

# Callan Park your plan



## WORKSHOP 1 COMMENTS: ECONOMICS

Comment	Discussion Paper Theme	Author	Column
<ul style="list-style-type: none"> <li>Council's costs to maintain the additional open space and existing buildings at Callan Park will increase significantly</li> </ul>	Economics	Master Plan Team	Issue
<ul style="list-style-type: none"> <li>Detailed information about existing tenants, associated lease terms and rents is not yet available</li> </ul>	Economics	Master Plan Team	Issue
<ul style="list-style-type: none"> <li>Financial costs of remediating contamination on the site</li> </ul>	Economics	Master Plan Team	Issue
<ul style="list-style-type: none"> <li>Financial risks for Council if it enters into a lease arrangement with the State Government without a fully costed economic model</li> </ul>	Economics	Master Plan Team	Issue
<ul style="list-style-type: none"> <li>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)</li> </ul>	Economics	Master Plan Team	Issue
<ul style="list-style-type: none"> <li>NSW Government cap on developer contributions may limit future funding options for Callan Park</li> </ul>	Economics	Master Plan Team	Issue
<ul style="list-style-type: none"> <li>Significant costs of bringing open space and buildings to acceptable contemporary asset management standard levels</li> </ul>	Economics	Master Plan Team	Issue
<ul style="list-style-type: none"> <li>Significant costs of heritage works</li> </ul>	Economics	Master Plan Team	Issue
<ul style="list-style-type: none"> <li>Significant costs of seawall maintenance</li> </ul>	Economics	Master Plan Team	Issue
<ul style="list-style-type: none"> <li>The Callan Park Act (2002), which limits potential uses, their location and size, and the type of possible lease, licence and management agreements</li> </ul>	Economics	Master Plan Team	Issue
<ul style="list-style-type: none"> <li>The need to spend approximately \$1M on urgent works for appropriate risk management and to prevent further degradation</li> </ul>	Economics	Master Plan Team	Issue
<ul style="list-style-type: none"> <li>Basing costs on previous cost assessments by SHFA – care needs to be taken that these make be inaccurate as done for different purpose/plan than this one</li> </ul>	Economics	Participants	Issue
<ul style="list-style-type: none"> <li>Change needed to the NSW State Government cap on developer contributions – the contributions are too small</li> </ul>	Economics	Participants	Issue
<ul style="list-style-type: none"> <li>Clarify the 'profit' aspect – OK if money put back into Park</li> </ul>	Economics	Participants	Issue
<ul style="list-style-type: none"> <li>Costs of seawall maintenance not applicable?</li> </ul>	Economics	Participants	Issue
<ul style="list-style-type: none"> <li>Following capital works the maintenance costs will not increase</li> </ul>	Economics	Participants	Issue
<ul style="list-style-type: none"> <li>Government obligations for its heritage buildings exist under the Heritage Act 1977</li> </ul>	Economics	Participants	Issue
<ul style="list-style-type: none"> <li>Government support state and federal</li> </ul>	Economics	Participants	Issue
<ul style="list-style-type: none"> <li>Isn't seawall maintenance a state government obligation not council?</li> </ul>	Economics	Participants	Issue
<ul style="list-style-type: none"> <li>Need detailed information about existing leases</li> </ul>	Economics	Participants	Issue
<ul style="list-style-type: none"> <li>SHFA newly structured body should fund refurbishment, maintenance, development of harbour foreshore walls etc</li> </ul>	Economics	Participants	Issue
<ul style="list-style-type: none"> <li>To encourage long term tenants to contribute to capital works</li> </ul>	Economics	Master Plan Team	Opportunity
<ul style="list-style-type: none"> <li>To generate new revenue from the site (from one-off events)</li> </ul>	Economics	Master Plan Team	Opportunity
<ul style="list-style-type: none"> <li>To increase revenue from the site (from new uses in existing or unused buildings)</li> </ul>	Economics	Master Plan Team	Opportunity
<ul style="list-style-type: none"> <li>To reduce costs through efficiencies between this site and adjoining parkland and facilities managed by Council</li> </ul>	Economics	Master Plan Team	Opportunity
<ul style="list-style-type: none"> <li><a href="#">(one off event) Cycling Event (Criterion race around Kirkbride) proposed by local bicycle riders – see Anthony Challinor at Velofix 742 Darling St, Rozelle, NSW, 2039</a></li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>A conservation management plan should be prepared to grade the buildings and list possible demolition</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>A need to have some practical way to invest and raise money for the buildings e.g. if performance happens – can the NFP charge for the performance that goes to the maintenance of the building?</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Botanical gardens</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Break even basis by employing students, apprentices, unemployed</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Callan Park Ambassador</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Consolidate council property assess in Callan Park and sell off redundant buildings eg Council depot</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Create a trust with broad representation and independent of political parties</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Following capital works the maintenance costs will not increase</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Having a levy that makes these programmes sustainable with their participation in the park</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>How do we promote community groups contributing to the maintenance of the buildings and park within the limitations of the Callan Park Act</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>In developing the financial model for site, community and mental health aspirations that are not financially drive should not be excluded or given less priority</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Increase parking meter costs</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Market days</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Moving council uses from council sites to Callan Park and on-selling the original sites</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Multiple sources of funding to be obtained from tenants and users</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Need detailed information about existing leases</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Next discussion – the possibility of loss of heritage buildings and maintenance of remaining may be more financial viable</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Open air cinema</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Opportunities for new revenue COULD include one-off events</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Parramatta park</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Produce solar energy to sell to the grid</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Public/private partnerships</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Renegotiation of all leases and ownership of leases – transparencies available to the community</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Revenues? How does this fit with Callan Park Act?</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Review all trusts to see which models have been highly effective</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Spirit of the park /act should not be lost in purely economic gains/grounds</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Training for students and apprentices and unemployed</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>We do not support commercial rents for NGO's that are serving the community's needs and reducing the monumental costs that mental health issues represent to the community</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>While Callan Park should not be made a strata plan, some principles of tenant contributions to 'communal maintenance' fund to ensure buildings and landscape are properly cared for and maintained</li> </ul>	Economics	Participants	Opportunity
<ul style="list-style-type: none"> <li>Examining a variety of funding scenarios that enables the community to assess different Master Plan options</li> </ul>	Economics	Master Plan Team	Expectation

# Callan Park your plan



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· **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**

· A good result!	Economics	Master Plan Team	Expectation
· Callan Park Act	Economics	Participants	Expectation
· Collect and process green waste for city farm + saving council \$\$	Economics	Participants	Expectation
· Computer Museum to contribute 10% of door takings as revenue	Economics	Participants	Expectation
· Determine costs associated with rectification work, improvements and ongoing maintenance	Economics	Participants	Expectation
· Develop fees and charges for private events	Economics	Participants	Expectation
· Develop financial plan over 5 – 10 year period	Economics	Participants	Expectation
· Ethical sponsorship should be considered	Economics	Participants	Expectation
· Lobby opposition to agree and fund Callan Park	Economics	Participants	Expectation
· Makes sense	Economics	Participants	Expectation
· Ongoing consultation with local residents	Economics	Participants	Expectation
· Other councils might be able to contribute \$\$\$	Economics	Participants	Expectation
· The develop of this site plan gives us the opportunity to present to government that the evidence financial subsidy from government is needed	Economics	Participants	Expectation
· The restoration and conservation of buildings is possible by these conditions – W.H.O was prepared to take on a lease and they would upgrade two hospital buildings. It need not be a massive cost	Economics	Participants	Expectation
· The risks are large – but some costs are given whatever happens e.g. seasonal, lease conditions, remediation, etc	Economics	Participants	Expectation
· To finalise agreements between council and present government	Economics	Participants	Expectation
· To sustain the long term viability of this state asset	Economics	Participants	Expectation
· Upkeep of uses at Park can be potentially financed by cost savings elsewhere in the LGA	Economics	Participants	Expectation
· We (Utopia Research Institute) will integrate our Parkland Model with the Master Plan which is both sustainable and beneficial to the community.	Economics	Participants	Expectation