

## 4.4.2 Built form

### Scope of the system

Approximately 85,500 square metres of floor space is contained in over 140 buildings and structures located on Callan Park. Currently 83 of the buildings are vacant, representing nearly 32,000 square metres of available floor-space. Excluding the Kirkbride Complex, 23 buildings have been classified as being of exceptional or high heritage status (CMP 2002).

The information in this section relates to all buildings and structures on Callan Park, detailing on-going and proposed uses, demolitions and the footprints and building envelopes that will accommodate new structures.

### Existing condition and situation

The historic development of buildings and associated infrastructure on Callan Park is set out in the Master Plan Report. While the phasing of development and piecemeal addition of buildings has helped to give Callan Park its character, some of the more recent buildings or groups of buildings have diminished the setting and appreciation of areas of Callan Park with significant heritage value. Since the transfer of the last patients from Callan Park in April 2008 many of the buildings and supporting site infrastructure on Callan Park have fallen into a state of severe dilapidation. The condition of individual buildings is in the Master Plan Report.



### Master Plan objectives and targets

The Master Plan sets out a framework for built form on Callan Park, with the over-arching objectives of:

- balancing the potential to provide floor area for new services on Callan Park with the heritage value of the site through the selective demolition of intrusive and low heritage

significance buildings.

- identifying opportunities for new building and structures located within the footprint and envelopes of existing buildings.
- defining uses for all buildings as either Community Education and Health use on in accordance with the *Callan Park (Special Provisions) Act 2002*.
- all build waste and rubble will be recycled on site or disposed of in accordance with best practice methodology.
- establishing a panel of emerging architects is established to ensure the adaptive reuse of buildings meets the objectives of sustainability and design excellence.

## Implementation

One of the principal changes to Callan Park will be the demolition of 39 buildings and structures on Callan Park. This program of demolition has been proposed for the following reasons to:

- increase open space across Callan Park
- provide purpose built structures for new activities such as bicycle hire and sports amenities
- help consolidate car parking on the edges of Callan Park
- reinstate the relationship between the key heritage buildings on Callan Park
- create designated bush areas free from human activity
- demolish structures that are unsound and suffering for structural failure.

A number of new structures and buildings are also proposed on Callan Park. These will sit within the footprints and envelopes of existing buildings to conform to the objects of the *Callan Park (Special Provisions) Act 2002*. New buildings will be located in the following areas:

- a pavilion in the Veteran's Field.
- a pavilion and amenities block adjacent to the Balmain Oval.
- cycle hire stations in close proximity to the new Cecily Street site access and within the new consolidated car park off Wharf Road.
- 'Kalouan' has also been identified as a potential site for a purpose built facility, providing accommodation for Mental Health consumers.

## Figure 4.3 Built form in Callan Park

**BUILT FORM OVERLAY**

- Community use
- Education use
- Health use
- Demolished buildings

Remove intrusive buildings [B486, B490, B492, B943, B494 & B495] to create bush restoration area

Remove intrusive buildings [B505 & B514] to provide public access to the Iron Cove Foreshore and reinstate the historic alignment of Wharf Road

Storage for rowing boats on Glover Street

Remove intrusive buildings [B207 & B208] to reinstate curtilage relationship between heritage buildings within the center of Callan Park

Remove intrusive buildings [B515 and B515A] and cover existing swimming pool with structural deck to create 300kl storage tank - new soft landscape must be of adequate depth to support soft landscape consistent with the proposed ecological corridor

Remove intrusive buildings [B214] and associated storage sheds to create bush regeneration area

Remove intrusive buildings [B107 & B108] to consolidate parking area to the west of Wharf Road - existing uses to be relocated off site

Remove intrusive buildings [B396, B397 & B398] as part of the restoration of the 19th century heritage gardens - existing uses to be relocated off site

Remove intrusive buildings [B715 through B719] to create sports pavilion with amenities block, changing rooms and BBQ. Buildings to be constructed within foot prints and envelopes of existing structures with temporary retractable canopy extending beyond this zone in line with sports field edges

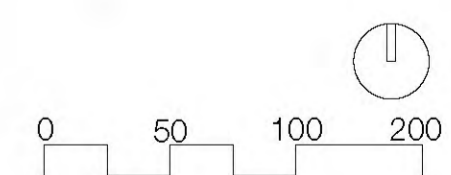
Remove intrusive buildings and replacement with purpose built bicycle hire structure within the footprint of B717

Remove intrusive buildings [B709 through B713] to create skatepark - primary structure to be set below ground level

Remove buildings [B223, B1045A & part B296A] to consolidate NSW Ambulance Campus shared public car parking

# CALLAN PARK MASTER PLAN

# BUILT FORM



REVISION A  
1:300 @ A2

**MCGREGOR COXALL**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
ESD  
PO Box 1093 Manly NSW 1555  
t +61 2 9977 5853 f +61 2 9976 5501  
www.mcgregorcoxall.com

**Table 4.3 Built form actions in Callan Park**

No.	Action	Timing	Respons- -ibility	Performance measure	Method of measurement
2.1	Prepare a community consultation strategy to ensure local relevant community participation in the design and implementation of new buildings and adaptive reuse projects.	Initiation	PP	Community consultation strategy prepared. Local community participates in the design and implementation of new buildings and adaptive reuse projects.	Consultation Report. Consultation Strategy agreed by all stakeholders. Positive feedback from stakeholders.
2.2	Review and revise the endorsed Rozelle Hospital Conservation Management Plan 2002 to include the specific requirements of the 2011 Master Plan.	Initiation	PP/PA	Consultation with CMP stakeholders undertaken. Review and revision of the endorsed Rozelle Hospital Conservation Management Plan 2002 including specific requirements of the 2011 Master Plan is completed.	Consultation Report. Updated Conservation Management Plan adopted.
2.3	Review and revise the CMP Adaptability Study to address the specific needs of the Callan Park Trust who will occupy the significant buildings.	Initiation	PP/PA	Updated CMP Adaptability Study prepared. CMP principles for the adaptive re-use of the buildings and site are met for each building.	CMP Adaptability Study completed. Record of achievement of CMP principles in adaptive re-use of buildings.
2.4	Prepare a condition audit of the buildings and landscapes of exceptional, high and moderate significance. Complete a schedule of essential repairs and maintenance of these elements for accurate pricing and future allocation of resources.	Initiation	PA	Condition audit of significant buildings and landscapes prepared by building professional. Schedule of essential repairs and maintenance completed. Clear works program for repairs and maintenance of significant buildings and landscapes containing accurate pricing and future allocation of resources.	Recommended works are implemented as reflected in works programs.
2.5	Establish a panel of emerging architects to ensure the adaptive reuse of buildings meets the objectives of sustainability and design excellence.	Initiation	PP	Panel of emerging architects appointed. Adaptive reuse of buildings meets the objectives of sustainability and design excellence.	Composition of panel approved by the Trust. Proposals for adaptive reuse of buildings approved by the Trust.

No.	Action	Timing	Responsibility	Performance measure	Method of measurement
2.6	Develop a strategy for recycling of all building waste and rubble for on-site use or disposed of in accordance with best practice methodology.	Initiation	PP/PA	Strategy for recycling or disposing of building waste and rubble prepared. Recycling of building waste and rubble meets best practice methodology. Minimal volume of building material transported off-site.	Volume of building material transported off-site.
2.7	Develop a strategy for the commissioning of archaeological assessments as part of any construction work.	Initiation	PP/PA	Strategy for commissioning of archaeological assessments is prepared. Archaeological assessment undertaken before construction work begins.	Documentation by construction manager.
2.8	Develop a signage strategy and design guide for street furniture and public domain materials.	Initiation	PP	Stakeholders consulted during preparation of signage strategy and design guide. Signage strategy and design guide completed.	Signage strategy and design guide approved by the Trust.
2.9	Restore Rivendell/ Broughton Hall for use as the long-term governance headquarters of Callan Park. Provide interpretative material on Rivendell's history and significance.	Short term	PP/PA	Carry out local contamination investigations. Develop a plan for the recycling of all non-hazardous materials. Use design panel to develop detail design and tender documentation and gain necessary statutory approvals. Rivendell and Broughton Hall restored.	Building waste disposal report. Building condition report. Management headquarters established in Rivendell/Broughton Hall.
2.10	Remove intrusive buildings (B505 & B514) to provide public access to the Iron Cove Foreshore and reinstate the historic alignment of Wharf Road.	Short term	PP	Carry out local contamination investigations Development of a master plan for the Wharf Road North area. Develop a management plan for decommissioning disposal of hazardous waste. Develop a plan for the recycling of all non-hazardous building materials. Intrusive buildings removed.	Building waste disposal report. Observations / counts of people using the foreshore. Alignment of Wharf Road matches historical alignment.

No.	Action	Timing	Responsibility	Performance measure	Method of measurement
				Public access to Iron Cove foreshore. Historic alignment of Wharf Road is reinstated.	
2.11	Remove intrusive buildings (B515 & B515A) and cover existing swimming pool with structural deck to create 300kl storage tank. New soft landscape must be of adequate depth to support soft landscape consistent with the proposed ecological corridor.	Short term	PP	Carry out local contamination investigations. Implementation is consistent with longer term stormwater treatment and reuse strategy. Refer to the ecological corridor strategy and management plan to ensure the structural design will support the appropriate flora species. Develop a plan for the recycling of all non-hazardous building materials. Intrusive buildings removed. Storage tank established. Soft landscape established.	Building waste disposal report. Observations. Tests of storage tank operation. Landscape assessment.
2.12	Remove intrusive buildings (B396, B397 & B398) as part of the restoration of the 19th century heritage gardens. Existing uses to be relocated off site.	Short term	PP	Work with current tenant organisation to establish timeframe for relocation of existing tenants off-site Carry out local contamination investigations Develop a plan for the recycling of all non-hazardous building materials. Intrusive buildings removed. Relocation of existing uses off-site.	Heritage and building assessments. Building waste disposal report. Existing uses no longer on site.
2.13	Remove intrusive buildings (B709 through B713) to create skatepark. Primary structure to be set below ground level.	Short term	PP	Carry out local contamination investigations Develop a plan for the recycling of all non-hazardous building materials. Use design panel to develop detail design and tender documentation and gain necessary statutory	Building waste disposal report.

No.	Action	Timing	Responsibility	Performance measure	Method of measurement
				approvals. Intrusive buildings removed.	
2.14	Remove intrusive buildings (B207 & B208) to reinstate curtilage relationship between heritage buildings within the centre of Callan Park.	Medium term	PP	Carry out local contamination investigations. Develop a management plan for decommissioning disposal of hazardous waste. Develop a plan for the recycling of all non-hazardous building materials. Intrusive buildings removed. Curtilage relationship between heritage buildings within the centre of Callan Park reinstated.	Heritage and building assessments. Building waste disposal report.
2.15	Remove intrusive buildings (B214) and associated storage sheds to create bush regeneration area.	Medium term	PP	Carry out local contamination investigations. Develop a plan for the recycling of all non-hazardous building materials. Intrusive buildings removed. Bush regeneration area established.	Building waste disposal report. Observations. Landscape assessment.
2.16	Remove intrusive buildings to consolidate parking area and relocate uses off site.	Medium term	PP	Carry out local contamination investigations Develop a plan for the recycling of all non-hazardous building materials. Intrusive buildings removed. Parking area consolidated. Uses relocated off site.	Building waste disposal report. Observations of parking arrangements. Existing users no longer on site.
2.17	Remove intrusive buildings (B107 & B108) to consolidate parking area to the west of Wharf Road. Existing uses to be relocated off site.	Medium term	PP	Work with current tenant organisation to establish timeframe for relocation of existing tenants off-site. Carry out local contamination investigations. Develop a plan for the recycling of all non-	Building waste disposal report. Observations of parking arrangements. Existing users no longer on site.

No.	Action	Timing	Responsibility	Performance measure	Method of measurement
				hazardous building materials. Intrusive buildings removed. Parking area consolidated. Uses relocated off site.	
2.18	Remove intrusive buildings (B486, B490, B492, B943, B494 and B495) to create bush restoration area.	Medium term	PP	Carry out local contamination investigations. Develop a plan for the recycling of all non-hazardous building materials. Intrusive buildings removed. Bush restoration area established.	Building waste disposal report. Observations. Landscape assessment.
2.19	Remove intrusive buildings (B715 through B719) to create sports pavilion with amenities block, changing rooms and barbecue. Buildings to be constructed within foot prints and envelopes of existing structures with temporary retractable canopy extending beyond this zone in line with sports field edges.	Medium term	PP	Carry out local contamination investigations. Develop a plan for the recycling of all non-hazardous building materials. Develop design brief for new pavilion building and integration of site map. Refer to community consultation strategy for new projects for consultation process. Use design panel to develop detail design and tender documentation and gain necessary statutory approvals. Intrusive buildings removed. Construct sports pavilion and associated structures.	Building waste disposal report. Building completion report. Positive feedback from sports pavilion users.
2.20	Remove intrusive buildings and replacement with purpose built bicycle hire structure within the footprint of B717.	Medium term	PP	Carry out local contamination investigations. Develop a plan for the recycling of all non-hazardous building materials. Develop design brief for new building and integration of site map.	Building waste disposal report. Positive feedback from users of bicycle hire structure.

No.	Action	Timing	Responsibility	Performance measure	Method of measurement
				<p>Refer to community consultation strategy for new projects.</p> <p>Use design panel to develop detail design and tender documentation and gain necessary statutory approvals.</p> <p>Erect bicycle hire structure.</p>	
2.21	Remove buildings (B223, B1054A and B296A) to consolidate NSW Ambulance Campus shared public car parking.	Medium term	PP	<p>Carry out local contamination investigations.</p> <p>Develop a plan for the recycling of all non-hazardous building materials.</p> <p>Develop design brief for new building and integration of site map.</p> <p>Refer to community consultation strategy for new projects.</p> <p>Remove buildings.</p> <p>Consolidated NSW Ambulance Campus shared public car parking.</p>	<p>Building waste disposal report.</p> <p>Observations of parking patterns.</p>