

HELP US WITH MASTER PLANNING CALLAN PARK BY CONTRIBUTING YOUR PERSONAL KNOWLEDGE ABOUT THIS THEME

The Callan Park (Special Provisions) Act 2002 is ‘An Act to preserve the public ownership of Callan Park; to protect its current features and restrict its future use; and for other purposes.’

Issues	Opportunities	Expectations
<ul style="list-style-type: none"> – Limits the leasing or licencing of buildings and land in Callan Park to 10 years, unless both houses of the NSW Parliament have approved terms of longer than 10 years or those leases or licences pre-date the CP Act. – Describes exactly what types of uses are permitted in leases, licences and new development at Callan Park. – Limits the management and care of Callan Park to the council of the local government area in which Callan Park is situated (Leichhardt Council) or a trust prescribed under the Regulations (which are subordinate legislation associated with Acts of Parliament) – Makes Leichhardt Council the consent authority for development at Callan Park. – Restricts development at Callan Park to health, education and community facilities. – Defines education and community facilities as ‘not-for-profit’ facilities – Specifically prohibits retirement villages and housing for older people or people with a disability. – Limits development to the size (footprint) and shape (envelope) of buildings that existed in 2002. – Prohibits an increase in the total floor area of buildings. – Prohibits a decrease in the total area of open space at Callan Park. – Ensures that the Heritage Act 1977 applies to Callan Park. – Ensures SEPP 65 and LERP 200 applies <p>YOUR ISSUES:</p>	<ul style="list-style-type: none"> – Health, education and community facilities that are allowed under the Act – Uses that don’t diminish open space or increase total building floor area – Uses that don’t exceed current building sizes or shapes – Uses that ensure that the whole of Callan Park remains in public ownership and subject to public control – Uses that allow public access to existing open space – Uses that preserve the heritage significance of Callan Park, including its historic buildings, gardens and other landscape features <p>YOUR OPPORTUNITIES:</p>	<ul style="list-style-type: none"> – That the Master Plan will be consistent with the Callan Park (Special Provisions) Act 2002 and other planning instruments applicable to the site at the time of gazettal <p>YOUR EXPECTATIONS:</p>

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Callan Park, also known as Rozelle Hospital, is a site of cultural and natural heritage significance. It contains the exceptional remains of three highly significant phases of historical development across the site and includes many buildings of varying heritage significance. Community respect for the place, and for its heritage assets, is high.

Issues	Opportunities	Expectations
<ul style="list-style-type: none"> – Financing the conservation and ongoing maintenance of buildings and landscape – Community expectations for using parts of Callan Park may conflict with conservation objectives – Damage to heritage items may result from uncoordinated actions either through a lack of knowledge, lack of maintenance structures or parochial interests – The prescriptive nature of the Callan Park Act may prevent realisation of the sites full potential in terms of conservation and financial management <p>YOUR ISSUES:</p>	<ul style="list-style-type: none"> – How to adapt and reuse buildings to ensure heritage conservation – Landscape works that will enhance the setting of historic buildings – Reinforcing significant views and vistas to, from and within the site – Explaining the history and significance of the site to visitors – Removing or adapting buildings of low, neutral or intrusive levels of significance – Adapting certain buildings for use by interested groups – Identifying potential occupants who can fund or manage ongoing conservation – Devising mechanisms for the local community to take an active role in the management – Creating interpretive material and signage to inform users of the sites history <p>YOUR OPPORTUNITIES:</p>	<ul style="list-style-type: none"> – A viable balance of conservation, successful adaptive reuse and public participation in continued management – A clearly understandable management structure for conserving heritage significance – That the approach to retention or removal of any buildings or structures will be evidence based – Specific and clear guidelines for the conservation and appropriate modification of significant buildings – Specific and clear guidelines and recommendations for the management of significant landscape elements – Identified funding and ideas for sponsorship and grant applications <p>YOUR EXPECTATIONS:</p>

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The Public and Community Spaces of Callan Park are unique in Sydney, safe, and easy to access by foot, by road and by public transport. They are not only respected by the local community but have regional significance. The Callan Park Act protects these public spaces, which are enjoyed and well used all year round. They offer a variety of differing characters and experiences (e.g. the waterfront, formal gardens and bush areas)

Issues	Opportunities	Expectations
<ul style="list-style-type: none"> – Callan Park Act (2002) usage restrictions could limit diversifying Public Space opportunities – Current limited budget for maintenance – The privacy and established operational requirements of existing uses/tenancies <p>Risks likely to be encountered during the Master Plan process:</p> <ul style="list-style-type: none"> – Insufficient funding to deliver the community’s preferred Master Plan – Pressures from single purpose users that impact on Callan Park’s multi-use character – Suggested new uses may restrict existing access or may not be socially, environmentally or financially sustainable <p>YOUR ISSUES:</p>	<ul style="list-style-type: none"> – Expanding cultural events for Leichhardt and Sydney as a whole – Adapting derelict buildings for re-use as venues for community activities – Creating an exemplar sustainable multi-use parkland – Using high quality landscape design to improve under-utilised spaces – Economic benefits of increasing visitation to Callan Park – Increasing biodiversity – Improving water quality – Protecting and managing remnant bush species – Creating a community nursery of native tree stock for Council use – Interpretive signage that highlight’s Callan Park’s social and cultural history – Formalising parking and traffic arrangements to ensure minimal impact on public and community space <p>YOUR OPPORTUNITIES:</p>	<ul style="list-style-type: none"> – Be framed within the objects of Callan Park Act (2002) – Find the appropriate balance between the different, personal, social – cultural, economic and environmental spaces – Enhance the experience of Callan Park for its local users – Raise the profile of Callan Park as an important regional asset – Provide a framework for a long term sustainable future – That more people will come to enjoy and share Callan Park <p>YOUR EXPECTATIONS:</p>

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Callan Park has potential for an integrated design approach that could achieve innovative ecologically sustainable development, healthy workplaces and learning experiences, while reducing the ecological impact and operating costs of the development. Potential for integrated design approach achieving an innovative ecologically sustainable development. It has a variety of landscaped areas and remnant native bushland for passive and active recreation and a low percentage of built area that offers potential for a self sufficient site in terms of energy and water use

Issues	Opportunities	Expectations
<ul style="list-style-type: none"> – Establishing targets that are too costly to achieve – Applying ESD principles to existing buildings, particularly those with heritage significance – Existing location and orientation of buildings (or footprints – Callan Park Act) may restrict passive design opportunities – Large site area with great distance between buildings prohibits centralised systems – Green Star rating schemes are only applicable to educational, health and commercial buildings, not necessarily to open space, community or recreational facilities – Contamination of stormwater runoff from sewer overflow – Difficulty of establishing benchmarks with no existing and unknown future use – Maintaining the ESD principles and performance through future development, applying them to existing use (particularly heritage items) and operation by tenants – Most stormwater is currently carried in underground pipes – One section of channelised sandstone pipes has Heritage significance – The majority of stormwater pits on the site are completely blocked – Responding to the existing site topography and geological forms – Respecting the remnant vegetation – Understanding the need to balance the some times competing issue of vegetation and views across the site <p>YOUR ISSUES:</p>	<ul style="list-style-type: none"> – Minimise stormwater runoff – Provide water sensitive urban design – Encourage bike use and walking – Provide a renewable energy electric shuttle bus for transport around the site – Establishing energy and water reduction targets compared to the existing use (when occupied) – Consider renewable energy where appropriate – Investigate the potential for community gardens for local food production and permaculture education – Consider energy efficiency initiatives to reduce greenhouse gas emissions – Reuse existing structures and facade where possible – Implement a construction waste management plan for recycling any waste materials – Source sustainable materials – Remove known sources of hazardous materials – Reduce potable (drinking) water demand and consumption – Minimise wastewater generation – Treat wastewater to a standard suitable for effluent re-use – Protect and enhance natural waterways and receiving waters <p>YOUR OPPORTUNITIES:</p>	<ul style="list-style-type: none"> – That energy, water and landfill waste reduction targets would be set for new build, existing and open space areas – That site-wide energy infrastructure and water management strategies be considered – That planning set high standards for indoor environment quality, reducing site emissions and ensuring sustainable material selections – That sustainable water management is bench marked against best practice targets <p>YOUR EXPECTATIONS:</p>

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Callan Park has Aboriginal significance as the home of the Wangal people, the original inhabitants of the area. Callan Park is on Leichhardt's 'cultural ridge line' extending from the Red Box through to Balmain. It has become a symbol of the power of community action and is an increasingly important venue for community & cultural events. Important cultural stakeholders like the Sydney College of the Arts and NSW Writers Centre occupy Callan Park.

Issues	Opportunities	Expectations
<ul style="list-style-type: none"> – Excluding secondary/primary school educational facilities (Callan Park Act) – Limitations on building new cultural facilities (Callan Park Act) – Any site contamination – The condition of existing buildings – The lack of a street frontage to enable a creative dialogue with Balmain Rd <p>Risks likely to be encountered during the Master Plan process:</p> <ul style="list-style-type: none"> – The 'footloose' nature of cultural institutions – The very exacting nature of the Callan Park Act – Past uses of Callan Park – Practical issues of remediation <p>YOUR ISSUES:</p>	<ul style="list-style-type: none"> – Extending the exploration of Aboriginal culture in Callan Park – Expanding and consolidating the cultural and education sector – Potential student housing as part of SCA – Creating a centre for excellence in creativity, health & wellbeing – Short-term residential opportunities at the Writers' Centre and SCA – Strengthening the cultural cluster <p>YOUR OPPORTUNITIES:</p>	<ul style="list-style-type: none"> – •Forming close working relationships with key cultural stakeholders – •Developing relationships with adjacent creative industries – •Developing connections between cultural interventions, the natural environment and open space – •Linking cultural outcomes with areas of planning like student housing, artist/writer residencies & community studios – •Developing community capacity for change and innovative thinking about Callan Park <p>YOUR EXPECTATIONS:</p>

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Callan Park has a long history of community involvement and use by community groups, who are well informed about its benefits and its social and recreational potential. As predominantly 'not for profit' organizations, community groups and their activities are compatible with the Callan Park (Special Provisions) Act 2002. Current uses by community groups include an active community garden.

Issues	Opportunities	Expectations
<ul style="list-style-type: none"> – Callan Park Act limitations on particular uses – Suitability of existing buildings for particular activities – Some groups may not have the financial stability to make long term commitments – Theft of material from community spaces on Callan Park and personal safety risks at night – Informally structured groups may not have the legal structure to take on leases or licences – That groups take on buildings later discovered to be contaminated (eg asbestos) <p>YOUR ISSUES:</p>	<ul style="list-style-type: none"> – Define locations that can meet specific needs – Create a hub of community activities – Publicise the work of community groups and organisations – Find groups to occupy some derelict buildings and contribute to their maintenance and upkeep – Identify community groups eligible for grant funding to re-use buildings – More activity on Callan Park will enhance its vitality and safety – Retain and create new options for the existing Glovers Community Garden – Explore a new community garden – Consider other innovative community uses including urban agriculture and sustainability education <p>YOUR OPPORTUNITIES:</p>	<ul style="list-style-type: none"> – •Allow all interested groups to contribute to the Master Plan – •Identify particular buildings that are suitable for use by community groups – •Identify the forms of governance that will be necessary for community groups to use buildings on Callan Park – •Create a framework for assessing bids and allocating space to community groups <p>YOUR EXPECTATIONS:</p>

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Mental Health and related medical activities have a long history on Callan Park. South Sydney West Area Health Services provides accommodation for up to 120 nurses in a cluster of buildings on the eastern edge. NSW Ambulance Headquarters and Australian Education Centre has approximately 200 full time staff and up to 80 student trainees. A number of non-government organisations are active in health and mental health related fields - We Help Ourselves - people recovering from drug & alcohol addiction, Construction Industry Drug & Alcohol Foundation - workplace drug & alcohol safety & education program, The Mental Health Coordinating Council - Peak body for NGOs working in mental health and Aftercare - information & support for people suffering mental illness.

Issues	Opportunities	Expectations
<ul style="list-style-type: none"> – The position of State and/or Federal Government – The suitability of current buildings for a given mental health use – The type of mental health service provision proposed – The age and condition of the former mental health facilities <p>YOUR ISSUES:</p>	<ul style="list-style-type: none"> – Council is supportive of mental health services on site – There is community support for mental health facilities – There is a long association of mental health use on Callan Park – The grounds and gardens with Callan Park add value to therapeutic processes – The Callan Park Act would permit this use either in a public or privately funded capacity – There are already NGO's located on Callan Park with experience in treating people with mental health issues <p>YOUR OPPORTUNITIES:</p>	<ul style="list-style-type: none"> – The Master Plan will explore whether mental health provision is a viable option – Any proposals for a mental health provision on Callan Park will be evidenced based – Identify particular models that could provide mental health services on Callan Park – Identify any building on Callan Park that would be suitable for mental health use, or potential locations for new buildings fit for this purpose – Create a framework for discussions with the relevant bodies that can implement mental health facilities on Callan Park – Create a framework for the discussion with the consumers of mental health services so they can actively participate in the plan <p>YOUR EXPECTATIONS:</p>

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At just over 60 hectares Callan Park offers a range of active recreational uses from large international sized playing fields to small courts and exercise areas. The size of Callan Park prevents different active and passive recreational users coming into conflict with each another, and the groups that use Callan Park are respectful of other users. The Bay Run is well used, the existing sports pavilion is well maintained, and overall Callan Park offers recreational users a different experience on every visit.

Issues	Opportunities	Expectations
<ul style="list-style-type: none"> – Locations for new/additional sports field may be limited by existing trees and buildings – New/additional sports fields on flat areas near the waterfront could reduce access to popular parts of Callan Park – The Callan Park Act requirements about not-for-profit uses could constrain future sporting uses – The needs of existing building occupants could limit locations for new facilities – Risks likely to be encountered during Master Planning include: – Callan Park needs more investigation to understand any issues of site contamination – Any over development of Callan Park for recreational activities could lead to Callan Park losing its flexible character, becoming informally ‘zoned’ according to activities or users – The costs of building and maintaining sports fields, field and courts – Opening up new areas to recreational uses could lead to damage to heritage items such as the Callan Point rock engravings <p>YOUR ISSUES:</p>	<ul style="list-style-type: none"> – Management and maintenance might be more efficient if connections to Leichhardt Oval and King George’s Park are improved – Funding permitting, level areas could be quickly converted into playing fields or courts – Formalising running, walking and cycling circuits – Installing interpretive signage and trails – Some existing vacant buildings could be used as support or storage for recreation – The existing swimming pool could be opened up for use – Natural seating areas near any new sports field – Exploratory play opportunities for children – Opportunities to fulfil an identified need for recreational facilities for teens <p>YOUR OPPORTUNITIES:</p>	<ul style="list-style-type: none"> – Achieve a balance between different recreational uses on Callan Park – Ensure that unstructured uses such as bird watchers or orienteer’s are not compromised – Consider concepts of exploratory play for children in suitable areas – Consider the recreational needs of youths and teenagers in suitable areas – Will respond to issues identified in the Open Space and Recreational Needs Study 2005 <p>YOUR EXPECTATIONS:</p>

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Callan Park has many transport and access strengths, including the popular walking and cycling Bay Run, direct bus links, nearby bus stops, signalised pedestrian crossings, and low demand for weekday parking along the waterfront. The pedestrian route along Balmain Road and Darling Street is suitable for mobility-impaired pedestrians, is well lit and has a significant length of awning cover.

Issues	Opportunities	Expectations
<ul style="list-style-type: none"> – Boundary walls restrict pedestrian access – Pedestrians have the share the road with cars – Current roads inside Callan Park need immediate maintenance work – Access to weekend sporting is limited by peak hour traffic congestion – Existing and potential local road network congestion ???? – New uses could increase the number of circulating vehicles – Unregulated and inappropriate parking – Parking demand exceeds supply in certain areas and at certain times e.g. on weekends near the playing fields – Traffic generation will have to be managed in the context of the surrounding network and capacity <p>YOUR ISSUES:</p>	<ul style="list-style-type: none"> – Increase pedestrian and bike access – Reduce pedestrian/vehicle conflict – Design paths that are safe for pedestrians and cyclists – Design paths that are better for mobility impaired pedestrians – Encourage greater pedestrian use of the park – Improve links to current bus stops and the Metro Light Rail – Seal and upgrade missing sections of the Bay Run – Improve/increase signalised crossing points to the site – Investigate how best to formalise parking and traffic arrangements within Callan Park <p>YOUR OPPORTUNITIES:</p>	<ul style="list-style-type: none"> – That the Master Plan will be framed within the objects of Callan Park Act (2002) – That the Master Plan will address and find the appropriate balance between the different, personal, social – cultural, economic and environmental spaces within Callan Park – That the Master Plan will enhance the experience of Callan Park for its local users and also raise the profile of Callan Park as an important regional asset – That the Master Plan will provide a framework for a long term sustainable future for Callan Park – That more people will come to Callan Park to enjoy and share this unique asset – Reduce vehicle speeds and promote the shared use of routes with Callan Park <p>YOUR EXPECTATIONS:</p>

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The potential for, and some actual site contamination, has been identified in preliminary site investigations. The occurrence of significant fill will greatly increase the constraints and hence costs of any development on such areas. Further, that the least cost option for remediating such areas would be to not develop them for building purposes but to “cap and contain” and devote to open space uses with appropriate management layers to monitor attenuation. Further, that an opportunity exists to use these areas to dispose of and safely contain contaminated fill from other locations on the site.

Issues	Opportunities	Expectations
<ul style="list-style-type: none"> – Areas of significant fill and refuse disposal. – Likely scattered areas of largely boiler ash disposal. – The presence of underground storage tanks and actual hydrocarbon contamination associated with those. – Potential groundwater contamination in the northern areas of filling for the Lower Glover and Repatriation ovals. – Unknown potential for the presence of asbestos in the significant fill areas and also the potential for more widespread scattering of asbestos cement and fibres. <p>YOUR ISSUES:</p>	<p>Current opportunities to the master planning process would be:</p> <p>Short term:</p> <ul style="list-style-type: none"> – Decommissioning of the Underground Storage Tank. <p>Medium Term:</p> <ul style="list-style-type: none"> – Avoid as far as possible concepts for development within fill areas as identified by Ryall, 2010 Figure 1; – Cover areas identified with surface contamination issues to prevent public exposure; and – Development of a long term environmental management plan. <p>Long Term:</p> <ul style="list-style-type: none"> – Providing guidance for works relating to development and maintenance of areas identified as contaminated and uncontaminated to prevent cross contamination; – Ensure that the requirement to conduct intensive contamination investigations around heritage buildings and development areas is clearly communicated. <p>YOUR OPPORTUNITIES:</p>	<ul style="list-style-type: none"> – That contamination will be identified – That appropriate remediation will be identified – That the site will be fit for purpose – Recommend that soil quality investigations, at least in areas identified for landscape enhancement be conducted as soon as possible in the planning process. – Ensure that the master planning process includes recommendations on restrictions to activities within and preservation of the root zones of heritage listed and otherwise valuable trees and vegetation. <p>YOUR EXPECTATIONS:</p>

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A 2002 building audit, and a 2007 costing study provide a good basis for future work assessing the costs of refurbishing and adapting existing buildings at Callan Park.

Issues	Opportunities	Expectations
<ul style="list-style-type: none"> – Preliminary estimates of refurbishing existing heritage buildings are at least \$57M excluding landscaping and remediating contamination. Actual costs could be much higher. – Buildings may have further deteriorated since 2007 (implying more costs) – Safely accessing dilapidated buildings to assess potential work – Heritage and the Callan Park Act – Potential asbestos contamination – Maintaining access and functionality during any future construction – Adequacy or inadequacy of existing infrastructure <p>YOUR ISSUES:</p>	<ul style="list-style-type: none"> – To develop a cost plan that incorporates ESD principles at an early stage – To develop a cost plan that all stakeholders understand – To properly assess contamination and include remediation in the costs <p>YOUR OPPORTUNITIES:</p>	<ul style="list-style-type: none"> – The master plan will establish enough detail about uses to allow a realistic cost model – ESD targets, remediation and landscaping will be included in the costings – The cost model will allow the community to make informed decisions about the Master Plan <p>YOUR EXPECTATIONS:</p>

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The challenge for infrastructure at Callan Park is to find the right 'mix' of reusing existing services and adding new services. The need for new services will depend on what new uses are identified. Potential new uses are constrained by the Callan Park Act, making it unlikely that future demand will be significantly higher than it is today.

Issues	Opportunities	Expectations
<ul style="list-style-type: none"> – The age of existing infrastructure – Many pavements, and kerb and guttering need immediate repair – Sandstone kerbs and gutters may have some heritage value – Many minor drainage pits are blocked and need clearing before their capacity can be assessed – There is some confusion about how much of the stormwater system Leichhardt Council controls – Drainage systems may not comply with current standards for capacity – The lack of high speed (data) internet connections – Risks likely to be encountered during Master Planning include: <ul style="list-style-type: none"> – The costs of repairing existing infrastructure – The economics of maintaining the existing system – Existing services may be unsuitable for new uses – It may be more economical to abandon old infrastructure and construct new services <p>YOUR ISSUES:</p>	<ul style="list-style-type: none"> – Rebuilding existing pavements and installing a new asphalt surface – Reusing existing pavement materials in new work – •Adapting stormwater drainage to be more water sensitive e.g. using swales – Water sensitive drainage may mean it is possible to remove guttering – Incorporating rainwater harvesting into the drainage system – Lowering energy and water use with ecologically sustainable design (ESD) <p>YOUR OPPORTUNITIES:</p>	<ul style="list-style-type: none"> – That the heritage significance of Callan Park, including its historic buildings, gardens and other landscape features, will not be compromised by inadequate infrastructure – Develop a palate of street furniture for the site, signs, bins, seats, bollards, kerbing, pavement etc <p>YOUR EXPECTATIONS:</p>

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Callan Park has significant and unique assets (including Heritage assets) in a special location. The Master Planning process creates opportunities to explore and investigate potential funding sources. Predictions about the future can be based on existing Sydney Harbour Foreshore Authority information about costs, supplemented by Council's experience managing other foreshore parks and heritage buildings. There is currently no agreement with Sydney Harbour Foreshore Authority on future contributions for maintenance of the site.

Issues	Opportunities	Expectations
<p>Economic and Financial Planning at Callan Park may be constrained by:</p> <ul style="list-style-type: none"> – The Callan Park Act (2002), which limits potential uses, their location and size, and the type of possible lease, licence and management agreements – Limitations on adaptive re-use of Heritage buildings (even where an existing building can be used in its present form, any less than ideal configuration impacts on potential rent) – NSW Government cap on developer contributions may limit future funding options for Callan Park – Detailed information about existing tenants, associated lease terms and rents is not yet available <p>Risks likely to be encountered during the Master Plan process:</p> <ul style="list-style-type: none"> – Council's costs to maintain the additional open space and existing buildings at Callan Park will increase significantly – The need to spend approximately \$1M on urgent works for appropriate risk management and to prevent further degradation – Significant costs of heritage works – Significant costs of bringing open space and buildings to acceptable contemporary asset management standard levels – Significant costs of seawall maintenance – Financial risks for Council if it enters into a lease arrangement with the State Government without a fully costed economic model – Financial costs of remediating contamination on the site <p>YOUR ISSUES:</p>	<p>Economic and Financial Planning opportunities to explore during Master Planning include:</p> <ul style="list-style-type: none"> – To increase revenue from the site (from new uses in existing or unused buildings) – To generate new revenue from the site (from one-off events) – To encourage long term tenants to contribute to capital works – To reduce costs through efficiencies between this site and adjoining parkland and facilities managed by Council <p>YOUR OPPORTUNITIES:</p>	<p>Expectations of Economic and Financial Planning during this process include:</p> <ul style="list-style-type: none"> – Examining a variety of funding scenarios that enables the community to assess different Master Plan options – That the community's preferred Master Plan option will be financially sustainable, taking into account community expectations, stakeholder requirements and long term internal and external funding sources <p>YOUR EXPECTATIONS:</p>