



HARBOUR TRUST
SUB BASE PLATYPUS COMMUNITY ADVISORY COMMITTEE
25 NOVEMBER 2020

Time: 6:00pm – 7:45pm
Venue: Zoom Video Conferencing

Present

Phil Burfurd
Tammy Dodd
Paul Forward
Cr Jilly Gibson, *Mayor North Sydney Council*
Matthew Lorrimer
Melina Rohan (Representative of Trent Zimmerman)
Neil Schafer
Ken Williams

Apologies

Peter White *Aboriginal and Torres Strait Islander Advisory Group*
Djon Mundine OAM– *Aboriginal and Torres Strait Islander Advisory Group*
Susan Moylan-Coombs– *Aboriginal and Torres Strait Islander Advisory Group*
Roy Mundine OAM– *Aboriginal and Torres Strait Islander Advisory Group*
Dennis Foley– *Aboriginal and Torres Strait Islander Advisory Group*
Trent Zimmerman, *Member for North Sydney*
Christopher Stapleton
Romi Hoffenberg
Victoria Black

In Attendance

Harbour Trust Staff

Mary Darwell, *Executive Director*
Kathryn Roberts, *Director, Marketing & Visitor Experience*
Daniel Sealey, *Director of Planning*
Libby Bennett, *Director of Heritage*
Michael Pender, *Development Advisor*
Rebecca Hage, *Media & Stakeholder Engagement Officer*
Ben Treble, *Program Manager*
Claudia Rosario, *Communications and Engagement Manager*
Patrick Lee, *Project Manager*

Stage 2 - Sub Base Platypus Design Consultants

Hal Guida, *GMB Architects*
John Guida, *GMB Architects*
Andrew Donnelly, *GMB Architects*
Mike Horne, *Turf Design*
Simeon King, *Turf Design*

MEETING OPENING

1. Welcome and update

Mary Darwell (MD) acknowledged the Traditional Owners of the land and welcomed the Sub Base Platypus Community Advisory Committee (the Committee).

MD introduced Claudia Rosario (CR), Communications and Engagement Manager, and Patrick Lee (PL), Project Manager for the Torpedo Factory Renewal Project.

CR provided an overview of the consultation milestones for Torpedo Factory Renewal Project. The Harbour Trust will take an 'Always On' approach to communications and engagement, providing regular updates to its stakeholders and the community via the Harbour Trust website, social media, onsite surveys, newsletters and community updates.

2. Current consultation update

The Harbour Trust provided an update on the current exhibition of the draft amendment to the *Sub Base Platypus Management Plan* and Planning Application. Public submissions are invited until 11 December with two community drop-in sessions held in November.

Committee comments:

- IORA residents are happy with the proposal for the Torpedo Factory.
- The Harbour Trust should provide the community with facts throughout the process and a timeline of works. It is also vital to provide timely noise notifications.
- The need to communicate with residents on the other side of the bay was raised.
- High Street has a weight limit; this needs to be considered and managed with North Sydney Council.

3. Torpedo Factory – Input Design Principles

Michael Pender (MP) introduced the lead architects for the Torpedo Factory Renewal Project. Guida Moseley Brown (GMB) and Turf Design will be leading the architectural and landscape design for Sub Base Platypus Stage 2.

GMB is an architectural, interior design, and urban design firm with a wealth of experience in heritage and landscape interpretation. Turf Design has experience in major development and public domain projects, specialising in creating places that are meaningful, beautiful and functional.

The design team provided an overview of their approach to the Torpedo Factory Renewal Project including design principles to guide the architectural and landscape design.

Committee comments:

- CAC would like to see a contemporary look for the site as shown in the images shared by the design team.
- The importance of visual and physical 'permeability' was discussed - visitors should be able to look through the Torpedo Factory making the precinct more inviting from High Street.
- Acknowledging the history of the site is considered important. It was suggested that the Harbour Trust should avoid 'mini museums' or rooms with artefacts. Interpretation should be woven into the landscaping and design, with 'surprise elements' revealing heritage features as part of a journey through the site.
- CAC asked what the 'hook' will be for the activation of High Street e.g., landscape, architectural design, signage.

- The proposed design allows the Harbour Trust to create breadth on High Street by creating an open space at the entrance of the Torpedo Factory. Landscaping within this open space should be inviting for families as well as passers-by.
- The potential of a multipurpose carpark space was discussed, with the importance of safe access for both cars and pedestrians from High Street emphasised.
- Where possible, native plants would be beneficial to the fabric of the whole site. Harbour Trust should consider a 'wildlife corridor' to embrace the green spaces that bookend the site.
- Recognition and interpretation of the submariners and naval history is seen as important particularly as some community members would like to see the building retained.
- Torpedo Factory history is important, but the Harbour Trust should place greater emphasis on First Nations history.
- The Harbour Trust must be mindful of budget and avoid delivering an unfinished site due to budget constraints.
- CAC noted there should be more interpretation around the site's use as a Gasworks
- Public amenity is an important element onsite; there is a lack of public toilets within the area so this should be considered in the design. There was discussion around the most appropriate location.
- The carpark should be integrated into the space, not hidden but incorporated into the site's future uses.
- Harbour Trust needs to assess the safety of the proposed carpark in terms of pedestrian and car use. The exit on to High Street is dangerous for those walking on the footpath.
- Space within the Torpedo Factory should be earmarked for community use e.g., netball courts or sporting facilities.

4. Construction program summary

The Harbour Trust provided an overview of the construction program, noting that timeframes for demolition, construction and practical completion will be dependent on several factors including the appointment of the Head Works contractor.

The Harbour Trust highlighted key community project considerations (listed below) and proposed mitigation measures. Further details on these measures will be discussed at the CAC meeting in February.

- Traffic and parking
- Construction and noise impacts
- Harbour protection throughout construction
- Air quality protection
- Management of hazardous materials
- Impacts to existing tenants

Committee comments:

- Air quality monitors can be placed in the IORA residence if required.
- Harbour Trust needs to investigate the 'pinch point' at the High Street driveway into Sub Base Platypus; this could be dangerous if there is an influx of heavy vehicles during construction.
- It was suggested that noise monitors may be required on site and would need to be in place before works start.
- CAC queried whether transporting materials and or equipment via water would be considered for this stage of work.
 - o The Harbour Trust confirmed this is unlikely due to cost and inefficiency of materials handling.