



STAGE 04 | DRAFT MASTER PLAN

INTRODUCTION

The development of the Draft Master Plan was carried out between the 23rd of August 2010 and the 8th of October 2010. During this stage the Master Plan team used the Project Principles and Sub Principles to develop a Draft Master Plan for Callan Park. The Draft Master Plan included over sixty options and the project web site presented the Draft Master Plan through diagrams and a series of 3D animations showing proposed changes. The Draft Master Plan incorporated the results of the extensive consultations that occurred in the previous stages, including:

- 7 workshops
- 2,000 hours of community participation
- 9,062 web site visits - 4,170 unique visitors
- 46,534 web site page views
- Thousands of individual comments
- Hundreds of online surveys

The Draft Master Plan was developed in the context of the Callan Park [Special Provisions] Act 2002 and responded directly to the Project Principles and Sub Principles developed with the community.

The Draft Master Plan was cross referenced with the Conservation Management Plan 2002 to test its alignment with the key policies of the CMP 2002. Figure no. 39 on this page shows the Draft Master Plan and highlights the CMP 2002 policies that have been addressed and incorporated.

The public were invited to view and comment on the Draft Master Plan online and at two separate weekend drop-in sessions. The online surveys showed a 87% endorsement with the majority of ideas receiving wide support. The consultation from this stage did however highlight nine areas and proposals that were unresolved and required a final decision from Leichhardt Council, these were:

- Dog walking
- The provision for sports
- The Orchard
- Existing land uses
- Aboriginal Culture and Social Services
- Mental health
- The skate park
- The ferry wharf
- Parking regulation

These nine areas were discussed at a public forum with invited speakers. The main change to the Draft Master Plan that emerged from the forum was the removal of the proposed ferry wharf, this was due to local concerns about the potential for adverse impacts on rowing on Iron Cove.

THE DRAFT MASTER PLAN

The 2010 Master Plan for Callan Park delivers a vision for a Wellness Sanctuary, bridging the gap between acute care and home life for those with mental illness, and contributing to the mental, physical, social and cultural health of the entire community.

The proposed Master Plan responds to the community feedback provided throughout the consultation process by:

- Maintaining open space and access to the foreshore
- Allowing for sport as well as quiet reflection
- Providing solution for traffic and parking problems
- Increasing areas of native bush land
- Providing a spatial framework for community organisations to keep delivering crucial services
- Building on the arts and cultural platform created by the Sydney College of the Arts and the NSW Writer's Centre
- Preserving heritage buildings and encourages public access
- Promoting shared community values around sustainability and community wellness.

Note:

The Draft Master Plan was revised in the subsequent project stage to reflect the community options preferences and the outcomes of the forum held on 20th November 2010. The Final Draft Master Plan can be viewed on pages 163-169 in the following section of this report.



MAIN IMAGE. Figure 39. Draft Master Plan and heritage response



Conservation Policies [CMP2002]
Treatment of the Landscape

Waterfront & Callan Point:

- 1 Use the 1886 'Draft' or 'Management for Callan Point' to guide all landscape conservation of native vegetation [Policy 5.29]
- 2 Explore the potential of creating vegetation corridor links with other forests and subulsiavanas [Policy 5.29]
- 3 Conserve Norfolk Island Hibiscus waterfront plantings and formalise our parking areas [Policy 5.30]
- 4 Remove trees in poplar avenue planting to show an informal transition between Kirkbride and Callan Point [Policy 5.27]
- 5 Maintain and integrate Sydney Harbour Bridge Memorial [Policy 5.28]
- 6 Generally maintain open landscape [Policy 5.29]
- 7 Undertake repair to cars [Policy 5.33]

Manning Street

- 8 Remove self-seeded trees [Policy 5.31]
- 9 Replace poplar avenue with bush vegetation that will screen the sub-station [Policy 5.32]
- 10 Conserve asyrum walling and boundary plantation [Policy 5.33]
- 11 Rezone late nineteenth century character [Policy 5.34]

Kirkbride Entrance Garden & Embankment to King George Park

- 12 Investigate alignment of former entrance drive and remove invasive planting [Policy 5.35]
- 13 Reinststate entrance drive which is less visually intrusive [Policy 5.36]
- 14 Conserve and reinststate boundary plantation [Policy 5.37]
- 15 Conserve and reinststate sunken garden [Policy 5.38]
- 16 Continue bush regeneration program [Policy 5.40]
- 17 Implement replacement planting program with species suggested by Charles Mackenzie and Joseph Mackenzie [Policy 5.41]

Ridgetop, Kirkbride Block Platform & Convolescent Cottages Precinct

- 18 Replace unsympathetic lighting and seating [Policy 5.42]
- 19 Integrate the former playing field [Policy 5.43]
- 20 Management of landscape to follow recommendations set out in the Kirkbride Block Conservation Management Plan 1995 [Policy 5.44]
- 21 Remove invasive and prune native trees and shrubs to allow views to Iron Cove to be recovered [Policy 5.45]
- 22 Conserve and reinststate boundary plantation [Policy 5.46]
- 23 Maintain open landscape character [Policy 5.47]
- 24 Reconstruct former garden layout [Policy 5.48]
- 25 Selectively remove planting to restore views to Iron Cove [Policy 5.49]

Central Slope

- 26 Maintain an open character with scattered groups of trees [Policy 4.50]
- 27 Remove avenue and row plantings [Policy 4.51]

NSW Ambulance

- 28 Remove blumen car park [Policy 4.52]
- 29 Reconstruct entrance [Policy 4.53]
- 30 Integrate mature trees [Policy 4.54]

Brought Hill

- 31 Repair plumbing, drainage and water pumping systems of the gardens [Policy 5.50]
- 32 Repair brickwork [Policy 5.52]
- 33 Conserve and repair all orient-al-inclined structures [Policy 5.57]
- 34 No new development beyond the existing building footprints [Policy 5.65]
- 35 Reinststate tennis court [Policy 5.58]
- 36 Conserve the summerhouses [Policy 5.59]
- 37 Preserve warfront gully and remove infill planting [Policy 5.61]
- 38 Reinststate path system and return to pedestrian-only use [Policy 5.62]
- 39 Reinststate palm planting around buildings [Policy 5.63]
- 40 New fencing as a modern interpretation of iron palisade [Policy 5.64]

Issue	Key Issues	Draft Master Plan Response
Ownership	Public ownership Existing leases including NGOs, Health and UTAS	Public ownership Existing leases including NGOs, Health and UTAS Significant heritage buildings operated by future governance structure (i.e. not leased) Other buildings leased in accordance with Callan Park (Special Provisions) Act 2002
Mentally Ill	Some services offered by NGOs No beds for the mentally ill	73 beds (from low support to high support) Five areas of focus bridging the gap between acute care and home life: Health and Lifestyle; Vocational and Social; Residential; Information and Support; and Education, Training and Research Blueprint for seeking federal and state government funding for mental health services
Callan Park (Special Provisions) Act 2002	New development must not increase total floor area or take place outside existing envelopes	Total built floor area reduced by almost 10,000 square metres New pavilions on partial footprint of B514 and B715 – B719
Open Space	Currently 55 hectares of open space	By removing roads and dilapidated buildings, open space increased by one hectare No 'private gardens' allocated for any buildings
Parking	Random uncontrolled parking	750 controlled spaces
Access	None by water Multiple roads around Callan Park No bus stops on site Foreshore buildings limit access Balmain Road wall discourages access	Ferry, bus and bike access 'Destinational' rather than connecting roads Limited on-site bus route Foreshore access increased by removing dilapidated buildings Balmain Road perimeter wall removed
Heritage	Neglected properties and gardens	Blueprint for seeking federal, state and benefactor funding for restoration of significant buildings and landscapes
Sports (Active recreation)	1 sports field for local sporting groups Haphazard associated parking Unfenced fields available to all outside organized sports times No specific recreation for younger people No night lighting	3 sports fields for local sporting groups, maximum of 25 hours per week Controlled parking at edges supported by mini bus services and bike access Unfenced fields available to all outside organized sports times. Sports fields managed to ensure mental health and community service providers can book sporting activities. Skate park for younger people Night lighting of the Glover Street oval (limited hours)
Foreshore	Existing endangered salt marsh where the seawall has collapsed No access by water	Salt marsh ecology reinstated 3 new jetties
Callan Point	Degradation of historic evidence of Aboriginal ownership Multiple buildings intrude on a natural setting	Aboriginal occupation and prior ownership acknowledged and celebrated Buildings replaced by bush regeneration Wildlife sanctuary encouraged Well defined walking and running routes Dogs discouraged (to protect wildlife)
Uses	Currently only NGOs and state government facilities	Health, community and education uses consistent with the Callan Park (Special Provisions) Act 2002 and the vision of Callan Park as a 'Wellness Sanctuary.'

KEY ASPECTS OF THE DRAFT MASTER PLAN

Through the ongoing consultation process a number of community issues were raised. Table no. 35 above demonstrates how the Draft Master Plan addressed these key issues.

HERITAGE

Heritage Response

The Conservation Management Plan 2002 [CMP 2002] was drafted prior to the ascent of the Callan Park [Special Provisions] Act 2002. It does however offer the most comprehensive guidance on how to manage change in Callan Park.

During the development of the Draft Master Plan to policies in volume 1 of the CMP 2002 was used to cross check the various design proposals embedded in the Draft Master Plan. The CMP locates the policies according to the precincts defined within the CMP 2002. Figure no. 40 on the facing page identifies the extent of each precinct.

CMP Policies to be Addressed

The following policies, from the CMP 2002 have been considered and addressed in the development of the Draft Master Plan. The policies are grouped according to the precincts identified in figure 39 on the previous page, which is accompanied by a key, locating the following policies on the plan.

Waterfront and Callan Point Precinct

- Use the 1998 "Draft of Management for Callan Point" to guide all landscape conservation of native vegetation [Policy 5.24]
- Remove trees in Poplar Avenue planting to allow an informal transition between Kirkbride and Callan Point [Policy 5.27]
- Explore the potential of creating vegetation corridor links with other foreshore and suburban areas [Policy 5.25]
- Conserve Norfolk Island Hibiscus waterfront planting and formalise car parking areas. [Policy 5.26]
- Generally maintain an open landscape [Policy 5.29]
- Undertake repair to canal [Policy 5.30]

- Maintain and integrate Sydney Harbour Bridge Memorial [Policy 5.28]

Manning Street Precinct

- Remove self-seeded trees [Policy 5.31]
- Replace poplar avenue with bush vegetation that will screen the substation [Policy 5.32]
- Conserve asylum walling and boundary plantation [Policy 5.33]
- Restore late nineteenth century character [Policy 5.34]

Kirkbride Entrance Garden and Embankment to King George Park Precinct

- Investigate alignment of former entrance drive and remove intrusive planting [Policy 5.35]
- Reinstate entrance drive which is less visually intrusive [Policy 5.36]
- Conserve and reinstate boundary plantation [Policy 5.37]
- Conserve and reinstate sunken garden [Policy 5.39]
- Continue bush regeneration program [Policy 5.40]
- Implement replacement planting program with species favoured by Charles Moore and Joseph Maiden [Policy 5.41]

Ridgetop, Kirkbride Block Platform and Convalescent Cottages Precinct

- Replace unsympathetic lighting and seating [Policy 5.42]
- Interpret the former playing field [Policy 5.43]
- Management of landscape to follow recommendations set out in the Kirkbride Block Conservation Management Plan 1993 [Policy 5.44]
- Remove invasive and prune native trees and shrubs to allow views to Iron Cove to be recovered [Policy 5.45]
- Conserve and reinstate boundary plantation [Policy 5.46]
- Maintain open landscape character [Policy 5.47]

TOP: Table no. 35 Key issues and the Draft Master Plan response



- Reconstruct former garden layout [Policy 5.48]
- Selectively remove planting to restore views to Iron Cove [Policy 5.49]

Central Slope Precinct

- Maintain an open character with scattered groups of trees [Policy 4.50]

NSW Ambulance Precinct

- Remove bitumen car park [Policy 4.52]
- Reconstruct entrance [Policy 4.53]
- Integrate mature trees [Policy 4.54]

Broughton Hall Precinct

- Repair plumbing, drainage and water pumping systems of the gardens [Policy 5.55]
- Repair brickwork [Policy 5.56]
- Conserve and repair all oriental-inspired structures [Policy 5.57]
- No new development beyond the current building footprints [Policy 5.58]
- Reinstate tennis court [Policy 5.59]
- Conserve the summerhouse [Policy 5.60]
- Preserve rainforest gully and remove infill planting [Policy 5.61]
- Resurface path system and return to pedestrian-only use [Policy 5.62]
- Reinstate palm planting around buildings [Policy 5.63]
- New fencing as a modern interpretation of iron palisade [Policy 5.64]

STATUTORY PLANNING ASSESSMENT

Ingham Planning

Introduction

The concept of a "Wellness Sanctuary" would present a variety of uses in Callan Park which would comply with The Callan Park Act, determining how the site is to be used and managed. It limits permitted land use on the site essentially to that of health, community and education uses. Further community and education facilities must

provide services on a 'not-for-profit' basis. This requirement does not apply to health facilities. There are a wide range of uses that could potentially fall within these terms.

The draft Master plan (proposed uses and areas map) indicates the following land uses:

- Community Spaces (park administration buildings)
- Mental Health Wellness Centre
- Mental Health Accommodation (Low to Medium Support)
- Mental Health Accommodation (High Support)
- Mental Health Vocational Training (skills depot, two cafes)
- Community Spaces (community booking spaces)
- Public Gallery Spaces
- NGO spaces (associated with community, health and/or educational purposes)
- Cultural Quarter (performance spaces, extension to the NSW Writers Centre, artists in residence etc)
- NSW Ambulance
- Bike Share (bike hire and workshop).

In accordance with the Callan Park Act, both the community and education uses (spaces) must be "not for profit" and it appears that most of the proposed uses will comply with this requirement; however some further information is required in terms of those uses described as "Community/Education". No such restriction applies to the definition of mental health uses on this site and therefore the Mental Health Wellness Centre and the Mental Health Vocational Training uses may be profit driven. It being noted that the cafes proposed under the umbrella of mental health vocational training could be profit driven entities, however as these uses are linked to mental health vocational training it is more likely that any profit is put back into the cafes or into mental health facilities on the site. This being said, it may be necessary to have managers of the proposed cafes who derive a wage. The use of a café is however ancillary to the permissible use of health and appears to be permissible. These facilities could be operated by social enterprises offering real job and work-skill opportunities for people with mental illness.

The concept of a wellness sanctuary is supported by the majority of proposed uses being defined as health and more specifically; these proposed uses are linked with mental health issues. The use of areas of the site for public recreational areas, both active and passive, and for the expansion of the community garden concept would appear to work hand in hand with the original intention of Callan Park.

TOP. Figure no. 40 CMP precincts

That is, the Park was designed as an area centred on the well being of patients with mental health issues within a peaceful garden setting. The proposed City Farm concept not only links into the urban agriculture/retention of green space on this site but also with the history of the site, as the hospital had its own gardens and farm animals.

A detailed description of all of the proposed uses is provided in table no. 36 below.

Proposals

The principle uses proposed are

- Community spaces,
- A mental health wellness centre
- Mental health accommodation,
- Mental health vocational training,
- Recreational uses,
- Community garden,
- Car parking and access roads.

For a land use to be permitted in Callan Park it must be permis-

sible under the relevant legislation. The relevant legislation is the Callan Park Act and the environmental planning instruments that were applied on 24 December 2002. All of these uses are permitted uses within the Callan Park Act and are also under the principle planning instrument for the site which is the Leichhardt LEP. A detailed description of all of the proposed uses is provided in the following table

Other Issues

Recreational Areas

Under the LEP, 'recreation areas' are permitted on the site without development consent.

Recreation area means:

- (a) an area used for sporting activities or sporting facilities, or
- (b) an area used to provide facilities for recreational activities which promote the physical, cultural or intellectual welfare of persons within the community, being facilities provided by:
 - (i) the Council, or

Proposed use/tenant	Is this use permissible under the Leichhardt LEP?	Is this use permissible under the Callan Park Act?	Other comments/further information required in relation to this proposed use.
<p>Community Spaces</p> <ul style="list-style-type: none"> - Broughton Hall - Gate House, - Moodie Street Cottage <p>All proposed for Park Administration purposes</p>	<p>Yes, would be defined as a 'public building'</p> <p>Public building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council, Australia Post or an organisation established for public purposes.</p>	<p>Yes, if it provides a not for profit community or education service or is a health facility (or part of one). Park Administration is clearly related to all of the permitted uses (education to a lesser extent than either community or health).</p>	<p>The proposed uses must not affect the Broughton Hall Garden (this is a specific requirement of the Act).</p>
<p>Mental Health Wellness Centre</p> <p>For the specific purposes of</p> <ul style="list-style-type: none"> - administration, - peer support and information, - primary health care and lifestyle centre and - arts therapy studio. 	<p>Yes, these uses could comply with the definition of a 'hospital' as they provide professional health care services in accordance with the definition of hospital.</p> <p>Hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals), and includes:</p> <ul style="list-style-type: none"> (a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or refreshment rooms and ancillary accommodation for persons receiving health care or for their visitors, (b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers, and whether or not any such use is a commercial use, (c) a medical centre, (d) a health clinic, (e) any such building or place within a corrective or reformatory establishment, (f) a nursing home, (g) a special needs home <p>Environmental Plan</p> <p>NOTE - as noted above this definition includes wide range of health facilities.</p> <p>In addition to the above, there are also the definitions within the LEP of 'public building' (see definition above) which could relate to the administration building and 'Recreational facility'</p> <p>Recreation facility means a building or place used for indoor or outdoor recreation, or a table tennis centre, squash court, swimming pool, gymnasium, health studio or bowling alley, or any other building of a like character used for recreation, whether used for the purpose of gain or not, but does not include a place of assembly' which could relate to the art therapy studio proposed in B701.</p>	<p>Yes as the uses are consistent with the definition of a health use. These uses are not restricted by the 'not for profit' restriction within the Act.</p>	<p>Some of the proposed uses could fit into two use definitions. The major difference however is that a community facility (if defined as a public building or recreational facility) must provide a service on a 'not for profit' basis but there is no such restriction on a health facility.</p>

ABOVE AND OPPOSITE PAGE. Table no. 36 Proposed uses

<p>Mental Health Accommodation (Low to Medium Support) Low and medium support housing</p>	<p>Yes, would be defined as "hospital" as the proposed accommodation is intended for residents who require health care support and are therefore buildings or places used for providing professional health care services</p>	<p>Yes</p>	
<p>Mental Health Accommodation (High Support) High support accommodation</p>	<p>Yes, would be defined as "hospital" as the proposed accommodation is intended for residents who require health care support and are therefore buildings or places used for providing professional health care services</p>	<p>Yes</p>	
<p>Mental Health Vocational Training – Skills Depot and – two cafes. The cafes are proposed to be training cafes and will be run by a Mental health Provider (NGO).</p>	<p>Yes, the definition of "hospital" permits the ancillary shops and refreshment rooms. This definition also includes reference to facilities used for education or research purposes. A skills depot would fit into this category.</p>	<p>Yes</p>	<p>As these uses are only permissible under the definition of "hospital" they are ancillary health uses and are not restricted by the 'not for profit' restriction within the Act.</p>
<p>Community Spaces – Veterans Hall, – Cane Rooms both proposed as bookable community spaces (and amenity block)</p>	<p>Yes, the definition within the LEP for 'Community facility' includes reference to meeting rooms. Community facility means a building or place which may provide for the physical, social, cultural or intellectual development or welfare of the local community and may comprise or relate to any one or more of the following: – (a) a public library, – (b) public health services, – (c) rest rooms, – (d) meeting rooms, – (e) indoor recreation, – (f) child minding, – (g) a youth facility, – (h) any other like place or use, but does not include a building or place elsewhere defined in this Schedule. The LEP also allows public amenities in this zone.</p>	<p>Yes, clearly community uses.</p>	<p>'Not for profit' restriction applies to community uses.</p>
<p>Urban Agriculture – City Farm sustainability – Centre and City Farm</p>	<p>Yes, this could fit into the definition of a 'Community facility' in the LEP as a City Farm would be a place which would provide for the "physical, social, cultural or intellectual development or welfare of the local community". While the definition lists specific uses, it also allows "any other like place or use"</p>	<p>Yes, community use</p>	<p>Community Use is restricted by 'not for profit'.</p>
<p>Public Gallery – Callan Park Museum, – Callan Park Galleries (x3), – Callan Point Belvedere</p>	<p>Yes, the definition of Educational establishment specifically includes reference to 'gallery' and 'museum' 'Educational establishment means a building, or buildings, used as a school, college, technical college, TAFE establishment, academy, lecture hall, gallery or museum, but does not include a building used wholly or principally as a child care facility'</p>	<p>Yes, educational or community based use.</p>	<p>Both Educational and Community Uses are restricted by 'not for profit'.</p>
<p>NGO Described as proposed "Community/Educational/ Health" uses</p>	<p>More information is required in terms of what definition such uses would comply with.</p>	<p>Yes</p>	<p>More information is required in terms of what definition such uses would comply with. 'Not for profit' restriction would apply to both educational and community uses.</p>
<p>Cultural Cluster – Callan Park Gallery of Contemporary Art, – Hospital Museum, – Artist in Residence Studio, – Electricians Workshop, – Callan Park Performance Space, – Artist in Residence House</p>	<p>The LEP's definition of educational establishment includes specific reference to galleries and museums. The remaining proposed uses are described on the plan as 'Community/Educational' uses and as such further information is required to ascertain which specific definition they comply with in the Council's LEP. The definition of 'Community facility' allows for a range of community based uses provided that such uses are not defined elsewhere.</p>	<p>Yes</p>	<p>More information is required in terms of what definition such uses would comply with. 'Not for profit' restriction would apply to both educational and community uses. Further information is required on the artist in residence proposal.</p>
<p>NSW Ambulance – Ambulance Store</p>	<p>This use could be defined as a 'public building'</p>	<p>Yes</p>	
<p>Bike Share – Bike Hire and Workshop (assuming that workshop use is ancillary to bike hire)</p>	<p>This could fit into the definition of a 'Community facility' as a bike hire would provide for the 'physical, social, cultural or intellectual development or welfare of the local community'</p>	<p>Yes, if it is a 'not for profit' use.</p>	<p>Unless defined as "Health" this must be carried out on a 'not for profit basis'</p>

- (ii) a body of persons associated for the purpose of the physical, cultural or intellectual welfare of persons within the community, but does not include a club, racecourse or a showground or other place elsewhere defined in this schedule

As long as the recreation facilities (as shown on the Master Plan Legend) provide community or educational services on a not-for-profit basis or are part of a health facility they would be permitted under the Callan Park Act.

Community Garden

This is a permissible use under the LEP. As a community use it must be carried out on a 'not for profit'.

Roads

Are permissible in this public purpose zone provided that they are ancillary to educational, health or community use.

Implementation and Staging

Carrying out Demolition

The Draft Master plan includes the demolition of certain buildings. This is permissible under the provisions of the Leichhardt LEP. The erection or construction of a building or structure must not be outside the building footprint or building envelope. While there isn't a definition of building envelope in the Leichhardt planning documents, it is generally accepted that it relates to the overall height and walls of the building.

Total Floor Area

The Callan Park Act also prohibits an increase in the total floor area of all buildings that existed immediately before the commencement of the Act.

Significant Areas of Callan Park

The implementation of any part of the proposal must not affect the significance of Broughton Hall Garden, Charles Moore Garden or Kirkbride Garden.

Further Work for the Draft Master Plan and Beyond

In order to ensure that all uses are permissible under the provisions of the Leichhardt LEP, further information is required on some of the proposed uses. It appears however that all of the uses can be defined as either Community facilities or recreational facilities.

Building 'envelope' and 'footprints'

The Callan Park [Special Provisions] Act 2002 controls new development on Callan Park. These controls relate to building 'envelop' and building 'footprint', however there is no definition of either term within the Callan Park [Special Provisions] Act 2002. As the consent authority for all Development Application Leichhardt Council has offered the following definitions of the building 'envelop' and 'footprint':

Building footprint

No building footprint definition is provided in the Callan Park Act or other Leichhardt Council controls. Leichhardt Council controls do refer to building location zone, floor space and landscape area.

Interestingly Ku-ring-gai Council definition for:

Building footprint means the maximum extent of the two dimensional area of the plan view of a building including all levels, but excluding any part of the building below ground and minor ancillary structure such as barbecues and pergolas.

www.kmc.nsw.gov.au/resources/.../rptomc:10May2005GB.09.pdf

Building Envelope

In relation to "approved buildings envelopes", generally these are likely to involve front setbacks, building height and walls on boundaries. Figure no. 41 on this page provides illustrates the current understanding of this control.

Controls

Leichhardt LEP 2000 Glossary

No building envelope definition is provided.

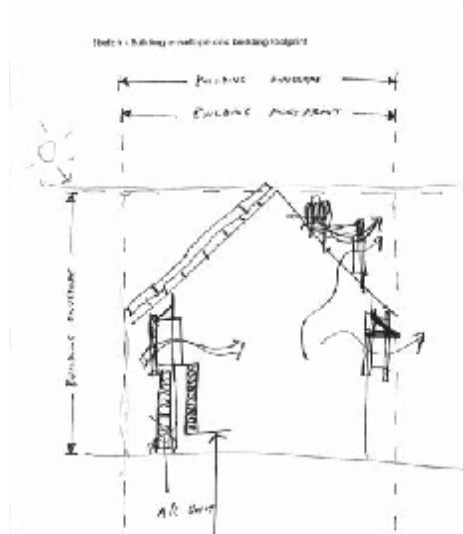
Leichhardt DCP2000 Part A10.1.4

No references to building envelope are provided.

Leichhardt DCP 2000 Nonresidential Part C1.1

The building envelope is determined on a site by site basis, subject to the following principles;

- The envelope control ensures new development fits with the height and scale of adjacent development, and provides for a balanced streetscape.



- The building form and design responds to the nature of the streetscape.
- The wall height is used as the key envelope control, applied to the 'front' of the building only. A specific wall height may be identified in the Suburb Profile.

Case Law

Planning Principle for Building envelope is set out in PDE Investments No 8 Pty Ltd v Manly Council [2004] NSWLEC 355.

Planning Principle – Floor Space Ratio and Building Envelope

The question of whether a building envelope can be filled when the FSR control would produce a smaller building is one that arises from time to time in Court proceedings. The following planning principles are therefore of assistance.

- FSR and building envelope controls should work together and both controls and/ or their objectives should be met.
- A building envelope is determined by compliance with controls such as setback, landscaped area and height. Its purpose is to provide an envelope within which development may occur but not one which the development should be necessary to fill.
- Where maximum FSR results in a building that is smaller than the building envelope, it produces a building of lesser bulk and allows for articulation of the building through setbacks of the envelope and variation in building heights.
- The fact that the building envelope is larger than the FSR is not a reason to exceed the FSR. If it were, the FSR control would be unnecessary.

Best Practice Notes

- For all proposals applicants should complete the Heritage Council of New South Wales- Exemption Notification Form- Section 57 (2) NSW Heritage Act.
- All works should be within the building envelope and building footprint. See sketch attached.
- Maintenance works are considered acceptable. See Exempt and Complying Development policy.
- Minor ancillary structure such as air conditioning may be considered acceptable. Best that air-conditioning is not fixed to external wall or roof and is to be located on ground level. See Exempt and Complying Development policy
- Change of use requires Development Application. Such proposal must relate to the use of Callan Park for the purpose of health facilities, educational or community facilities. Development Application Checklist should be completed. Note that a detailed Heritage Statement should be submitted.
- Proposed building works within the building footprint and envelope requires a Development Application and approval from Heritage Council of New South Wales. Development Application form, Development Application Checklist should be completed. Note that a detailed Heritage Statement should be submitted.
- Erection or construction of a building or structure requires a Development Application however must not be outside the foot-

TOP RIGHT. Figure no. 41 Statutory definition of building envelope

prints or building envelopes of the buildings that existed immediately before the commencement of this Act.

The Callan Park Act prohibits development on Callan Park that would result in: -

- Less open space,
 - An increase in the total floor area of all buildings,
 - That existed at Callan Park immediately before the commencement of this Act, and
 - Development that adversely affects the Broughton Hall, Charles Moore or Kirkbride Gardens
- Buildings must not be erected at Callan Park outside the footprints or building envelopes— of the buildings that existed immediately before the commencement of this Act. However, this subsection does not prevent the erection of temporary structures.

Consent must not be granted for any development at Callan Park if the development would result in:

- Less open space at Callan Park than what existed immediately before the commencement of this Act, or
- An increase in the total floor area of all buildings that existed at Callan Park immediately before the commencement of this Act.

MENTAL HEALTH CONCEPT

Professor Vaughan Carr

The development of Callan Park to include the reinstatement of mental health services provided an extraordinary opportunity to help address some acknowledged gaps in current mental health services. The challenge was to develop a mental health concept for Callan Park based on established guidelines and policies for mental health care and that complemented existing services while acknowledging the challenges faced by mental health consumers, their families, friends and carers, and promoting a synergy with existing and potential activities on Callan Park. It was recognised that this would best be achieved by asking various stakeholders, including mental health professionals, NGOs, mental health consumers and their families, friends and carers as well as other members of the community, to voice their opinions and outline their vision for mental health services on Callan Park.

In response to a mental health discussion paper outlining the various opportunities for developing mental health services at Callan Park, the master planning team received in excess of 20 submissions from various stakeholders stating their views on mental health service provision at Callan Park. The submissions identified service gaps in the promotion of recovery and wellness following an acute episode of illness. They endorsed the development of services to facilitate health and wellbeing, social connection and participation in meaningful activity. From these submissions a concept for mental health services was developed and presented for further feedback at a community workshop.

The Plan

The concept for mental health services at Callan Park comprises of five elements that aim to address the gaps in service provision. These include:

Vocational and Social

- This element aims to promote participation in a meaningful activity. It includes job-readiness skills training, TAFE training programs, job skills and vocational training; cooperative and commercial enterprises, including consumer run enterprises, which offer both employment and training opportunities; supplementary training programs, including cognitive remediation, cognitive-behavioural therapy, and social skills training. It also offers opportunities for social engagement, relationship building and improving living skills.

Information and Support

- This element aims to provide information and support to consumers and their families, friends and carers as well as the general public. It includes the provision of electronic and paper-based information on mental illness, web-based family/carer psycho-education and coping skills programs backed up by email and telephone support. It also includes individual advocacy, a mental health museum and memorial space, and peer and consumer worker training.

Health and Lifestyle

- This element aims to promote and support physical wellbeing in consumers, which is often neglected. It includes a primary care clinic to assess, treat and monitor physical health problems, dietary assessment and advice/assistance for healthy eating, physical

fitness assessment and advice/assistance in training and exercise, smoking cessation programs, drug and alcohol treatment programs and sporting, recreational and creative arts activities.

Residential

- This element aims to address the lack of transitional, supported accommodation that provides an opportunity to address individual consumer early intervention and recovery needs in a supported environment. It provides an opportunity for diagnostic re-evaluation and clinical re-assessment, stabilisation of treatment and monitoring of response, special investigations or therapeutic procedures, initiation of new treatments and intensive rehabilitation accessing on-site services. It could encompass a spectrum of levels of time-limited, short-to-medium stay non-acute accommodation for people accessing on-site services, including no/low support, hostel or serviced apartment style accommodation, medium support HASI-style temporary accommodation for those requiring some supervision, and high support in a more traditional sub-acute hospital-style facility.

Education, Training and Research

- The aim of this element is to improve interventions for consumers. This would be achieved through education and training sessions for a range of medical, health and mental health professionals. It also includes a research facility to systematically evaluate, through scientific investigation, the effectiveness of innovative treatments and rehabilitation interventions provided on the site.

Functioning

To ensure that an individual plan is developed to address each consumer's unique recovery needs a potential entry procedure has been proposed. Specifically, a consumer could be referred to access mental health services on Callan Park from any external source including NGOs, public acute/hospital services, private practitioners (GP, psychiatrist, psychologist) or community mental health teams; self referrals would also be accepted. All referrals would be made to an intake and personal planning unit that assessed the consumer's needs by liaising with the referring agent and listening to the concerns and requests of the consumer. An individualised intervention plan would then be developed and initiated within the framework of the five elements of the service. On return to the community a continuing recovery plan would be developed and discussed with the consumers, their clinicians and support people to ensure continued recovery in the community setting.

Governance

This requires further consultation. A provisional governance structure is proposed. This would comprise, first, a governing board chaired by a suitable eminent person and with membership to include people with appropriate expertise drawn from among various stakeholders, namely, consumers and carers, health professionals, government and members of the general community. The board would have the capacity to establish a set of standing committees (with membership extending beyond the board itself) to provide it with advice in a number of areas (e.g. a consumer advisory committee, a government liaison committee, a finance committee, a quality evaluation committee, etc). Second, under the governing board and reporting to it would sit a director with a small management team to oversee daily operational matters concerning the mental health services across the site. The director would be a member of the governing board. Third, the several services located on site, including the intake and personal planning group, would need to be under the leadership of unit chiefs who would report to the director.

Implementation

It is proposed that an implementation steering committee be established. It should have a composition similar to that of the governing board. The tasks of this committee would be fourfold. First, develop a more detailed articulation of the mental health services plan for Callan Park with the aim of precisely operationalising and costing the provision of the five elements outlined above. This would include planning and costing both the capital development/refurbishment on site and the recurrent costs of personnel. Second, identify the potential sources of funding for both capital development/refurbishment and recurrent costs, and then secure funding commitments where required from appropriate sources. Third, develop a staged implementation plan with clear milestones within a realistic timeframe. Fourth, draw up terms of reference for the governing board, identify suitable members of the board, and disband the implementation steering committee when the governing board has been established. The board would then assume responsibility for making the appointments of key personnel and for the establishment of the proposed services on the site.



THE DRAFT MASTER PLAN OVERLAYS

Twelve overlays have been prepared to describe the proposed Master Plan for Callan Park. The overlays have been divided into the following areas:

- Mental Health and Community Wellness
- Public Access to Callan Park
- Callan Park Farm/Glovers Community Garden
- Veteran's Field
- Cultural Cluster
- Callan Point and Bush Regeneration
- Active and Passive Recreation
- Foreshore
- Existing Health Providers on Callan Park
- Heritage Landscape and Buildings
- Sustainability
- Proposed Building Demolition

The overlays describe how the proposals were developed, the key features of the overlay and features and provide technical assessments where necessary.

MENTAL HEALTH AND COMMUNITY WELLNESS

Callan Park is a wellness sanctuary bridging the divide between acute care and home life through critical recovery services for those with mental illness. A sanctuary where vocational training, arts and culture, sport, work, gardening and quiet reflection can support treatment and therapy. Figure no. 42 above shows the Mental Health and Community Overlay.

Key Features

- A Wellness Centre where peer support and health and lifestyle services are strung along an internal street.
- 15 independent low to medium support living units, 44 medium support living units, and 24 high support living units in the Callan Park Lofts.
- A Vocational Skills Centre providing training and education in food skills, computing, landscaping, heritage restoration and building, sustainability and many other courses
- A restaurant and Bookmakers Cafe, NGOs and community based organisations offering real job opportunities for people with mental illness.
- An interactive Museum of the Mind in Bonny View Cottage.

Adaptive Re-use Testing

The requirements of the mental health framework were tested through a series of adaptive reuse studies. Using information obtained from NSW Health, and an the understanding of the individual buildings obtained from site investigations the Master Plan team developed sketch plans for the following:

- The Wellness Centre in B220 - B222
- Low support accommodation in B215 - B219
- Medium support accommodation in B506 and B507

Where possible the sketch proposals use existing layouts and configurations to provide the accommodation. Further detailed studies including brief development, full surveys and cost plans have to be undertaken for each building after the Master Plan has been adopted.

Figures 42 through 46 on these facing pages show the adaptive reuse sketches that were generated through these studies.







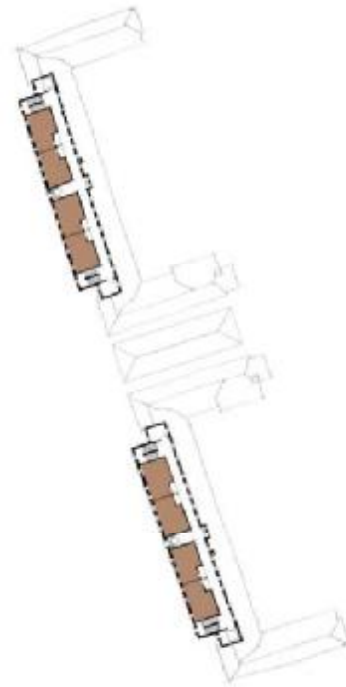
LEGEND

- Shared low support housing
- Low support one bedroom housing
- Low support two bedroom housing





TOP. Figure no. 42 Mental Health and Community Health Overlay
BOTTOM RIGHT. Figure no. 43 Adaptive reuse study for the Wharf Road Cottages

LEGEND

-  Staff / social areas
-  Hotel style on suite accommodation
-  Shared laundry
-  Bootmakers Cafe



LEGEND

-  NGO support and information services
-  Primary care services
-  Research and training area
-  External deck



Heritage Impact Evaluation

Tanner Architects

- Reuse of buildings is consistent – all were designed for mental health purposes:
 - Continues and reinforces historical uses of the site;
 - Is or has the demolition of B209 and B210, which have little heritage significance [identified as intrusive], been contemplated? Their demolition will provide benefits in terms of open space and heritage impacts on significant buildings;
 - The design of B497, including open terraces, seems ideal for adaptive reuse as a restaurant/café or for general community use

TOP: Figure no. 44 and 45 Adaptive reuse study for the Wharf Road Apartments

BOTTOM: Figure no. 46 Adaptive reuse study for the Wellness Centre



PUBLIC ACCESS TO CALLAN PARK

From a park with multiple connecting roads to a series of destinations within the wellness sanctuary. Near those destinations, metered parking generates income to help manage Callan Park. Most of the parking is at the edges. A bus service uses Wharf Road, and a mini-bus helps sporting families on weekends. Others use the ferry or hire bikes on site. Multiple breaks in the Balmain Road wall welcome everyone into Callan Park, although it's great to meet at the new, safe pedestrian plaza at the main gates.

Figure no. 47 above shows the Public Access to Callan Park overlay.

Key Features

- Enhanced public transit through internal public bus, ferry stop and regular electric shuttle bus
- Two separated car access loops
- Pedestrian priority
- Controlled parking for approximately 750 cars
- NSW Ambulance parking available to public on weekends
- Car access closed at Cecily Street to create a new car free plaza
- New pedestrian entrance from Manning Street

Heritage Impact Evaluation

Tanner Architects

Two existing entries are retained, although the eastern-most entry is to become a forecourt for pedestrians rather than a vehicular entry. This was, and still is, the main vehicular entry to the site. Two additional entries are proposed: opposite Alberto Street [vehicular] and opposite Grove Street [pedestrian]:

- The Grove Street entry is already extant. There are no apparent heritage issues in upgrading its appearance – it is presently a simple opening in the low brick boundary wall;
- There is an early brick and stone portal in the general location of the other entry, along with a garage. The drawing indicates this entry is for vehicles, in which case
- The portal should be retained and conserved in some way in a considered entrance to the site. If the existing driveway from the original site entrance is to cease use, then it should be interpreted as a pedestrian path.
- Note that the Conservation Management Plan has policies relating to site access and circulation that should be considered:
- Existing access points to the site from Balmain Road and Glover Street are to remain.

New access points will require detailed planning consideration, especially where they may potentially impact on the cultural significance of the site;

Entrances to, and circulation within the site should be based, where possible, on the 19th and early 20th century circulation patterns.

Reconstruct main entrance on Balmain Road and a drive as close as possible to the original alignment of the Garry Owen entrance and drive. Introduce planting near the entrance which interprets mid-nineteenth century horticultural fashion. [This could be achieved by a pathway].

- The concept of a 'wellness sanctuary' is supported through the following key initiatives:
- Focussing on provision of sustainable transport – providing greater travel choices than the private vehicle alone
- Reducing traffic intrusion including noise and visual impact
- Providing good active travel facilities to support safe walking and cycling, supporting health and wellbeing
- Providing pedestrian-only areas that do not allow vehicle access



TOP: Figure no. 47 Proposed public access to Callan Park overlay
 BOTTOM: Still from the stage 4 website animation showing the proposed bus routes

Technical Evaluation

GTA Consulting

Public Transport

- A bus route diversion is proposed to service Leichhardt Park Aquatic Centre and the west side of Callan Park.
- The new route would stop at two locations along Wharf Road and would reduce the walking distance required for Callan Park visitors to access a bus stop. This loop alternative would also remove the need for the main part of the Callan Park site to be able to accommodate large commercial buses.
- Pedestrian access to the bus stops along Balmain Road would be improved with more pedestrian connections from Balmain Road into Callan Park, potentially increasing the number of people using the existing bus services.
- A ferry wharf which services the site would provide another public transport alternative for visitors to Callan Park.
- A shuttle bus is being considered for inclusion at the site, which would either service internal land uses only or may provide another option for linking to nearby local destinations, such as Lilyfield light rail station and the Balmain shops.

Walking and Cycling

- An active travel loop of the site is desirable and is supported by Council. This would consist of a 5.0m wide shared path facility for pedestrians, cyclists and golf cart shuttle vehicles. It would ideally be located wholly within the site and not be shared with the road-way/vehicle routes.
- Pedestrian access through the site is improved through an increase in pedestrian footpaths separated from vehicle routes. Many of the new pedestrian routes are as a result of converting existing roadways to footpaths.
- A bike hire scheme based in Callan Park would make cycling available for visitors to Callan Park for travel internally around the site as well as to surrounding local destinations such as Balmain.

Access and Vehicle Circulation

- The internal road network has been consolidated to a few key roads which service all the uses and the on-site car parking. However it is not possible to link internally from one side of the site to another, limiting vehicle intrusion into pedestrian areas.

Parking

- The Master Plan would aim to even out the usage of car parking across both the weekdays and weekends.
- Formalising the parking areas would consolidate parking into designated parking areas, therefore aiming to remove ad hoc parking around the site. This opens up the space for recreational purposes.
- A large portion of the parking supply is located close to the arterial road network, namely the parking off
- Wharf Road near Balmain Road. This limits the need for vehicles to travel very far into Callan Park, contributing to a reduction in vehicle intrusion.

Proposal

Public Transport

Bus routes L37, 440, 444 and 445 travel along Balmain Road and Perry Street and provide direct links to Callan Park to and from Balmain East, City [via Parramatta Road], Leichhardt, Haberfield and Campsie. Each of these routes could be considered for diversion. Alternatively, there may also be demand for a new service.

The proposed diversion would use Mary Street, Wharf Street and a new link road between Glover Street and Wharf Street. The total length of the diversion is approximately 1.5km, which equates to a travel time in the order of five minutes, including several bus stops. The existing travel time along this section is less than two minutes.

Lilyfield Light Rail Station is located approximately 600m south of the boundary of Callan Park and is best accessed via Grove Street [approximately 8-10 minute walk or 2 minute bicycle ride]. The Master Plan proposes to establish a new pedestrian/cyclist access point into Callan Park opposite the intersection of Balmain Road and Grove Street, improving the connection to the light rail station.

The State Government's Metropolitan Transport Plan, [draft released in 2010] allocated funding to extend the light rail line from Lilyfield to Dulwich Hill, which would increase the catchment area for light rail users and allow for connections to Parramatta Road bus services and the Western heavy rail line.

A ferry wharf is proposed to be located at the northern end of Wharf Road, as was historically provided. This is located centrally

between the Iron Cove Bridge to the northeast and City West Link to the south, providing equitable access to the various uses along the waterfront, including Leichhardt Oval, the aquatic centre, Callan Park and King George Park. It is noted that significant remediation of Iron Cove in the vicinity of the proposed ferry wharf would be required to avoid ferry services disturbing existing contamination.

Walking and Cycling

The proposed active travel loop is currently being developed as the master plan options are refined. Further work will be undertaken to ensure that this facility adequately considers the vehicle and bus interaction on site.

There are proposed to be two bike share pods located within Callan Park, currently proposed at the new main site access off Balmain Road near Alberto Street and on Wharf Road. Ideally these pods would be complemented by pods outside of the site, such as at Darling Street in the shopping/retail district and at Lilyfield light rail station. This would give people a place to securely park bicycles as part of their local travel.

An example service is run by the Western Sydney Cycling Network [WSCN], based in Fairfield [http://www.westernsydneycyclingnetwork.com.au/]. The bicycle recycling program consists of the three main themes of: donation of bikes, repair of bikes and the loan of bikes to the public. The community is welcome to donate any old/unused bikes to the recycling program by dropping them off during club open hours. Volunteers work on bikes to return them to a standard for re-use on a community loan system. In this example, recycled bicycles are loaned on a permanent basis for the one time cost of \$25, which includes the provision of a helmet if necessary.

In applying this example to Callan Park, the bicycle recycling would involve public donations and time from volunteer bicycle repair mechanics, with the recycled bicycles loaned on an hourly or daily basis for free or a small fee.

The Master Plan provides pedestrian and cyclist access along all Callan Park frontages, including a new access at Balmain Road located centrally along the site with a minimum of four accesses along Balmain Road, from Manning Street opposite Moodie Street on the east side of the site, at several locations along Wharf Road and to the waterfront and the Bay Run.

Access and Vehicle Circulation

A new main access point is proposed for Balmain Road opposite Alberto Street, which would replace the existing main access opposite Cecily Street. The existing access is controlled by traffic signals, whilst the existing intersection of Balmain Road and Alberto Street is sign-controlled only. As part of the Master Plan, traffic signals should be located at the intersection of the site access, Balmain Road and Alberto Street. Due to the close proximity of Alberto Street and Cecily Street [i.e. around 200m], the existing signals at Cecily Street would likely be removed.

The Master Plan includes two main site accesses to Callan Park. The layout of the intersections of Wharf Road/Balmain Road and Alberto Street/Balmain Road would be considered in more detail as part of the preferred Master Plan.

Parking

GTA Consulting recorded an existing parking demand of 519 spaces on a typical weekday [09/06/2010], which excludes the University parking.

The Draft Plan proposes a supply of 936 spaces, including:

- 433 spaces in the vicinity of NSW Ambulance [Wharf Road near Balmain Road]
- 248 spaces along Glover Street
- 36 spaces on Wharf Road towards the northern end
- 171 spaces within the main core of the site surrounding the University buildings
- 48 spaces accessed from Manning Street on the east side of the site

These changes result in an increase in parking supply of 417 spaces.

The Master Plan land uses consist predominantly of mental health accommodation and a wellness centre, community spaces [including administration and bookable space], a public gallery and a cultural quarter surrounding the existing writers centre. These land uses equate to an increase in land use of 23,253sqm, compared to the existing supply of 24,582sqm [excluding the University]. As such, the area of land use floor space is effectively being doubled across Callan Park. The majority of parking demand generated by these uses would be associated with staff, with general visitors coming for the range of community and public uses within Callan Park.

- Existing parking rate = 519 spaces / 24,582sqm = 2 spaces/100sqm

— Increase in parking demand = $23,253\text{sqm} \times 2 / 100 = 465$ spaces

This is around 48 spaces less than the proposed increase of 417 spaces. However, since the aim is to limit oversupply of parking on the site, this level of provision is expected to be appropriate.

Implementation

Public Transport

New public transport services should be available when new land uses are opened. Without appropriate public transport facilities available, new visitors could use the private car as a short-term option but would be more likely to continue this behaviour once new public transport facilities become available. The establishment of sustainable travel habits should be encouraged for new land uses as soon as they are open for business.

Walking and Cycling

Efforts should be made to ensure that accessible pedestrian and cycling routes are available throughout the construction phase.

The new walking and cycling network should be established prior to the commencement of any building works.

Access and Vehicle Circulation

As for the walking and cycling network, the new road network should be established prior to the commencement of any building works.

Parking

Large portions of existing parking should not be closed until replacement facilities are made available. This is particularly the case for the existing off-street car park servicing the needs of the Ambulance headquarters, which is planned to be replaced with new off-street car parks closer to Wharf Road. If new parking is not available, the parking demand could be temporarily transferred into surrounding residential streets.

Costs and Funding

Public Transport

The cost of operating a shuttle bus would depend on whether it services the site internally only or both internal and external destinations. In the case of an internal service, the service would be funded wholly by Callan Park [e.g. by a newly-established Callan Park Trust]. If the service were to travel outside of Callan Park and hence providing some benefit to users not necessarily visiting Callan Park, then Leichhardt Council would be responsible for providing a proportion of the funding to establish, operate and maintain the service.

A feasibility study for any changes to the ferry services and establishment of a new ferry wharf would be funded by Sydney Harbour Foreshore Authority [SHFA].

Significant remediation of Iron Cove in the vicinity of the proposed ferry wharf would be required to avoid ferry services disturbing existing contamination.

Walking and Cycling

The majority of the paths which form the walking and cycling network would need to be replaced, including those paths which are currently path of the road network. An all-weather surface would be preferred, such as concrete, as this requires less maintenance than an unsealed path surface. In order to set-up and operate the bike share facility, some initial seed funding would be available from the State Government, whilst there would be ongoing voluntary efforts from the public to donate bikes and time for repairing.

Access and Vehicle Circulation

With reference to the proposed road network and the pavement condition report prepared by URS, the following roads would need to be improved as part of the Callan Park Master Plan:

- Wharf Road [total length] – immediate maintenance required
- Internal road No. 6 [parallel to Balmain Road] – works required within 5 years
- The majority of other roads currently requiring repair would no longer be part of the road network and would instead be upgraded to function as a shared pedestrian/cycleway facility.
- State funding would initially be required for road improvements, with ongoing funding from Trust and leasing arrangements [i.e. funded by Callan Park].
- Any works associated with Balmain Road, including intersection upgrades and provision of traffic signals, would be jointly funded by Leichhardt Council and the RTA.

Parking

The current public car parking supply within Callan Park is provided free of charge, with the exception of the University parking. In the future, there is an opportunity to implement paid parking, which would

provide some revenue for a Callan Park Trust fund. These funds could be used to invest in public transport, such as an internal shuttle bus, and improving active travel facilities within Callan Park.

Future Developments for the Draft Master Plan

Public Transport

A feasibility study associated with the public bus diversion or establishment of a new route would be required to confirm the details of the proposal that provide the greatest benefit for the local Callan Park users and the wider community.

Some of the issues to be investigated further include:

- A permanent diversion for all services on a single route may reduce the attractiveness of the route for existing users due to the increase in travel time.
- If the diversion is not regular enough, the attractiveness of the route for new users visiting Callan Park and the Aquatic Centre would be reduced and may discourage the use of public transport for visits to these local destinations.
- Whether it would be more feasible to establish a new route that services the local destinations as well as a wider catchment, potential improving accessibility for areas that are currently not well serviced.
- The key issue with the potential for a ferry wharf to be established is the issue of contamination and water depth. The solution may be to undertake remediation of the area in the vicinity of the ferry wharf at the end of Wharf Street.

Walking and Cycling

Improvements may be required to be made to the crossing points of Balmain Road opposite the proposed new pedestrian access points into the site near The Boulevard and Grove Street. These intersections are currently designed as refuge crossings, but a higher level of protection may be needed with increases in pedestrian volumes. Traffic signals could be considered.

Access and Vehicle Circulation

Closing the vehicle access points at the Ambulance headquarters would leave Wharf Street as the main access to the western portion of the site. The impact of the current traffic generation, in the order of 350-400 vehicles per hour during the peak hour, is distributed across the existing four access points, which assists in controlling congestion. Reducing the number of access points would increase the volume of traffic using each intersection. As well as being the most convenient access to the proposed ferry wharf, there are also 450+ parking spaces that are accessed from Wharf Road via its intersection with Balmain Road that would generate traffic demand during the AM and PM peak periods.

The right turn movement from Balmain Road to Wharf Street, likely to be highest in the morning, may cause congestion for the west-bound through traffic. It is noted that there is currently no right turn arrow for this movement, which means the right-turn movement would run in the same phase as the through movement.

Further design review and modelling is required to identify a preferred layout and signal phasing to ensure this intersection continues to operate effectively.

Parking

Detailed survey information needs to be collected for a Saturday to quantify the parking occupancy on a typical weekday. This would be compared against the counts undertaken on a weekday, which indicate low utilisation of parking close to the foreshore and high utilisation closer to Balmain Road. It is understood that on a weekend these results may be reversed, with low utilisation of the formal car parking at the Balmain Road end of the site.



BOTTOM: Still from the stage 4 website animation showing the proposed pedestrian main entrance



CALLAN PARK FARM AND GLOVERS COMMUNITY GARDEN

The new Callan Park farm includes an orchard beautifying Balmain Road. Like the expanded Grovers Garden, the urban farm and small urban bee colony are run by the community, for the community. Organic foods home-grown with sustainable farming techniques are served in a nearby cafe. Everyone is involved in learning and teaching about water saving, renewable energy, healthy living and low food miles. In the late 1800's, Callan Park patients worked the orchard and the farm in an enlightened approach to vocational therapy. In the future, individual and community health is strengthened by these interactions with nature.

Figure no. 48 above shows the Callan Park Farm and Grovers Community Garden overlay.

Key Features

- An expanded Grovers Garden
- The first community urban farm in Inner Sydney
- A fruit orchard on Balmain Road building on the historical use of this area of Callan Park
- Produce from Callan Park served in the new cafes and restaurant
- Education and training opportunities for the whole community

Heritage Impact Evaluation

The establishment of agricultural 'Areas' is appropriate given the existence of parts of the site given over to agriculture during the nineteenth century:

- The southern agricultural area is in an appropriate location. It is in the approximate vicinity of an orchard that was in place during the last quarter of the nineteenth century.
- Consideration must be given to the presentation of the interface between Balmain Road and the Callan Park site;

The northern agricultural area is supportable. Early agricultural activity in the northern part of the site appears to have been located in the reclaimed land to the south of Callan Point, which is now a playing field.

Technical Evaluation

TerraCircle

Information derived from community input to the consultation phase of the Callan park Master Plan identified a high level of public demand for:

- An urban farm
- Community gardens

- The retention of the existing Grovers Community Garden which occupies the north-facing slope above the disused sports oval in the site's north western corner.

City farm

In Australia, terms like city farm, community farm and community garden are used interchangeably. Generally, a city farm occupies a larger area of land than a community garden although a number of community gardens are sites on larger portions of land.

The feasibility of a city farm on the site would have to take into consideration:

- The outcome of the present feasibility study commissioned by the City of Sydney into the proposed Sydney City Farm
- The sustainability education activities commonly associated with city farms that are already provided by existing centres
- The apparent decentralisation of sustainability education, traditionally provided at city farm-type enterprises, to regional centres.

There is evidence of the latter model evolving in Sydney with the opening of the Randwick Sustainability Hub and the proposed Blacktown education hub. The Watershed, a sustainability education centre supported by City of Sydney and Marrickville Council, provides community educational services but has no land. Additional is similar community education offered at times at community gardens and by private providers such as the courses offered at the Alexandria Community Garden by Milkwood Permaculture.

In Melbourne, CERES and Collingwood Children's' Farm offer a model of the city farm/community education centre with a metropolitan catchment. If the observation that Sydney is evolving a more regionalised approach with smaller centres/city farms, then this too would need to be taken into account.

This does not mean that a city farm on the Callan Park site would be unfeasible, just that it would have to develop offerings that complement those already provided by other organisations.

The potential for new community gardens

Soil analyses would be required for any new community gardens proposed for the site so as to check for contaminants of a type that could be up taken by plants could become airborne and breathed by gardeners were soil to be disturbed.

There are sufficient areas of open space to accommodate community gardens, additional to Grovers Community Garden, that has been on site since approximately 1985 [Grovers was Sydney's first community garden that can be confirmed as such, bringing it a heritage status in the opinion of many].

Demand for community gardening space is growing in Sydney,

TOP. Figure no. 48 Callan Park Farm/Glover Street Garden overlay

particularly in the denser-populated inner urban, Inner West and Eastern Suburbs. Although a number of councils have taken the initiative to construct community gardens and have managed to attract people to operate them, it is opinion within organisations like the Australian City Farms and Community Gardens Network [<http://communitygarden.org.au>] that waiting for expressions of interest from the community and the formation of viable community groups to self-manage the community gardens is a better strategy for local government.

A factor that suggests that future demand for community gardening space on the site may prove viable is the lack of community gardens in the area combined with the general increase in interest in community gardening. Apart from Glovers Community Garden already on site, the nearest community garden would be Whites Creek Community Garden in Annandale.

Glovers Community Garden

Glovers Community Garden, now over 15 years on-site, continues to be a viable community-created and managed enterprise.

Like most community gardens, participation has fluctuated over its history. At some stage the gardeners received verbal permission to colonise the area above their upper fence line to the top of the slope so as to accommodate an influx of gardeners. There was some modification to the landform in the form of terracing to make space for additional growing areas. When numbers declined, this area would be abandoned and later reclaimed when numbers demanded. Including this area within the boundaries of the community garden, assuming it remains as a land use on the site, would accommodate this fluctuation in use.

Potential for Food-Related Enterprises

The existence of buildings on site as well as the availability of land suggests that food-related enterprises of the community or social enterprise type may have potential.

These could include a range of models such as: the following established precedents:

Linking Sydney Region Farmers to City Eaters - Food Connect

- Food Connect is a social enterprise that supplies mainly organic produce from farmers in the greater Sydney region to subscribers in the city. It is a model known as community-supported-agriculture. It aims include the supply of fresh, good food and the development of a regional food economy.
- Food Connect subscribers [or subscribers to any similar venture] collect their weekly box of fresh food from collection points known as City Cousins. There would be facilities on the Callan Park site to accommodate a City Cousin serving the adjacent Rozelle and Balmain areas.

Urban Agriculture Training Centre

- There may be potential to replicate and adapt the CERES market garden model in Melbourne. CERES, a community education centre that incorporates a community garden and other similar initiatives, uses the market garden as a training venue for schemes

such as work for the dole and others. Produce grown supplies the weekly CERES organic market.

- A scheme based on this model may have potential were funding to be secured. It would continue, symbolically, the site's past use. Produce grown FOOD could be sold at the nearby, popular, Orange Grove Market which operates on Saturdays. Institutional involvement by the local TAFE Outreach might provide courses on site, as it already does elsewhere in the area.

Aquaculture Potential

- Aquaculture is the combined production of vegetables and fish in a closed-cycle system. The technology is proven and is in use, including at the Perth City Farm. The Chippendale Food Co-op is reported to be planning the development of a small scale system.
- The model is scalable and replicable and is cited as having great potential for urban agriculture.
- The EcoFarm model, rather than using hydroponic growing, makes use of a soil-based growing medium in its growing containers which means produce could be organically certified, opening that viable niche market to it.
- Expense is the main disadvantage of this model, however there are more economic models. Aquaponics does not require the space of a conventional market garden and could be sited on a paved area. What would be required is investment funds and a social enterprise structure to operate the system.

Other Urban Agriculture Applications

Forage gardens

- Tree gardens, essentially mixed orchard planting, like any urban agricultural enterprise require not only the investment and skills to see to their establishment, but a program of maintenance and harvesting. The return on investment is the opportunistic or planned harvesting of fresh foods.
- In Adelaide, the Rare Fruits Society is involved in the management of street verge citrus planting in Glandore, however while this demonstrates the viability of forage gardens there appears to be no community-based organisation with similar capacity in Sydney.
- A grove of mixed nut trees would serve a similar purpose. Harvesting could be done by a community association that sells, or processes then sells, the fruit or nuts to raise funds. Such a model is used at Black Forest primary school in Adelaide where olive trees are harvested and the olives processed into oil by students and local parents and citizens, the oil being bottled and sold as a school fund raiser.

Summary

The Callan Park site offers potential for urban agriculture and related food-based enterprises of the community-based and social enterprise models in addition to the existing Glovers Community Garden.

What types of initiatives evolve will depend on community demand.



BOTTOM LEFT. Still from stage four web site animation showing urban agriculture on Call Park Farm and the Bootmakers Cafe



VETERAN'S FIELD

Free of buildings, the foreshore is returned with a special purpose, commemorating those veterans to whom Callan Park offered sanctuary after the trauma of war. A memory wall bounds the field, a pavilion offers shelter for family BBQ and picnics and an amphitheatre provides a destination for the community to meet.

Figure no. 49 above shows the Veteran's Field overlay.

Development of the Overlay

The development of the Veteran's Field has incorporated the following objectives:

- Project principle of public access to Iron Cove Foreshore
- Reinstate Wharf Road alignment - CMP
- Opportunities to commemorate former patients on Callan Park
- Provide a buffer space between the two sports fields
- Opportunity to make a contemporary landscape intervention on the site

Key Features

- Space for contemplation and remembering
- A buffer between the active recreational spaces on the foreshore
- Two buildings demolished to regain public access to the foreshore
- Bookable community spaces in the Cane Room and Building 504

Heritage Impact Evaluation

Tanner Architects

It is understood the intention here is to create a formal open space incorporating a memorial to ex-service men who occupied buildings in the vicinity. It is based on the precedent of earlier formal garden areas in other parts of Callan Park. There are a number of heritage considerations regarding this Area:

- Buildings to be demolished in this location are of low significance, which does not cause problems;
- Historically formal garden elements elsewhere at Callan Park were associated with mental health care and were considered to be an integral part of patient treatment. They are associated with particular facilities, such as the gardens to the east of Kirkbride and the gardens initiated by Sydney Evan Jones in the vicinity of Broughton Hall;
- The military presence at Callan Park was associated with repatriation and mental health care so fits into the site's broader historical development. It is an ancillary rather than separate use of the site

and part of a much bigger picture;

- There is no evidence that a formal garden or intentionally landscaped area occupied this part of the site in the past;
- The concept of the Veterans' Field is an interpretive device and if it proceeds should be incorporated into a co-ordinated interpretation strategy for the overall site. There are already war memorials scattered across the site along with a number of buildings associated with military mental health care that are to be retained and presumably
- Reused Commemorative devices could be included in the adaptive reuse of Building B504, which is being retained. The flagpole near the building should also be retained;
- The 'Area' is adjacent to a major water entry to the site and is situated between two large open areas, thus potentially linking them;
- Are there any protocols to be followed, e.g. liaison with RSL? Relatives of those who died Issues of stigma associated with servicemen and mental trauma?
- Is there the potential to turn Wharf Road into a formal, "ceremonial" link between Iron Cove and Balmain Road? It is the only straight road on the site];
- Why are only military deaths being celebrated on the site? What about civilians who had the misfortune to die while at Callan Park/ Broughton Hall? There may have been prominent and influential citizens amongst them [however, their descendants may not want their memories perpetuated in this context].



TOP. Figure no. 49 Veteran's Field overlay

BOTTOM. Still from the stage 4 web site animation showing the proposed solar structure in the Veteran's Field



CULTURAL CLUSTER

Callan Park hosts this culturally active, creative and innovative community sharing art as experience, endeavour and therapy. In the Cultural Cluster, spaces to perform, to write, to create and exhibit. Arts programs aid recovery from mental illness. Established artists and students in residence, mentors and emerging artists, cultural and community-based organizations encourage all to express their lived experience. History knew best: the original visual and spatial relationship between the Kirkbride Building and Bonnie View Cottage is restored.

Figure no. 50 above shows the Cultural Cluster overlay.

Key Features

- An expanded NSW Writers Centre
- A variety of rehearsal and performance spaces for dance, theatre or music groups
- An artist in residence facility linked to art therapy for mental health consumers
- Studio and exhibition spaces for visual arts

Heritage Impact Evaluation

Tanner Architects

This would appear to contain a large number of the buildings of exceptional and high heritage significance:

- Demolition of buildings B207 and B208 is positive in terms of its heritage impact because the vista across the site from Kirkbride is partially regained;
- Consideration needs to be given to the occupants of the buildings in the Arc, which must have low impact uses that can adapt to the buildings without intrusive or negative intervention and change;
- Landscaping is a crucial component of this section of the site and can be used to define its extent and link the various buildings. There is also the opportunity to regain vistas over Iron Cove from the former rehabilitation cottages [B401 and B404] that have been lost because of weed Ficus species growing along the embankment to their north west.

Technical Evaluation

Guppy Associates

Callan Park is a focal area for the culture of Leichhardt and beyond occupying a central position on Leichhardt's cultural ridge line. It accommodates some of Sydney's most important cultural and education stakeholders including SCA and NSW Writers Centre. It is an important area for Aboriginal people with a number of sites and contemporary artworks. It is a popular venue for community and cultural events and a valued community gathering place.

Consultation Issues and Opportunities

Community and stakeholder input during the Master plan consultation identified the need for a range of cultural inputs and facilities including:

Facility or space	Existing or potential functions
Sydney College of the Arts - Existing facility	Tertiary level art education with associated functions including gallery, workshop and seminar space Potential to expand roles and activities especially in the area of art and mental health and 'outsider art' research and programs
NSW Writers Centre - Existing facility	Resource and support for established and emerging artists Need for additional space to provide additional services
Creativity and Wellbeing Centre - Adaptive use facility	Potential centre of excellence for art, creativity and mental health with a mix of facilities and spaces including wet/dry workshop space, lecture theatre, seminar rooms, specialist studios, rehearsal rooms, recording space and other appropriate mixes
Artist Studios - Adaptive use facility	Artist in Residence spaces linked to SCA, Callan Park cultural events or Creativity and Wellbeing Centre research projects Accommodation might be provided separately
Gallery spaces - Adaptive use facility	Exhibition space for: emerging and outsider artists student exhibitions established artists working in mental health areas residency artists
Performance spaces - Adaptive use facility	Outdoor and limited indoor performance space for chamber music, choral and acoustic work and smaller theatre work
Museum of the Mind - Adaptive use facility	Lively, interactive boutique museum illustrating the history of thinking and understanding of the mind and the emergence of notions and practices relating to mental health

TOP. Figure no. 50 Cultural Cluster overlay

BOTTOM. Table no. 37 potential cultural and education services that could be located on Callan Park



- Greater connectivity between Callan Park and the surrounding urban areas
- Activation of Callan Park through cultural activities, spaces and events
- Opportunities to link wellbeing with creativity
- Expansion of existing cultural facilities
- Spaces for artists and cultural organisations
- Partnerships and monitoring opportunities
- Clear management and governance
- Facilities and Cultural Spaces

Based on the analysis and consultation work the table no. 37 on the previous page illustrates the mix of facilities and spaces that might potentially be part of the cultural and educational uses at Callan Park in the future.

General

- The Draft Master plan highlights the value of cultural and educational uses in defining a 'cultural arc' and allocating a range of cultural uses to designated buildings and spaces. The location of cultural activity within the broad environment of Callan Park supports general links between art and mental health uses.
- Extension to NSW Writers Centre
- This expansion of the existing facility is sorted by the organisation and will allow extending services, programs and resources

Gallery Spaces – B401, 403 and 404

- This is a beautiful building which needs a very active, robust tenancy that is likely to attract significant funding. Although gallery space is required this seems in excess of what is sustainable and its location might make it difficult to achieve visitor numbers

Artist in Residence Studios

- These are well positioned and could function well. Consideration might be given to additional accommodation for master classes or post graduate accommodation

Callan Park Performance Space

- There are a number of performance space options in Leichhardt including the Red Box, and Council's proposal to make town halls available. It is an expensive art form with a highly competitive and limited funding base and hasn't featured strongly in the stakeholder or Council process. 1045m2 is a large facility which it would be difficult to attract funding for – this needs to be reviewed.

Callan Park Museum

- This is a facility that has the potential to be very attractive to visitors and could be the focus for tours and other mental health heritage activities. The museum of the mind concept should be explored rather than the more literal place focused product.

Callan Park Wellness Centre

- This is a good proposal and is at the heart of the notion of a 'wellness sanctuary' but it needs greater connection to the range of creativity and wellbeing opportunities. Art therapy is a conventional response to mental health. More contemporary projects offer opportunities for artists with mental health issues to work productively, explore research options, link diverse art forms with recovery based outcomes, provide employment and training in creative industries for outsider artists and so on. Given the collocations of the wellness centre and the cultural quarter greater synergies need to be reached. Strong partnerships between this facility and Sydney College of the Arts should be fostered.



TOP. Still from the stage four web site animation showing the plaza within the Cultural Cluster

BOTTOM RIGHT. Still from the stage 4 web site animation showing the proposed TAFE and MensShed



CALLAN POINT AND BUSH REGENERATION

A natural bush setting protecting the earliest history of the Gadigal and Wangal people of the Eora nation, the original owners of this place. Deep within the regeneration, a keeping place acknowledging Aboriginal culture, history and continued connection and custodianship to this country. A defined walking track with unobtrusive, interpretive signs encouraging and promoting respect for cultural heritage, landscape and wildlife. Ensuring ongoing protection of small native animals and birds that are not frightened by dogs, dog owners understand the need to stay away.

Figure no. 51 above shows the Callan Point and Bush Regeneration overlay.

Key Features

- Callan Point protected for bush regeneration
- An eight hundred metre long bush trail that ends at the summer house on Callan Point

- Pedestrian access from Waterfront Drive to the Callan Point beach
- New bush regeneration areas around Wharf Road

Heritage Impact Evaluation

Tanner Architects

Demolition of buildings other than the former Recreation/Activities Building [Item B494] will assist in regaining the "natural" qualities of this part of the site:

- Buildings to be demolished are of low heritage significance;
- Appropriate adaptive reuse is required for B494. The setting of the building can be enhanced by landscaping and approaches along paths;
- Note there are several interpretive devices around Callan Point celebrating Aboriginal heritage and the Callan Park Act . These should be retained.



TOP: Figure no. 51 Callan Point and Bush Regeneration overlay
BOTTOM: Still from the stage 4 website animations showing a re-vegetated Callan Point and boardwalk.



ACTIVE AND PASSIVE RECREATION

More open space, fewer roads and less traffic, the most dilapidated buildings removed, more choices between quiet enjoyment and active sports. The return of active sports to the Glover Street Oval and Balmain Road field - for no more than 25 hours a week. Young people supported with a skate park. A mini-bus and more parking outside Callan Park to help sporting families on weekends. Wellness at Callan Park encompasses physical, social and mental health.

Figure no. 52 above shows the Active and Passive Recreation overlay.

Key Features

- A balance between active and passive recreation
- A clear division between new sports fields and other open spaces
- Two new areas for sports with flexible configurations allowing for year round use
- An integrated Bay Run

- A new skate park close to Balmain Road
- A new sports pavilion on Balmain Road

Heritage Impact Evaluation

Tanner Architect

No heritage issues associated with the 'Area' at the north western corner of the site;

There are some open parts of the site that have not been designated as 'Areas', these are:

- the expanse of open parkland to the east of Kirkbride, the open area to the west of Callan Point, the Broughton Hall grounds. Are designations to be provided?
- The southern Area [south of Kirkbride] is consistent with early uses in this part of the site such as tennis, cricket and bowls. Consideration must be given to the presentation of the interface between Balmain Road and the Callan Park site.



TOP. Figure no. 52 Active and Passive Recreation overlay
 BOTTOM. Still from the stage 4 website animation showing the view over the Water Front Drive sports fields



FORESHORE

An endangered coastal ecology is restored: salt marsh grasses and saltwater plants reclaim their original place at the foreshore as the community reclaims the salt marsh edge. A tidal salt marsh creek replaces the concrete channel and stormwater is treated in a new wetland. With new jetties comes new access by water. Bay Runners experience the salt marsh and the new bush land environment of Callan Point.

Figure no. 53 above shows the Foreshore overlay.

Key Features

- A balance between active and passive recreation
- A clear division between new sports fields and other open spaces
- Two new areas for sports with flexible configurations allowing for year round use
- An integrated Bay Run
- A new skate park close to Balmain Road
- A new sports pavilion on Balmain Road



TOP. Figure no. 53 Foreshore overlay

BOTTOM. Still from the stage 4 website animation showing a the proposed salt marsh and creek restoration



EXISTING HEALTH PROVIDERS ON CALLAN PARK

NSW Health continues to play a vital role at Callan Park. Paramedic training and National Disaster Response services by NSW Ambulance expand slightly. With more space for NSW Ambulance, the need for more staff parking is managed within two main carparks (dedicated weekday staff spaces are for public use on weekends). The University of Tasmania still trains midwives, and existing NGOs continue their work with the community. Buildings with no heritage significance have been removed to increase public open space.

Figure no. 54 above shows the Existing Health Providers on Callan Park overlay.

Key Features

- NSW Ambulance campus reorganised to enhance the open spaces and Balmain Road frontage
- Parking for the SSWAHS nurses buildings relocated to the

Manning Street access, providing courtyard spaces for residents and students

- Expanded NSW Ambulance facility in Foundation House
- A new car park in the University of Tasmania Campus to relieve parking pressure on Church Street
- NGO parking areas consolidated on Glover Street to remove cars from the heritage gardens

Heritage Impact Evaluation

Tanner Architects

No heritage issues, although the loss of purpose-designed mental health buildings [B106, B107 and B108] for car parking and the prescriptive nature of the Callan Park Act in regard to new buildings may be a consideration. These could well provide support living units as well as other buildings and extend the arc described by Area 7.



TOP. Figure no. 54 Existing Health Providers on Callan Park overlay

BOTTOM. Still from the stage 4 website animation showing the re-configured car parking area off Wharf Road



HERITAGE LANDSCAPE AND BUILDINGS

Public buildings and significant gardens like the pleasure garden and Broughton Hall Gardens are restored to their former glory and open to the public. The seat of Callan Park governance operates from Broughton Hall; Bonny View Cottage welcomes visitors to the Callan Park Museum and Museum of the Mind. Community functions, meetings, exhibitions and public gatherings happen in the Convalescent Cottages. The Moodie St Cottage acts as headquarters for site operations and maintenance. Creative, low impact interpretive signage guides people through Callan Park while tells the powerful story of its history.

Figure no. 55 above shows the Heritage Landscape and Buildings overlay.

Key Features

- The relationship between the heritage landscape and buildings is enhanced
- Broughton Hall is restored and becomes central to Callan Park once more

Heritage Impact Evaluation

Prepared by Tanner Architects

The heritage component of the Callan Park Master Plan needs to take into account the heritage significance of the site, the significant built and landscape elements and the important relationships that exist between the significant buildings and landscape. The heritage significance of the site, which is of primary importance, needs to be



integrated with other aspects of the Master Plan. The conservation policies in the Conservation Management Plan provide detailed guidance at general and specific levels.

The following comments relate to 'Master Plan Proposal A' forwarded on 20 September 2010 and the eleven master plan areas identified on the drawing.

The landscape and buildings that have exceptional to high levels of significance form a loose but definite periphery to the open, "heritage-significant" parts of the site.

Those buildings identified as having exceptional significance are:

- The Kirkbride Block and associated buildings [including Items B1-B10, B13, B13A and B14, B17/17A, B21, B24, B29, B116 and B119; now occupied by the Sydney College of the Arts];
 - The Convalescent Cottages [Items B401, B404];
 - Former Male Convalescent Cottage [Item B211];
 - Garry Owen House [Item B213; now occupied by the NSW Writers' Centre];
 - The main gates [Item B394] and former Gate Lodge [Item B302; now used as a child care centre];
 - The former Attendant's Cottage [Item B399];
 - The former Gardener's Cottage [Item B205].
- Those identified as having high heritage significance are:
- The former Recreation/Activities Building [Item B494] Area 5 Callan Park;
 - Stables [Item B701];
 - Former Night Nurses' Quarters [Item B402];
 - Cottage No 4 [Item B401];
 - Male Attendant's Quarters [Item B705];
 - Farm Attendant's Cottage [Item B298].

Buildings associated with Broughton Hall have High significance ranking:

- Broughton Hall [Item B130];
- Ward 3 Dormitory Block [Item B193];
- Kitchen Block [Item B192];
- Ward 2/Dormitory Block [Item B121];
- Admin/Nurses Quarters [Item B125];
- Former Medical Superintendent's Quarters [Item B126];
- Summer House [Item B137];

These buildings should be retained and adapted appropriately for reuse so their heritage significance is maintained and original functions can be interpreted. The proposed Area uses are supported in

TOP: Figure no. 55 Heritage Landscape and Buildings overlay
BOTTOM LEFT: Still from the stage 4 website animation showing the foreground area of the Convalescence Cottages



principle. Make buildings weather tight and vermin proof as a matter of priority.

Adaptive reuse of significant buildings must:

- Retain the existing appearance of the buildings and reconstruct original elements that have been removed in the past;
- Remove intrusive alterations [e.g. aluminium framed windows where timber framed windows were originally, additions to the building that obscure the original form or character];
- Conserve significant fabric and undertake repairs;
- Introduce a function that does not necessitate major changes such as demolition of internal walls or major new services installation - the occupant should "fit" the building rather than the building undergo unnecessary alteration to "fit" the occupant;
- If replacement of later, nonsignificant additions with new additions [bearing in mind the requirements of the Callan Park Act] is contemplated, controls need to be set in place for materials, building form and the like;
- Careful introduction of new services [mechanical, electrical] with minimal impact on heritage fabric;
- Car parking [if required near a significant building], should be carefully sited in a discrete place that does not detract from the building or interfere with views to the building from other parts of the site. Car parking areas should be landscaped.

Other Heritage Considerations

The rich history of the site provides many opportunities to meaningfully integrate heritage and its interpretation into the Master Plan: Aboriginal occupation, grand homes/estates in mid nineteenth century [Broughton Hall and Gary Owen], Callan Park and mental health – public, private [Broughton Hall] and military [buildings, war memorials]. Callan Park [i.e. buildings and landscape of exceptional significance] is the heritage core and the reason that the site exists today.

Reinforce heritage by:

- Appropriate uses of significant buildings;
- Appropriate use of open areas;
- Interpretation through physical evidence [landscaping, buildings] and introduced devices [public art, signs and plaques]. It is recommended that an overall interpretation strategy is formulated for the site as part of the Master Plan;

- New landscape elements can interpret early planting and landscaping of Callan Park and reconstruct features known to have been removed, e.g. the circular ornamental "lake" to the east of main entrance to Kirkbride. Landscaping can also define heritage precincts and site uses. There is also an opportunity to reconstruct the original approach to Kirkbride;
- There is the opportunity to reinforce the heritage character of significant landscape areas, e.g. the "pleasure garden" to the east of Kirkbride, trees along Balmain Road boundary;
- There is the opportunity to reinforce and direct vistas across the site. Landscaping shouldn't obscure views to built items.

Leasing considerations:

- Establish an integrated approach to a cyclic maintenance regime for buildings and landscape. Funding should be taken into account;
- Heritage values should be carefully explained in the lease documents for each building – why a building is significant, what needs to be done to it and who is responsible for what;
- A succinct Conservation Management Plan or Conservation Management Strategy of Exceptional or High significance and included as part of the lease documents. This will clarify heritage significance and guide adaptive reuse;
- For buildings of lesser heritage significance a concise document such as a Significant Element Conservation Policy should be prepared to guide adaptive reuse.

Other Site Management

Services such as Council maintenance depots and garbage storage/ collection facilities must be located away from buildings or landscaping of exceptional or high significance. Garbage storage facilities for individual buildings should be placed so that they do not detract from the presentation of the building or grounds and do not occur where views to and from buildings are a consideration.



TOP. Still from the stage 4 website animation showing the re-established curtilage relationship between Bonny View Cottages and the Kirkbride Complex

BOTTOM RIGHT. Existing condition of some of the heritage buildings on Callan Park



NGO INCUBATORS

New NGOs and community-based organisations, all demonstrating a commitment to social, environmental and economic sustainability, are selected to offer services consistent with the Callan Park [Special Provisions] Act 2002. Community spirit is harnessed into volunteering, strengthening social networks and community wellness.

Figure no. 56 above shows the NGO Incubators overlay.

Key Features

- Creates designated spaces suitable for a range of NGOs

- Offers a range of accommodation from single cellular offices to open plan spaces
- Provides a framework for NGOs to offer a range of services complementary to mental health services
- Collocation on Callan Park allows NGOs to pool resources and use existing facilities on Callan Park

Heritage Impact Evaluation

Tanners Architects

This is supported in principle and the considerations for significant heritage buildings set out in the previous overlay apply.



TOP. Figure no. 56 NGO Incubators overlay

BOTTOM. Still from the stage 4 website animation showing NGO opportunities within the Cultural Cluster



SUSTAINABILITY

The Vision: The Wellness Sanctuary that is Callan Park nurtures the environment as well as its community. With a public domain and built environment of the highest quality, all site waste is collected and recycled, water use is minimised, energy is generated on site and existing buildings have been carefully refurbished to operate comfortably with minimal air-conditioning.

Figure no. 57 above shows the Sustainability overlay.

Key Features

- Carbon target - neutral over staged time frame through energy efficiency and on-site generation of power through solar panels and tri-generation
- Water target - net exporter by recycling blackwater
- Waste target - zero export and on-site recycling
- Biodiversity target - increase flora and fauna habitat
- Increase energy efficiency through building refurbishment
- Create an energy smart grid
- Create site wide intranet so tenants can share information

Cundall Technical evaluations

Sustainability targets being assessed:

- Carbon neutral for operational energy by 2020.
- Water positive- a net exporter of water by 2020.
- Waste zero by 2020.

One of the key issues will be the development of a governance/ownership structure that will ensure the targets are achieved.

Carbon Neutral by 2020, Key methodology

- Audit existing buildings.
- Target a 50% reduction in operational energy for a refurbishment project. Assess passive opportunities initially to improve natural daylight and ventilation and then consider the artificial system- AC, lighting.
- Assess the renewable energy options to achieve the additional 50% carbon reduction.
- Assess carbon footprint of material selection.
- Water positive- the site will become a net exporter of recycled water to surrounding sites
- Use efficient appliances throughout and assess geothermal heating and cooling as a water efficient solution.

- Maximise rainwater capture and reticulate a recycled water main throughout the site.
- Consider stormwater and sewer mining.
- Protect and enhance natural water ways

Zero Waste Strategies. A Target Of Zero Waste To Landfill

- Localised composting of food waste to supply urban gardens.
- Consideration of organic waste to energy plant.
- Waste recycling education and facilities throughout.

Key Infrastructure Considerations

- Recycled water main distributed throughout the site.
- Green energy infrastructure for solar energy throughout the site.
- Option for site wide tri generation strategy for low carbon power, heat and electricity.
- Bicycle infrastructure throughout



TOP. Figure no. 57 Sustainability overlay

BOTTOM RIGHT. Still from the stage 4 web site animation showing the proposed Sustain Restaurant with PV Panels fixed to the northern roof plane

PROPOSED BUILDING DEMOLITION

The draft Master Plan proposes the demolition of forty building and structures on Callan Park. This will result in a reduction of 9,000 square metres of floor area. Together with reducing the surface area of the road network, this increases total open space by 10,000 square metres.

The proposed building demolitions were canvassed with the community and accord with the recommendations of the CMP 2002. The primary reasons for demolition are as follows:

- Responding to the heritage landscape and buildings
- Connections to the Iron Cove Foreshore
- Enhancing the proposed bush regeneration areas
- Organising parking on the edges of the site
- Removal of buildings that are structurally unsound
- Re-establish the vista across the site from Kirkbride.

Figure no. 58 indicates the buildings to be demolished, these building are located in seven main clusters.

Callan Point

Demolishing buildings at Callan Point, [other than the former Recreation/Activities Building] will regain the 'natural' qualities of this part of the site. It will enhance the setting of the heritage summer house landscaping and approaches along paths.

Manning Street

The buildings to the north of the SSWAHS nurses housing obscure the legibility of the 19th century planting of the grounds' [page 44, CMP 2002]. Demolishing them will improve the panoramic views looking east from the main entrance of Kirkbride

Wharf Road North

A key objective of the Callan Park [Special Provisions] Act 2002 is to ensure public access to the foreshore of Iron Cove. The buildings at the end of Wharf Road currently terminate this historic route. By removing these building there is an opportunity to improve access to the foreshore and improve views into Callan Park from Iron Cove

Wharf Road South

One of the objectives of the plan is to consolidate parking on Callan Park on the edges of the site. Demolishing a number of buildings associated with the University of Tasmania will help to keep parking on the edges of the site. Demolishing the building to the rear of the Wharf Road cottages will allow expanded bush regeneration into this area and help create ecological corridors through Callan Park.

Balmain Road Oval

There are currently six unoccupied buildings around the Balmain Road Oval on Callan Park. The partial collapse of one of the gable walls indicates potential structural problems associated with subsidence, making it appropriate to demolish them.

Central Slope

The two wards to the west of the Kirkbride Complex has a very poor relationship with the heritage landscape and buildings of Callan Park. The demolition of these buildings will improve the visual relationship between the sites key heritage buildings ad provide an increase in open space within the centre of Callan Park.

SCHEDULE OF PROPOSED DEMOLITIONS

A series of tables have been prepared to provide details of all buildings identified for demolition. The tables provide the following information:

- Building no
- Building name
- Year of construction
- Building floor area
- Construction and building fabric
- CMP 2002 classification
- Occupied
- Current use
- Asbestos
- Asbestos report
- Adaptive reuse estimate [See DCWC assumptions in financial model section]
- Master Plan team inspection date and details



TOP: Figure no. 58 Proposed building demolition overlay



Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	106	B106 is an accommodation building located within an existing car park at the southern end of Wharf Road. The building is currently managed by SSWAHS. The demolition of this building is proposed as part of the site wide strategy to consolidate car parking at the edges urban of Callan Park - a strong theme that emerged through the public consultation process.
	Building name:	JMO Flats	
	Year of construction:	c.1961-63	
	Building floor area:	543.9	
	Construction and building fabric:		
	CMP 2002 classification:	E	
	Occupied:	NSW Ambulance	
	Current use:	Offices	
	Asbestos:	Not known	
	Asbestos report:	No report available	
	Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$1,332,653.00	
Master Plan team inspection details:	07.09.10 - External inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	107	B107 is an accommodation building located within an existing car park at the southern end of Wharf Road. The building is currently managed by SSWAHS. The demolition of this building is proposed as part of the site wide strategy to consolidate car parking at the edges urban of Callan Park - a strong theme that emerged through the public consultation process.
	Building name:	Home Units	
	Year of construction:	c.1961-63	
	Building floor area:	521.5	
	Construction and building fabric:		
	CMP 2002 classification:	E	
	Occupied:	NSW Ambulance	
	Current use:	Offices	
	Asbestos:	Not known	
	Asbestos report:	No report available	
	Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$1,277,773.00	
Master Plan team inspection details:	07.09.10 - External inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	202	B202 is a small structure associated with B201. This structure has no heritage value or future use potential and will be demolished
	Building name:	Waste Store	
	Year of construction:		
	Building floor area [sqm]:	3.9	
	Construction and building fabric:		
	CMP 2002 classification:	F	
	Occupied:		
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	No report available	
	Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$13,420.50	
Master Plan team inspection details:	07.09.10 - External inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	203	Building appears to be demolished B203 is a small structure associated with B201. This structure has no heritage value or future use potential and will be demolished
	Building name:	Disused Building	
	Year of construction:		
	Building floor area [sqm]:	3.9	
	Construction and building fabric:		
	CMP 2002 classification:	F	
	Occupied:		
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	No report available	
	Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$13,420.50	
Master Plan team inspection details:	07.09.10 - External inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	214	The CMP 2002 identifies B490 as being of low heritage significance. It is proposed that B214 is demolished as part of the bush regeneration initiatives on Callan Park.
	Building name:	Gardeners Nursery	
	Year of construction:	unknown	
	Building floor area [sqm]:	92.4	
	Construction and building fabric:		
	CMP 2002 classification:	D	
	Occupied:		
	Current use:	Auxiliary Gardens	
	Asbestos:	Not known	
	Asbestos report:	No report available	
	Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$226,257.50	
Master Plan team inspection details:	07.09.10 - External inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	207	Along with B208, B207 is sited between two of the most significant heritage buildings on Callan Park, the Kirkbride Complex and Bonny View cottage. The CMP 2002 identifies B207 as being intrusive and the demolition of this structure will restore the curtilage relationship between the Kirkbride Complex and Bonny View cottage that was previously lost.
	Building name:	Main Canteen	
	Year of construction:	1958	
	Building floor area [sqm]:		
	Construction and building fabric:	531.6	
	CMP 2002 classification:	F	
	Occupied:	ITU	
	Current use:		
	Asbestos:	Suspected	
	Asbestos report:	NSW Health 1995	
	Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$1,302,420.00	
Master Plan team inspection details:	07.09.10 - Internal and External inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	208	Along with B207, B208 is sited between two of the most significant heritage buildings on Callan Park, the Kirkbride Complex and Bonny View cottage. The CMP 2002 identifies B207 as being intrusive and the demolition of this structure will restore the curtilage relationship between the Kirkbride Complex and Bonny View cottage that was previously lost.
	Building name:	Ward 16	
	Year of construction:	1948	
	Building floor area [sqm]:	3144.5	
	Construction and building fabric:		
	CMP 2002 classification:	F	
	Occupied:		
	Current use:	Patient Ward	
	Asbestos:		
	Asbestos report:	NSW Health 1995	
	Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$7,703,927.00	
Master Plan team inspection details:	07.09.10 - Internal and External inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	204	B204 is a small structure associated with B201. This structure has no heritage value or future use potential and will be demolished.
	Building name:	Engineers Store	
	Year of construction:		
	Building floor area [sqm]:	17.4	
	Construction and building fabric:		
	CMP 2002 classification:	N/A	
	Occupied:		
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	No report available	
	Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$60,030.00	
Master Plan team inspection details:	07.09.10 - External inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	223	B223 is an accommodation building located within the group of buildings that comprise the NSW Ambulance campus Road. The building is currently managed by SHFA. The demolition of this building is proposed as part of the site wide strategy to consolidate the car parking associated with NSW Ambulance staff and visitors within the campus.
	Building name:	Cottage	
	Year of construction:	c.1973?	
	Building floor area [sqm]:	102.6	
	Construction and building fabric:		
	CMP 2002 classification:	E	
	Occupied:	Health	
	Current use:	unknown	
	Asbestos:	No Asbestos present	
	Asbestos report:	NSW Health 1995	
	Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$251,345.50	
Master Plan team inspection details:			


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	396	B396 is currently used for accommodation by SSWAHS. This building is identified as intrusive in the CMP 2002. The Final Draft Master plan proposes that B396 is demolished as part of the work to restore the heritage gardens in this area.
	Building name:	Arcadia Cottage	
	Year of construction:	1970	
	Building floor area [sqm]:	216.0	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:	Nurses	
	Current use:	Staff	
	Asbestos:	Not known	
	Asbestos report:	No report available	
	Adaptive reuse estimate [See DCWC asumptions in financial model sectio]:	\$529,249.00	
Master Plan team inspection details:	07.09.10 - External inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	397	B397 is currently used for accommodation by SSWAHS. This building is identified as intrusive in the CMP 2002. The Final Draft Master plan proposes that B396 is demolished as part of the work to restore the heritage gardens in this area.
	Building name:	Manning St Cottage	
	Year of construction:		
	Building floor area [sqm]:	138.9	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:	Nurses	
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	No report available	
	Adaptive reuse estimate [See DCWC asumptions in financial model sectio]:	\$340,207.00	
Master Plan team inspection details:	07.09.10 - External inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	398	B398 is currently used for accommodation by SSWAHS. This building is identified as intrusive in the CMP 2002. The Final Draft Master plan proposes that B396 is demolished as part of the work to restore the heritage gardens in this area.
	Building name:	Willows Cottage	
	Year of construction:		
	Building floor area [sqm]:	139.4	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:	Nurses	
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	No report available	
	Adaptive reuse estimate [See DCWC asumptions in financial model sectio]:	\$341,554.50	
Master Plan team inspection details:	07.09.10 - External inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	486	<p>Sited on the northern most section of Callan Point B486 is associated with B495 and has low heritage significance according to the CMP 2002. The Final Draft Master Plan has identified this area as native bushland and all structures that are not of exceptional or high significance should be demolished.</p>
	Building name:	Ward F Store Room	
	Year of construction:		
	Building floor area [sqm]:	40.9	
	Construction and building fabric:		
	CMP 2002 classification:	N/A	
	Occupied:		
	Current use:	Training Centre	
	Asbestos:	Not known	
	Asbestos report:	No report available	
Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$100,278.50		
Master Plan team inspection details:	07.09.10 - External inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	490	<p>The CMP 2002 has identified B490 as being part of an intrusive group of buildings. B490 is a garage associated with B492 and will be demolished as part of the bush regeneration initiatives on Callan Park.</p>
	Building name:	Garage for B492	
	Year of construction:	1960-65	
	Building floor area [sqm]:	20.4	
	Construction and building fabric:		
	CMP 2002 classification:	N/A	
	Occupied:		
	Current use:	Residential Garage	
	Asbestos:	Not known	
	Asbestos report:	No report available	
Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$49,857.50		
Master Plan team inspection details:	07.09.10 - External inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	491	<p>The CMP 2002 has identified B491 as being part of an intrusive group of buildings. B490 is a garage associated with B493 and will be demolished as part of the bush regeneration initiatives on Callan Park.</p>
	Building name:	Garage for B493	
	Year of construction:	1960-65	
	Building floor area [sqm]:	20.4	
	Construction and building fabric:		
	CMP 2002 classification:	N/A	
	Occupied:		
	Current use:	Residential Garage	
	Asbestos:	Not known	
	Asbestos report:	No report available	
Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$49,857.50		
Master Plan team inspection details:	07.09.10 - External inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	492	The CMP 2002 has identified B492 as being part of an intrusive group of buildings. The demolition of B492 will facilitate the restoration of the bushland at Callan Point and enhance the appreciation and setting of B494.
	Building name:	Bay view Cottage	
	Year of construction:	1960-65	
	Building floor area [sqm]:	102.7	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:		
	Current use:	Residence	
	Asbestos:	Present	
	Asbestos report:	No report available	
	Adaptive reuse estimate [See DCWC assumptions in financial model sectio]:	\$251,492.50	
Master Plan team inspection details:	07.09.10 - External inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	493	The CMP 2002 has identified B493 as being part of an intrusive group of buildings. The demolition of B492 will facilitate the restoration of the bushland at Callan Point and enhance the appreciation and setting of B494.
	Building name:	Bay view Cottage	
	Year of construction:	1960-65	
	Building floor area [sqm]:	133.8	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:		
	Current use:	Residence	
	Asbestos:	Present	
	Asbestos report:	No report available	
	Adaptive reuse estimate [See DCWC assumptions in financial model sectio]:	\$327,785.50	
Master Plan team inspection details:	07.09.10 - External inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	495	B495 is the largest and most prominent building on Callan Point. The CMP 2002 identifies B495 as being of low heritage significance. The demolition of B492 will facilitate the restoration of the bushland at Callan Point and enhance the appreciation and setting of B494.
	Building name:	Ward F	
	Year of construction:	1933-35	
	Building floor area [sqm]:	645.6	
	Construcion and building fabric:		
	CMP 2002 classification:	D	
	Occupied:		
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	No report available	
	Adaptive reuse estimate [See DCWC assumptions in financial model sectio]:	\$1,581,646.50	
Master Plan team inspection details:	07.09.10 - External and internal inspection		

Photo [2010]	Information	Notes:	Reason for demolition	
	Building no.:	505	Veterans ward Asbestos visavle	B505 is located in the centre of the historic axis of Wharf Road. The building is identified in the CMP 2002 as being part of an intrusive group of buildings on the foreshore of Iron Cove. A clear objective of the Callan Park [Special Provisions] Act 2002 is to promote public access to the foreshore areas of Callan Park. To achieve this key objective, provide additional high quality open space and commemorate the former patients on the site, the Final Draft Master Plan identifies this area as a new Veteran's Field, and B505 is proposed for demolition as part of this work. Furthermore, the demolition of B505 will enhance the external vistas into Callan Park from across Iron Cove.
	Building name:	Ward H		
	Year of construction:	1960-65		
	Building floor area [sqm]:	1113.9		
	Construcion and building fabric:			
	CMP 2002 classification:	F		
	Occupied:			
	Current use:	Patient Ward		
	Asbestos:	Present		
	Asbestos report:			
Adaptive reuse estimate [See DCWC asumptions in financial model sectio]:	\$2,728,957.00			
Master Plan team inspection details:	07.09.10 - External and internal inspection			

Photo [2010]	Information	Notes:	Reason for demolition	
	Building no.:	509	Single story building over looking the disused bowling green Some "well sealed" internal lining suspected according to NSW Health report Asbestos - some "well sealed" internal lining suspected according to NSW Health report	B509 is identified in the CMP 2002 as being intrusive. This building is proposed for demolition as part of the implementation of the Callan Park Farm. The restoration of urban agriculture is supported extensively within the community and reflects the long tradition of food production on this site. The demolition of this building will also enhance the appreciation of B506, B507 and B508, a group of buildings that will be restored and reactivated as part of the Final Draft Master Plan.
	Building name:	Occupational therapy		
	Year of construction:	1950		
	Building floor area [sqm]:	58.5		
	Construcion and building fabric:			
	CMP 2002 classification:	F		
	Occupied:			
	Current use:	Disused		
	Asbestos:	Present		
	Asbestos report:			
Adaptive reuse estimate [See DCWC asumptions in financial model sectio]:	\$143,251.50			
Master Plan team inspection details:	07.09.10 - External inspection			

Photo [2010]	Information	Notes:	Reason for demolition	
	Building no.:	513	Sub station	B513 is an electricity sub station. As part of the essential infrastructure upgrade works this structure will be demolished with the replacement plant relocated within the curtilage of an existing building.
	Building name:			
	Year of construction:			
	Building floor area [sqm]:	40.0		
	Construcion and building fabric:			
	CMP 2002 classification:	N/A		
	Occupied:			
	Current use:			
	Asbestos:	Not known		
	Asbestos report:	No report available		
Adaptive reuse estimate [See DCWC asumptions in financial model sectio]:	\$98,049.00			
Master Plan team inspection details:	07.09.10 - External inspection			


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	514	Former veterans building Asbestos present in ceiling and as pipe insulation according to 1995 NSW Health report B514 is located on the foreshore of Iron Cove, and is identified in the CMP 2002 as being part of an intrusive group of buildings. A clear objective of the Callan Park [Special Provisions] Act 2002 is to promote public access to the foreshore areas of Callan Park. To achieve this key objective, provide additional high quality open space and commemorate the former patients on the site, the Final Draft Master Plan identifies this area as a new Veteran's Field, and B514 is proposed for demolition as part of this work. Furthermore, the demolition of B514 will enhance the external vistas into Callan Park from across Iron Cove.
	Building name:	Ward A	
	Year of construction:	1960-65	
	Building floor area [sqm]:	852.2	
	Construction and building fabric:		
	CMP 2002 classification:	F	
	Occupied:		
	Current use:		
	Asbestos:	Present	
	Asbestos report:	NSW Health 1995	
Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$2,087,841.00		
Master Plan team inspection details:	07.09.10 - External and internal inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	515	Swimming pool changing rooms Some 'well sealed' internal lining suspected according to NSW Health report B515 was constructed as changing rooms for the adjacent swimming pool. Although maintained [cleaned and chlorinated] the swimming pool is not currently used and the Final Draft Master Plan proposes that the structure is covered over and used as water storage for the Callan Park Farm. The use of the swimming pool for recreation is deemed to be uneconomic due to the proximity of the Leichhardt Park Aquatic Centre which has superior facilities and accessibility.
	Building name:	Changing rooms	
	Year of construction:	1960's	
	Building floor area [sqm]:	89.2	
	Construction and building fabric:		
	CMP 2002 classification:	F	
	Occupied:		
	Current use:		
	Asbestos:	Present	
	Asbestos report:	NSW Health 1995	
Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$218,564.50		
Master Plan team inspection details:	07.09.10 - External inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	515A	B515 is a structure housing plant associated with the operation of the swimming pool and is also proposed for demolition
	Building name:		
	Year of construction:		
	Building floor area [sqm]:	8.4	
	Construction and building fabric:		
	CMP 2002 classification:	N/A	
	Occupied:		
	Current use:		
	Asbestos:		
	Asbestos report:		
Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$20,678.00		
Master Plan team inspection details:			

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	601	B601 is a small structure with no heritage value or future use potential and will be demolished.
	Building name:	Gardeners Shed	
	Year of construction:		
	Building floor area [sqm]:	58.2	
	Construcion and building fabric:		
	CMP 2002 classification:	N/A	
	Occupied:		
	Current use:		
	Asbestos:		
	Asbestos report:		
	Adaptive reuse estimate [See DCWC asumptions in financial model sectio]:	\$142,467.50	
Master Plan team inspection details:			

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	696	B696 is a small structure with no heritage value or future use potential and will be demolished.
	Building name:	WC	
	Year of construction:	Recent	
	Building floor area [sqm]:	33.0	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:		
	Current use:		
	Asbestos:		
	Asbestos report:		
	Adaptive reuse estimate [See DCWC asumptions in financial model sectio]:	\$80,801.00	
Master Plan team inspection details:			

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	709	B709 is the garage associated with B711 and is part of a group of building identified as being intrusive. A visual site inspection by members of the Master Plan team recorded extensive movement in the external and internal brick work of these structures which is believed to be a result of foundation instability. These buildings will be demolished to as part of the reinstatement of the Balmain Road sports field and a new regional skate park.
	Building name:	Garage for B711	
	Year of construction:	1960-65	
	Building floor area [sqm]:	23.3	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:		
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	NSW Health 1995	
	Adaptive reuse estimate [See DCWC asumptions in financial model sectio]:	\$56,962.50	
Master Plan team inspection details:	07.09.10 - External and internal inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	710	<p>B710 is the garage associated with B712 and B713 and is part of a group of building identified as being intrusive. A visual site inspection by members of the Master Plan team recorded extensive movement in the external and internal brick work of these structures which is believed to be a result of foundation instability. These buildings will be demolished to as part of the reinstatement of the Balmain Road sports field, the new regional skate park and the proposed new site access point into opposite Alberto Street.</p>
	Building name:	Garage for B712/13	
	Year of construction:	1960-65	
	Building floor area [sqm]:	43.7	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:		
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	NSW Health 1995	
Adaptive reuse estimate [See DCWC asumptions in financial model sectio]:	\$107,016.00		
Master Plan team inspection details:	07.09.10 - External and internal inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	711	<p>B711 is a former Staff building and is part of a group of building identified as being intrusive. A visual site inspection by members of the Master Plan team recorded extensive movement in the external and internal brick work of these structures which is believed to be a result of foundation instability. These buildings will be demolished to as part of the reinstatement of the Balmain Road sports field, the new regional skate park and the proposed new site access point into opposite Alberto Street.</p>
	Building name:	Lilyfield Cottage	
	Year of construction:	1960-65	
	Building floor area [sqm]:	139.5	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:	Residential Tenancy	
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	NSW Health 1995	
Adaptive reuse estimate [See DCWC asumptions in financial model sectio]:	\$341,701.50		
Master Plan team inspection details:	07.09.10 - External and internal inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	712	<p>B712 is a former Staff building and is part of a group of building identified as being intrusive. A visual site inspection by members of the Master Plan team recorded extensive movement in the external and internal brick work of these structures which is believed to be a result of foundation instability. These buildings will be demolished to as part of the reinstatement of the Balmain Road sports field, the new regional skate park and the proposed new site access point into opposite Alberto Street.</p>
	Building name:	Lilyfield Cottage	
	Year of construction:	1960-65	
	Building floor area [sqm]:	139.5	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:	Residential Tenancy	
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	NSW Health 1995	
Adaptive reuse estimate [See DCWC asumptions in financial model sectio]:	\$341,701.50		
Master Plan team inspection details:	07.09.10 - External and internal inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	713	Internal and external cracking of brick works suggests subsidence - some damp B713 is a former Staff building and is part of a group of building identified as being intrusive. A visual site inspection by members of the Master Plan team recorded extensive movement in the external and internal brick work of these structures which is believed to be a result of foundation instability. These buildings will be demolished to as part of the reinstatement of the Balmain Road sports field, the new regional skate park and the proposed new site access point into opposite Alberto Street.
	Building name:		
	Year of construction:	1960-65	
	Building floor area [sqm]:	139.5	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:	Residential Tenancy	
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	NSW Health 1995	
Adaptive reuse estimate [See DCWC assumptions in financial model sectio]:	\$341,701.50		
Master Plan team inspection details:	07.09.10 - External and internal inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	714	B714 is the garage associated with B717 and is part of a group of building identified as being intrusive. A visual site inspection by members of the Master Plan team recorded extensive movement in the external and internal brick work of these structures which is believed to be a result of foundation instability. These buildings will be demolished to as part of the reinstatement of the Balmain Road sports field and a new regional skate park.
	Building name:	Garage for B717	
	Year of construction:	1960-65	
	Building floor area [sqm]:	21.7	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:		
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	NSW Health 1995	
Adaptive reuse estimate [See DCWC assumptions in financial model sectio]:	\$53,067.00		
Master Plan team inspection details:	07.09.10 - External and internal inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	715	B715 is the garage associated with B718 and is part of a group of building identified as being intrusive. A visual site inspection by members of the Master Plan team recorded extensive movement in the external and internal brick work of these structures which is believed to be a result of foundation instability. These buildings will be demolished to as part of the reinstatement of the Balmain Road sports field and a new regional skate park.
	Building name:	Garage for B718	
	Year of construction:	1960-65	
	Building floor area [sqm]:	23.3	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:		
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	NSW Health 1995	
Adaptive reuse estimate [See DCWC assumptions in financial model sectio]:	\$56,962.50		
Master Plan team inspection details:	07.09.10 - External and internal inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	716	B716 is the garage associated with B719 and is part of a group of building identified as being intrusive. A visual site inspection by members of the Master Plan team recorded extensive movement in the external and internal brick work of these structures which is believed to be a result of foundation instability. These buildings will be demolished to as part of the reinstatement of the Balmain Road sports field and a new regional skate park.
	Building name:	Garage for B719	
	Year of construction:	1960-65	
	Building floor area [sqm]:	23.3	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:		
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	NSW Health 1995	
	Adaptive reuse estimate [See DCWC assumptions in financial model sectio]:	\$56,987.00	
Master Plan team inspection details:	07.09.10 - External and internal inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	717	B717 is a former Staff building and is part of a group of building identified as being intrusive. A visual site inspection by members of the Master Plan team recorded extensive movement in the external and internal brick work of these structures which is believed to be a result of foundation instability. These buildings will be demolished to as part of the reinstatement of the Balmain Road sports field, the new regional skate park and the proposed new site access point into opposite Alberto Street.
	Building name:	Parkview	
	Year of construction:	1960-65	
	Building floor area [sqm]:	140.6	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:	Residential Tenancy	
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	NSW Health 1995	
	Adaptive reuse estimate [See DCWC assumptions in financial model sectio]:	\$344,519.00	
Master Plan team inspection details:	07.09.10 - External and internal inspection		


Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	718	B718 is a former Staff building and is part of a group of building identified as being intrusive. A visual site inspection by members of the Master Plan team recorded extensive movement in the external and internal brick work of these structures which is believed to be a result of foundation instability. These buildings will be demolished to as part of the reinstatement of the Balmain Road sports field, the new regional skate park and the proposed new site access point into opposite Alberto Street.
	Building name:	Park Drive Cottage	
	Year of construction:	1960-65	
	Building floor area [sqm]:	140.6	
	Construcion and building fabric:		
	CMP 2002 classification:	F	
	Occupied:	Residential Tenancy	
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	NSW Health 1995	
	Adaptive reuse estimate [See DCWC assumptions in financial model sectio]:	\$344,519.00	
Master Plan team inspection details:	07.09.10 - External and internal inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	719	Internal and external cracking of brick works suggests subsidence - some damp B719 is a former Staff building and is part of a group of building identified as being intrusive. A visual site inspection by members of the Master Plan team recorded extensive movement in the external and internal brick work of these structures which is believed to be a result of foundation instability. These buildings will be demolished as part of the reinstatement of the Balmain Road sports field, the new regional skate park and the proposed new site access point into opposite Alberto Street.
	Building name:	Park Drive Cottage	
	Year of construction:	1960-65	
	Building floor area [sqm]:	140.6	
	Construction and building fabric:		
	CMP 2002 classification:	F	
	Occupied:	Residential Tenancy	
	Current use:		
	Asbestos:	Not known	
	Asbestos report:	NSW Health 1995	
	Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$344,519.00	
Master Plan team inspection details:	07.09.10 - External and internal inspection		

Photo [2010]	Information	Notes:	Reason for demolition
	Building no.:	1095	B1095 is an electricity sub station. As part of the essential infrastructure upgrade works this structure will be demolished with the replacement plant relocated within the curtilage of an existing building.
	Building name:	Electrical Substation	
	Year of construction:		
	Building floor area [sqm]:	51.6	
	Construction and building fabric:		
	CMP 2002 classification:	E	
	Occupied:		
	Current use:	Electrical Substation	
	Asbestos:		
	Asbestos report:		
	Adaptive reuse estimate [See DCWC assumptions in financial model section]:	\$126,322.00	
Master Plan team inspection details:			

CONSULTATION SUMMARY

City Marketing

The processes used for community engagement during stage three of the project included the interactive project website, community workshops, forums public drop-in sessions and meetings.

Online Consultation And Participation

During stage four the project website was open for feedback between 8 October 2010 and 29 October 2010. Registered users were invited to provide feedback on the twelve master plan overlays and sixty embedded options. In addition to the twelve overlays there was an online survey that allowed the community to offer detailed feedback on any aspect of the Draft Master Plan and options. The outcome of the consultation was as follows:

- That there was broad support for the concept of Callan Park as a Wellness Sanctuary
- That there were a number of issues which required further discussion before the master plan was finalised

Website Visitation

The following statistics show the online traffic generated during stage four of the web based consultation:

- 4,507 Visits
- 27,895 Page views
- 6.88 Pages/Visit
- 06.42 Average minutes on site per visit

Community Workshops

Master Plan Exhibition Drop-in

- Balmain Town Hall Saturday 16 and Sunday 17 October
- Drop-in event at Callan Park Sydney College of Arts: 9th, 10th, 11th October

Workshops

Callan Park Arts and Cultural Workshop 9th September 2010

Key Themes

- Creating links between creativity and wellbeing
 - Providing improved studio and workshop space for artists
 - Expanding cultural facilities for organisations
 - Ensuring good management and development of cultural facilities
- The following 'Priority Areas' were also identified:

Urban design and overall presentation of Callan Park

- 'This place does not say 'come in' to people from other parts of Sydney' – Callan Park needs to have a more welcoming edge.
- The Park needs to be 'activated', 'a place where visitors come to experience an art based village'
- It needs to function as 'a destination'
- Better connectivity 'linking areas to allow balance between vibrancy and reflection'
- A balance between vibrancy and reflection

Creativity and wellbeing

- Integrate mental health therapies with art program
- Create partnerships for work between artists and organisations
- Link existing activities and organisations
- Develop residencies for arts groups and artists to work with mental health issues – a centre for excellence in art and mental health
- Create a dialogue about mental health through innovative creative ideas – engaging, entertaining, exciting
- Capacity for art to be healing and part of respite programs
- Overall wellbeing linking to good mental health outcomes in the community
- This is an important opportunity to link culture and heritage

Priorities for supporting artists

- Affordable studio space that has been refurbished to meet the needs of different kinds of artists including those with mental health issues
- Resources to facilitate connections and networking using CCD approach
- Management framework



- Overall communication strategy
- Transparent body to monitor/oversee the 'village' and its activities
- Opportunities for networking
- Good communication strategy for promotion and awareness
- Commercial (not for profit) opportunities including café and gallery
- Mentor and incubator initiatives
- Resourcing to facilitate connections and networking
- Create access to pathways for ongoing professional development
- An annual arts festival to bring arts organisations and artists together

Developing Partnerships

- Integrate mental health therapies and art programs
- Partnerships between NGOs, SCA and private sector organisations
- Partnerships between art and community organisations
- Establish a community cultural development approach – art and cultural programs for people with mental health issues
- Opportunities for mentorship
- Partnerships with Aboriginal cultural groups

Spaces, places and facilities

- Studios and workshop spaces
- Expanded Writer's Centre
- Studio and residency spaces linked to SCA
- Space for arts groups
- A performance space opportunities including outdoor performance space
- An outdoor floating stage off the foreshore
- Exhibition space especially for young and emerging artists
- Supportive spaces for artists with mental health issues and outsider artists
- A balance of casual and curated spaces and venues
- Affordable options
- Museum space
- Office and project management space

Governance, programming and funding

- Effective, transparent governance is critical to long-term success
- Need for a coordinated approach to arts funding
- Build a base for investment in the arts at Callan Park
- A local and regional focus could look at what programs and facilities can be shared with other Council areas
- Role for a central organising body to coordinate cultural spaces and programs

Meetings

Existing lease and landholders, Tuesday 5 October 2010

Purpose:

To inform this group of recent workshop outcomes and discuss the upcoming launch of the draft Master Plan.

Issues raised and discussed:

- Results of the 'Character Collage' (sub-principles)
- Web interactions and statistics
- Timing and format of launch and drop-in events

Update to Leichhardt Councillors, Tuesday 5 October 2010

Purpose:

To preview the draft Master Plan being launched on Friday 8 October

Issues raised and discussed:

- Online feedback to Stage 3, including 'Character Collage' and Stage 3 Survey
- Web statistics
- How the draft Master Plan has responded to community engagement
- Preview of draft Master Plan elements and online format

Friends of Callan Park, Monday 1 November

Purpose:

To answer questions about aspects of the draft Master Plan

Issues raised and discussed:

- Skate park
- Mental Health Services
- NSW Ambulance
- NGOs
- Removal of part of the Balmain Road wall

Launch and Drop-In Sessions

The Draft Master Plan synthesised all the community feedback to date into 12 'layers' dealing with issues of importance to the community and to the planning process:

- Mental Health
- Cultural Cluster
- Farm and Garden
- Foreshore
- Public Access
- Callan Point
- Heritage
- NGO Incubators
- Recreation
- Veteran's Field
- Health Providers
- Sustainability

Associated with each layer were five statements of support (based on comments made by the community during the consultation process) and at least five options (again based on comments made by the community during the consultation process).

Both online, and in hard copy, members of the community were invited to select up to five statements for each layer. Because the statements of support, and the options, were based on community feedback, there were no options to reject the layers completely. Instead, anyone who felt strongly that they could not participate in supporting the layers, or choosing one of the proposed alternatives, could express their alternative viewpoint in an open-ended online (and hard copy) survey.

This closed process was purposeful. After four months of intense consultation around a multitude of issues and themes, it was necessary to ask the community to seek agreement on specific elements of a Master Plan for Callan Park.

The final data associated with these layers indicate the depth of support for particular items.

Draft Master Plan Launch

The Draft Master Plan for Callan Park was launched at a function at Leichhardt Town Hall on Friday 8 October 2010. Approximately 130 members of the community attended this function, where they were able to view the 12 layers of the draft Master Plan and speak to the team about the options embedded in those layers.

Drop in 1: Three days at Callan Park

The display erected for the launch was transported to the Sydney College of the Arts at Callan Park for a 3 day drop-in event on Saturday 9, Sunday 10 and Monday 11 October. Members of the Master Plan team, together with Council staff, spoke one on one with around 150 visitors, explaining elements of the draft Master Plan in detail.

Drop in 2 - Two days at Balmain Town Hall

A second drop-in event was held at Balmain Town Hall on Saturday 16 and Sunday 17 October. Members of the Master Plan team, to-

gether with Council staff, spoke one on one with around 110 visitors, explaining elements of the draft Master Plan in detail.

During both drop-ins, hard copy versions of the online options were distributed to visitors, who were also asked to sign a visitors book. In total, 105 community members signed and commented in the visitors book.

Sample Feedback: Drop-In Visitors Book

Page 1

'Having attended all the workshops, I'm impressed by work of the Council and the consultants. Well done.'

'I have lived opposite the park for 25 years and I'm really excited about these plans!'

Page 2

'Thanks for all your hard work and listening to the community'

'It's so exciting to see this plan at last! Thankyou! I've marched twice to save the space.'

Page 3

'It is a good idea that we are able to participate in the planning!'

'The plan feels in touch with the people of the area.'

Page 4

'Great stuff. It's really wonderful to see things begin to take shape, promising a rich future for the park that is sensitive to the needs of the wide group of stakeholders.'

'After all these years of neglect, when the NEED was still there – I am glad that things are finally moving towards a resolution for this wonderful area – BUT my needs are for more accommodation for the mentally ill – so be it! We can all live in hope!'

Page 5

'Totally blown away!'

'Valuable and needed vision for the near future. As psychologist in mental health and SCA Arts student I say Bring It On!'

Page 6

'Proposal exciting, innovative and well-developed. Good luck!'

'Great ideas, looks good!'

Page 7

'The proposal plan provides a sensible balance between the various interest groups.'

'Thoughtful planning for community benefit!'

Page 8

'Great plan all sections of community benefit'

'A plan for open space plus community interests as well as mental health – bravo.'

'Well done! The response to community concerns is great'

Page 9

'Good luck, need people like you who care.'

'Great to see this taking shape and thanks to all who have helped make it happen.'

Page 10

'This plan is excellent considering the diversity of the site and the people and the issues involved, Well done.'

'Excellent thought and presentation to reflect our community if Aboriginal Meeting Place and Youth Skate park are included.'

Online Feedback

12 Layers

The 12 layers and associated options of the Draft Master Plan were open for online feedback between 9 October and 29 October 2010.

During that time, the www.callanparkyourplan.com.au web site received:

- 2,459 visits
- 1,513 visitors
- 16,879 page views
- 479 users registered their preferences for statements of support and options associated with the Master Plan.

The top statement of support in each layer was favoured by at least 70% of all users who responded to that layer.

Layer	Users	Top statement of support	% in favour
Mental Health	253	It reinstates critical mental health services	76%
Cultural Cluster	206	It builds on the strengths of SCA and Writers Centre	83%
Farm and Garden	294	It gives Callan Park a strong foundation of horticultural sustainability	90%
Foreshore	218	It reinstates a more natural waterfront environment	93%
Public Access	268	It gives pedestrians and cyclists priority	76%
Callan Point	221	It restores a natural habitat for wildlife	99%
Heritage	203	It reinstates significant historic gardens and landscape	93%
NGO Incubators	178	It creates opportunities for NGOs to offer services at Callan Park	88%
Recreation	335	It provides a regional skateboard park for young people	70%
Veteran's Field	170	It creates new space for quiet reflection	79%
Health Providers	167	Removing dilapidated buildings contributes to increased open space	81%
Sustainability	210	Helps maintain physical environment that is important to the community	81%

Master Plan Layers - Detailed Results

Summary of Mental Health layer preferences

Mental Health preference analysis

Based on this feedback to the Mental Health layer, future governance of Callan Park should ensure that jobs at Callan Park are a stepping stone to employment in the broad community.

Mental health and community wellness	Statement of support/Option	Number of individual preferences	Percent
I support	It reinstates critical mental health services at Callan Park	192	76%
I support	It offers support for families and carers as well as mental health consumers	183	72%
I support	It includes opportunities for employment, accommodation, recreation and family life	179	71%
I support	It provides short and medium term non acute beds for people with mental illnesses	177	70%

My Options	Jobs should be a stepping stone to employment in broad community	105	42%
I support	It delivers services within the agreed framework that emerged from Master Plan consultation.	104	41%
My Options	Retain and refurbish buildings existing buildings for mental health services	81	32%
My Options	Provide a mix of new and purpose built accommodation for the mental health services	61	24%
My Options	Don't include Kalouan high support accommodation for people with mental illness	56	22%
My Options	Don't include any accommodation for people with mental illness	43	17%
My Options	Make all facilities at Callan Park mental health facilities	30	12%
My Options	All services must only provide real work for people with a mental illness	27	11%
My Options	Put the Museum of the Mind in the Wellness Centre (instead of Bonneyview Cottage)	21	8%
My Options	All services must provide permanent jobs for people with a mental illness	7	3%
My Options	Replace all existing buildings with new modern purpose built accommodation	6	2%
My Options	Replace the Vocational Skills Centre with a Leichhardt Council depot	5	2%

Summary of Cultural Cluster preferences

Cultural Cluster preference analysis

Based on this feedback to the Cultural Cluster layer, the final Master Plan should include a nearby outdoor performance and exhibition space.

Cultural Cluster	Statement of support/Option	Number of individual preferences	Percent
I support	It builds on the strengths of Sydney College of the Arts and the NSW Writers Centre to create new arts and cultural opportunities	170	83%
I support	Art and cultural activities play a significant role in treating mental illness and building community wellness	163	79%
My Options	Add a nearby outdoor performance and exhibition space	135	66%
I support	Arts programs can link to vocational skills program for mental health consumers	128	62%
I support	Arts and cultural activities are a high priority for Leichhardt residents	119	58%

TOP LEFT. Table no. 38 Online feedback to 12 Layers

BOTTOM LEFT. Table no. 39 Summary of Mental Health Preferences

BOTTOM RIGHT Table no. 40 Summary of Cultural Cluster Preferences

I support	It creates a clear synergy between arts, culture and mental health	89	43%
My Options	Expand the arts focus to site-wide public art and wayfinding	51	25%
My Options	Add more arts and cultural spaces	43	21%
My Options	Use some of these buildings for NGO groups	43	21%
My Options	Explore opportunities for postgraduate arts student accommodation for Sydney College of the Arts	28	14%
My Options	Don't group the arts and cultural spaces together	15	7%

Summary of Callan Park Farm/Glovers Community Garden preferences

Callan Park Farm/Glovers Community Garden preference analysis

Based on this feedback to the Callan Park Farm/Glovers Community Garden layer, future governance of Callan Park should explore opportunities for the Callan Park Farm to encourage permaculture, garden-share and food swap in neighbouring homes.

Callan Park Farm/Glovers Community Garden	Statement of support/Option	Number of individual preferences	Percent
I support	Together with bush regeneration at Callan Point, it gives Callan Park a strong foundation of horticultural sustainability	264	90%
I support	It creates health, lifestyle and horticultural training opportunities for mental health consumers	238	81%
I support	It creates a genuine experience of how food is grown	232	79%
My Options	Explore opportunities for the Callan Park farm to encourage permaculture, garden-share and food swap in neighbouring homes	187	64%
I support	The orchard beautifies Balmain Road	174	59%
I support	It has substantial links to Callan Park's history of gardening and growing food	169	57%
My Options	Make Callan Park farm bigger	119	40%
My Options	Don't allow animals in the Callan Park farm	52	18%
My Options	Make Callan Park farm smaller	29	10%
My Options	Keep Glovers Garden the size it is now	25	9%
My Options	Replace the orchard space with netball/tennis courts	19	6%

Summary of Foreshore preferences

Foreshore preference analysis

Based on this feedback to the Foreshore layer, the final Master Plan should add a dedicated cycle path along the foreshore, and should consider adding an Aboriginal Heritage Trail.

Foreshore	Statement of support/Option	Number of individual preferences	Percent
I support	It reinstates a more natural waterfront environment	203	93%
I support	The new wetland and creek connect the central areas of Callan Park to the foreshore	182	83%
I support	It improves public access to the Iron Cove foreshore	131	60%
My Options	Add a dedicated cycle path along the foreshore	122	56%
I support	It applies best practice conservation processes to the foreshore	110	50%
My Options	Add an Aboriginal heritage trail	106	49%
My Options	Realign the Bay Run to allow picnic areas at the foreshore	99	45%
My Options	It improves the quality of community lands	89	41%
My Options	Don't reinstate the salt marsh	23	11%

Summary of Public Access to Callan Park preferences

Public Access to Callan Park preference analysis

Based on this feedback to the Public Access layer, Leichhardt Council may have to balance the potential revenue from parking meters against the potential displeasure of residents at their introduction. The final Master Plan should consider whether it is appropriate to change shared paths to segregated cycling/walking paths.

Public Access to Callan Park	Statement of support/Option	Number of individual preferences	Percent
I support	It gives pedestrians and cyclists priority by reducing vehicle movements	204	76%
I support	It introduces public transport (bus and ferry) on Wharf Road	174	65%
I support	It makes Callan Park safer for pedestrians and cyclists	168	63%
My Options	Don't include parking meters	162	60%
I support	It increases public open space by 10,000 square metres by removing unnecessary roads and buildings	158	59%
My Options	Change shared paths to segregated cycling/walking paths	132	49%
My Options	Explore a full time shuttle bus service to support controlled parking	68	25%
I support	It provides the right amount of car access and controlled parking (750 spaces total)	58	22%
My Options	Parking meters generate revenue for managing Callan Park	58	22%
My Options	Remove the ferry wharf and bus route	39	15%
My Options	Explore opportunities to increase parking	36	13%
My Options	Make a few more connections between the roads	27	10%

BOTTOM LEFT. Table no. 41 Summary of Callan Park Farm/Glovers Community Garden

TOP RIGHT. Table no. 42 Summary of Foreshore Preferences, **BOTTOM RIGHT** Table no. 43 Summary of Public Access to Callan Park Preferences

Callan Park and Bush Regeneration Preference Summary

Callan Point and bush regeneration	Statement of support/Option	Number of individual preferences	Percent
I support	It restores a natural habitat for wildlife	219	99%
I support	It defines a walking track that will protect Indigenous heritage and European relief rock carvings	186	84%
I support	It celebrates Indigenous heritage, culture and connection to country.	162	73%
I support	It will facilitate community education and understanding of Indigenous heritage, bushland and wildlife	163	74%
I support	It brings the community together to protect the environment and learn new skills	147	67%
My Options	I want to keep taking my dogs to the beach at Callan Point	67	30%
My Options	Keep more buildings at Callan Point	49	22%
My Options	Make the bushland regeneration area smaller	21	10%
My Options	Remove all the buildings from Callan Point	25	11%
My Options	Remove the walking track and discourage all public access	5	2%

NGO Incubator Preference Summary

NGO Incubators	Statement of support/Option	Number of individual preferences	Percent
I support	It creates opportunities for NGO's to offer services at Callan Park	156	88%
I support	It creates options for a range of health, education and community uses	148	83%
I support	It encourages NGO's, which fill a service gap between government and private sector programs	137	77%
I support	It contributes to the vision of a Wellness Sanctuary	94	53%
I support	It offers a range of types of accommodation for NGO's	85	48%
My Options	Reserve these buildings for NGOs only	44	25%
My Options	Find other tenants if NGO's can't occupy these buildings	42	24%
My Options	Use these buildings only for mental health services	32	18%
My Options	Remove more of these buildings from Callan Park	18	10%
My Options	Add more staff parking close to these buildings	17	10%

Heritage Landscape Preference Summary

Heritage Landscape Buildings	Statement of support/Option	Number of individual preferences	Percent
I support	It reinstates significant historic gardens and landscape	189	93%
I support	It documents and celebrates the history of Callan Park	159	78%
I support	It offers public access to buildings with the most heritage significance	152	75%
I support	It encourages best practice conservation processes for the most significant buildings	132	65%
I support	It acknowledges the historic role of Broughton Hall	108	53%
My Options	Lease these buildings to NGO's	73	36%
My Options	Public access to these buildings is the most important consideration	51	25%
My Options	Income to fund heritage restoration is the most important consideration	48	24%
My Options	Use these buildings only for mental health services	36	18%
My Options	Explore the use of the Convalescent Cottages as new headquarters for a new independent 'National Mental Health Commission'	29	14%
My Options	Don't include interpretive	10	5%

Active and Passive Recreation Preference Summary

Active and Passive Recreation preference analysis

Based on this feedback to the Active and Passive Recreation layer, future governance of Callan Park should develop programs to encourage mental health consumers to participate in active sports.

Active and Passive Recreation	Statement of support/Option	Number of individual preferences	Percent
I support	It provides a regional skate park for young people	235	70%
I support	The Callan Park (Special Provisions) Act 2002 specifies active and passive recreation	225	67%
I support	It restores synergies between mental health and active recreation	189	56%
I support	It addresses critical needs identified by the Recreation and Open Space Needs Study 2001 (p30)	186	56%
My Options	Develop a program to encourage mental health consumers to participate in active sports	163	49%
My Options	Explore indoor active recreation e.g. volleyball, fitness squash, handball	107	32%
I support	It increases formal parking for sports at the north end of Glover Street	81	24%
My Options	No skate park	78	23%
My Options	No new sports fields	72	21%
My Options	Explore additional parking close to waterfront sports fields	61	18%

TOP LEFT. Table no. 44 Bush Regeneration Preferences Summary

BOTTOM LEFT. Table no. 45 Heritage Landscape Summary of Mental Health Preferences

TOP RIGHT Table no. 46 Summary of NGO Incubator Preferences.

BOTTOM RIGHT Table no. 47 Summary of Active and Passive Recreation Preferences

Veteran's Field	Statement of support/Option	Number of individual preferences	Percent
I support	It creates a new space for quiet reflection	134	79%
I support	It increases public access to the foreshore	128	75%
I support	It commemorates the history of veterans at Callan Park	116	68%
I support	It contributes to an overall increase in public open space by removing buildings	105	62%
I support	It creates a natural space for cultural activities	99	58%
My Options	Add play spaces in other areas of Callan Park	53	31%
My Options	Create unstructured open space instead of the Veterans Field	39	23%
My Options	Make the design less formal	34	20%
My Options	Add a park playground area to the Veterans Field	30	18%
My Options	Remove the pavilion	17	10%
My Options	Add an area for informal play to the Veterans Field	16	9%
My Options	Make the Veterans Field bigger	8	5%
My Options	Replace the memorial space, family BBQ, Cane Room and Community Hall with a netball/tennis court	6	4%

Existing Health Providers Preference Summary

Existing Health Providers preference analysis

Based on this feedback to the Existing Health Providers layer, future governance of Callan Park should encourage NSW Ambulance to actively participate in the community.

Existing Health Providers on Callan Park	Statement of support/Option	Number of individual preferences	Percent
I support	By removing dilapidated buildings it contributes to an overall 10,000 sq metre increase in open space	136	81%
I support	It contributes to the balance of health, community and educational uses at Callan Park	122 Based on this feedback to the Existing Health Providers layer, future governance of Callan Park should encourage NSW Ambulance to actively participate in the community.	73%
I support	It maintains critical state government funded health uses at Callan Park	120	72%
My Options	NSW Ambulance should offer community education programs at Callan Park	86	51%
I support	It manages employee parking on site	73	44%

My Options	It improves the landscape in the existing NGO precinct	69	41%
My Options	NSW Ambulance should participate in any community events at Callan Park	54	32%
My Options	Keep all the buildings	30	18%
My Options	NSW Ambulance need not participate in the shared activities of the wellness sanctuary	28	17%

Sustainability Preference Summary

Sustainability preference analysis

Based on this feedback to the Sustainability layer, the final Master Plan should use best practice conservation processes to achieve solar panels on heritage buildings, and should make provision to recycle organic waste from surrounding homes as well as on site organic waste.

Sustainability	Statement of support/Option	Number of individual preferences	Percent
I support	It will help maintain the qualities of Callan Park's physical environment that are important to the community	171	81%
I support	It demonstrates Leichhardt Council's commitment to environmental sustainability	140	67%
I support	It backs the project principle that 'Callan Park is a world-leading model for social, environmental and economic sustainability'	131	62%
My Options	Use best practice conservation processes to achieve solar panels on heritage buildings	104	50%
My Options	Recycle organic waste from the surrounding homes and Callan Park	104	50%
I support	It upgrades ageing site infrastructure to modern standards	103	49%
I support	It responds to community feedback about sustainability	103	49%
My Options	Generate on-site power through tri-generation	96	46%
My Options	Aim to achieve targets in the shortest time period possible	89	42%
My Options	Use solar panels on all buildings to generate as much power as possible	68	32%
My Options	Aim to achieve targets within 10 years	40	19%
My Options	Only recycle organic material from within the site	27	13%
My Options	Don't use solar panels on heritage buildings	14	7%
My Options	Only recycle organic material from within the site	9	4%
My Options	Aim to achieve targets with 20 years	7	3%

TOP LEFT. Table no. 48 Veterans Field Preference Summary

BOTTOM LEFT. Table no. 49 Summary of Existing Health Providers Preference Summary

BOTTOM RIGHT Table no. 50 Summary of sustainability preferences

Stage Four Survey

Survey question 1:

Overall, what do you think about the draft master plan in its current form?

During Stage 4 of the Master Plan, the draft Master Plan options were accompanied by a survey that asked respondents to rank the draft overall, describe what they liked most, what they liked least, and make suggestions to improve the draft.

Hard copies of this survey were distributed at the drop-in events at Callan Park, and Balmain Town Hall.

Online Surveys	126
Drop in Survey	45
Total	171
% of respondents living in LGA	66%

Survey Question Two

Respondents were asked to rate the draft Master Plan overall. 54% of respondents rated the draft Very Good or Excellent. Another 33% rated it Good.

Survey Question Two What do you like most about the draft master plan?

Rank	Total respondents	Like Most	% respondents
1	32	Skate park	21%
2	25	Multiple Complementary Uses	16%
3	23	Mental Health	15%
4	19	Consultation - the draft reflects the feedback	12%
5	14	Urban Agriculture	9%
6	13	More Sports	8%
Total	126		81%

Survey Question Two What do you like most about the Draft Master Plan?

Respondents were asked to describe in their own words what they liked most about the draft Master Plan. 156 respondents answered this question.

Because the question was open-ended, some respondents chose to nominate multiple things that they liked the most. When coded by themes, there were a total of 191 comments. The top six themes accounted for 66% of all responses by 81% of all respondents.

1. Skate park

32 respondents liked the skate park best of all the aspects of the draft Master Plan.

'The skate park idea - the local area is in desperate need for more recreational outdoor facilities for young people'

'It supports young people's needs, especially for teenagers with the regional BMX/skate park'

'I would also like to confirm support for the idea of a skate park on Balmain Rd, but also to leaving other areas on Balmain free for possible festival sites - another reason for not filling the nearby area entirely with trees'

'The awesome idea for a skate park! This is a totally great initiative and will massively benefit the young people of the local area, as well as veteran skaters in the Balmain/Rozelle area'

2. Multiple Complimentary Uses

25 respondents felt the draft Master Plan addressed multiple community needs and identified synergies between potential uses at Callan Park.

'Great balance of needs and wonderful use of space'

'Excellent balance between, Heritage and Modern sustainability, foreshore use and restoration, mental health and community inclusion'

'Focus on wellbeing - arts, sports, employment for people with mental ill health, social inclusion, memorial concept but for all people not just veterans, vegetable growing, cafes, mind museum and wellness centre.'

'Variety of community activity around health and wellbeing'

'Fantastic mix of uses combining existing and new uses. I think they've got it right.'

3. Mental Health

23 respondents specifically mentioned supporting the draft Mental Health Provisions.

'I like it when it focuses on mental health'

'Integrates use for mental health and general community/access/use of facilities'

'The vital option for mental health beds and a psychiatric hospital back there again the same as before but even better services. I like and agree with the statement someone made here about making Callan park the envy of the world in being the world's best public psychiatric care. I also like mostly the option for accommodation for the mentally ill more than anything else mentioned in the current draft Master Plan.'

'It is faithful to the mental health focus of the old site'

'Caring for those with mental illness'

4. Consultation

19 respondents complimented the consultation process.

'The current draft plan appears to be inclusive of much of the feedback received through the consultation process and is very consistent with the Wellness Sanctuary principle as well as creating and preserving space for Community enacted wrap around mental health services.'

'Genuine response to the community wishes'

'It appears to be very comprehensive and to have taken into consideration most things raised by the community and then allowed other comments thus attempting a balanced approach to a final plan'

'There is lots to like and clearly McGregor Coxall have sought to reflect community aspirations for the site.'

5. Urban Agriculture

14 respondents mentioned the community farm and/or orchard.

'Callan Park Farm.'

'The orchard and community farm with beehive are highlights.'

'All the components are fantastic, especially the bush regeneration (except the board walk, see below), sports fields and city farm and orchards'

'The use of an orchard and a city farm'

6. More Sports

13 respondents praised the sporting aspects of the draft.

'Increase in availability of sporting fields is very important for the area'

'The development of new sporting fields, much needed. Especially the new waterfront oval which has been an unusable waste of space for years.'

'More playing Fields'

7. Other 'like most'

Respondents also nominated bush regeneration, the cultural spaces, a focus on cycling, design quality, 'everything', the ferry wharf, public transport, heritage, public access, increases in public space, removing old buildings, sustainability, the veteran field, the wellness vision and the wetlands as aspects of the draft Master plan they liked the most.

Survey Question Three

What do you like least about the draft master plan?

Respondents were asked to describe in their own words what they liked least about the draft Master Plan. 126 respondents answered this question.

Because the question was open-ended, some respondents chose to nominate multiple things that they liked the least. When coded by themes, there were a total of 148 comments.

1. Mental Health

Overall, 27 respondents nominated an aspect of the Mental Health planning as the part of the draft Master Plan they liked the least.

11 disliked the inclusion of mental health beds on site:

'This is not current best practice and should be avoided. It is very old fashioned and stigmatising.'

'We need to get away from lumping people with mental illness together and most people with mental illness I know want to live in the general community with non-consumers as neighbours.'

'Any plans for residential/inpatient care recreates institutional care by the very nature of having many people living on one site. This will be a backwards step, and completely inconsistent with the moves toward recovery oriented services.'

TOP LEFT. Table no. 51 Response method, online vs. drop-in

BOTTOM LEFT. Table no. 52 Survey Q2 response summary

8 felt there should be no mental health services on site:
'I disagree with the plan regarding mental health and believe that Callan park should be set aside for parklands and the buildings (apart from heritage ones) removed from the site.'

'The mental health provisions. No mental health please'

7 felt there was not a strong enough focus on mental health:
'I would prefer a greater emphasis on features that support Mental Health patients in NSW'

'Very little acknowledgement of the needs of the mentally ill and those in remission'

'The draft Master Plan is violating the The Callan Park (Special Provisions) Act 2002 Act by stealth (via obfuscation). There is absolutely no intention to reinstate the number of beds for mental health patients.'

1 preferred low support accommodation only:
'No residential living for people with mental illness except low support on edge of wharf Rd should be allowed'

2. Urban Agriculture

10 respondents disliked the urban agriculture elements of the draft Master Plan.
'although it is an appealing idea I have concluded that an orchard is inappropriate for Callan Park and that Council's limited funds could be better directed towards maintenance and upgrading existing gardens rather than creating a new expenditure burden.'

'fear too much new activity around bowling green with farm/cafe/high-support accommodation'

'I worry about the practicalities of having an orchard on the site.'
'I am against the 'Farm' idea. This seems a bit silly to me and is bound to degenerate into a mess before long.'

3. Skate park

8 respondents liked the skate park least of all the draft Master Plan elements.
'Don't demolish houses for skate park.'
'I have concerns about noise and hours of operation.'
'putting a skate board ramp next to the main road is reckless and won't attract young skateboarders.'

4. Not enough Sports fields

8 respondents felt that more sporting facilities should have been included:
'Still needs more sports fields, and soccer/football fields in particular.'
'Two fields could have been placed on bottom area'
'There are no netball or courts'
'There is no provision for Tennis Court facilities.'

5. Nothing

7 respondents found nothing that they liked least about the draft:
'I like all the plan'
'Nothing'

6. Too much complexity

6 respondents thought the draft was too complex:
'Too Busy, needs to be simplified, cant please everyone. KISS'
'I'm concerned that too many activities/stakeholders are being squeezed onto the site'

7. Ferry Wharf

6 respondents objected to the Ferry Wharf:
'no need for a ferry.'
'It infringes upon current rowing and boating arrangements and is of great inconvenience to the rowing clubs and communities in the area..'

8. Too many Sports fields

5 respondents commented there were too many sport fields included:
'Too much emphasis on sports.'
'The possibility of large numbers of people using the precinct for loud noisy organised outdoor activities. Sporting grounds are a major culprit.'

9. Too many buildings removed
 5 respondents were concerned about the amount of buildings proposed for demolition:
'there are beautiful old buildings on the foreshore which have so much potential and the plan is to take them away'
'Too many buildings slated for removal'

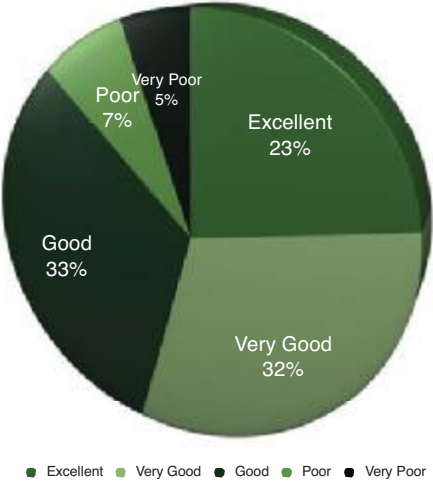
10. Bus Service
 5 disliked the proposed bus service:
'The proposed bus route throughout the Park --- totally unnecessary and disruptive to the peaceful nature of the location'
'I definitely have concerns about buses going into/near the park'

11. Too 'vague'
 3 respondents thought the draft was too vague:
'The almost unbridled unrealism and tub-thumping.'
'I think it is a little vague'

12. Traffic impacts
 3 respondents were concerned about traffic impacts:
'One thing I wish to flag tho is the proposed relocation of main entrance to opposite Alberto Street. As a resident of that street I think there is a strong likliehood that relocation will increase traffic loadings from Callan Park into residential streets'

13. Costs
 3 respondents disliked the potential costs of implementing the draft Master Plan:
'It indicates there might not be enough funding to gain full potential of the park'
'it will cost lots of money, but I assume it will take a long time and creativity to get all these things happening, we just need patience (apply for grants etc)'

14. NSW Ambulance expansion
 3 respondents mentioned the proposed expansion of NSW Ambulance as the aspect of the draft they like the least:
'The over representation of the ambulance service, why are they given



so much space and so much pay?'
15. Parking meters
 3 respondents disliked proposals to introduce parking meters:
'The parking meters idea. They must go'

15. Other 'Like least'
 Respondents also felt: the draft Master Plan was 'another excuse to do nothing', lacked a 'dynamic heart', included an 'unnecessary' board walk, was based on limited consultation, should have included more cultural spaces or activities, resulted in less public access, should have included a fitness centre, should have included off-lease

BOTTOM RIGHT. Online Survey Chart

dog areas, should have included more parking or more public transport, opened up the possibility of commercial uses, demonstrated 'no regard or understanding of the Callan Park (Special Provisions) Act 2002, should not include on-site parking, there should be a clearly defined process for selecting NGO's, removing the Balmain Road fence was unnecessary, that the plan included too many or too few trees, that there was a lack of commitment from SHFA, and that the plan was too dull.

Rank	#	Like Least	%respondents
1	11	Mental Health accommodation (old fashioned, not what consumers want)	9%
resp	8	Mental Health - should be no mental health services	6%
	7	Mental Health - not enough mental health services	6%
	1	Mental Health - should be no high support beds	1%
2	10	Urban Agriculture (esp Orchard)	8%
3	8	Skate park	6%
4	8	Not enough sports fields/amenities/ no netball or tennis	6%
5	7	Nothing	6%
6	6	Too much complexity	5%
7	6	Ferry Wharf	5%
8	5	Too many sports field	4%
9	5	Too many buildings removed	4%
10	5	Bus services	4%
11	3	Too vague	2%
12	3	Traffic impacts	2%
13	3	Costs	2%
14	3	NSW Ambulance expansion	2%
15	3	Parking meters	2%
	102		81%

Survey question 4:

What can you suggest to improve the draft master plan?

128 respondents made suggestions to improve the draft Master Plan. Because the question was open-ended, some respondents made multiple suggests. When coded by themes, there were a total of 146 comments.

1. Mental Health

The subject of Mental Health elicited the most suggestions, although there was considerable diversity amongst those suggestions:

#	Suggestions to improve Mental Health
9	More beds 'More emphasis on mental health services , recognising why Callan Park was built in the first place and its rich history in helping people with mental illness'
8	No beds 'do not recreate a mental institution with beds on the site. what people want is somewhere to live like you and I'
1'	No medium/high support beds 'Do not proceed with moderate and high housing proposal. The low support on the fringes of the campus on Wharf Road is acceptable'
1	Should be run by consumers 'this should be co-ordinated by the Mental Health resource centre which will be run by consumers (people with mental illness), families and other relevant and skilled people'
1	Consult with carers 'recommends that carers are consulted with for this development, and for any other planning processes which impact upon them'
1	Consult with consumers 'invite MH Consumers to discuss what are our preferred options for accommodation'
1	Accommodation should be purpose built 'If we have to have so much mental health – make it purpose built and compact and provide some useable parkland in return'
1	Accommodation should be clearly segregated 'Make sure there is a clear differentiation of public and semi public open space that might be used for mental health'
1	More recovery programs 'There is no thought of programs for mental illness to help with recovery and possibly going to work or back to work. Or short courses or programs for every day living in the community.'
24	Total responses

2. More Sporting facilities

20 recommended more sporting facilities.

'At least two if not three more soccer football fields'

'Indoor sports facilities like gyms and tennis courts - where can a member of the public play tennis in this area?'

'I think the sporting clubs - soccer/cricket etc that use the ground need a clubhouse..'

'Look for ways to provide all weather playing fields that are well drained and are not closed by periods of wet weather.'

3. Nothing - you are on the right track

9 respondents specifically noted they could not recommend any improvements:

'Keep going. You are on the right track.'

'No. Recognise that this involves a broad spread of interests and public . All that goes with it.'

'The consultation team are doing an excellent job and I am comfortable in the direct they are taking the master plan.'

4. Parking

9 respondents made suggestions about parking:

'look at more parking in the area of the sports fields'

'I consider the proposal to have a car park for SSWAHS which would service vehicles for residents and students day and night to and from Manning Street to be seriously flawed'

'Make sure that there is free parking available for weekend sport even if there are meters on some internal parking.'

5. Buildings

4 respondents made suggestions about buildings:

'Restoring all buildings and not demolishing any.'

'The old foundations house building is better served for a wellness centre or NGO's'

'I would like to see more buildings retained for use by arts companies i.e: performing arts.'

6. Aboriginal Cultural Centre

3 respondents suggested including an Aboriginal Cultural Centre:

'Let's celebrate our first people and make an Aboriginal Cultural Centre one to the highlights of a visit to Callan Park.'

7. Dog Walking

3 respondents mentioned dog waling:

'Ensure that access for pet walking is supported by the park.'

8. Other suggestions

Other suggestions were: a biodynamics centre, a golf driving range; changing the term wellness sanctuary; more cafes; changing the Callan Park (Special Provisions) Act 2002; a bigger skate park; an amphitheatre; holding markets; securing the bus service; involving schools in bush regeneration; a labyrinth; lockable gates at Balmain Road; more art; more children's play areas; more waterfront access, more native gardens; more options; no buses; a name change; respite and vocational training; removing the ferry wharf; transition housing training for young people with a disability; a traffic study; support for veterans; changing the name of Callan Park; restoring the swimming pool; separate walking and cycle paths; a comprehensive plan to restore Broughton Hall; removing parking meters; and leaving some space with no set use.

Rank	#	Suggestions to improve	% respondents
1	24	Mental Health - various	19%
2	20	More sport/indoor sport/all weather sport/more lights/ clubhouse	16%
3	9	Nothing - you are on the right track	7%

TOP LEFT. Table no. 53 survey responses

BOTTOM LEFT. Table no. 54 Suggestions to improve mental health

BOTTOM RIGHT. Table no. 55 Other Suggestions

