included a generous allowance above the proposed bulk and scale to allow flexibility for future design responses to be developed.

designed to incorporate greater flexibility, allowing for future design development. These options featured larger envelope than the earlier proposals, aiming to balance precinct capacity with positive outcomes for urban and heritage outcomes.

The current principles have been developed to address the sensitive and constrained context, with a highly specific envelope and built form to carefully balance increasing the precinct's capacity with positive outcomes for urban and heritage outcomes.

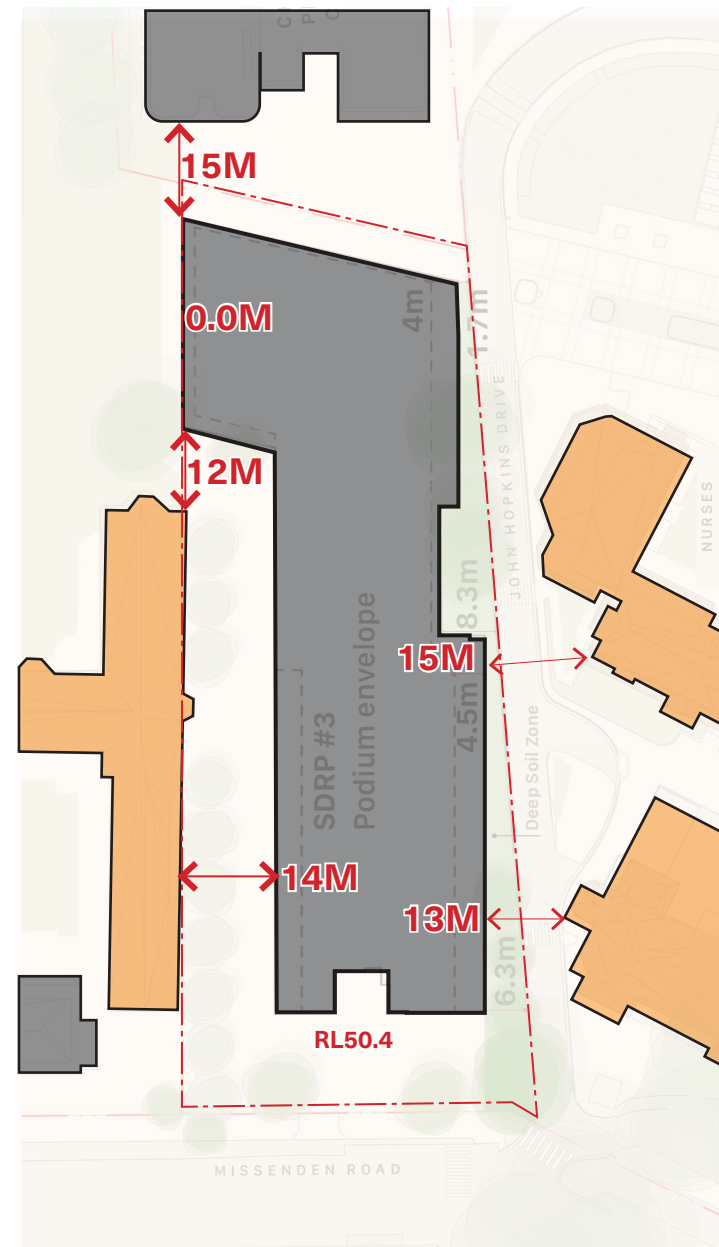
The following pages include a summary of the SDRP advice in response to SDRP1, 2, 3, and 4, along with commentary on how the current proposals can be considered within this framework. A side-by-side comparison of the current principles, SDRP3, and SDRP4 is also included to facilitate understanding and informed assessment.

SUMMARY OF SDRP ADVICE					DESIGN PRINCIPLES RESPONSE
KEY ISSUE	SDRP1	SDRP2	SDRP3	SDRP4	
BULK/SCALE	INAPPROPRIATE	NOT SUPPORTED INCL. TOWER TOO LONG	?	UNACCEPTABLE IMPACTS ON HERITAGE + SHADOWING SHOULD BE HORIZONTAL	● CENTRAL ATRIUM INTRODUCED TO REDUCE PODIUM BULK ● COMPACT TOWER FLOOR PLATE LOCATED AWAY FROM SJC ● BULK AND SCALE IS CONSISTENT WITH PRECINCT ● TOWER FLOORPLATE SMALLEST IN PRECINCT
GFA/AREA	RECONSIDER	RECONSIDER	REDUCE BEDS TO 150	REDUCE	● FLOOR AREA IS CONSISTENT WITH COMPARABLE CONTEMPORARY PRECINCT HEALTH AND RESEARCH DEVELOPMENTS
HEIGHT	ALIGNMENT WITH RPAH NOT JUSTIFIABLE	RECONSIDER IN RELATION TO SJC TOWER INCREASE ALL SETBACKS CPC IS APPROPRIATE MAX HEIGHT	HEIGHT [TALLER THAN CPC] SUPPORTED	NO TALLER THAN CPC	● TOWER LOCATION PRESERVES SKY VIEWS BEHIND FREEHILL TOWER AND WARDELL WINGS ● HEIGHT IS CONSISTENT WITH PRECINCT HEIGHTS GENERALLY ● TOWER HEIGHT IS CONSISTENT WITH CASE STUDY PRECEDENTS
HERITAGE	?	CONSIDER KEY VIEWS SETBACKS TO HERITAGE FRAME LANDSCAPE	PROVIDE CLEAR RESPONSE TO CMP OBJECTIVES	PROPOSAL TO BE CONSISTENT WITH CMP, OR JUSTIFY DEVIATIONS	● CONSISTENT WITH CMP POLICIES , KEY VIEWS AND OPPORTUNITY ● ATRIUM AND ENTRY PLACES ORNATE '38 WING AND RMOQ AT CENTRE OF DEVELOPMENT ENHANCING UNDERSTANDING OF SIGNIFICANCE ● GENEROUS BREATHING SPACE TO ALL ADJACENT HERITAGE
MISSENDEN RD SETBACK	RECONSIDER	SUPPORTED	SUPPORTED	STEPPING BACK TO PROVIDE TOWER VIEWS SUPPORTED STREET SETBACK SUPPORTED	● PODIUM IS SETBACK TO STRENGTHEN STREETWALL ● LEVELS 3+4 SETBACK TO MAINTAIN PODIUM STREETWALL ● TOWER IS SETBACK OVER 60M FROM MISSENDEN
ST JOHN'S COLLEGE SETBACK	12M INSUFFICIENT FOR PRIVACY	INSUFFICIENT FOR PRIVACY	SUPPORTED?	VISUAL IMPACT OF CAR RAMP 14M SETBACK INSUFFICIENT	● ON-GRADE SHARED ZONE CREATES GENEROUS SEPARATION ● SETBACKS CREATE CLEAR VIEW AND HIGH QUALITY LINEAR COURT BETWEEN MISSENDEN & CPC ● 9-12M SETBACKS CONSISTENT WITH ADG RECOMMENDATIONS
CHARLES PERKINS SETBACK	RECONSIDER FOR THROUGH CONNECTION	INSUFFICIENT FOR VIEWS TO OVAL FROM RPAH RECONSIDER TOWER OVERHANG	SUPPORTED? REDUCE PODIUM HEIGHT RATIONALISE GEOMETRY	BULKY TOWER FORM NARROW SEPARATION VIEWS + SUNLIGHT IMPACTS	● 19M PARALLEL PODIUM SEPARATION ENABLES A HIGH QUALITY TERRACE ● GENEROUS SOLAR ACCESS AND VIEWS TO OVAL PROVIDED TO RPAH NORTHERN ENTRY
JOHN HOPKINS DRIVE SETBACK	3M INSUFFICIENT CONSIDER SHARED ZONES	INSUFFICIENT	SUPPORTED?	?	● 5M PODIUM SETBACK FROM BOUNDARY CREATES A GENEROUS PEDESTRIAN AXIS FROM MISSENDEN INTO PRECINCT AND UNIVERSITY BEYOND
DEEP SOIL	TO BE LINKED UP	TO BE CONNECTED	INCREASE AND DEFINE	INSUFFICIENT NOT CONTINUOUS ESPECIALLY NORTH + SOUTH	● GENEROUS DEEP SOIL ZONES CREATED
RPAH OPEN SPACE	MINIMISE OVERSHADOWING	ALLOW AFTERNOON SUN AT WINTER SOLSTICE	CONCERNS REMAIN EXPLORE OPTIONS TO REDUCE INCLUDING SPLAYED FORM	OVERSHADOWING OF PUBLIC SPACES NOT SUPPORTED	● SEPARATION FROM CPC PROVIDES GENEROUS SOLAR ACCESS AND VIEWS TO OVAL
WIND IMPACTS	TO BE ACCEPTABLE	?	UNDERTAKE DETAILED STUDY TO ENSURE COMFORT IN PUBLIC REALM	UNDERTAKE DETAILED STUDY TO ENSURE COMFORT IN PUBLIC REALM	● A DETAILED STUDY IS TO BE UNDERTAKEN

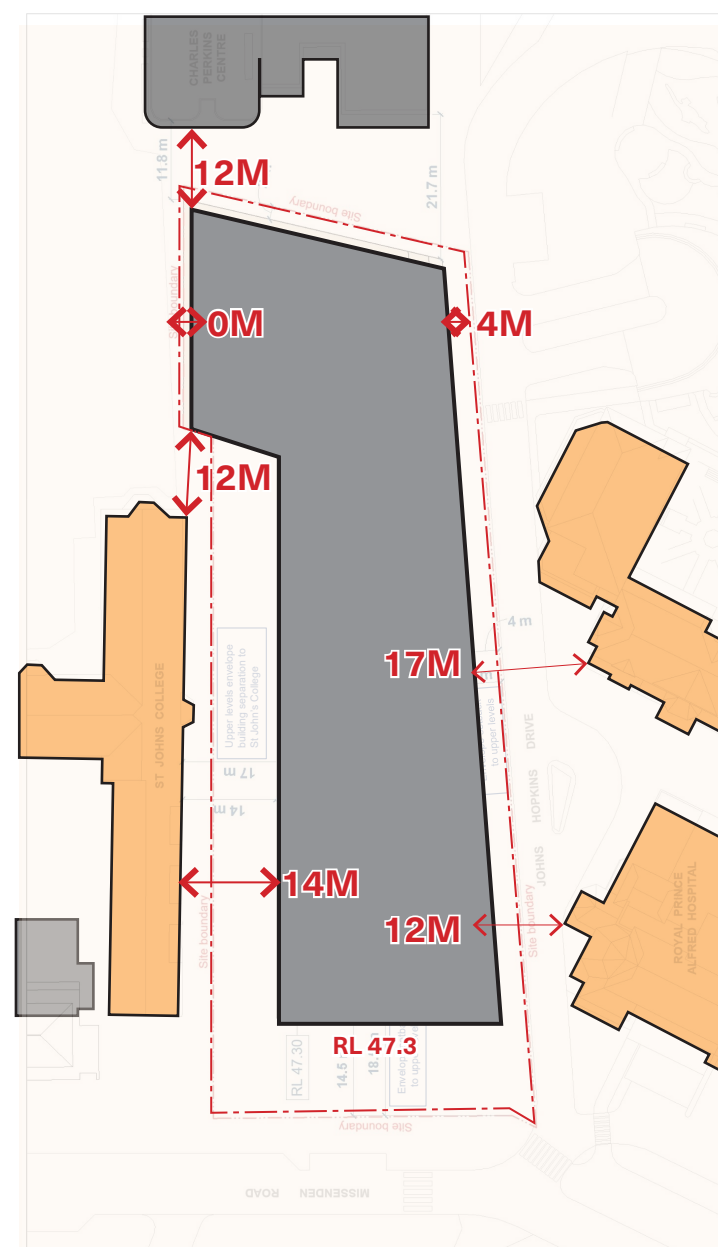
State Design Review Panels Comparison

Comparative Podium Footprints

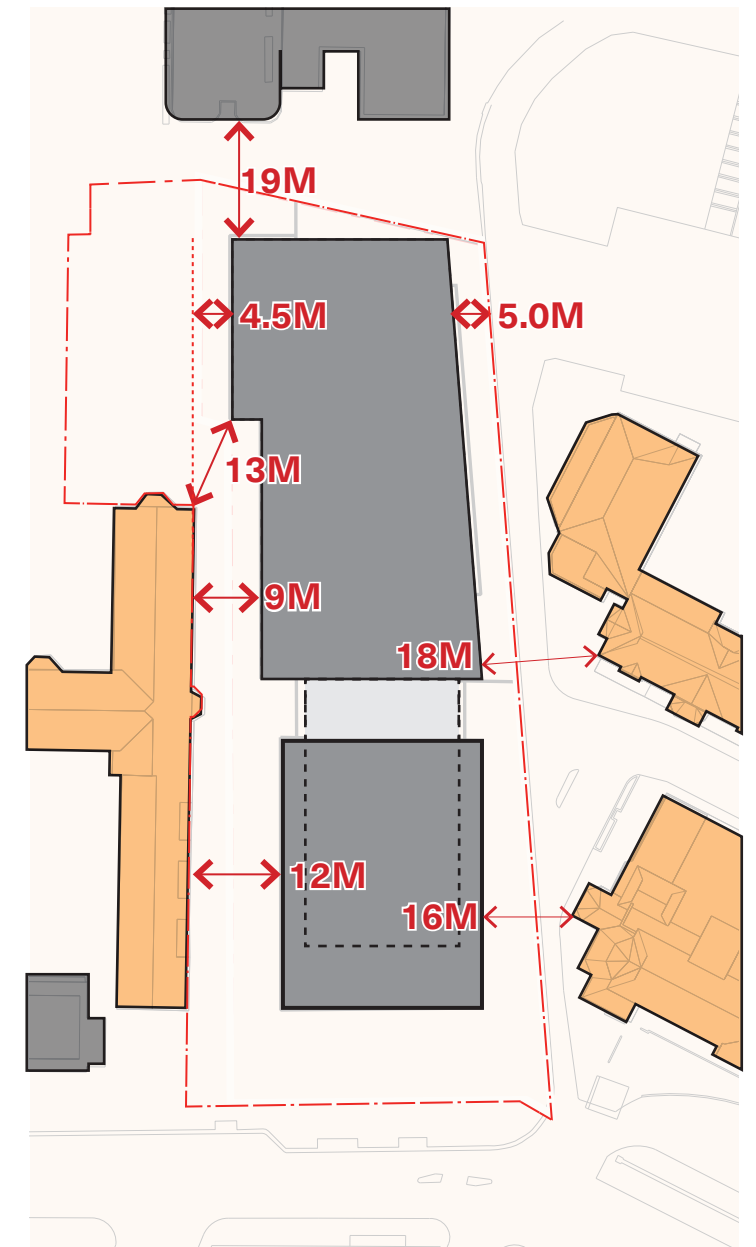
The proposal reduces bulk and increases breathing space to heritage, precinct permeability, and views from RPAH to Oval.



SDRP3



SDRP4

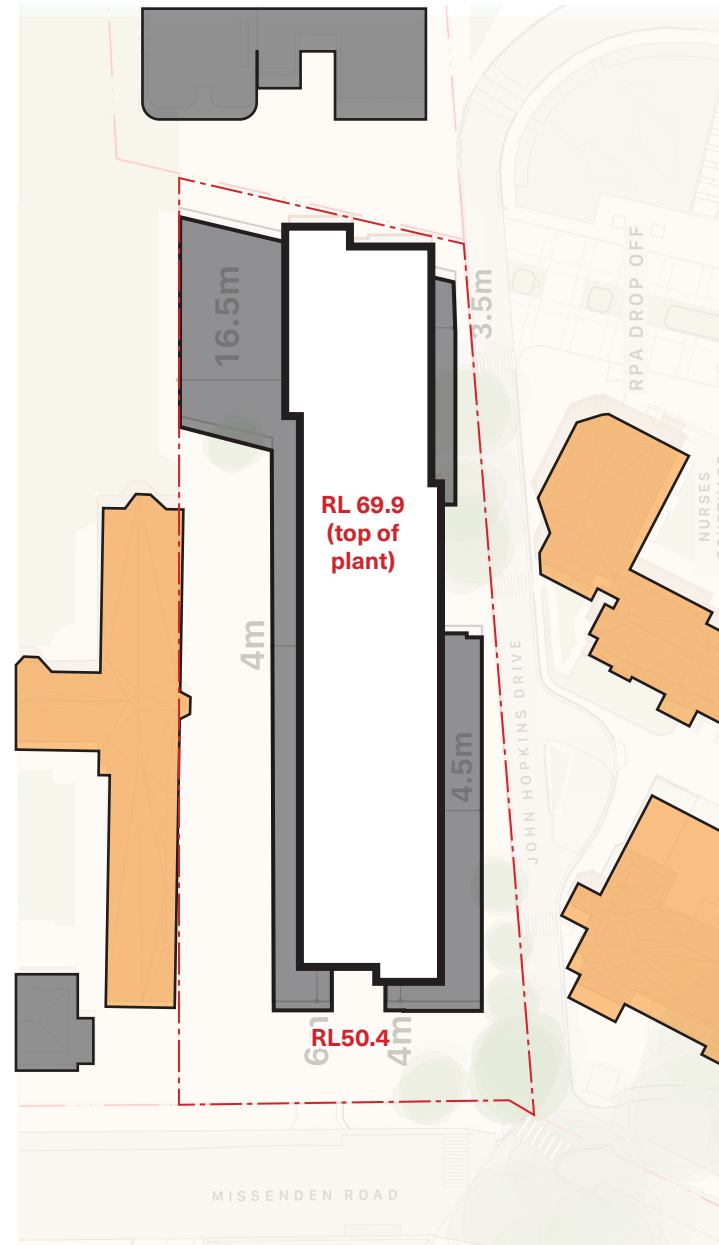


PROPOSED

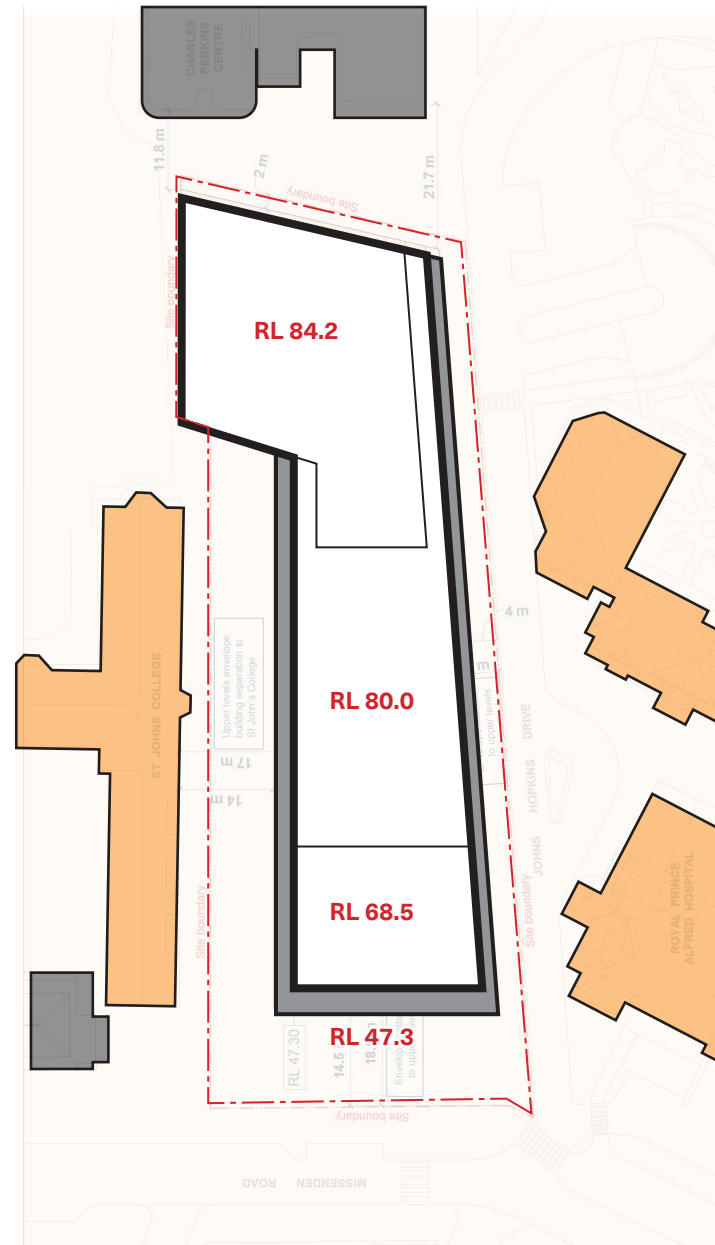
State Design Review Panels Comparison

Comparative Tower Footprints

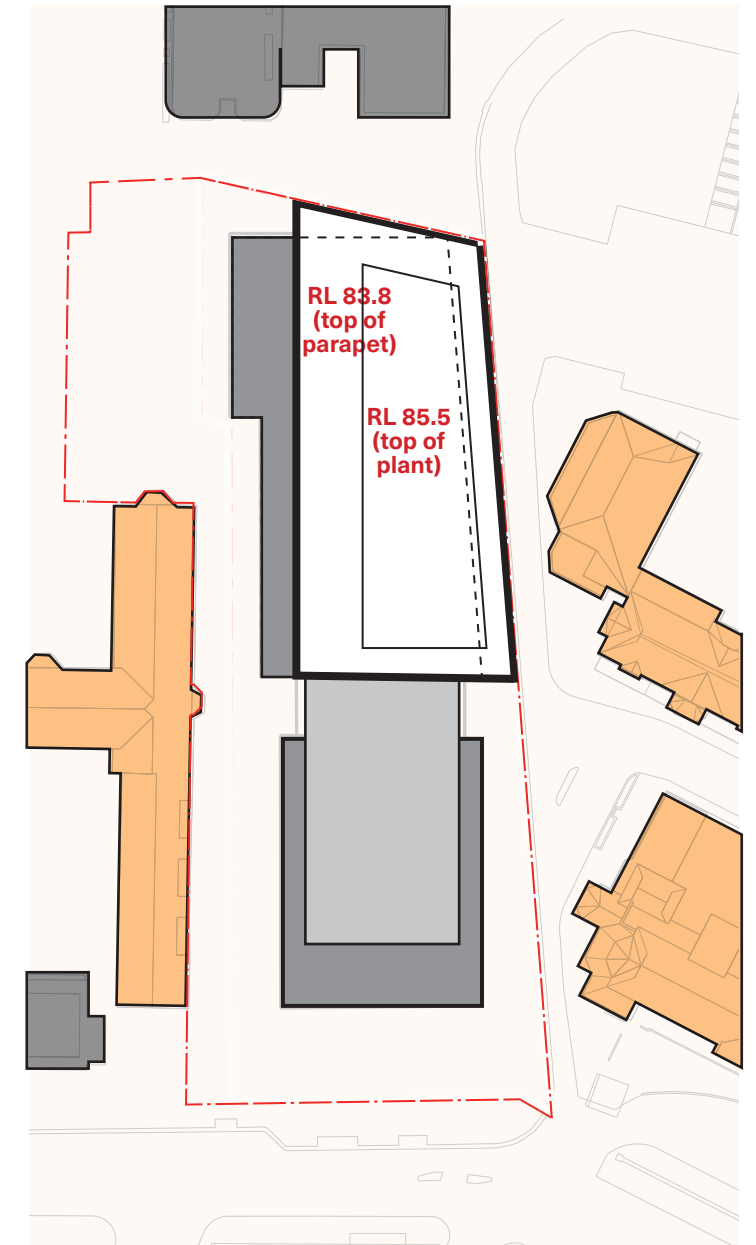
The proposal places tower floorspace in the south-eastern section of the site to preserve the view of the Freehill Tower and Chapel Wing against sky; and enhance the Missenden Road pedestrian experience.



SDRP3



SDRP4



PROPOSED

State Design Review Panels Comparison

Charles Perkins Separation

View from RPAH Northern Entry

Podium setback provides generous view to Oval from RPAH
The cantilevered tower provides floorspace setback from SJC and Oval.

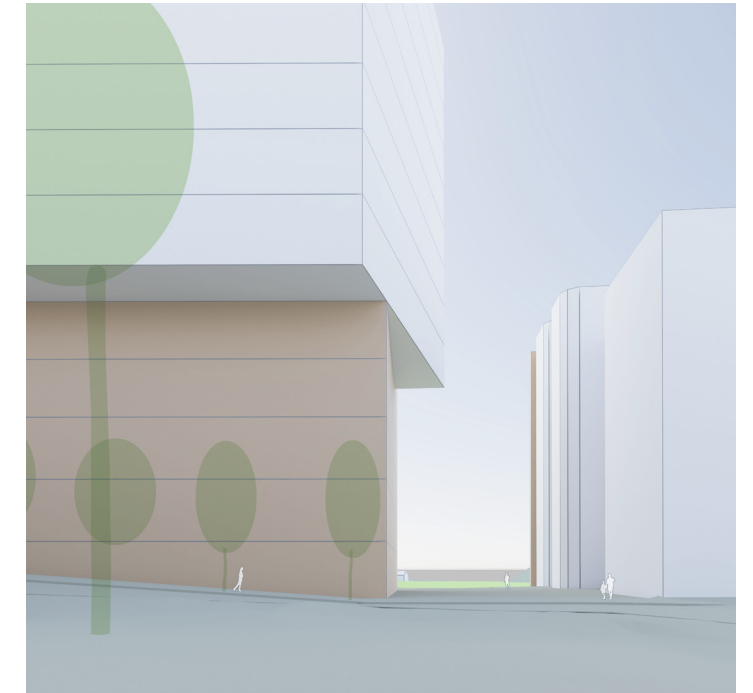
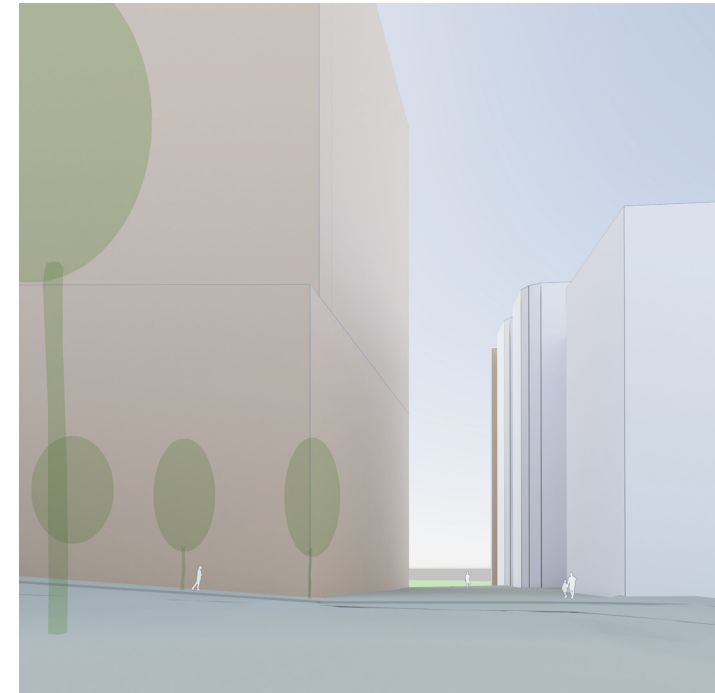
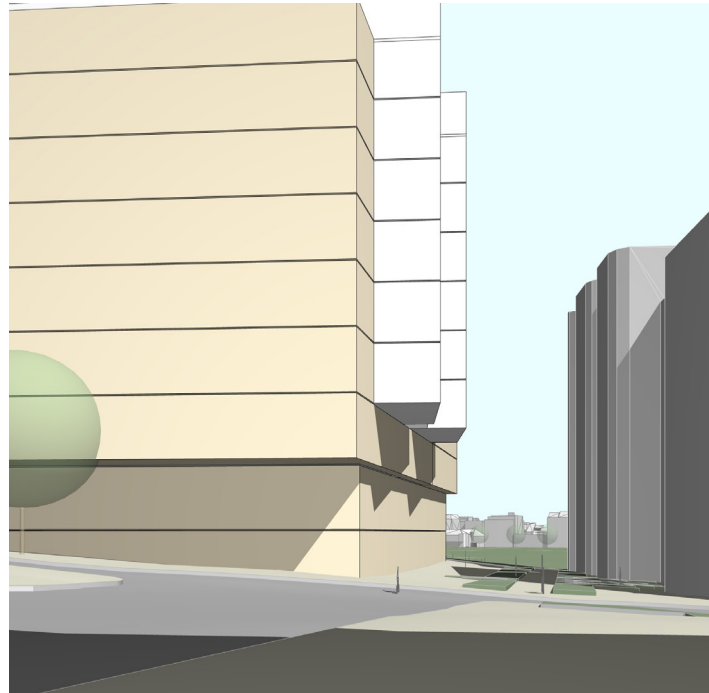
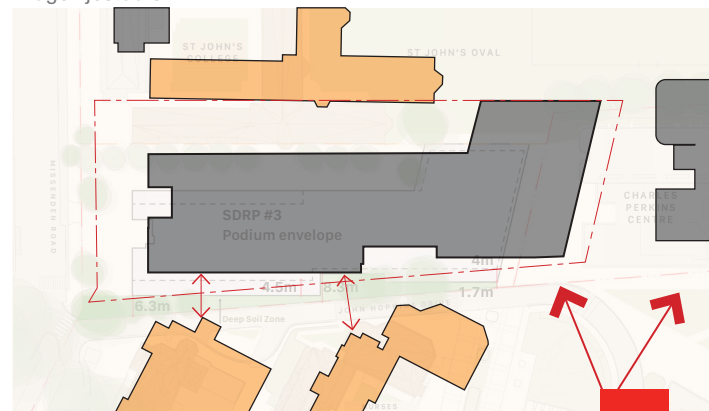


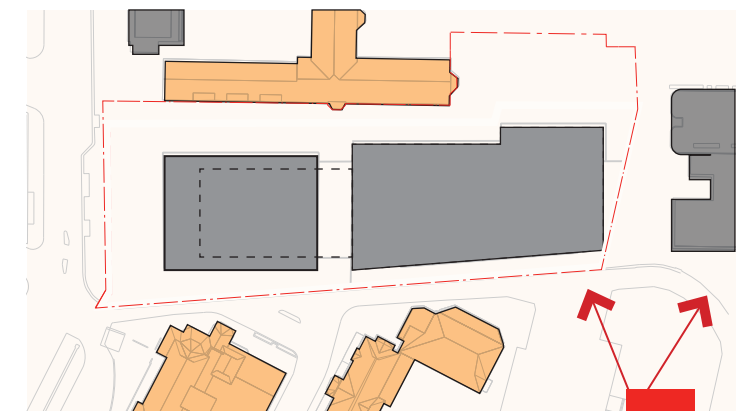
Image: fjcstudio



SDRP3



SDRP4

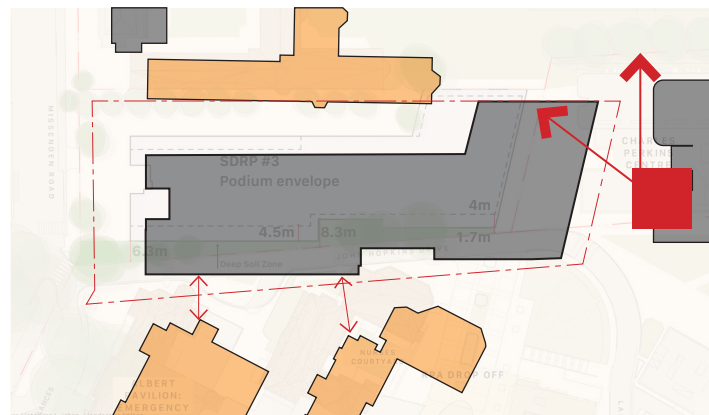
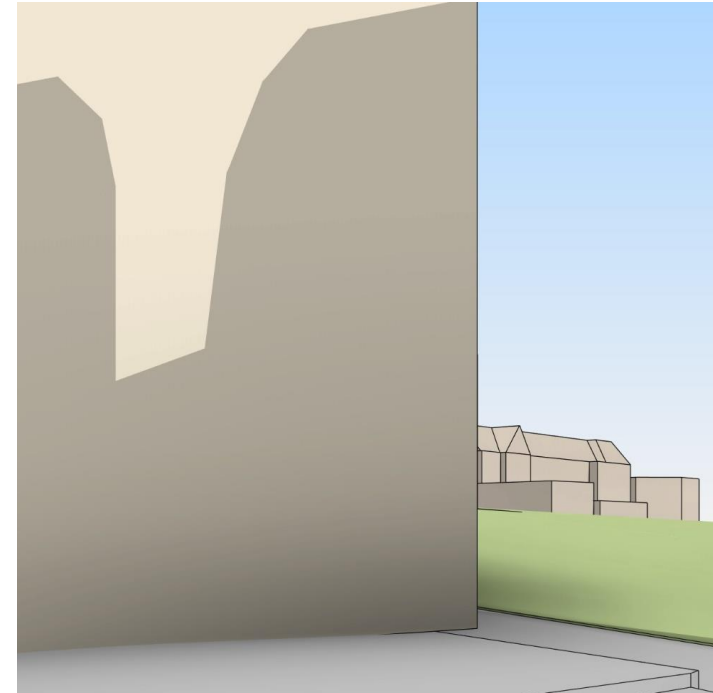


PROPOSED

State Design Review Panels Comparison

Key View 4 from the Conservation Management Plan

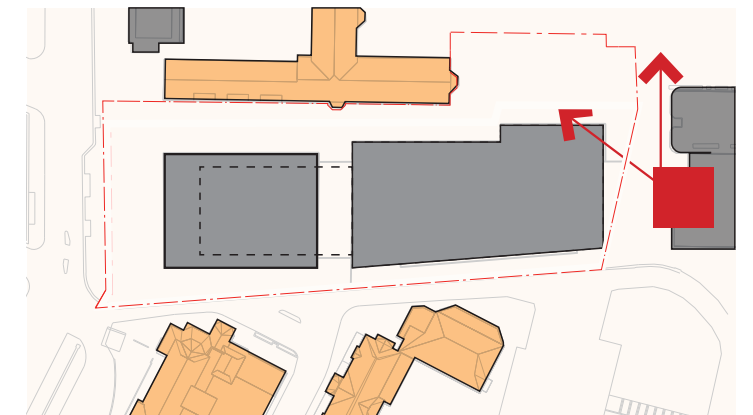
A 19 m parallel separation from the Charles Perkins Centre offers generous views of St. John's College Freehill Tower. This space can support a high-quality landscaped link connecting the oval to the pedestrian axis, enhancing visual amenity and accessibility.



SDRP3



SDRP4

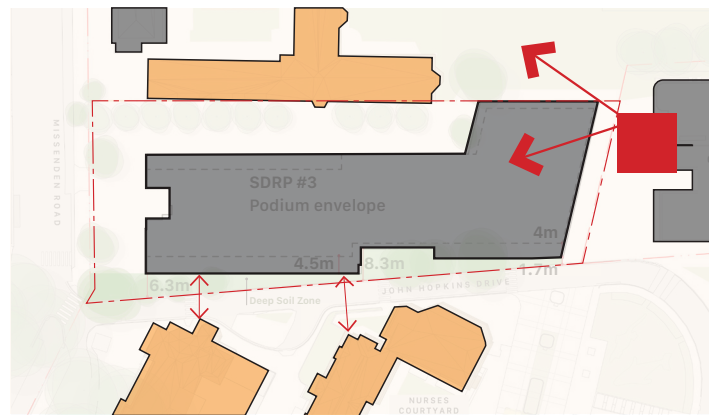
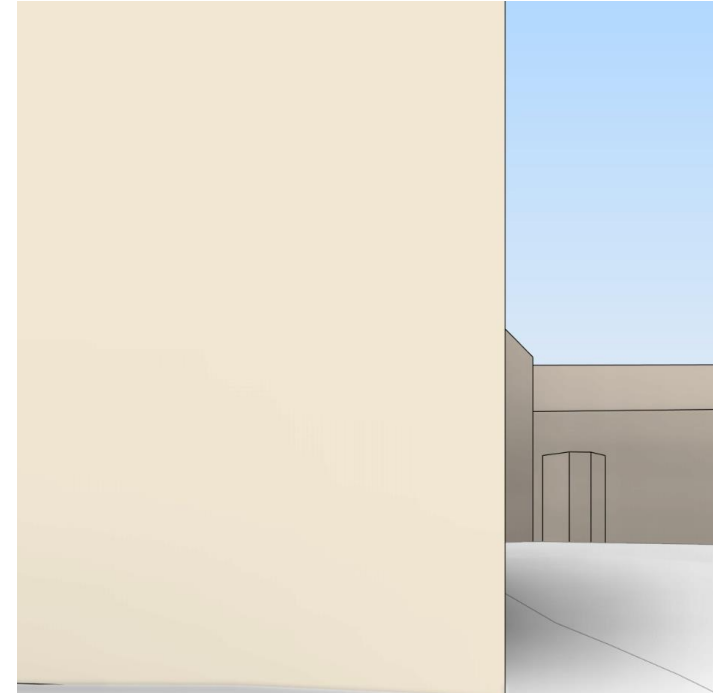
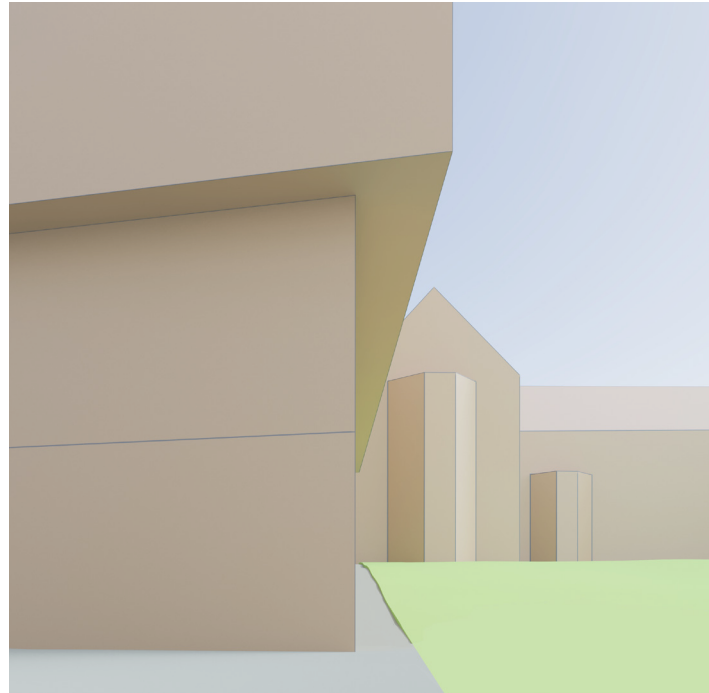


PROPOSED

State Design Review Panels Comparison

View towards Missenden Road from Charles Perkins Centre

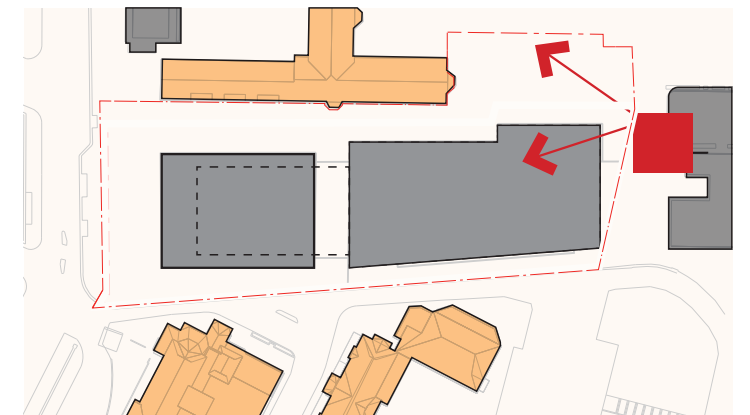
A 4.5-meter setback from the southern wall of St John's College Menzies Wing provides a clear view from the Charles Perkins Centre to Missenden Road. This openness enhances permeability within the campus and supports legible, intuitive wayfinding.



SDRP3



SDRP4

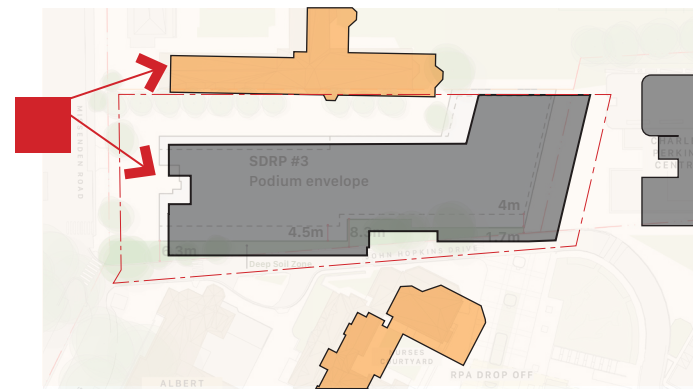
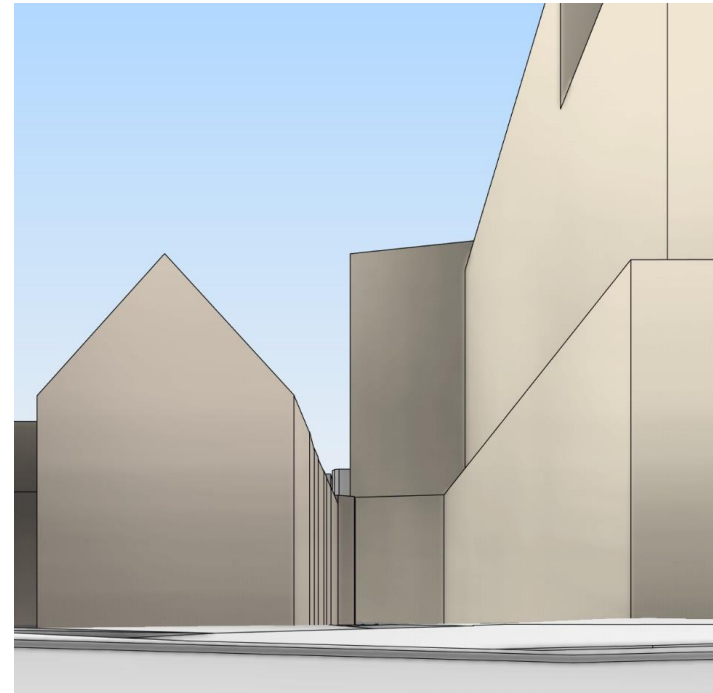


PROPOSED

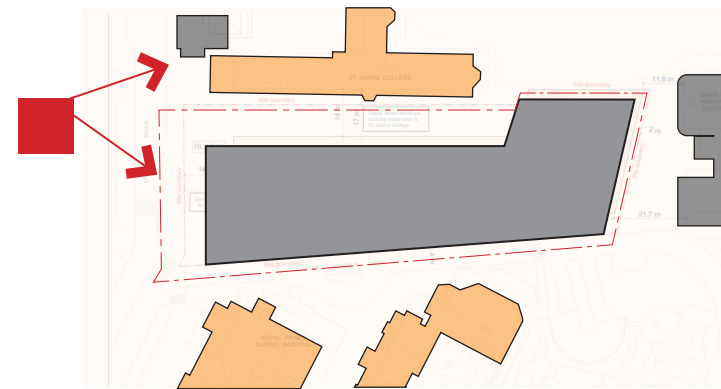
State Design Review Panels Comparison

View towards Charles Perkins Centre from Missenden Road

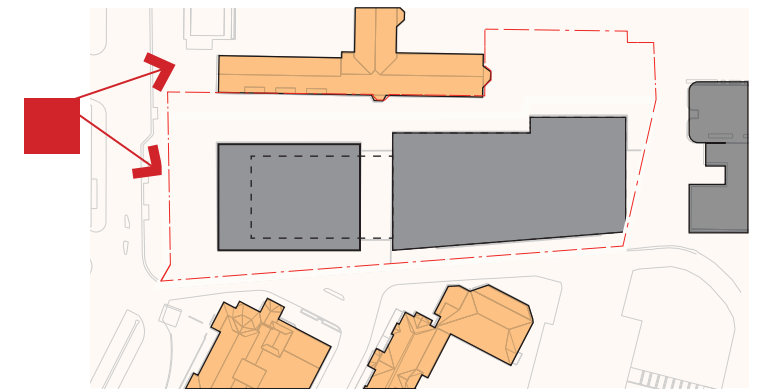
Varied setbacks from the 10 Missenden Road podium to St. John's College, along with the transitional "shoulder" form and the consolidation of upper floor space in the southeast corner, create a generous breathing space adjacent to the moderately significant southern wing of St. John's College.



SDRP3



SDRP4



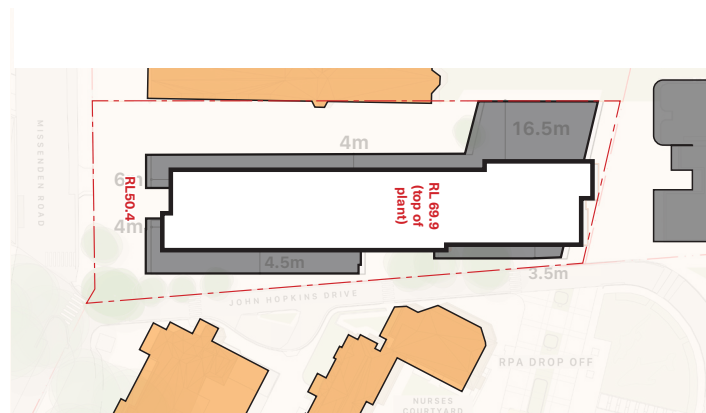
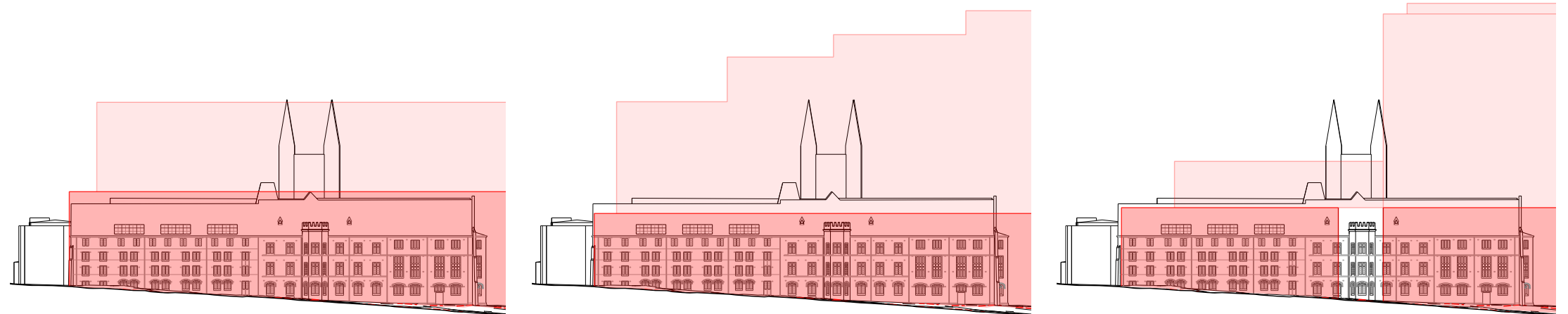
PROPOSED

State Design Review Panels Comparison

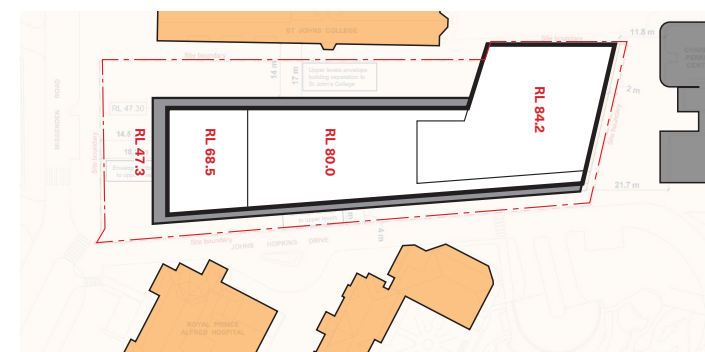
Elevation Overlay St John's College

Overlay of development envelope on St John's College southern elevation

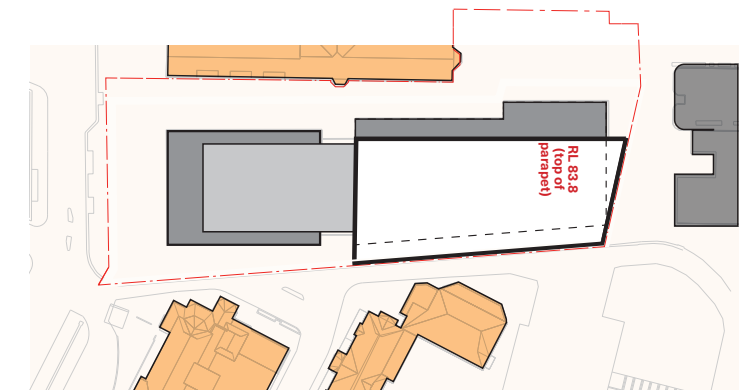
Consolidating floor space on the eastern side of the site enhances sky views and increases openness toward the southern wing of St. John's College.



SDRP3



SDRP4

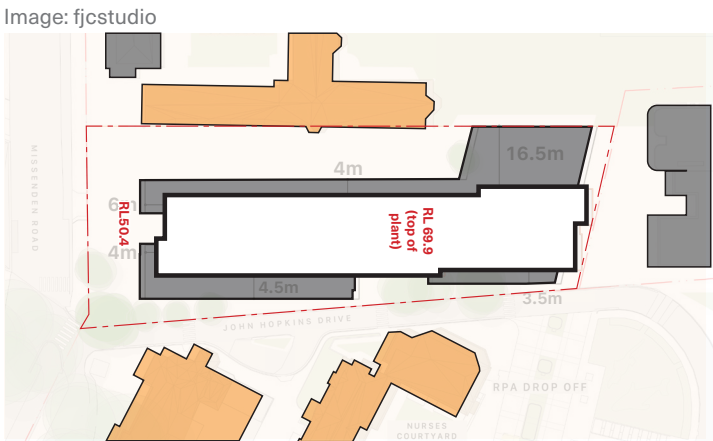


PROPOSED

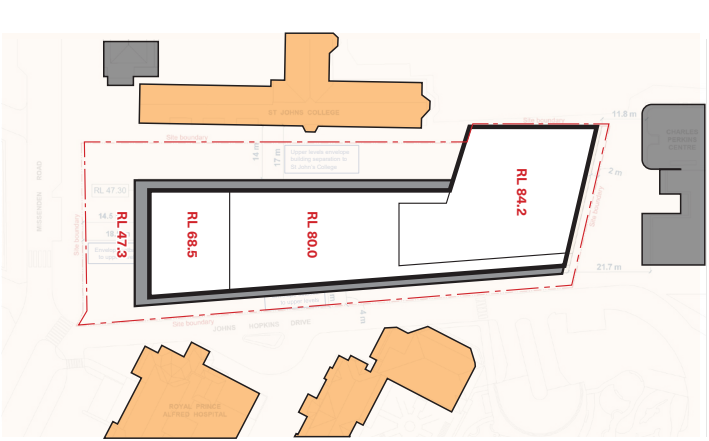
State Design Review Panels Comparison

Missenden Road

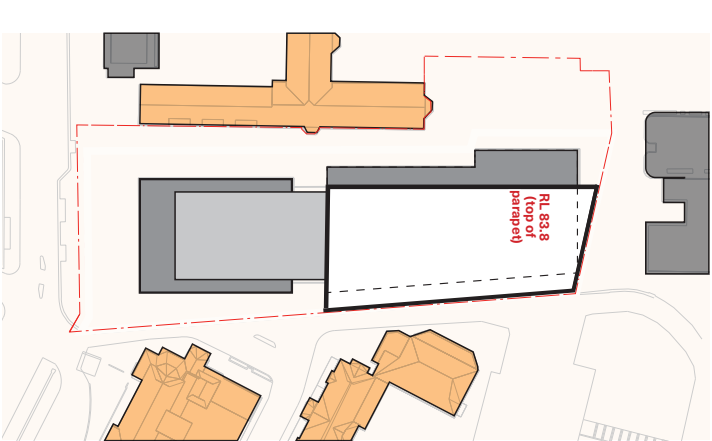
View north on Missenden Road towards Freehill Tower
The low scale of Missenden Road's heritage street frontage is preserved, and the Freehill Tower is visible against a relatively open sky background.



SDRP3



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State Design Review Panels Comparison

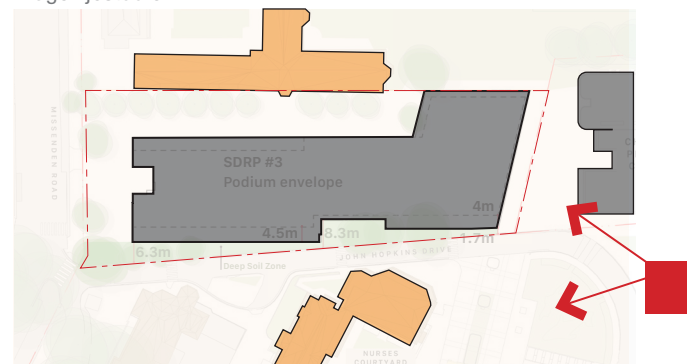
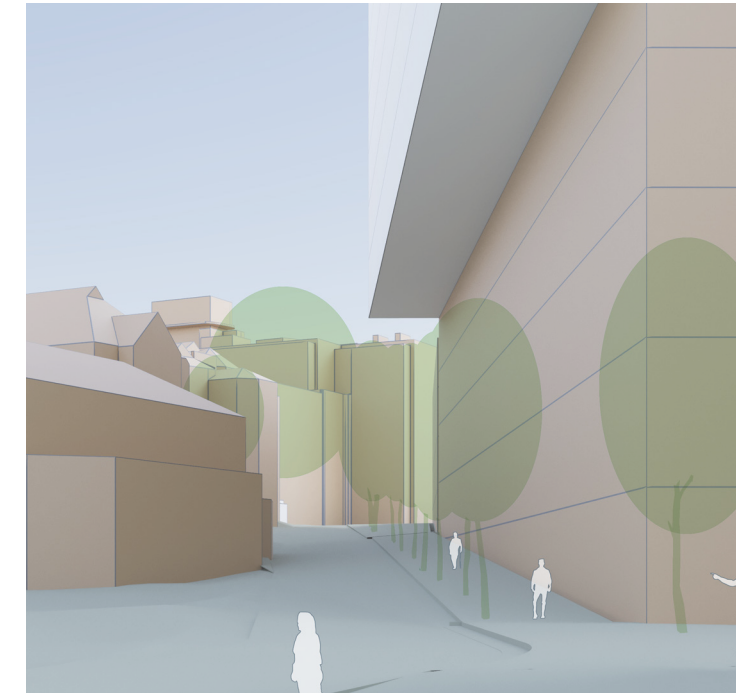
John Hopkins Drive

View up John Hopkins Drive towards Missenden Road

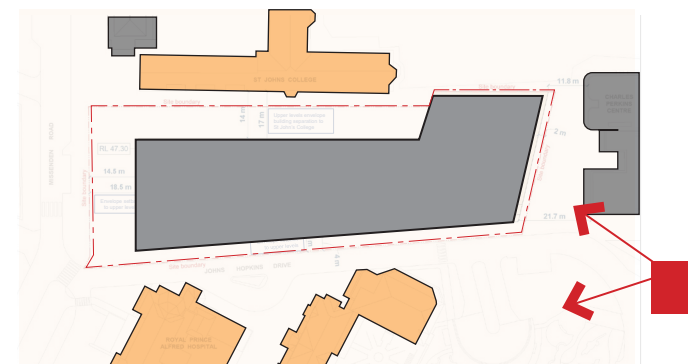
The podium setback offers a generous view to Missenden Road and creates breathing space for the former nurses' home. The upper floor space extends beyond the podium to enhance the setting of the college and oval.



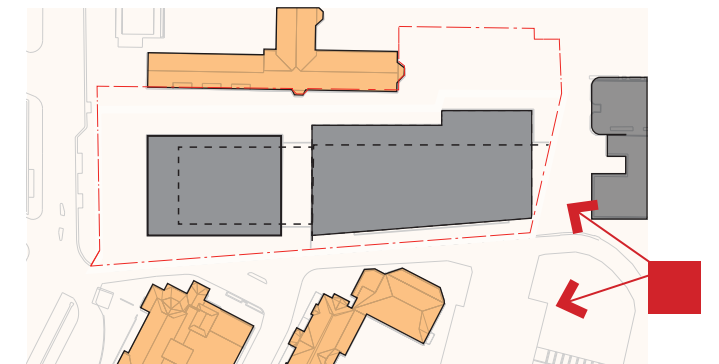
Image: fjcstudio



SDRP3



SDRP4

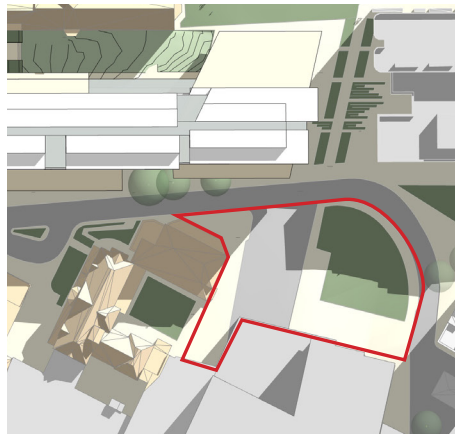


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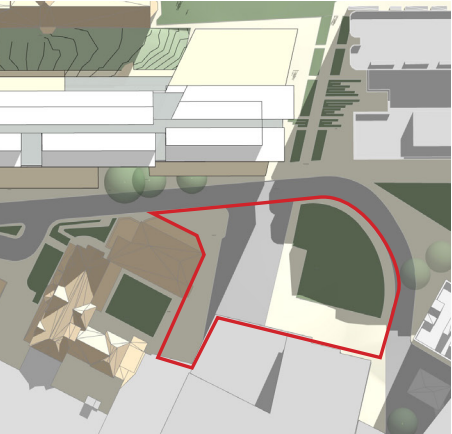
State Design Review Panels Comparison

Appropriate solar access to the key accessible spaces at the RPAH northern entry is provided in the afternoon during winter solstice, with the 19 m setback from the Charles Perkins Centre allowing generous sunlight at 3 pm.

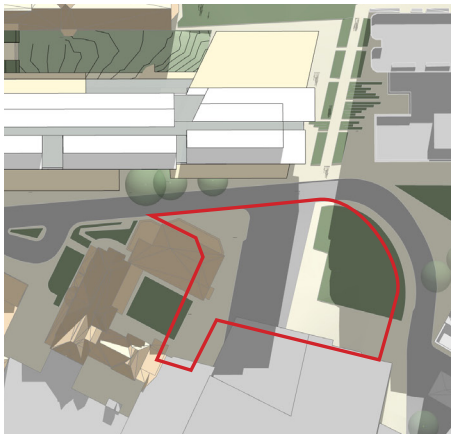
Winter Solstice
June 21 - 12pm



Winter Solstice
June 21 - 1pm



Winter Solstice
June 21 - 2pm

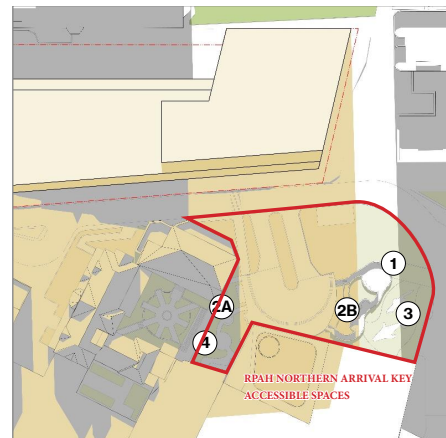
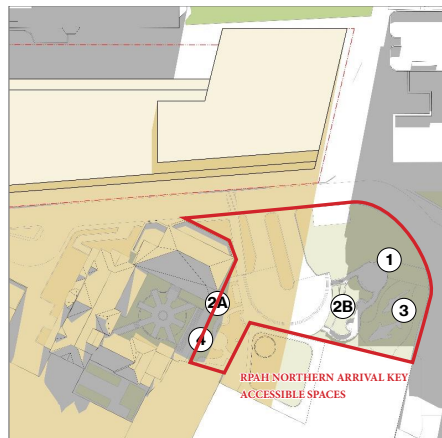
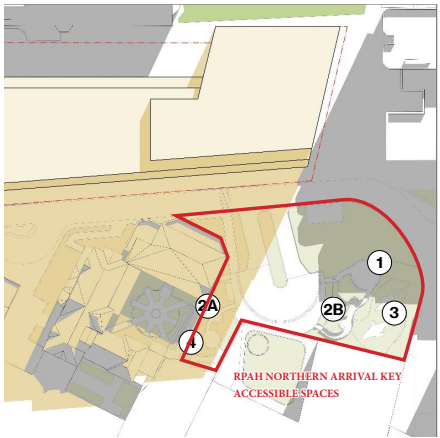
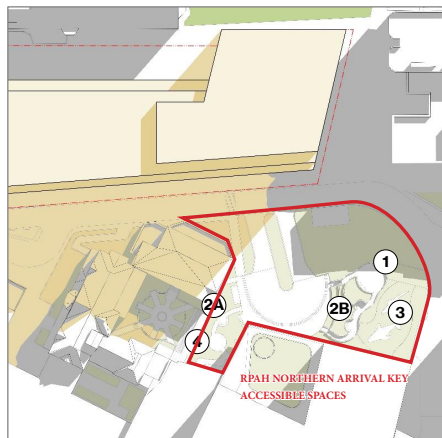


Winter Solstice
June 21 - 3pm



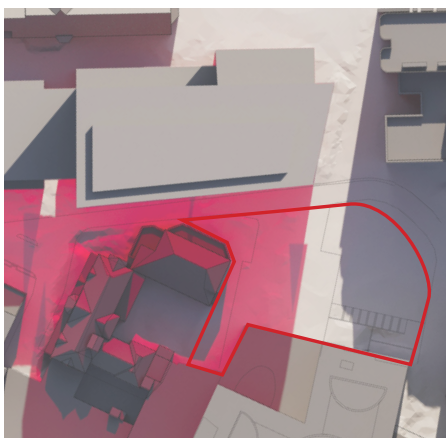
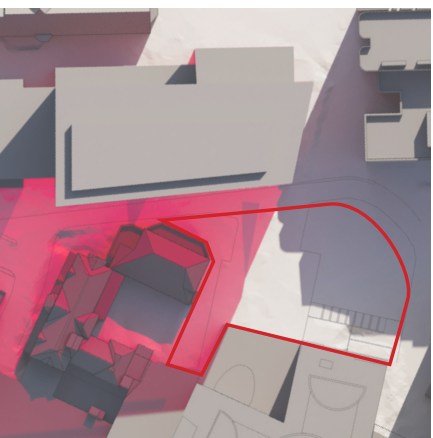
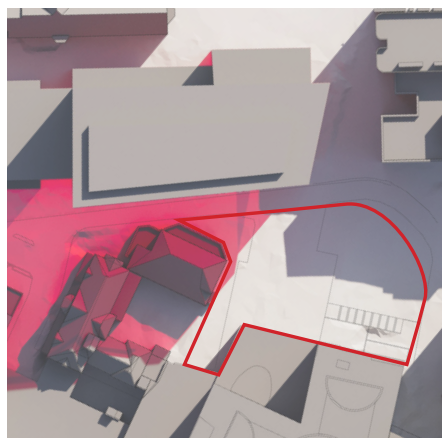
SDRP3

Images: fjcstudio



SDRP4

Images: Architectus



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State Design Review Panels Comparison

View from St John's College Gate. Key View 4 from the Conservation Management Plan

The silhouette of the Freehill Tower and Chapel Wing against the sky is preserved in accordance with the CMP policies. The upper floor space is consolidated closer to the RPAH East Wing.

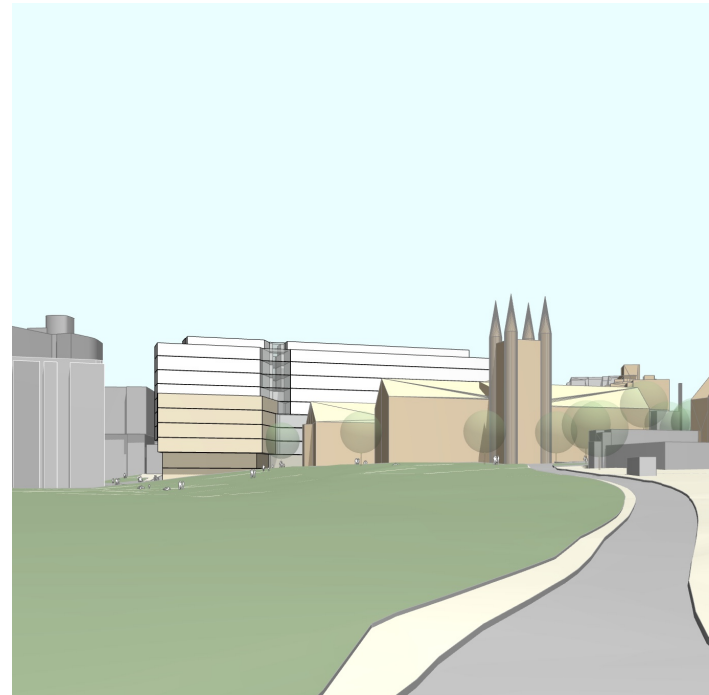
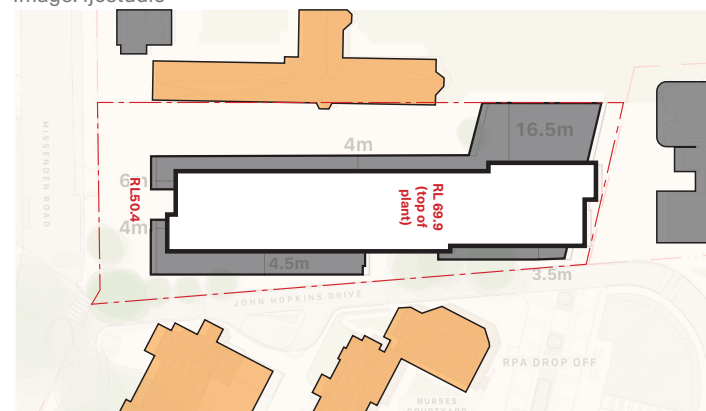


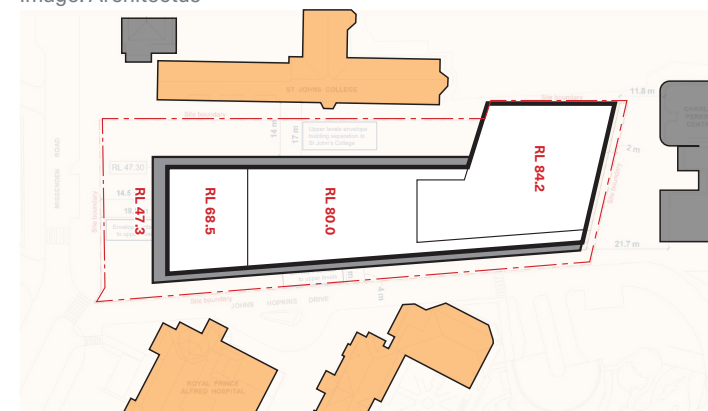
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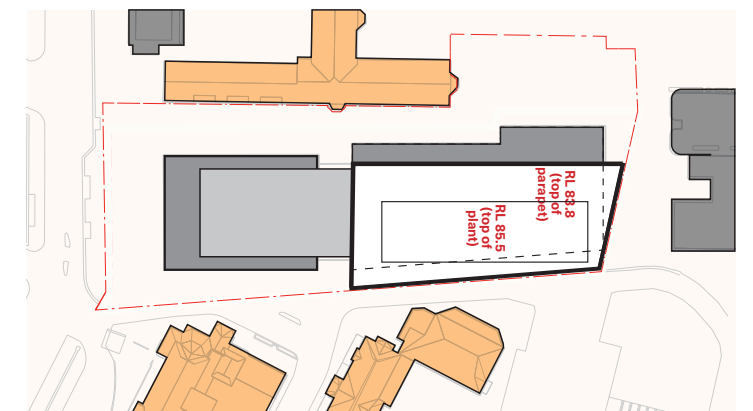
Image: Architectus



SDRP3



SDRP4

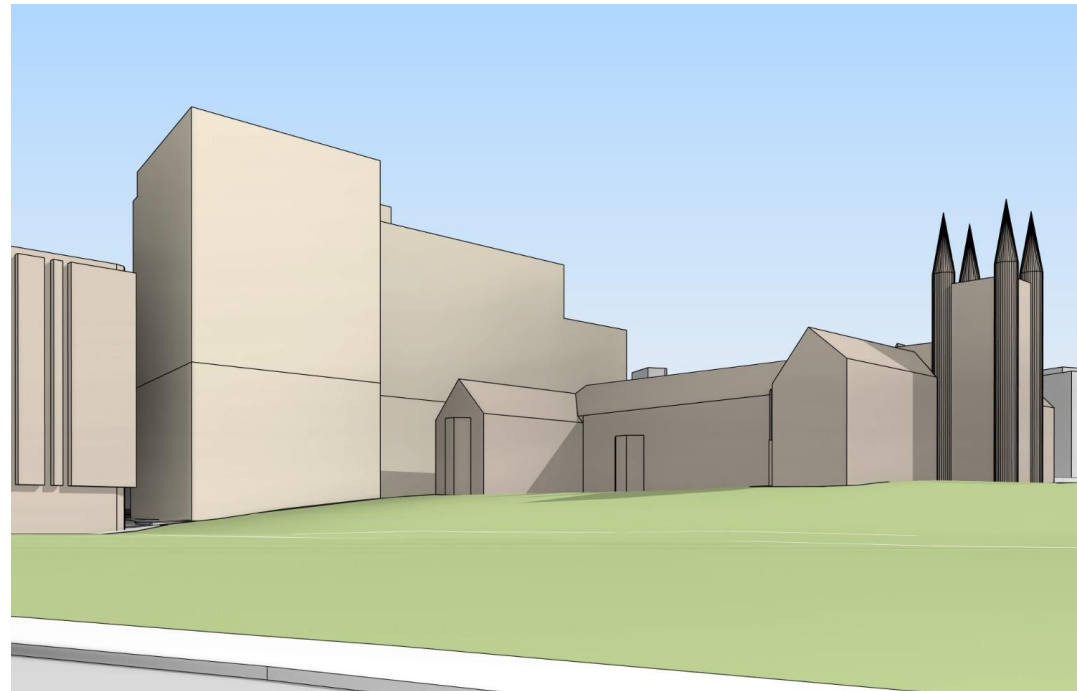


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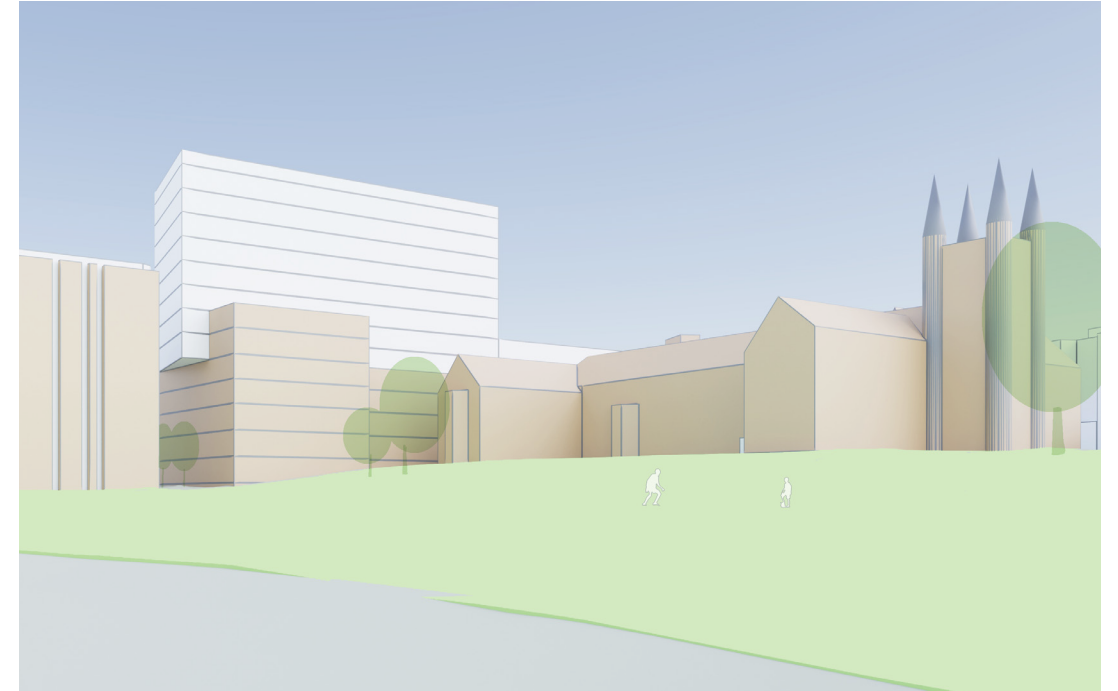
State Design Review Panels Comparison

View from Orhpan's Creek Road. Key View 4 from the Conservation Management Plan

The transitional element offers an intermediate scale between the Charles Perkins Centre and St. John's College. Consolidating upper floor space into a compact, regular, and rectangular floorplate creates an opportunity for a well-proportioned building.



SDRP4



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