

SYDNEY HARBOUR FEDERATION TRUST

32nd MEETING

Chowder Bay

28 February 2005

MINUTES

True & Correct Record of the 32nd Meeting of the  
Sydney Harbour Federation Trust

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Chair

Minutes of the 32nd meeting of the Sydney Harbour Federation Trust held at Chowder Bay at 9 am on 28th February 2005.

Present

Mr Kevin McCann	Chair
Clr Susan Hoopmann	Member
Dr John Moriarty	Member
Brigadier Kevin O'Brien (ret'd)	Member
The Hon. Barry O'Keefe	Member

In attendance

Mr Geoff Bailey	Executive Director
Mr Andrew Woodmansey	Director, Business Development
Mr Nick Hollo	Director
Mr Craig Watson	Director
Ms Robyn Ephgrave (from 9:15)	Secretariat

The meeting opened at 9:05 am.

**1. Introduction**

a) Apologies

Peter Lowry (overseas)

b) The Trust resolved to meet in private because of the need for open discussion on confidential commercial issues regarding leasing tenders.

c) Declarations or Interest

Nil

**2. Confirmation of the minutes of previous meetings – Agenda Item 2**

The Trust RESOLVED to approve the minutes of the 31st meeting held on 13th December.

Moved by B. O'Keefe, seconded K. McCann

**3. Matters Arising from the minutes Action List - Agenda Item 3**

Item 30.1 Reports compiled by the Contaminated Land Auditor on decontamination of Trust lands will be tabled at the next Board meeting.

Item 31.2 The Probity Auditor is continuing to review leasing tender processes for a representative sample of sites and will sign-off that these were in accordance with approved policy and procedures.

**4. Management Plan Georges Head - Agenda Item 4.**

Mr Nick Hollo presented a plan amendment to give effect to a resolution of the Board on 23 November to amend the Georges Head Management Plan to permit the 1913 Barracks (Nos. 131 and 132 Suakin Drive) to be used as a childcare centre.

The Management Plan had also been updated to address the new heritage conservation provisions in the *Environmental Protection and Biodiversity Conservation Act 1999*.

The proposed amendments provided for:

the 1913 Barracks buildings to be used as a childcare centre;

general vehicular access on part of Suakin Drive and a drop-off/pick-up area at the childcare centre;

additional information relating to the site's Commonwealth Heritage Values; and

updated information from recent studies such as archaeological investigations of the Georges Head Battery, Contamination Site Audit Report, Community Leasing report and the draft Access Policy.

John Moriarty commented that amendments on indigenous issues were good and that the information was factual.

The Trust RESOLVED to:

1. endorse the draft Management Plan for Georges Head (Amendment 1); and
2. place the plan on public exhibition.

Moved B. O'Keefe seconded K. McCann

#### **5. Chowder Bay and Gunners Barracks Leasing Process -Agenda Item 5**

Mr Andrew Woodmansey gave an update on the public leasing process at Chowder Bay and for the Gunners Barracks and tabled 3 proposed leases for discussion, two for Chowder Bay and one for the Gunners Barracks.

The Trust RESOLVED that, subject to confirmation of the commercial viability of rents proposed, and provided that there were no material changes from the terms presented to:

forward the leases for buildings 5, 8 and 18 at Chowder Bay and the Gunners Barracks to the Minister for approval;

approve the lease for the Boatshed at Chowder Bay; and

authorise the Executive Director to make minor changes to lease documents as required.

Moved B. O'Keefe seconded K. McCann

#### **6. Revised Budget 2004-05**

–Agenda item 6

Ms Ephgrave gave a presentation on the mid-year budget review, which covered all areas of the Trust's revenue and expenditure.

The Board noted that expenditure on capital works projects currently underway was on budget. Additional capital works projects, to be funded from savings in operational budgets and re-allocation of the planning budget, were submitted for approval.

The Trust RESOLVED to approve the revised budget for the 2004-05 year.

Moved by B. O'Keefe, seconded K. McCann.

## **7. Cross Street Update**

–Agenda Item 7

Nick Hollo gave an update on two options for the draft Management Plan for Cross Street. The first option was to have 5 outdoor multi-purpose all weather courts. Option two was to accommodate one indoor multi-purpose court and three all-weather courts.

The Trust had written to Mosman Council seeking confirmation of the Council's financial commitment to providing the proposed indoor facility and outdoor courts and an associated commitment to remove existing netball courts at Rawson Park

It was noted that Mosman Council had confirmed its financial commitment but had requested that the proposal for the indoor court be expanded to accommodate indoor hockey and wheelchair basketball.

Mosman Council had raised two additional matters for consideration.

The first was a proposal to transfer the existing netball courts at Rawson Park and Bradley's Bushland Reserve to the Trust, the second a request to commence negotiations regarding the Council's long term tenure and responsibility for the day-to-day management of the Cross Street site.

There was a general discussion on Mosman Council's proposal. B. O'Keefe declared that he was a patron of The Friends of the Bradley Bushland Reserve. The Chair noted that his house adjoined Croquet Lane that was next to the Bradley's Bushland Reserve.

It was agreed that the draft Management Plan include the two options and that the draft Plan be presented at the next Board meeting for consideration.

The Trust RESOLVED to defer a decision on Mosman Council's proposals for a land transfer and management of the Drill Street site pending further information being sought.

Moved by B. O'Keefe, seconded K. McCann.

The chair noted that he would not vote on the final proposal.

## **8. Management Plan Markham Close Amendment 1 – Agenda Item 8**

The proposal to amend the Markham Close Management Plan by a minor modification to the boundary of Nos 11, 13, and 15 Markham Close was discussed.

It was noted that the purpose of the amendment was to more sympathetically address the site's landscape and to provide for the retention of the existing dwellings at 11 Markham Close.

The current Management Plan provided for the subdivision of three existing residential lots (Nos. 11, 13, and 15 Markham Close) to create two new residential lots facing Markham Close and an area of open space at the rear.

The proposed modification of the subdivision boundary would not diminish the utility of the new lots to be created and ensure that some rock outcrops would be preserved within the proposed parkland.

B. O'Keefe commented that the proposed amendment provided a better net outcome from that in the current Management Plan

The Trust RESOLVED to adopt the proposed modification to the boundary of Nos 11, 13 and 15 Markham Close as Amendment 1 to the Markham Close Management Plan.

Moved by B. O'Keefe, seconded K. McCann

9. Draft Tenant Selection Procedure and Draft Rejected Applicant Procedure – Agenda Item 9

The procedures were noted. It was agreed that the section in the Draft Tenant Selection Procedures dealing with applications to lease space of less than 500 square metres be amended so that applications approved by the Tenant Section Committee be presented to the Board for information purposes.

The Trust RESOLVED to adopt the:

1. Draft Tenant Selection Procedure with amendments; and
2. Rejected Applicant Procedure

Moved by B. O'Keefe, seconded K. McCann

10. **Executive Director's Report** – Agenda Item 10

The report was noted.

The Cockatoo Island Festival was discussed. Mr Woodmansey informed the meeting that the financial break-even point was 14,500 tickets and that around 5,500 tickets had been sold to date. The Executive expected ticket sales to reach the balance needed in the two weeks prior to Easter.

11. **Other Business**—Agenda Item 7

Nil.

The meeting closed at 12: 15pm.