



BALMAIN & DISTRICT FOOTBALL CLUB

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12 September 2020

Callan Park Landscape Structure Plan
NSW Department of Planning, Industry and Environment

callan.park@environment.nsw.gov.au

Callan Park Landscape Structure Plan - Submission

Balmain & District Football Club (BDFC) is the largest community football club in Australia. With over 2,700 active members, our players range from 4 year olds right through to the over 70s. BDFC celebrates participation, diversity and inclusion and our player register reflects that with 863 girls and women, over 2,000 players aged under 18, and more than 30 All Abilities Special Needs players.

In 2020, Balmain & District Football Club is celebrating its 50th Anniversary and as a community organisation is recognised as one of the longest active stakeholders at Callan Park.

BDFC welcomes the current Callan Park Landscape Structure Plan (LSP) and acknowledges the years of planning and discussion which have gone into the Plan. We particularly acknowledge the role and contribution of current officers of the NSW Department of Planning, Industry & Environment and previous officers of the NSW Office of Environment & Heritage.

The Waterfront Oval playing fields are our home grounds and we also use Glover St fields and the Balmain Road field. Our club was instrumental in gaining public support and funding for the reactivation of the Glover St and Balmain Rd sporting facilities and led the campaign for the recent \$2M upgrade of Waterfront Oval.

BDFC has considered the Callan Park LSP in terms of both the impacts and benefits on our members, as well as the broader community who are regular or occasional park users, noting that hundreds of our members are local residents who also use the Park for other recreational purposes. BDFC is broadly supportive of the majority of initiatives outlined in the LSP, but has highlighted several areas that require further consideration and discussion – particularly in regard to parking and traffic flow.

Waterfront Oval: Building 497 – Repatriation Ward

Situated immediately behind Field 1 at Waterfront Oval, BDFC would like to recommend Building 497 (B497) be retained for adaptive reuse as a clubhouse for BDFC and a community centre for the wider community. With previous in-principle support from NSW OE&H and NSW Health, BDFC commissioned building plans (see Appendix A) to save, restore and adapt B497 as a clubhouse. BDFC also commissioned a works costing for the project, has prepared a draft plan of management, and has the capacity to contribute financially to the project. Essentially, the adaptive reuse of B497 is shovel-ready



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and is an important much needed community infrastructure proposal that we would like to see made a priority in Phase 1 of the implementation of the Callan Park LSP.

Waterfront Oval: Building 498 – Air Raid Shelter

This building has been renovated and waterproofed by Inner West Council and is currently used as storage by BDFC and the local cricket club. Storage areas are vital for sports clubs and few grounds have sufficient storage areas. Retain this building.

Waterfront Oval: Building B499 - Pavilion

The Pavilion is currently used as a canteen, storage and toilets by BDFC. The change rooms are not functional and the toilets are sub-standard. It's the opinion of BDFC that the Pavilion should be removed only after the adaptive reuse of B497 has been completed. The area should then be integrated into the current playing fields as much-needed warm-up and mini-field areas, with further storage options.

Waterfront Green: B514 B505 Removal

BDFC supports the removal of these buildings. This area was historically used as playing fields for returning soldiers and was known as Veterans Field. While there have been prior discussions around reactivating a playing field on this site to help address the huge shortfall in playing fields in the Inner West, BDFC is currently pursuing options at the Rozelle Railyards Westconnex. We believe consideration of sporting options on this site should be viewed in tandem with the Rozelle Railyards project.

Waterfront Drive: Closure to cars

BDFC is not opposed to closing the Bay Run section of Waterfront Drive to vehicle traffic, but only after the adaptive reuse of B497 has been completed and in conjunction with B499 being removed.

Vehicle access to Waterfront Oval and Glover St playing fields

Winter sports attract thousands of players, families and friends to Waterfront Oval and Glover St playing fields each weekend. On a typical Saturday or Sunday, from 8am-1pm, there are at least 150 cars parked along Waterfront Drive, Military Drive and Wharf Road in the areas bounded by Point Road and the Glover Street fields. At game changeovers (roughly every hour), there is a stream of vehicles arriving and leaving the area, plus visitors who park to access the Bay Run.

The location and size of the planned Wharf Road carpark in the LSP needs to be revisited. It is too small and too far away from the Waterfront Oval fields – fields which attract a large number of grandparents. Waterfront fields are also home to BDFC's junior Development Program, with players aged 7-16 training 4 nights a week. The distance of the Wharf Rd carpark from the Waterfront fields raises potential safety issues for children and women training until 9pm on winter evenings when it is dark by 5pm.

Vehicle access to Waterfront Oval and Glover St playing fields – traffic route

The LSP proposes closing Military Drive between Wharf Road and Waterfront Drive. BDFC strongly opposes this due to traffic flow issues. Wharf Road is a very narrow road, with only just enough width for oncoming cars to pass each. As the main route for vehicles to access the (proposed) Wharf Road



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carpark, once that carpark is full, all vehicles would be required to travel back up Wharf Road towards Balmain Road to access the Kirkbride carpark. This would dramatically increase the possibility of vehicle incidents and speeding along Wharf Road.

BDFC recommends Military Drive be kept open to cars, so they can easily complete a loop from the Wharf Road car park to the Kirkbride car park (see Appendix B). We further advocate that parallel parking should be made available on one side of Military Drive, between Wharf Road and B497 – this would add additional car spaces for weekends and provide safe, accessible parking for evening training.

Toilets – Glover Street playing fields

There are no easily accessible toilets for girls and women playing and training at the Glover St fields. These fields are an important site for female football for BDFC and the wider community and safe, modern toilets should be part of the LSP.

Balmain Road playing fields

BDFC supports removing buildings of low quality and significance in this area and adding the proposed sports pavilion. We also note that the Balmain Road sporting field is smaller than traditional size and should be extended at the northern end towards Park Drive.

Additional storage areas should also be included wherever possible.

Summary

Balmain & District Football Club acknowledges and appreciates the time, effort, creativity and diligence that has gone into creating the Callan Park Landscape Structure Plan. We believe it is an excellent starting point for the revitalisation of Callan Park and the opportunity to create a world-class park with much needed spaces and facilities for the whole community.

We understand the NSW Government has allocated \$10M to the first stage of works associated with the LSP. We urge the Government to apply a portion of these funds to the adaptive reuse of Building 497 as noted above. This would enable one of the many buildings that have been unused in the Park for many years to be brought into community use, and would allow for the removal of the nearby Pavilion as proposed in the LSP. It is a shovel-ready project that could proceed quickly and which would make a real difference for thousands of local people.

We look forward to continuing the conversation, particularly in regard to the adaptive reuse of Building 497 as a clubhouse for BDFC and a community centre for groups throughout the local area.

Sincerely

Paul Avery

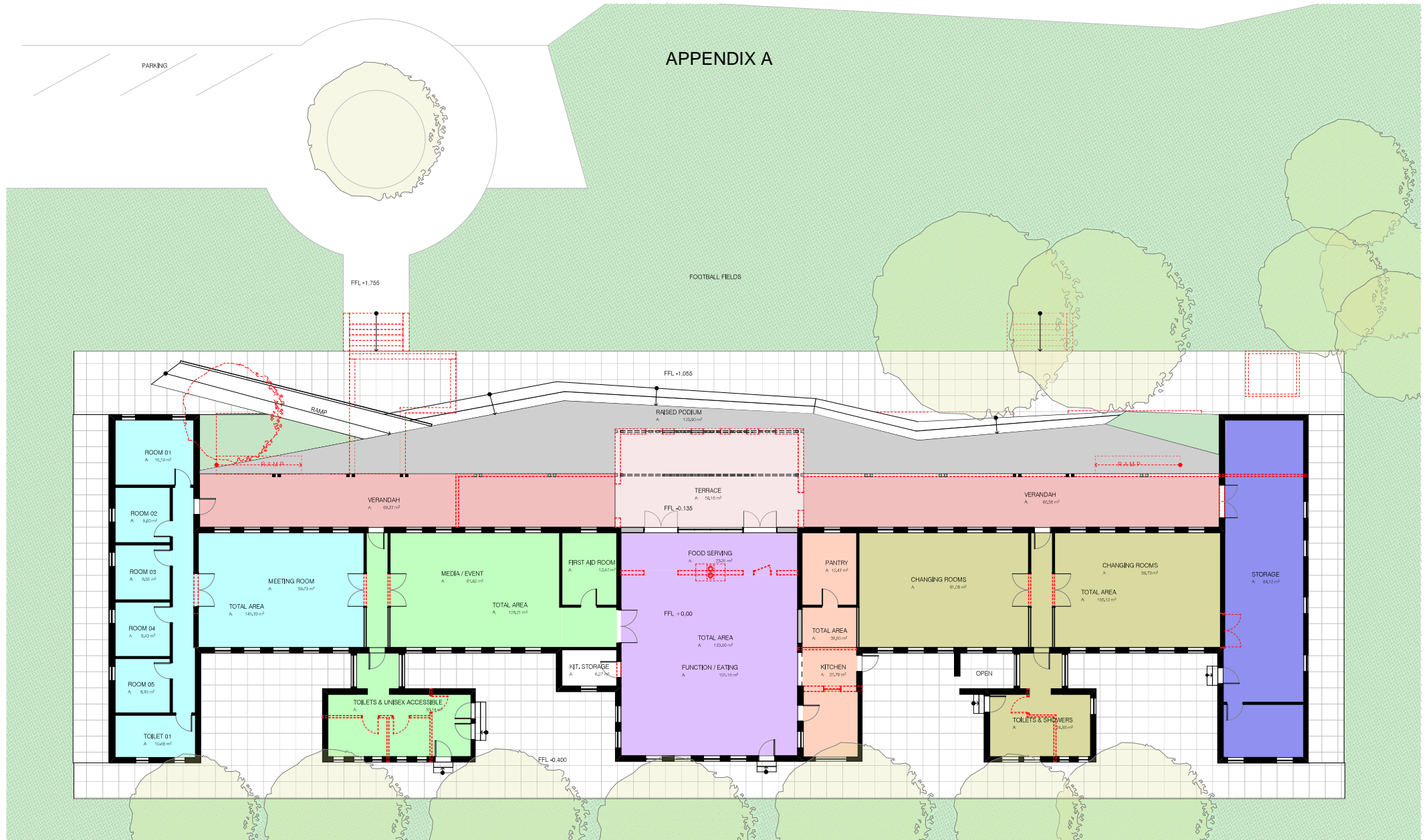
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PERSPECTIVE

APPENDIX A



1 PROPOSED GROUND FLOOR PLAN
1:200

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|--|--------------------------|--|------------------|--|--------------------------------------|
| | ADMINISTRATION | | FOOD PREPARATION | | COVERED OUTDOOR EATING / FUNCTION |
| | MEDIA / OFFICIAL SUPPORT | | PLAYERS | | ORIGINAL VERANDAHS |
| | FUNCTION / EVENTS | | STORAGE | | STANDING SPACE / OUTDOOR CIRCULATION |

REV
A

DATE
05.07.18

AMENDMENT
FOR CLIENT REVIEW

ORIENTATION



NOTES



EXISTING BUILDING FABRIC
PROPOSED BUILDING FABRIC
DEMOLISHED BUILDING FABRIC

DETAILS

CLIENT NAME
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PROPOSED GROUND FLOOR PLAN

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APPENDIX B

