



**HARBOUR TRUST  
SUB BASE PLATYPUS COMMUNITY ADVISORY COMMITTEE  
4 September 2019**

**Time:** 6:00 – 8:00pm

**Venue:** Board room, Building 28, Best Avenue, Headland Park, Mosman

**Present**

Flynn McDermott (Trent Zimmerman MP Office) - *via telephone*

Paul Forward

Chris Skinner, Captain RAN (retired)

Tammy Dodd

Christopher Stapleton

Phil Burfurd

**In Attendance**

Mary Darwell

Libby Bennett

Justin Bock

Daniel Sealey

Eve Le Gall

Brad Wright

Executive Director

Director, Projects

Director, Strategy & Operations

Director, Planning & Environment

Head of Marketing & Engagement

Head of Venue & Programs

**Apologies**

Cr Jilly Gibson (Mayor North Sydney Council)

Ken Williams

Neil Schafer

**Attendees were welcomed and the meeting was opened: 6:00pm.**

**1. Executive Director Update**

Mary Darwell (MD) provided a summary presentation on 'Year in review: 2018/19 – Highlights', and noted the substantial achievements of the Harbour Trust (HT) in 2018/19, including the successful outcomes of the Reconciliation Action Plan. MD thanked the Sub Base Platypus Community Advisory Committee (CAC) for their time invested in 2018/19.



MD ran through an update of major sites:

- 1- Cockatoo Island (CI) consultation “dialogue” just completed. Chris Skinner (CS) stated the importance to connect the submarine history of CI with other Harbour Trust (HT) sites, and amplified education programs.
- 2- Headland Park (HP). CS enquired about site maintenance contractors.
- 3- North Head
- 4- Macquarie Lightstation
- 5- Woolwich

MD spoke to the Corporate Plan 2019-2023.

The *Public Governance, Performance and Accountability Act 2013* (PGPA Act) requires the Harbour Trust to prepare and publish a Corporate Plan covering a four year period. This Plan follows a format consistent with the previous Corporate Plan, focusing on the major initiatives and KPIs for the coming year. This year’s report has also been reformed to ensure more detailed reporting on risk oversight and management consistent with the requirements of the recent ANAO report.

CS enquired about the status of Snapper Island.

## 2. Stage 1B Construction Update

Libby Bennett (LB) updated the CAC on progress with Stage 1B.

CS noted that solar panels could be installed on the Fleet Workshop building. Paul Forward (PF) insisted that solar panels need to be discreet.

Tammy Dodd (TD) enquired about tenant parking. MD mentioned proximity to public transport will be promoted in all site communications.

TD and PF enquired about finish date and parking for the Gatehouse apartments.

## 3. Activation Plans

The Harbour Trust provided an update on the plans for activation of the site.  
PF asked about timing confirmation for the temporary F&B operator.

MD noted HT is keen to consult with the CAC regarding best activation for the retort house.

CAC collectively noted that noise is a concern for residents because of the unique topography of the site and stated the importance of restricted hours for all noise generating activations.

CS also noted the importance of an in-depth consultation with the Submariner’s Association regarding interpretation and conveying this major facet of the site’s history to visitors.



#### 4. Site Operations Management

Daniel Sealey (DS) presented the draft Site Operations Manual and noted that it is yet to be finalised and will be subject to ongoing review. Once Stage 1B is completed in early November, it is proposed that the site will be open to the public between 7am to 9pm. Once tenants occupy the buildings, it is proposed that the site be open to the public at all times (24/7).

PF and TD noted that the site is immediately adjacent to a residential area, and disruption to residents after hours is a concern.

PF noted HT should source electronic opening gates that operate quietly for the Kiara Close carpark.

DS noted that deliveries, maintenance, security for the lower level of the site will gain access via Platypus Lane, which will be controlled by an electronic boom gate. The main delivery window would be between 7am – 9am (when the boom gate would be left open). Authorised vehicles needing access after 9am would either be ‘buzzed’ through, or would have a pin-code.

The CAC collectively raised concerns about the potential for anti-social or dangerous us behaviour and attitudes at night time with the site open 24/7.

DS confirmed that rangers/security will be on site 24/7 and on call, as well as CCTV. DS stated that this model has proven effective at HP.

MD noted that the HT will take these concerns on board for Site Operation Manual’s review.

DS provided an update on parking. TD noted that High street residents are concerned about lack of parking space as there is pre-existing pressure on parking bay availability. TD advised HT should consult with North Sydney Council regarding this issue.

The CAC collectively noted that seagulls remain an issue, but are appreciative of the HT’s ongoing work regarding seagull management so far.

#### 5. Leasing Update

MD presented an update on tenancy. HT anticipates to confirm two firm tenancies within the next week/s.

MD insisted that HT follows a strict tenants selection process in accordance with the site’s Management Plan.

#### 6. Sub Base Platypus Site Management



MD provided an update on Torpedo Factory Concept, and confirmed that the HT Board has agreed to move ahead with refining the design.

## 7. Federal Funding: Stage 2 works

Justin Bock (JB) presented an update on Stage 2 work in light of the Federal Funding.

CS enquired about the status of the floating Kayak Pontoon. MD noted that the HT welcomes proposals from kayak clubs and will also consider sporting grant programs.

## 8. Additional Business

MD reminded the CAC that the Sub Base Platypus Community Advisory Committee is set to expire after 3 years as per the HT Act. MD noted she anticipate the HT Board will support the decision to renew the CAC. Members will be encouraged to re-apply for their position.

**Meeting closed: 7:50pm**