

Submission on the Callan Park Draft Land Use Plan

Friends of Callan Park, 22 February 2008

Keep the balance

[The alternative to the Draft Land Use Plan]

Callan Park is a major public asset that currently provides

- an accessible and healing environment for patients at Rozelle Psychiatric Hospital,
- the most vital public open space in the inner-west which suffers from a comparative shortage of such space,
- a home for the Sydney College of the Arts (part of the University of Sydney) and
- a place for a number of other users like the Glover Street community garden, the NSW Writers Centre, various supportive NGOs and a childcare centre.

It is abundantly clear from the public response to the exhibited Draft Land Use Plan that the community wants to maintain precisely this balanced mix and overwhelmingly rejects the proposal that the University of Sydney take over the bulk of the site.

Three other things are equally clear.

One, the public has not been consulted on the best possible uses of Callan Park – and that needs to happen soon.

We have outlined how this might occur.

Secondly, there is miniscule support for the Draft Land Use Plan – a telephone poll, commissioned by Leichhardt Council, found less than 6% support. We have attached a copy of the results.

Thirdly, the community will continue to campaign for the best social and environmental uses of Callan Park because we realise that if Callan Park is lost now, it will be lost forever.

We are concerned that public ownership would be subverted by a 99-year lease to the University of Sydney and propose instead the establishment of a Trust to manage the site for the public.

The objectives of Friends of Callan Park's Vision Statement 2003

- **To maintain the psychiatric hospital on site**
- **To maximise the open space within Callan Park for the benefit of the community**
- **To conserve the historic buildings and landscapes**
- **To find appropriate uses for the historic buildings that are not inconsistent with the above, or with the values of a major public park**

THE FUTURE OF CALLAN PARK: A SUGGESTED VISION AND WAY FORWARD,
FRIENDS OF CALLAN PARK, 14 AUGUST 2003

RECOMMENDATIONS

- 1. A full master plan be undertaken that examines all possible users of the site and that the public consultation be re-opened with a reasonable timetable and the maximum amount of public participation encouraged. This could take the form of a taskforce made up of an equal number of state government and local representatives (say four each) with an independent chair (a number of names come to mind) which would hold public hearings and workshops to help draw up a consensual plan for this iconic site.**
- 2. The state government maintain major hospital mental health facilities at Callan Park, to work in association with NGOs proposed for the site. And that supplementary federal funding be sought, particularly considering the prime minister's concern to reduce the problem of homelessness.**
- 3. The existing open space be protected from this university expansion and that the future disposition, allocation and balance of the open space (between active and passive) be referred to the public consultation.**
- 4. No subdivisions to be approved, the open landscape of Callan Park be preserved, immediate investment be made by the state government in the preservation and restoration of the major heritage assets.**
- 5. The form and scale of the Glover Street frontage be maintained.**
- 6. The site remain as an entity and be managed by a Trust.**
- 7. Some scope for minor University expansion may exist in the Kirkbride precinct.**
- 8. The Callan Park (Special Provisions) Act 2002 remain in place in its entirety**
- 9. No 99-year leases be granted.**
- 10. Comprehensive parking and traffic studies be part of the master planning process.**
- 11. A full and proper contamination study be undertaken for the site as part of the master planning process.**

1. Planning process flawed, public consultation tokenistic

From the beginning of the Draft Land Use Planning process was predetermined. The key question – what is the highest and best possible use for the site? - was not at the centre of the consultants' concerns. From the first ministerial announcement there was only one option on the table – the expansion of the University of Sydney on the site. What the public wanted for the site was not part of the process.

Again and again the public protested this predetermined process and yet there was no positive response.

The composition of the “community reference panel” to consider this predetermined proposal was heavily slanted against the local community – only ten of its 26 members were local residents and 5 of those were selected by the Minister for Planning's colleague, the local MP Verity Firth.

Goodwill was strained right from the first meeting of the panel which was called at one day's notice. All except one of the panel meetings was held away from Callan Park and outside of Leichhardt Municipality.

Resolutions passed by the panel were either not recorded or disregarded.

The consultant's brief was explicit: they were required to accommodate the University of Sydney's desire for a “substantial and cohesive campus” at Callan Park. There was, as the new chairman of the Sydney Harbour Foreshore Authority said, “No plan B”.

Protests from well-attended public meetings – on July 7, 2008, and October 27, 2008 – and from Leichhardt Council, rejecting the narrow, predetermined public consultation and proposing more open process were also ignored or rejected.

Our recommendation: A full master plan be undertaken that examines all possible users of the site and that the public consultation be re-opened with a reasonable timetable and the maximum amount of public participation encouraged. This could take the form of a taskforce made up of an equal number of state government and local representatives (say four each) with an independent chair (a number of names come to mind) which would hold public hearings and workshops to help draw up a consensual plan for this iconic site.

2. Evicting the hospital will disadvantage people with a mental illness

The crisis in mental health care will not go away. Part of that crisis is the shortage of mental health beds. The reports of the official Sentinel Events Review Committee has made it clear that this shortage has contributed to hundreds of preventable deaths of mental health patients in the past decade. (The suicide rate among mental health patients has more than doubled in the past two decades when bed numbers have been cut to the bone.) The tragedy of homelessness and the imprisonment of hundreds of seriously psychiatrically ill people are other aspects of this shortage of beds. (See Appendix 1)

The preservation of a major mental health hospital at Callan Park can be part of the solution to that crisis. Research commissioned by NSW Health itself confirms the ideal nature of this site for a healing institution¹. And we know that decent hospital treatment can contribute to the success of people with a mental illness recovering enough to live in the community (see British Medical Journal, 18 August 2007, and the ABC Radio's Health Report, 12.12.07, for some recent overseas and local research confirming this).

There can be no escaping the fact that this site was bought to assist in the care and recovery of people suffering a mental illness. Rozelle Psychiatric Hospital is still on the site – and the community supports it. In a recent Leichhardt Council survey 73% supported the retention of the hospital – only 10% supported closing it.

Nevertheless, the present state government has decided to close the psychiatric hospital that has been operating under one name or other on the site since the 1870s. It claims that it is moving the beds to a new modern wing at Concord. Seven years ago there were nearly 300 mental health beds at Callan Park and Concord – now the new wing at Concord will have just 176 beds.

The Friends' contention has always been that even if the beds at Concord were an equivalent of those lost at Rozelle Psychiatric Hospital, we need more mental health beds – and that they should be located in the inner-west where the population and the need continues to expand and where Callan Park affords an ideal site.

Many of the buildings were built in the 1990s and others in the 1960s which are capable of relatively inexpensive conversion to modern wards. Even the earlier buildings can be satisfactorily converted as other hospitals in the inner-city have shown. (It would be one of the most tragic consequences of the university takeover that it would be the most recently built wards that would be demolished.)

Our position is that more hospital beds are needed for people to get well enough to live in the community where, yes, they will often need support services to cope.

Due to pressure from the Friends and Council (the plan concedes this) about 10% of the floor space at Callan Park would now go to non-government organisations and there would be beds – in some of the older hospital buildings – for 105 recovering drug and alcohol addicts. 90 of those beds would be transferred from We Help Ourselves buildings in Redfern which the state

¹ *The effect of the built and natural environment of Mental Health Units on mental health outcomes and the quality of life of the patients, the staff and the visitors*, NSW Department of Health, 2005

government apparently proposes to sell. Sadly there is likely to be overcrowding in this NGO precinct and this is mental health on the cheap.

Our recommendation: that the state government maintain major hospital mental health facilities at Callan Park, to work in association with NGOs proposed for the site. And that federal funding be sought, particularly considering the prime minister's concern to reduce the problem of homelessness.

As it stands, the Draft Land Use Plan runs counter to Kevin Rudd's aspirations for a more socially inclusive, environmentally friendly and just Australia.

3. Open space needs of the inner-west not recognised

Leichhardt Municipality has one of the lowest ratios of open space per resident in the Sydney metropolitan area. At present, Callan Park is **the** major park in the inner-west.

The Draft Land Use Plan would make that ratio [1.65ha per 1000 persons] worse, reduce accessibility and ruin the tranquil character of the parklands at Callan Park – as the following demonstrates.

The introduction of thousands of students – about 5000 “at a minimum” (to quote the university spokesman Professor Richmond Jeremy) and possibly as many as 20,000 (see Appendix 2) – would significantly increase the usage of what is now quiet and beautiful parkland enjoyed by residents from nearby suburbs. The location of 700 students living on Callan Park - again “at a minimum” - would also increase the pressure on the open space afforded by Callan Park.

The increase in the bulk and the location of buildings on the site would also reduce the open space, properly understood as open parkland, by allowing domination of the entire central region of the existing site. At present one and two-storey buildings are scattered through this area which has the character of an open valley slope – with a fabulous hidden nook in the former bowling green. The grouping of 15 or 16 four-storey buildings of considerable bulk and floor space will dominate this area and make it virtually unusable by the public.

Such scale and bulk would also have a deleterious effect on views across the site, to and from Kirkbride and the Broughton Hall area.

The total effect of the Draft LUP's proposals would be that the site would become Sydney University's Callan Park Campus rather than Sydney University being in Callan Park as at present.

While claims are made in the Draft Land Use Plan for an increase in open space, this is not valid.

- The definition used is misleading – it includes parking lots (sure to increase), roadways, pathways and areas that will be walled off by university development.
- The amount involved is minimal or erroneous. The consultants claim an increase of 0.2ha or 0.3% of the site area; Leichhardt council planners [conservatively] estimate **a reduction of 925m²**.
- the claimed open space on the proposed new campus may be green space (at best) but not useable public open space

- **And the Draft Land Use Plan ignores the requirements of Leichhardt's town plan – Local Environment Plan 2000 – that developers introducing new residents must match the existing open space ratio so that the overall ratio of open space per resident does not decline.** A developer introducing 700 residents would be required to add 11,550 square metres of open space (that is, 700 x 16.5 square metres, which is the amount per existing resident) – not the substantially lower 2000 square metres (or -925m²) promised under this Draft Land Use Plan. In other words, the University is being offered a discount of over 80% on the requirements of an ordinary developer. That discount becomes even bigger when you consider the numbers of staff and students using the parklands during the day.

Certainly the restoration of Callan Point to its natural state and the full recovery of the historic cricket pitch (for two playing fields for kids) on Balmain Road are pleasing aspects of the Draft LUP, but these improvements do not require the implementation of this plan to proceed.

The ovals at Callan Park should to be under the care and management of Leichhardt Council. The introduction of a third large oval on the waterfront needs to be referred to the re-opened public consultation process. There are a number of competing alternatives for this area: the continuation of the veterans' wards; restoration of the foreshore and the Broughton Hall creek; passive open space; a city farm; or a smaller oval.

We are very concerned that new grandstands, kiosks, club rooms and parking lots would be allowed in the foreshore area. And fenced-off sporting fields do not appear to be precluded along the foreshore. Such provisions need to be eliminated.

Our recommendation: that the existing open space be protected from this university expansion and that the future disposition and allocation of open space for active and passive recreation be referred to the public consultation.

4. Character of Callan Park would be destroyed

We cannot emphasise strongly enough the special character of Callan Park. It has a beauty, tranquillity and serenity unmatched by any other parkland in Sydney. A busy, populous campus, as proposed by the University of Sydney, would destroy that irreplaceable and priceless character.

5. Heritage needs neglected or ignored

The site itself is of inestimable heritage value. Here is a 19th century private estate and public institution intact – with their major buildings also still in place. The landscape is also more or less as it was when white settlers arrived –another extraordinary feature for a site in the inner-city.

To subdivide this site and put it under different managements – as this Draft Land Use Plan proposes - would be to ruin that unique heritage value. It would shatter its integrity.

The location of bulky university buildings in the centre of the site would obscure views between heritage areas and buildings.

And while the Draft LUP offers some protection for heritage buildings in the vicinity of Kirkbride, it does not do so for those in the Broughton Hall precinct. There the major assets – Broughton Hall itself and the gardens – have been in the process of demolition by neglect for at least a decade, yet the Draft LUP proposes they be left under the very management which has so neglected them: NSW Health.

Even in the Kirkbride zone the protection could be compromised by surrounding heritage buildings like former medical superintendant's cottage and the dairyman's house with multi-storeyed buildings.

The use of the conservation plan to justify the demolition of "intrusive" buildings is highly dubious, particularly as that demolition will make way for even more intrusive buildings. The proposed development zone for the University's campus (Precinct 3) would be a sprawling compound obscuring the present open parklands of the slopes and valley at the centre of Callan Park, as well as the priceless views across the site from Kirkbride to the Broughton Hall area.

Also of concern is the disregard for the conservation character of streets bordering the site, particularly the Glover Street precinct. The present single-storey administrative building, its generous curtilage and majestic avenue of plane trees should be maintained.

Our recommendation: No subdivisions to be approved, the open landscape of Callan Park be preserved, immediate investment be made by the state government in the preservation and restoration of the major heritage assets, and the form and scale of the Glover Street frontage be maintained. The whole site to be managed by a Trust.

6. Over-development proposed: four Kirkbrides

The Draft LUP proposes that the amount of built floor space on the site be increased from 86,000 to 128,000 square metres. What the plan doesn't mention is that this extra floor space just keeps on expanding – a month before the release of the Draft LUP, it amounted to an extra 30,000 square metres.

That increase would take place in the centre of the site and on the Glover Street frontage. It would entail demolishing the existing buildings and constructing nearly 75,000 square metres of new building in 15 or 16 multi-storeyed blocks.

We note from the Leichhardt Council report that the proposed four-storey buildings are likely to be the equivalent of six-storeyed residential buildings.

Along with the approximately 25,000 square metres in Kirkbride, the University would have campus buildings of 100,000 square metres.

The University has maintained that this is the minimum necessary for an economically viable campus. They have also said that this campus would accommodate- "at a minimum" – 5000 students and 400 staff with 700 students living on site.

Those minimum figures do not require this amount of floor space. In fact, the scale of the proposed University campus would accommodate many more students than the 5000 mentioned. See Appendix 2 for the full justification of this conclusion.

Our recommendation: Some scope for minor University expansion may exist in the Kirkbride precinct; we note that the Kirkbride buildings are not yet fully occupied by the University.

7. Protections in the *Callan Park (Special Provisions) Act 2002* threatened

The great victory of the earlier struggles to save Callan Park was the Callan Park (Special Provisions) Act 2002. When this plan was first announced both Frank Sartor and local MP Verity Firth promised it would comply with the Callan Park Act. As late as the October 28, 2007, public information sessions, the chairman of the Sydney Harbour Foreshore Authority was giving similar assurances. Just the day before, Verity Firth MP promised that major changes to the Callan Park Act would only take place “over my dead body”.

One of the key protections in that Act is that there can be no extra development on Callan Park – the total built floor space cannot be increased. Under this plan, floor space would increase from 86,000 square metres to 128,000 square metres – a 50% increase or the equivalent of 8 football fields. This extra over-development requires lifting this key protection in the Callan Park Act. It's what the plan calls "minor amendments".

The Draft LUP proposes to eliminate from the Act the clauses which prevent any new building outside the existing footprints and envelopes, any building on present open space and any increase in the existing total of floor space.

Those three clauses are vital to the protection of the character of Callan Park.

They limit scale and bulk of development to what is at present on the site – which is one and two-storey buildings. And they maintain the present open character of the site. Those clauses prevent the construction of sprawling compounds of multi-storeyed buildings as proposed under the Draft LUP.

As well as changing the Act, the Draft LUP proposes to circumvent the Act's insistence on continued public ownership. The granting of a 99-year lease to the University would be in effect a sale.

Our recommendation: the Callan Park (Special Provisions) Act remain in place in its entirety. No 99-year leases be granted.

8. Vagueness of University plans

It is a concern that the public is being subjected to fears about the future of the site by a state government and University which have only vague plans for the site. Only this week – ending 16 February – the university vice-chancellor emailed its staff to say the university "could" be taking over Callan Park and inviting submissions and suggestions on what the site might be used for.

We do note with considerable concern that the draft lease in the "Non-binding" Memorandum of Understanding between the university of Sydney and the Minister for Planning allows for commercial activities on the site in association with the University of Sydney. It is a possibility that the Friends strongly oppose.

Our recommendation: that the state government extend to the public the same opportunities as are being extended to University staff and the public be invited to submit for proper consideration their ideas for the future use of the site.

9. Parking and Traffic underestimated

Currently there are 687 car parking spaces on the site. After reading carefully through the plan, the Friends have identified as many as 1912 proposed parking spaces. According to the plan's authors, these are calculated at the minimum provided for under Leichhardt's Development Control Plan. (See Appendix 4)

Even allowing for some underground parking – which is very expensive – and some rationalising, this is a huge increase which must impact on the amount and quality of open space.

Much of this existing parking burden would fall outside the site and onto nearby streets where residents already experience tight parking conditions.

The traffic calculations are ludicrously low – and take no account of the possible size of this campus – “substantial”, says the University. “Beware ‘the giantism’ of the University of Sydney,” warns one local resident, who happens to be a graduate of the University. The traffic studies do not take account of either possible developments at nearby Victoria Road or parking demand or impact on local residential streets.

Similarly, existing parking figures are “based on a cursory site inspection rather than a detailed inventory survey”. (Traffic report, page 3)

Our recommendation: comprehensive parking and traffic studies be part of the master planning process. The amount and location of parking and traffic are major questions of legitimate concern for the surrounding community.

10. Contamination – a hidden cost

No contamination investigation has been done in support of this plan – only a review of two earlier investigations which were tailored to the residential development plans five years ago. Those studies did conclude there was major contamination on the site – from dumped building and hospital waste and the scattering of ashes from the hospital incinerators. They also raised the issue of contaminated run-off into Iron Cove.

The central zone which is proposed to be a major construction site under the Draft LUP has not been studied. Even those areas that have been studied have, according to the review, been inadequately studied.

The review strongly recommends a full contamination study although it says this can be done at a later stage. This contradicts a warning in the review itself that discovery of contamination on other former hospital sites after development has commenced, has led to significant cost increases.

It is a rather cavalier attitude to public money to recommend waiting to do proper contamination studies while acknowledging that this may have major financial implications.

Our recommendation: A full and proper contamination study be undertaken for the site.

11. Local impacts

The Draft LUP is of legitimate concern to Callan Park's neighbours. The plan provides for three and four storey building right to the boundary of the site on Glover Street. In that area too, higher building densities are proposed.

Parking and traffic impacts are of major concern too. These are quiet conservation streets to the immediate west of the site; they would be subject to increase traffic and parking from both the NGO precinct and the University. Increased use of Glover Street oval and the main oval would also bring significant traffic and parking intrusions.

Residents of these streets would carry an unfair proportion of the deleterious impacts of the proposed developments. This is clearly inequitable.

12. Ignoring community aspirations is no solution

Community wishes and aspirations for Callan Park - basically, for a shared site in which a psychiatric hospital and public open space are major components - have long been evident and frequently expressed – and not just over the past 12 months but for two decades now.

The persistence of this majority community view is confirmed by the recent telephone poll commissioned by Leichhardt Council. The key results: 80% were highly concerned with the reduction in mental health services on site; 88% were highly concerned about over-development and loss of heritage; 76% concerned about no Trust; 70% highly concerned about fewer sporting and recreational facilities.

And it is not as though the community view will evaporate tomorrow. It has been reflected in the composition and resolutions of Leichhardt Council and will clearly be an issue in the coming council elections in September 2008 and even the next state elections.

It is not part of the essence of good public planning (or the requirements of democracy) to attempt to over-ride community views. It can – and almost certainly will in this case – lead not to resolution of contentious planning issues, but to their persistence.

Good planning requires the abandonment of this Draft Land Use Plan and the initiation of a planning process that allows the public to be fully involved in a plan which will lead to the best social and environmental outcomes for this truly magnificent site.

Hall Greenland

President

Friends of Callan Park

22 February 2008

KEY MENTAL HEALTH STATISTICS

In NSW mental health hospital beds halved over the past 25 years, while prison population more than trebled to 9000. The two are connected...

- Almost one in ten prisoners (or 900) have experienced symptoms of psychosis in the previous 12 months
- Psychosis in NSW inmates is thirty times higher than in the Australian community.
- Up to 7% of prisoners entering prison suffer from a functional psychotic mental illness.

Source: *Mental Illness among NSW prisoners*
Justice Health, 2003

In NSW at least 137 recently discharged mental health patients died by suicide in the 12 months to June 30, 2006. In 2005 the toll was 134; in 2004 128. If the time frame being looked at is extended – from 7 days after discharge to 30 days after discharge or contact – then the death toll doubles.

Source: *Patient Safety Report*, Clinical Excellence Commission, Dec 2006;
Duty to Care, University of Western Australia, 2001

The rate of suicide among mental health patients has doubled (at least) in the past two decades – since hospital beds were slashed.

Source: "Increasing suicide rate among WA psychiatric patients"
Lawrence et al, *Acta Psychiatrica Scandinavica*, 104, Dec 2001

In areas where mental health bed numbers fall below 80% of NSW Health's target, the suicide rate is TWICE that of areas where bed numbers are above 80%.

Source: *Tracking Tragedy II*
(compiled by the NSW Government's Sentinel Events Review Committee
Dec 2004) pp34-35

One third to one half of these [suicide] deaths are preventable

Source: *Tracking Tragedy III*, ppvi & 27

NUMBERS OF STUDENTS

The Draft LUP says the students would be “humanities and arts and/or health sciences or paramedical”. The space currently allocated to such students on the main campus is available on the University of Sydney’s website (extracted below/ see next page). Allowing for 35 square metres for each student living on site, the university would still have approximately 75,000 square metres available for day students.

On the main campus, each Arts student has allocated less than 2.5 square metres, each nursing students (374) 13 square metres, and each Health Sciences student (4000 enrolled) 7 square metres.

If, as the Draft LUP suggests, nursing and life sciences students were transferred to Callan Park they would require a total of 33,000 square metres. That leaves more than 40,000 square metres for the humanities and arts students or roughly space for 16,000.

It is this calculation that suggests to us an upper limit of 20,000 is being envisaged.

Another way of looking at it is that the floor space proposed for Callan Park is equivalent to 40% of what exists on the main campus. There are 34,000 effective fulltime students on the main campus; if students were to be provided for at the same ratio on Callan Park, then that would be almost 14,000 students. In other words, 40% of 34,000.

Of course if the university was to be limited to 5000 students of the type proposed, then the floor space required would be approximately 35,000 square metres. Kirkbride already provides approximately 25,000 square metres. This calculation excludes, as it should, any residential component on Callan Park.

Table 1 University of Sydney Student and Floor-space Statistics

66 Part 5: Resource Indicators

Table 5.2: Area Per Student Load 2005 - 2007, Space Allocation and Student Load as at 31 March 2007, by Faculty

Faculty	Usable Area M ²	Student Load (EFTSL)	Area Per EFTSL M ²		
			2007	2006	2005
Agriculture, Food & Natural Resources	14824.6	474.5	31.2	17.3	15.8
Architecture, Design & Planning	7876.9	1010.4	7.8	8.0	7.5
Arts	11073.7	5263.7	2.1	2.4	2.2
Dentistry	2700.0	415.2	6.5	7.7	8.7
Economics & Business	11283.1	6054.1	1.9	1.7	1.6
Education & Social Work	7143.2	1792.4	4.0	4.2	4.4
Engineering & Information Technologies	35086.3	2406.4	14.6	14.1	13.7
Graduate School of Government ¹	-	-	-	-	2.9
Health Sciences ²	28264.9	4009.2	7.0	6.6	6.7
Law	3057.7	1508.1	2.0	2.0	2.1
Medicine ³	20910.5	2888.5	7.2	7.3	7.6
Nursing & Midwifery	4809.9	374.0	12.9	16.4	11.6
Pharmacy	5265.0	830.6	6.4	5.8	6.3
Science ⁴	46477.1	4758.7	9.8	9.6	9.1
Sydney College of the Arts	13026.6	675.3	19.3	19.7	20.1
Sydney Conservatorium of Music	11968.0	752.4	15.9	14.4	15.4
Veterinary Science	27345.7	764.3	35.8	24.1	15.0
Other⁵					
Koori Centre	653.7	97.9	6.7	6.3	5.2
Total University	251786.8	34075.6	7.4	6.8	6.4

¹ Part of the Faculty of Economics & Business from 2006.

² Excludes 179.7 EFTSL from the Singapore Institute of Management.

³ Excludes 12.3 EFTSL from the Department of Rural Health.

⁴ Includes the Electron Microscope Unit.

⁵ Excludes Rural Management from 2005 onwards, since the EFTSL refers only to continuing students. Excludes the Australian Graduate School of Management, since only 1/3 of the EFTSL have been reported.

APPENDIX 3

THESE ARE OUR CALCULATIONS OF THE PARKING REQUIRED AS INDICATED BY THE DRAFT LAND USE PLAN:

- 318 in the Kirkbride precinct
- 880 in the Parkland Campus precincts
- 189 in the ambulance precinct (195 at present)
- 205 for the NGO precinct
- 24 for the nurses' precinct (despite accommodation for 120)
- 300 for the sports grounds