

**HARBOUR TRUST  
SUB BASE PLATYPUS COMMUNITY ADVISORY COMMITTEE  
5 JUNE 2019**

**Time:** 6:00 – 7:44pm  
**Venue:** Platypus Site, Gatehouse Building, 118 High Street, North Sydney

**Present:**

Chris Skinner  
Paul Forward  
Jilly Gibson (Mayor North Sydney Council)  
Neil Schafer

Mary Darwell (Harbour Trust)  
Libby Bennett (Harbour Trust)  
Rebecca Hage (Harbour Trust)  
Kathryn Roberts (Harbour Trust)  
Daniel Sealey (Harbour Trust)

**Apologies:**

Trent Zimmerman MP  
Tammy Dodd  
Ken Williams  
Carolyn Corrigan (Mayor Mosman Council)  
Phil Burford  
Chris Stapleton

**Executive Director – Update**

Mary Darwell (MD) provided an update on the proposed Australian Federal Government Budget funding allocated in the 19/20 Federal budget. The Harbour Trust is set to receive \$11.4 million for the further works at Sub Base Platypus; this is welcomed, however, the Harbour Trust will need to determine options for the best use of available funds, taking into consideration the community feedback on the proposal for Torpedo Factory building

MD also advised that a review of the Harbour Trust was announced in the Australian Federal Government Budget. This will be undertaken by the Department of Environment, and the Harbour Trust has been advised there will be opportunities for community input and consultation.

**Stage 2 Construction update**

The Harbour Trust provided an update on current construction works at Sub Base Platypus.

The Committee enquired about the progress of the leasing campaign and the types of tenants the site is likely to see. The Harbour Trust outlined the spaces within Buildings 2 and 10 allow for a range of tenants, and that leasing process is still underway.



- Building 2 and 10 – construction of mezzanines underway. New external windows and door openings framed.
- Arrival Square, Gateway Plaza, Building 10 Courtyard - Public areas undergoing landscaping including paving works.
- Cliff top walk – structural works have commenced.
- Torpedo Factory – temporary carpark works have commenced including construction of a disabled ramp and new pedestrian bridge
- Gatehouse – Internal and external works have commenced on two apartments

### **Seagull Management**

The Harbour Trust provided an update on the plans for Seagull Management. Garden maintenance is ongoing to reduce nesting habits as well as the implementation of netting across parts of the cliff face. The site is inspected twice a week to monitor seagulls. Tools used to deter seagulls include the 'Dancing man', which will be placed at different locations on site and sprinklers.

### **Floating Pontoon**

The Committee received an update on the proposed floating pontoon at Sub Base Platypus. The Harbour Trust noted the Sub Base Platypus Management Plan allows for a floating pontoon, outlining its potential position at the southern end of the Kesterton Overwater Link. The pontoon would allow the birthing of light water crafts including kayaks.

The Harbour Trust is exploring funding options for the floating pontoon, the Committee noting there is possibility to have the pontoon commercially funded. The Committee as enquired to the storage availability on site to store kayaks. The Harbour Trust noted this would be included in the assessment of the floating pontoon.

### **Torpedo Factory Design Concept Consultation – Feedback Report**

The Harbour Trust provided an overview of feedback gathered through the Torpedo Factory Design Concept Consultation process. The information in this report was presented previously to the Board of Trustees in a Board Report on the 16 May 2019.

The Committee were provided with the opportunity to discuss their own perspective and individual submissions on the feedback received. As follows:

- Neil Schafer – Strongly asserted that in consideration of submissions, the Harbour Trust should “count” individual petitioners; if this approach is taken there is a significant proportion who oppose the design. As such he considers the report provided to the CAC as misleading. Additionally a clear majority of "ordinary responses" re the Torpedo Factory building proposals called for its complete removal. Responses in the form of petitions added, and added significantly, to those calls.
- The Committee questioned the validity of the methodology used in the petition referred to by Mr Schafer and the conclusions that could be drawn from it. Moreover, the committee noted that with community consultation processes for complex projects, community members opposed to a project



are more likely to respond than those community members supporting a project. Therefore it may be misleading to treat the input to the process as a plebiscite.

- Mayor Jilly Gibson – The design concept has full support from North Sydney Council. Believes the Harbour Trust has listened to the concerns of stakeholders, and has put forward a fair compromise. The resulting design is a win/win for all stakeholders.
- Paul Forward – Represents the owner’s corporation of the IORA complex, the closest residents to Sub Base Platypus, consisting of 200 residents. Feedback from residents is that they are all in favour of the proposed design concept. Mr Forward noted that while petitions reflected some community views, the IORA submission similarly represented a number of community members. However, overall, the approach to consultation should be one of distilling issues. Mr Forward endorses the sentiments of North Sydney Council.
- Chris Skinner – Supportive of the proposed design concept. The Torpedo Factory was part of Australia’s response to Japan’s entry into WWII and the fall of Singapore and holds heritage significance. Believes it is unnecessary to remove the lower floors, these should be renovated and leased. Structure of building can be retained, but there is opportunity to remove the southern strip of the building. Recognised that the Harbour Trust needed to address issues raised in the consultation.

Management advised that it regarded the summary report provided was accurate, however, requested further feedback from Mr Schafer (which was provided subsequent to the meeting). Mr Schafer’s views on the Torpedo consultation will be incorporated in next reporting to the Board.

### **Site Operations Manual (SOM)**

The Harbour Trust provided an overview of the Draft Site Operations Manual (SOM). The SOM will be used by Harbour Trust staff and tenants on site.

The Committee enquired about the hours of operation for Sub Base Platypus and requested a staged opening hours to the public. The Harbour Trust noted this request.

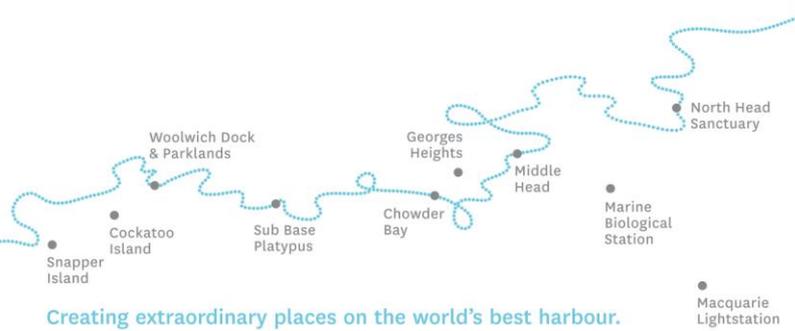
The Committee provided the feedback below:

- Chris Skinner- the SOM should act as a ‘one stop shop’ for all those working on site. This includes all aspects of service delivery and amenities.
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- Paul Forward- The manual is a good start. Uses of the site will become apparent as the site matures and grows. The Harbour Trust should consult again once the site has come to life.

### **Naming of Buildings and Spaces**

The Harbour Trust provided an overview of proposed names for buildings and spaces at Sub Base Platypus.

The Harbour Trust is proposing the site’s street address is also changed as the Gatehouse building converts to apartments.



The Committee agreed with proposed naming convention, noting the names of the building reflect the diverse history at the site.

**Additional comments provided post meeting by Phil Burford. Mr Burford was an apology for the meeting.**

Support current recommendations for the Torpedo Factory. I believe linking the history of the Platypus facility with the planned recreational development of the site adds value to Platypus as a public facility. Questions the use of the facility for small boat use as it raises the question of public liability and potentially the need for on-going coordination which would incur a cost. This is something best left in the hands of the local council using the harbour side resources that currently exist around Neutral Bay.