



Meeting Notes

Meeting for CAC - Middle Head Representatives

28th November, 2007

Time: 6.00pm – 8.00pm

Venue: Harbour Trust Offices – Middle Head

Present:

- Cmdr Roger Dobson
- Edward Elsom
- Sue Halmagyi
- Ian Henderson
- Ted Moore
- Jennifer McMonnies
- Don Goodsir
- Nick Hollo (Trust)
- Mark Billham (Trust)
- Daniel Sealey (Trust)
- Sally Hamilton (Trust)
- Jessica Sartor (Trust)

Apologies:

- Jillian Skinner
- George Shirling
- Chris Skinner
- Geoff Bailey (Trust)

Purpose:

The purpose of the meeting was to provide an update and discuss:

- Georges Heights Management Plan
- Projects/Capital works
- Leasing
- Events
- Planning & Projects on other sites

The presentation slides are attached.

Georges Heights Management Plan

Nick Hollo led a tour fro CAC members to the former Commandoes site to discuss the proposed landscaping and park area near Georges Heights Oval and Rawson Park.



Daniel Sealey explained that the Trust was currently preparing a Draft Management Plan for the Georges Heights area. This area includes Georges Heights Oval, the camouflaged fuel tanks and houses in Commonwealth Ave, Dominion Close and Imperial Place.

What will be done about drainage in Rawson Park and is it the Trust's responsibility?

- A Master Plan for Rawson Park will be prepared in conjunction with the Management Plan for Georges Heights and this will address the issue of drainage. The Trust is preparing the Master Plan but Council will be responsible for management of the area.

Daniel Sealey presented examples of how similar tank structures to the ones in Georges Heights have been refurbished and transformed into interesting and functional spaces such as at the Tank Art Centre in Cairns and the Roundhouse Studios in London.

The use of disused tanks is not uncommon in this area. Waverton and Cammeray are both using old tanks to store runoff that has been channelled into the tanks. I believe the tanks on this site could solve some of the problems of rainwater run off if used as storage facilities.

- The Trust is considering water storage as a possible use for the tanks.

The pictures from the Tanks Art Centre of tanks transformed into cafés and restaurants are quite alarming.

- The Trust has presented these as an example of how the tanks might look when cleaned up. They are supposed to have a dramatic effect and show how an ugly tank could be transformed into an asset. They are not meant to present intended uses.

I hope the option of demolition of the tanks is not lost.

- Demolition of the tanks is one of the contentious issues of the Georges Heights Management Plan. The tanks do have an important story to tell about the Defence History of the area. The draft plan will be placed on public exhibition so people can comment on this.

A number of people would like to see them gone and have the pre-existing environment recreated.

- This may be difficult because of the contamination.

What is the source of the contamination?

- Most of the bunker fuel within the tanks has been cleaned out. There may be traces of lead paint and some hydrocarbons in the soil. The asbestos in the roof needs to be removed.



Hick Hollo gave an overview of projects in the area. Suakin Drive Road alignment is nearing completion including turfing works. Suakin Drive car park is now complete with 110 spaces. Crane Crescent Car Park is also complete with 58 spaces. Landscaping and screening of the Crane crescent car park is being undertaken. The third stage of building restoration in Training Command is due for completion before Xmas 2007. Final stages of building refurbishment in Training Command will commence in 2008.

What will Building 2 be used for?

- The Management Plan for Training Command states that the uses could include a meeting area, an educational training facility etc. Any use will need to be compatible with managing transport demands.

Will the Naval cottages be retained or removed?

- We have discovered they are of greater heritage value than once thought. We are now considering which ones will remain and which will be removed. A referral to the Department of Environment and Water will need to be made by the Trust under the EPBC Act.

I think that one or two of the Naval cottages should be retained for historic purposes and for a good use. The others should be removed because they are an eyesore.

- They can be made to look more aesthetically pleasing. The existing internal joinery is quite elegant.

What are the proposed uses for the Naval cottages?

- They could be used as a base for the Trust's rangers and volunteers. Another use that has been put forward is a Men's Shed.

Will Middle Head road near Cobbittee Street be widened?

- We plan to widen the road and make it safer. We may include some parallel parking bays in the design. In the interim "No stopping" signs will be installed along the road.

HMAS Penguin will be redeveloped in 2008 and I can foresee that there will be a lot more traffic coming through Middle Head Road. The road way as it exists is dangerous and there needs to be more parking to accommodate these changes.

- The Trust in line with its Management Plan for Middle Head will commence a range of works to facilitate both vehicular and pedestrian access in the area. This includes new pathways, better signage, a new roundabout and more parking.



Nick Hollo explained the works at Middle Head which will commence in 2008 including road upgrades, infrastructure, landscaping and building refurbishment for the Golf Clubhouse, ASOPA and 10 Terminal.

What is planned for the Golf Club House?

- Architects are currently documenting its conservation as a public space and proposed uses include restaurant or function centre.

What will be ASOPA be used for?

- The uses will be in line with the Management Plan for Middle Head and include education and training, offices and cultural activities. These were deliberately broad as we cannot make specific predictions. The uses depend partly on the interest raised in the Expressions of Interest process.

Will the lights on Middle Head Oval be shielded?

- Yes the lights need to be shielded. We have met with sporting groups that are keen to upgrade the lights and facilities at Middle Head Oval. A proposal outlining their requirements and ways to minimise light spillage will need to be submitted to the Trust.

Nick Hollo explained Chowder Bay projects including traffic calming measures on Chowder Bay Road, the investigation of further parking options and a link across from Clifton Garden via a bridge over the storm water channel.

When will the bus service to Chowder Bay commence?

- The extended 244 bus route will commence on December 3, 2007.

I don't think planting bays should be removed to create more parking.

- This is only one of the options we are investigating. It may be that other options are more appropriate.

Will the Trust commence charging for parking as the Council does at Clifton Gardens?

- This is not our intention at present.

Mark Billham gave an update on leasing including current new tenants Ripples and Lands Edge at Chowder Bay, Sally's Place, the Childcare centre at Georges Heights and The Barn Headland Park Café in the artist precinct. Mark also updated on the leasing of Training Command buildings with the third stage of occupation to commence in April 2008.

What are the ages of school children attending the Lands Edge programs?

- Lands Edge are an outdoor education provider who offer classes/activities for school students ranging from 8 -15 years of age.



Are any of the Training Command buildings attracting semi industrial leases?

- No, they are commercial rather than industrial. The buildings between Best Ave and Middle Head Road have attracted different interest, such as fitness uses and a gallery.

Jessica Sartor gave an update on events and Nick Hollo gave a general overview of works and projects on other Trust sites.

Other Issues Raised

I would like to note that there was no acknowledgement of submissions to the Middle Head Management Plan. Will the Trust consider the way that they respond to both individuals and groups when a submission has been made on a Draft plan.

- This is a valid point that will be considered. This will need to be noted and further discussed within the Trust.

Close of Meeting

The meeting closed at 8.30pm.