



# Callan Park

## Plan Of Management

FEBRUARY 2011





*Callan Park is 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*

Issue	Status	Date	by	Checked
01	Draft	21.01.11	SH	AM
02	Final Draft	31.01.11	SH	AM
03	Exhibition Draft	14.02.11	SH	AM



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## Acknowledgements

The McGregor Coxall consultant team would like to thank the staff of Leichhardt Council who assisted in preparing this Plan of Management and Master Plan:

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## Abbreviations

CMP	Conservation Management Plan
ESD	Ecologically Sustainable Design
IWMP	Integrated Water Management Plan
LEP	Local Environmental Plan
MLR	Metropolitan Light Rail
NGO	Non-Government Organisation
RCCC	Rozelle Child Care Centre
REP	Regional Environmental Plan
RTA	Roads and Traffic Authority
SEPP	State Environmental Planning Policy
SHFA	Sydney Harbour Foreshore Authority
SSWAHS	Sydney South West Area Health Service
SREP	Sydney Regional Environmental Plan
WSUD	Water Sensitive Urban Design

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# 1 INTRODUCTION

## 1.1 What is a Plan of Management?

A Plan of Management is a document that identifies issues affecting public open space and public land, and outlines how that land is intended to be used, improved, maintained and managed in the future.

## 1.2 Why prepare a Plan of Management for Callan Park?

This is the first Plan of Management that has been prepared for Callan Park.

Several attempts have been made to resolve and formalise the future use and management of Callan Park by the NSW Government in the past twenty years. Two Master Plans have been prepared, of which the most recent was prepared in 2008. Neither plan was adopted due to the levels of opposition from the local community.

The urgent need for a Master Plan and Plan of Management for Callan Park arose after the site ceased being used as a psychiatric hospital, and the last remaining patients were transferred to Concord Hospital in April 2008. Public debate about the future of the site ensued, while the site was used for a range of health, education, cultural, community and sporting uses for some years. Efforts by the NSW government and Leichhardt Council, together with an active local community which has lobbied to protect the site in public ownership for future generations, have culminated in preparation of the Master Plan and this Plan of Management. Extensive consultation with Leichhardt Council, community and user groups, and interested residents in 2010-11 has resulted in the Master Plan and this Plan of Management reflecting the future of Callan Park as a wellness sanctuary, encompassing health, community and educational uses.

Callan Park is in public ownership in the custody of the Health Administration Corporation, with various precincts being managed by the Sydney Harbour Foreshore Authority and State health authorities. Leichhardt Council is the development consent authority. However as the whole or part of the site is proposed to come under the care, control and management of Leichhardt Council or a State Government Trust, Council has commissioned the preparation of a Plan of Management to accompany the spatial Master Plan for Callan Park.

Plans of Management are required by the NSW *Local Government Act 1993* for all community land in Councils' ownership or control. Although Callan Park has not been classified as community land as it is not owned by Leichhardt Council, this Plan of Management has been prepared in accordance with the *Local Government Act 1993* to allow for a future management

role for Leichhardt Council. This Plan of Management applies to the whole of the Callan Park site irrespective of future ownership and management arrangements.

This Plan of Management reflects other relevant legislation, most importantly the *Callan Park (Special Provisions) Act 2002* (referred to in this Plan as the Callan Park Act). The Callan Park Act is a site-specific piece of legislation which includes various provisions relating to the control and management of Callan Park. One of the provisions of this Act is that the environmental planning instruments which apply to Callan Park are those that were applicable when the Act was assented to on 24 December 2002. The most important of these instruments is State Environmental Planning Policy No. 56 – Sydney Harbour Foreshores and Tributaries (SEPP 56). SEPP 56 states that a master plan is to be prepared for Sites of State Significance listed in Schedule 1 of SEPP 56. Rozelle Hospital (now known as Callan Park) is listed in Schedule 1 of SEPP 56. Under SEPP 56 a master plan is a document (consisting of written information, maps and diagrams) that outlines provisions relating to development of the land to which the master plan applies, and that explains how the guiding principles of SEPP 56 and any other relevant environmental planning instrument are addressed. A Master Plan must be prepared for the whole, not part, of a strategic foreshore site.

This Plan of Management reflects and accompanies the Master Plan that has been prepared for Callan Park pursuant to the provisions of SEPP 56.

### 1.3 Land to which this Plan of Management applies

This Plan of Management applies to Callan Park on the waterfront of Iron Cove at Rozelle, which occupies an area of 61 hectares.

**Figure 1.1 Location of Callan Park**



Key features of Callan Park include:

- its location on Iron Cove and Sydney Harbour.
- its role as a regionally significant open space, being the third largest open space in inner Sydney behind Centennial and Moore Parklands (320 hectares) and the Royal Botanic Gardens and Domain (64 hectares).
- the whole of the site being listed on the State Heritage Register.
- the exceptional heritage landscape buildings of the former Rozelle Hospital located on the site.
- the cultural heritage value of the site in relation to the history of mental health in Australia.
- the waterfront public open spaces, landscaping and gardens.
- remnants of natural bushland and wildlife habitat – one of the few remaining in the inner west of Sydney.
- Aboriginal middens at Callan Point.
- the Bay Run foreshore walking path around Iron Cove.
- one of the few remaining beaches in the inner west.
- ongoing use by State-significant tenants including Sydney College of the Arts, the NSW headquarters of the NSW Ambulance Service, and several non-government organisations (NGOs).

## 1.4 Objectives of this Plan of Management

This Plan of Management:

- recognises the significant environmental and cultural heritage and other community values of Callan Park.
- reflects the values and expectations of the local and wider community and other users for future use and enjoyment of the site.
- meets relevant Commonwealth and NSW legislative requirements.
- is consistent with Leichhardt Council's strategies, plans and policies.
- provides a clear direction for the future use, management and development of Callan Park as a wellness sanctuary with compatible community and educational uses.
- accompanies a Master Plan for Callan Park which explains and illustrates the actions required to implement proposed physical changes and improvements to Callan Park.
- accompanies a Financial Model for Callan Park.

## 1.5 Process of preparing this Plan of Management

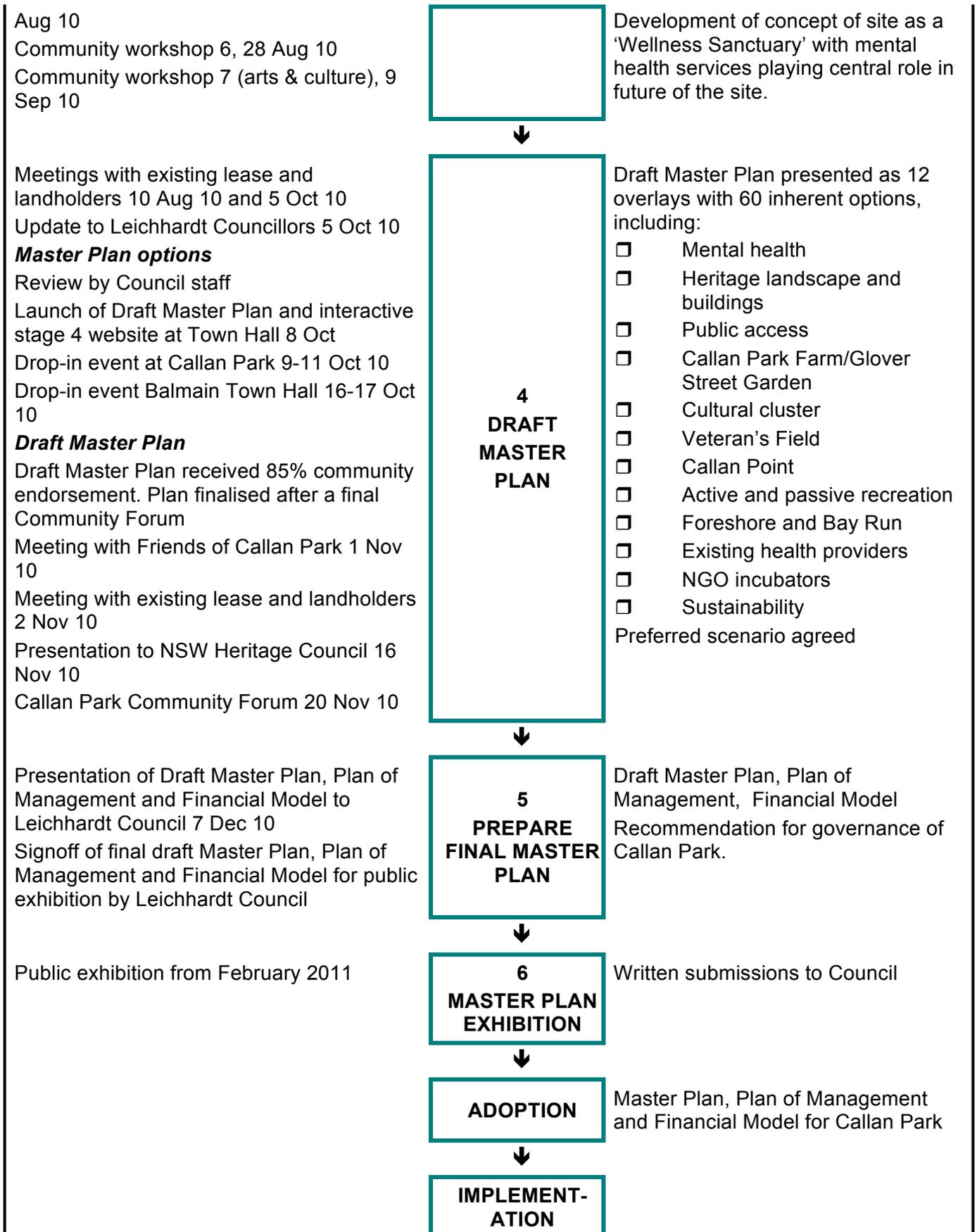
### 1.5.1 Introduction

This Plan of Management and Master Plan has been prepared by McGregor Coxall and a team of 15 specialist consultancies on behalf of Leichhardt Council, the consent authority.

The process of preparing this Plan of Management, consultations with stakeholders, and documents produced at each stage, are shown in **Figure 1.2**.

**Figure 1.2 Process of preparing this Plan of Management and Master Plan**

CONSULTATION AND ENGAGEMENT ACTIVITIES	STAGES	OUTPUTS
Meeting with Council staff Launch of project website and collaborative map Community workshops 1 & 2, 26 Jun 10 Meeting with Friends of Callan Park 5 Jul 10 Meeting with existing lease-/ landholders 6 Jul 10 Meeting with Leichhardt sporting groups 19 Jul 10 Update to Leichhardt Councillors 20 Jul 10 Meeting with Friends of Callan Park 21 Jul 10	<b>1 IDENTIFY PROJECT ISSUES AND SITE ANALYSIS</b>	Review of more than 60 background documents 13 discussion papers uploaded to project website Site and context analysis
↓		
Community invited to use the project website to agree or disagree with the DRAFT Project Principles Community workshop 3 & 4, 24 Jul 10 Meeting with Hon. Verity Firth MP 9 Aug 10 Meeting with existing lease/land holders 10 Aug 10 Meeting with Sydney Harbour Foreshore Authority 16 Aug 10	<b>2 PROJECT PRINCIPLES</b>	14 Draft Project Principles derived from the five objects of the Callan Park (Special Provisions) Act 2002. 90% endorsement of principles by the community.
↓		
Community invited to use interactive sliders on the project website to balance the sometimes conflicting options that the Master Plan will need to address. Results displayed in an animated 'character collage' where the size of individual images relates to the level of shared endorsement. Community workshop 5 (mental health) 25	<b>3 SUB PRINCIPLES</b>	Mental Health Project Principle developed from community brief and endorsed through online consultation. Sub Principles developed into a Master Plan brief through community consultation to address detailed issues such as sustainability, transport, building retention.



### 1.5.2 Documentation

The *Local Government Act 1993* requires that draft Plans of Management for community land are placed on public exhibition for a minimum of 28 days, with a further 14 days allowed for written comments to be received by the Council. Any amendments to a draft Plan of Management must be publicly exhibited in the same way, until the Council can adopt the draft Plan without further amendment.

### 1.5.3 Consultation process

Extensive consultation with stakeholders and the community was carried out during preparation of the Master Plan and this Plan of Management. The principle of community-led participatory planning and a transparent process underpinned the consultation process.

A world-leading web-based consultation model used for this plan was based on the 'Your Plan' concept at [www.callanparkyourplan.com.au](http://www.callanparkyourplan.com.au). This model allowed participants to easily post comments and ideas, and to respond to proposals put forward by the Master Plan team at each stage of the process. Figure 1.3 shows collaborative mapping in Stage 1 that allowed the community to post comments relating to specific areas in Callan Park.

The success of using this model is shown by 7,300 unique visitors accessing the website, and the 1,500 people from across Sydney who registered and interacted with the online consultation tool. Over 80,000 page views were generated during the process of preparing the Master Plan.

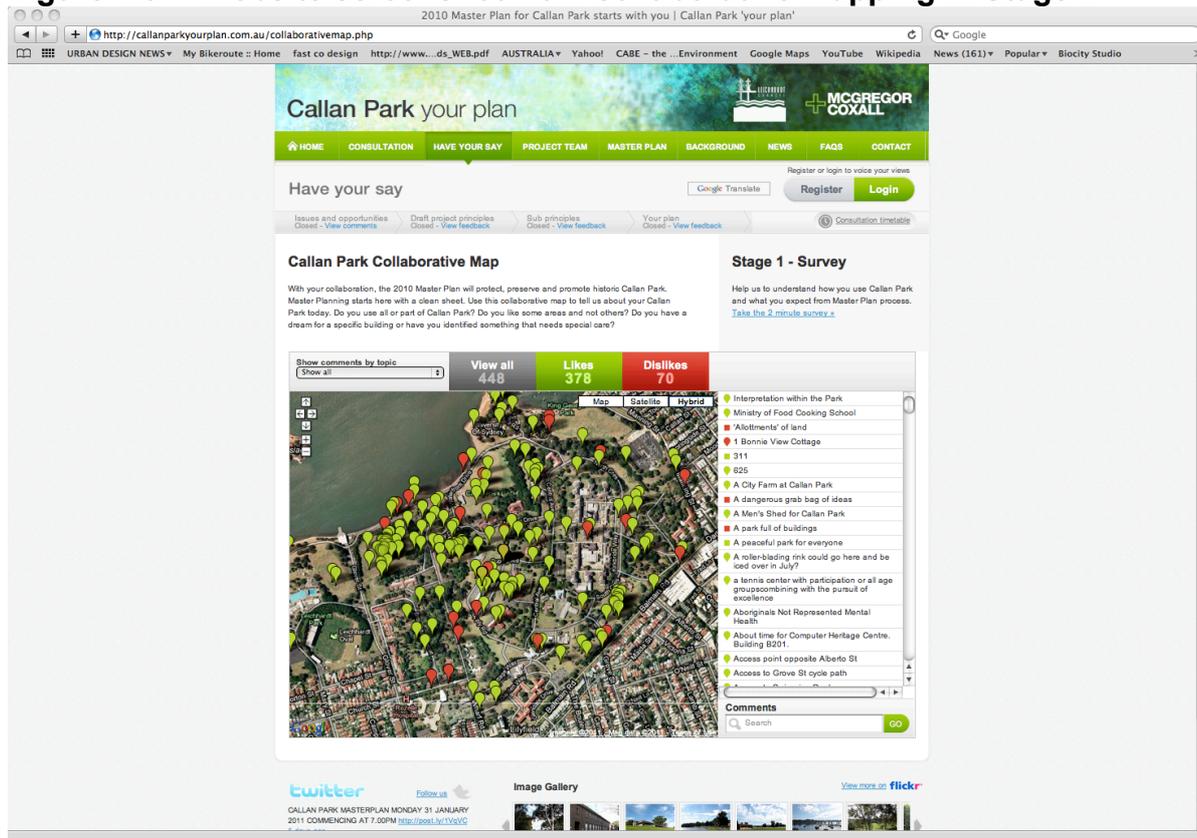
A summary of consultation processes and outcomes for each stage of the project can be found in the Master Plan Report.

SEPP 56 requires that the views of relevant public authorities and community groups are sought during preparation of a Master Plan, and a stakeholder forum and consultation with individual groups was initiated to meet this objective.

Clauses 19 and 21 of Sydney Regional Environmental Plan No. 22 – Parramatta River (SEPP 22) deal with consultation requirements for draft Plans of Management prepared for land to which SEPP 22 applies.

As Callan Park has not been classified as community land a public hearing regarding its categorisation under the *Local Government Act 1993* is not required.

Figure 1.3 Website screenshot from collaborative mapping in Stage 1



## 1.6 What is included in this Plan of Management?

### 1.6.1 Structure of Plan of Management

This Plan of Management is divided into the following sections, as outlined in **Table 1.1**.

**Table 1.1 Structure of this Plan of Management**

Section	What does it include?
1 Introduction	Background to the Plan of Management and Master Plan.
2 Description of Callan Park	Location, significant features, history, current situation.
3 Basis for Management	Planning legislation and context, values and interests of the community and users, permitted uses and developments of the buildings and open space.
4 The Future of Callan Park	Master Plan concepts, actions to implement the Master Plan set out in 12 systems.
5 Implementation and review	Future management model, reporting, funding sources, and plan review.

### 1.6.2 SREP 22 requirements

Clause 21 of SREP 22 sets out requirements for Plans of Management which are prepared for land to which SREP 22 applies. These requirements are that the format, structure and procedures for the preparation, public exhibition, approval, amendment and repeal of a plan of management is to be in accordance with Part 3 of the *Environmental Planning and Assessment Regulation 1980* (EP&A Regulation). Part 3 is to be read as if a reference to a development control plan were a reference to a plan of management.

Under this Clause, a plan of management may, in respect of land to which it applies:

- (a) specify the types of recreational purposes for which the land may be used, and
- (b) specify the siting of all buildings or structures on, and landscaping details in respect of, the land.

This Plan of Management meets these requirements in **Sections 3 and 4**.

Clause 16 of the EP&A Regulation arising from SREP 22 requires that such a development control plan must:

- (1) be in the form of a written statement, and may include supporting maps, plans, diagrams, illustrations and other materials.
- (2) describe the land to which it applies, and must identify any local environmental plan or deemed environmental planning instrument applying to that land (refer to **Sections 2 and 3** of this Plan).

This Plan of Management and Master Plan meet these requirements.

### 1.6.3 Local Government Act requirements

Requirements of the *Local Government Act 1993* for the contents of a Plan of Management for community land, and where they can be found in this Plan, are listed below.

**Table 1.2 Contents of a Plan of Management required under the Local Government Act**

Requirement of the Local Government Act	Relevant sections in Act	How this plan satisfies the Act
A description of the condition of the land, and of any buildings or other improvements on the land as at the date of adoption of the Plan of Management.	S36(3A)(a)(i)	Sections 2, 4.
A description of the use of the land and any such buildings or improvements as at the date of adoption of the Plan of Management.	S36(3A)(a)(ii)	Sections 2, 4.

Requirement of the Local Government Act	Relevant sections in Act	How this plan satisfies the Act
Categorisation of community land.	S36(4)	Section 3.
Core objectives for management of community land.	S36E-N	Section 3.
The purposes for which the land, and any such buildings or improvements, will be permitted to be used.	S36(3A)(b)(i)	Section 3.
The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	S36(3A)(b)(ii)	Section 3.
A description of the scale and intensity of any such permitted use or development.	S36(3A)(b)(iii)	Section 3.
Authorisation of leases, licences or other estates over community land.	S45	Section 3.
Performance targets.	S36(3)(b)	Section 4.
Means of achieving objectives and performance targets.	S36(3)(c)	Section 4.
Means for assessing achievement of objectives and performance targets.	S36(3)(d)	Section 4.
Convene a public hearing into proposed categorisation/recategorisation of community land.	S40(a)	Not applicable unless land is classified as community land.



