

4 THE FUTURE FOR CALLAN PARK

4.1 Introduction

The Master Plan for Callan Park reflects and builds on the history of the site, a site analysis, and a substantial volume of stakeholder and local community engagement and participation (refer to the consultation summary in each section of the Master Plan Report).

The background to and concept behind development of Callan Park, the site objectives and principles, and actions to be implemented, are described below, and in more detail in detail in the Master Plan Report.

4.2 Concept for Callan Park

4.2.1 Introduction

The concept of Callan Park as **‘a wellness sanctuary, bridging the gap between acute care and home life for those with mental illness, and contributing to the mental, physical and social health of the entire community’** is supported by the majority of the proposed uses being defined as ‘health’, and more specifically these proposed uses are linked with mental health service provision.

Sitting below the over-arching concept of the Wellness Sanctuary is the Mental Health concept which relates to the provision of mental health services across Callan Park.

The use of areas of the site for public recreational areas, both active and passive, and for the expansion of the community garden concept work hand in hand with the original intention of Callan Park when it was purchased by the state government in the late 19th century. The Park was designed as an area centred on the wellbeing of patients experiencing mental health illnesses within a peaceful garden setting. Key to achieving the concept of the Wellness Sanctuary is recognising the potential synergies between all uses on Callan Park, for example, 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.

Key elements of the concept for Callan Park are:

- community spaces.
- a Mental Health Wellness Centre providing primary care, NGO peer support and

information services and a mental health research centre.

- mental health accommodation (low to medium, and high, support).
- mental health vocational training.
- recreational uses such as walking, running, cycling, picnics, field sports, and water-based activities (rowing, dragon boating, sailing).
- urban agriculture (Callan Park Farm and community garden).
- a public museum and gallery to commemorate the site's heritage.
- continuation of NGO uses.
- a Cultural Cluster (art gallery, artists' studio, workshop and performance and rehearsal space).
- expansion of the NSW Ambulance headquarters.
- bike hire and workshop.
- car parking and access roads.

The Mental Health concept focuses on the overarching principle of 'wellbeing' in the context of sub-acute mental health service provision. The concept responds to the fundamental problem of the gap between acute hospital care and community living. The concept identifies three strands and their key elements that should be addressed to promote wellbeing, which are:

- health and lifestyle
- social connection
- participation.

The Mental Health concept sets out five service areas that can be provided in Callan Park to contribute to mental health wellness:

- Health and Lifestyle
- Participation and Social Engagement
- Short to Medium Term Residential Care
- Information and Support
- Education, Training and Research.

Actions to implement these elements of the concept, consistent with the site objectives and principles, are listed in **Section 4.4**.

Key features of the Master Plan are listed below. The Draft Master Plan for Callan Park is shown in **Figure 4.1**. More detail is in the Master Plan Report.

Key Features of the Master Plan:

- 1 Manning Street pedestrian access
- 2 Car access closed at Cecily Street with car free plaza
- 3 New Alberto Street vehicle access
- 4 Consolidated parking area and public transit hub
- 5 Look out point at the end of Wharf Road
- 6 Bus stop and shelter
- 7 Bike hire kiosk
- 8 Drop off to child care centre
- 9 New car parking
- 10 NSW Ambulance & public parking in shared arrangement
- 11 Kalouan Medium and high support accommodation
- 12 Vocational skills centre and education services for people recovering from mental illness [TAFE link]
- 13 Callan Park Wellness Centre
- 14 Sustain - cafe and restaurant
- 15 Wharf Road Apartments Medium support accommodation & Bootmakers Cafe
- 16 Bootmakers Cafe
- 17 Wharf Road Cottages Low support accommodation
- 18 Wharf Road House Family accommodation
- 19 Expanded play area
- 20 Playground
- 21 Callan Park Farm
- 22 Expanded Glovers Community Garden
- 23 Potential Horticultural/Agricultural Uses
- 24 Pavilion with BBQ and seating area
- 25 Veteran's memorial wall for ceremonies
- 26 Community spaces in the Cane Room and Building 504
- 27 Lookout shelter
- 28 Sydney College of the Arts
- 29 Performance and rehearsal space
- 30 Extension to NSW Writers Centre
- 31 Studio and exhibition space, Sydney College of the Art and others
- 32 Art therapy and studio space
- 33 Summer House heritage building retained for ecological and Aboriginal interpretation
- 34 Board walk through bushland
- 35 Bush regeneration
- 36 Bush regeneration around Glover Street Oval
- 37 New board walk for pedestrian access to the Callan Point beach
- 38 Existing Waterfront Drive fields
- 39 New pavilion and amenities
- 40 Regional skatepark
- 41 Sports field
- 42 Realigned Bay Run, seating & level change
- 43 AFL/Baseball/Rugby League field
- 44 Additional parking on Glover Street
- 45 Tennis & basketball court
- 46 Kayak launching jetty
- 47 Indoor yoga & zumba
- 48 Reinstated salt marsh and new sea wall
- 49 Creek restoration
- 50 Wetland
- 51 NSW Ambulance expansion into Linen store
- 52 Vehicles removed from courtyards and building surrounds
- 53 Buildings removed to consolidate parking

- 54 New parking area for University of Tasmania
- 55 Secure parking for ambulance with sandstone wall enclosure
- 56 Moodie Street Cottage site maintenance administration
- 57 Pleasure Gardens restored
- 58 Existing trees screening the Convalescent Cottages removed and replaced with tall trunked Eucalyptus
- 59 Callan Park Museum located in Bonnyview Cottage
- 60 Callan Park administration headquarters in Broughton Hall
- 61 Fig trees to Balmain Road
- 62 Cove garden
- 63 NGO opportunities within the cultural cluster
- 64 NGO opportunities in the Wellness Centre
- 65 Rose Cottage
- 66 Building B488
- 67 Recycled black water for non-potable reuse to all buildings
- 68 Irrigate sports field with recycled water
- 69 Irrigate Agricultural/Horticultural areas with recycled water
- 70 Treated stormwater stored on site for reuse - Wetland area treats stormwater prior to storage
- 71 Bio-swaes filter storm water adjacent to roads and parking areas
- 72 Wetland filter storm water from central subcatchment
- 73 Non potable reuse pumping station

Figure 4.1 Draft Master Plan for Callan Park: Key Master Plan Features



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 - 67 NGO opportunities in the Wellness Centre
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 - 71 Irrigate sports field with recycled water
 - 72 Irrigate orchard with recycled water
 - 73 Treated stormwater stored on site for reuse. Wetland area treats stormwater prior to storage
 - 74 Bio-swales filter storm water adjacent to roads and parking areas
 - 75 Wetland filter storm water from central subcatchment
 - 76 Non-potable reuse pumping station
- Site boundary
 - Building/structure
 - Demolished Building
 - Existing vegetation
 - Proposed vegetation
 - Macadamia nuts tree
 - Pedestrian plaza/pathway
 - Wharf/pier/board walk
 - Sport field
 - Garden
 - Urban agriculture
 - Community garden
 - Streets/parking
 - Demolished streets
 - Shared vehicular and pedestrian area
 - Water feature
 - Wetland/salt marsh

4.2.2 How community issues have been addressed in the concept

In summary, key issues raised by the community during the Master Plan process have been addressed in the Master Plan as follows.

Table 4.1 Issues addressed in the Callan Park Draft Master Plan 2010

Aspect of Callan Park	Callan Park Now	Callan Park Draft Master Plan 2010
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 the Callan Park Act
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 & Lifestyle; Vocational & Social; Residential; Information & 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

Aspect of Callan Park	Callan Park Now	Callan Park Draft Master Plan 2010
Sports (active recreation)	<p>1 sports field for local sporting groups</p> <p>Haphazard associated parking</p> <p>Unfenced fields available to all outside organized sports times</p> <p>No specific recreation for younger people</p> <p>No night lighting</p>	<p>3 sports fields for local sporting groups, maximum of 25 hours per week</p> <p>Controlled parking at edges supported by mini bus services and bike access</p> <p>Unfenced fields available to all outside organized sports times. Sports fields managed to ensure mental health and community service providers can book sporting activities.</p> <p>Skatepark for younger people</p> <p>Night lighting of the Glover Street oval (limited hours)</p>
Foreshore	<p>Existing endangered saltmarsh where the seawall has collapsed</p> <p>No access by water</p>	<p>Saltmarsh ecology reinstated</p> <p>3 new jetties</p>
Callan Point	<p>Degradation of historic evidence of Aboriginal ownership</p> <p>Multiple buildings intrude on a natural setting</p>	<p>Aboriginal occupation and prior ownership acknowledged and celebrated</p> <p>Buildings replaced by bush regeneration</p> <p>Wildlife sanctuary encouraged</p> <p>Well defined walking and running routes</p> <p>Dogs discouraged (to protect wildlife)</p>
Uses	<p>Currently only NGOs and state government facilities</p>	<p>Health, community and education uses consistent with the Callan Park (Special Provisions) Act 2002 and the vision of Callan Park as a 'Wellness Sanctuary.'</p>

4.3 Site objectives and principles

4.3.1 Project principles

The Project Principles set the agenda for the Master Plan for Callan Park, particularly in terms of spirit and ethos, and spatial planning.

During Stage Two of the Master Plan twelve Draft Project Principles derived from the Callan Park Act were presented to the community for endorsement. The community were invited to agree or disagree with these Project Principles through online preferences selection. The Principles were broadly endorsed with over 80% approval. The Draft Project Principles were then refined and a final Project Principle was added to reflect the pre-eminent role of mental health for Callan Park during Stage Three of the project.

The final Project Principles are as follows:

Governance

- Ensure public representation and accountability in the body that governs Callan Park.
- Provide a suitable transparent governance structure that can fund and manage Callan Park.
- Ensure Callan Park is a world-leading model for social, environmental and economic sustainability.

Preserving and Managing Open Space

- Improve the quality of community lands through conservation, restoration and management.
- Public Access to Open Space that offers Active and Passive Recreation.

Preserve public access to open space and the Iron Cove foreshore

- Ensure an equitable balance between passive and active recreation to contribute to community health and wellbeing.
- Develop public transport and infrastructure to broaden public access and reduce traffic intrusion.

Preserving the Heritage Significance of Callan Park

- Ensure that best practice conservation processes are applied to historic buildings, gardens and other landscape features.
- Encourage public use of buildings acknowledged as having the most heritage significance.
- Ensure that the history of Callan Park is commemorated and documented on site.

Future development of Health, not-for-profit Community and not-for-profit Education facilities at Callan Park

- Ensure that Callan Park develops as a place for strengthening and restoring Mental Health and community wellness.
- Encourage complementary health, community and educational uses to maximise synergies and benefits for the community.
- Ensure a focus on wellbeing with an equitable balance of health, community and educational uses at Callan Park.

- Ensure that community, health and education uses at Callan Park demonstrate a commitment to social, environmental and economic sustainability.

4.3.2 Sub Principles

The Project Principles are a set of clear and concise statements that reflect the shared community expectations for the Master Plan. In order to move from these objectives to guidance on detailed design and planning decisions in Stage Three of the project the community were invited to help shape a series of Sub Principles that the Master Plan team could then interpret and implement through design proposals. The Sub Principles were generated from the results of the public consultation.

The Sub Principles were organised firstly in relation to Project Principles and then according to the urban system that these potential actions and concept would fall within. The methodology used to categorise the Sub Principles was the 'biocity' systems methodology' with each Sub Principle categorised into one of twelve urban systems as follows:

- Biodiversity
- Built Form
- Culture
- Economy
- Energy
- Food
- Governance
- Health
- Pollution
- Transport
- Water
- Waste.

4.4 Urban systems in Callan Park

For each of the 12 urban systems an outline of the area and scope of the system, the existing situation of the system, the objectives and targets within each system, and finally the actions that will be implemented to achieve the vision of the Wellness Sanctuary are set out below. Within each section a system plan highlights the location of specific spatial actions.

Abbreviations used in the tables below are:

Staging	Responsibility	
Initiation = year 1	Callan Park Trust	
Short term = year 2 to year 4	Health Services	HS Sydney College of the Arts SCA
Medium term = year 5 to year 7	Education Services	ES Roads and Traffic Authority RTA
Long term = year 8 to year 10	Community Services	CS NSW Ambulance NSW
	Planning and Projects	PP
	Park Assets	PA
	Visitor Experience	VE

