



# Torpedo Factory Renewal Project - Consultation Outcomes Report

- 1) Draft Platypus Management Plan (Amendment 1 2020)
- 2) Planning Application – Torpedo Factory Renewal Project

## Background

The Harbour Trust has put forward a proposal for the Torpedo Factory at Sub Base Platypus, that will deliver additional public parkland on the foreshore.

Between 12 November 2020 to 11 December 2020, the Harbour Trust invited the community and stakeholders to provide feedback on the following two planning matters:

- 1) Draft Platypus Management Plan (Amendment 1 2020)
- 2) Planning Application – Torpedo Factory Renewal Project

This report provides a summary of issues raised in feedback and the Harbour Trust's response.

### Draft Platypus Management Plan – Amendment 1 2020

The current Platypus Management Plan was adopted in 2016. Under the 2016 Plan, the outcomes for the Torpedo Factory provided for the adaption of the building for a range of uses, and public access, with its upper level set back and opened up on all four sides.

The Draft Platypus Management Plan - Amendment 1 2020 (Draft Management Plan) provides for the removal of part of the Torpedo Factory to enable the creation of a foreshore park; public access; retained heritage fabric; a potential new multipurpose structure with amenities; and parking.

### Planning Application

The Planning Application prepared by the Harbour Trust proposed:

- A new park on the foreshore with a series of landscaped terraces, achieved through the demolition of the multi-level harbour-facing portion of the building;
- Interpretation of the site's multi-layered history – First Nations interpretation and recognition of the Cammeraygal people; and the defence heritage of Sub Base Platypus;
- A welcoming entry forecourt at High Street; and
- Public and visitor access including pedestrian connections and car parking.

## Public Exhibition

This summary provides an overview of issues raised in submissions and how these were addressed in the Harbour Trust's consideration of these matters.

### Notification

The Draft Management Plan and Planning Application were placed on public exhibition for a period of four weeks between 12 November and 11 December 2020. Relevant documents were made available in hardcopy at the Harbour Trust Head Office, Stanton Library (North Sydney) and in the Customer Service Department of North Sydney Council. The exhibited documents were also published on the Harbour Trust website at [www.harbourtrust.gov.au/en/community/public-consultation/](http://www.harbourtrust.gov.au/en/community/public-consultation/).

Community and stakeholders were invited to comment on the Draft Management Plan and Planning Application through a range of channels, including:

- Information was uploaded to the Harbour Trust website on 12 November 2020
- Over 25,000 individuals and organisations including members of the Community Advisory Committee, government bodies and community groups were notified by email and the Harbour Trust e-newsletter (to Harbour Trust and Cockatoo Island subscribers)
- Notices appeared in the Mosman Daily and The Australian on Thursday 12 November 2020, and in the Mosman Daily and The North Shore Times on Thursday 19 November
- Approximately 6000 local residents in the vicinity of Sub Base Platypus were notified of the exhibition via letterbox drop (13 November 2020)

Feedback was invited by email, post and via the Department of Agriculture, Water and Environment's 'Have Your Say' portal.

### Drop-in Information Sessions

Two drop-in sessions were held on-site at Sub Base Platypus:

- Saturday 21 November 2020, 10am – 2pm
- Thursday 26 November 2020, 4pm – 7pm

The sessions were promoted through the abovementioned channels as well as on-site notifications and signage. The sessions were attended by 80 persons.

At the sessions, attendees were encouraged to make a submission via Harbour Trust channels (email or post) or via a survey accessed using a QR Code that linked to the Department of Agriculture, Water and the Environment's 'Have your Say' portal.

### Engagement with Advisory Groups

The Harbour Trust's General Community Advisory Committee (CAC), Sub Base Platypus Community Advisory Committee (SBP CAC) and Aboriginal and Torres Strait Islander Advisory Group have provided ongoing input into the Torpedo Factory Renewal Project.

Feedback received from the advisory groups was considered as part of this consultation process.

### Stakeholder Briefings

The Harbour Trust also held separate briefings with key stakeholders including representatives from North Sydney Council, 140 High Street Apartments, Milson Precinct Group, tenants of Sub Base Platypus and Crown Lands NSW.

**Feedback Received**

The Harbour Trust received 19 submissions via the [consulttrust@harbourtrust.gov.au](mailto:consulttrust@harbourtrust.gov.au) email address and 55 survey responses via the Department of Agriculture, Water and the Environment’s ‘Have your Say’ platform. These submissions were received from interested organisations and individuals (including CAC members) during the public exhibition of the Draft Management Plan and Planning Application.

A breakdown of the survey responses and submissions is shown below:

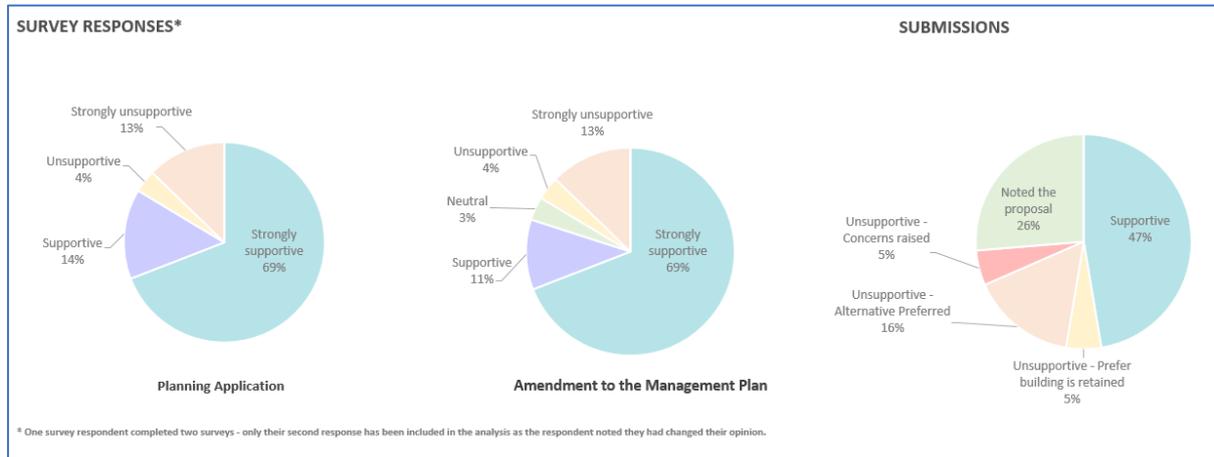


Figure 1.0: Diagram – Breakdown of survey and submission responses

The key issues raised and the Harbour Trust’s response to this feedback is discussed in the ‘Consultation Summary’ section below. All submissions and completed surveys, together with feedback from the advisory groups were taken into account in the consideration of both the Draft Management Plan and the Planning Application.

**EPBC Referral**

In November 2020, the Harbour Trust referred the proposal for the Torpedo Factory Renewal Project to the Minister for Environment for consideration under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

On 13 April 2021, the Minister’s delegate determined that the proposed action was ‘not a controlled action’ which means that the proposed action does not require further assessment and approval under the EPBC Act before it can proceed.

**Harbour Trust Board Consideration of Draft Management Plan and Planning Application**

At its meeting on 12 May 2021, the members of the Trust considered feedback received through this consultation process. The Members of the Trust decided to approve the draft Management Plan and the Planning Application, with conditions.

The adopted Management Plan (Amendment 1, 2020) for Sub Base Platypus, and the Planning Permit and Conditions for the Torpedo Factory Renewal Project, are available at:

<https://www.harbourtrust.gov.au/en/community/public-consultation/>

## Consultation Summary

### Key Issues Raised

Issue Raised	Further Details	Discussion
<p>Support for the Draft Management Plan and proposal</p>	<p>There was broad support for the Draft Management Plan and proposal including support for:</p> <ul style="list-style-type: none"> <li>○ demolition of the eastern portion of the Torpedo Factory</li> <li>○ foreshore parkland</li> <li>○ larger forecourt at High Street</li> <li>○ improved physical and visual connections</li> <li>○ respecting the history of the site and recognition of Aboriginal heritage on the site</li> <li>○ retention of the iconic features of the Torpedo Factory</li> <li>○ visitor car parking</li> <li>○ solar panels and renewable energy features</li> <li>○ potential pedestrian link to Kesterton Park</li> <li>○ Interpretation</li> </ul>	<p>The support for the Harbour Trust’s Draft Management Plan for Sub Base Platypus and the proposal for the Torpedo Factory is noted.</p>
<p>Concerns about the Draft Management Plan and proposal</p>	<p>Some submissions raised concerns about the proposal. Key concerns included:</p> <ul style="list-style-type: none"> <li>○ Demolition of part of the Torpedo Factory</li> <li>○ Loss of heritage</li> <li>○ Proposal is different from what was previously proposed for the site</li> <li>○ Car parking and traffic generation</li> <li>○ Retention of southern façade of the Torpedo Factory</li> <li>○ Contamination</li> <li>○ Construction related issues</li> </ul> <p>These concerns are discussed in more detail below.</p>	<p>Concerns raised have been addressed in detail below.</p>
<p>Documentation on public exhibition</p>	<p>Most submitters were satisfied with the documentation that was placed on public exhibition. However, some submitters raised the following concerns:</p> <ul style="list-style-type: none"> <li>○ Plans are not detailed enough</li> <li>○ No Statement of Environmental Effects (SEE) prepared</li> <li>○ Heritage Impact Assessment (HIA) not adequate</li> </ul>	<p>The exhibited documentation was designed to enable an understanding of the proposal including the proposed removal of a portion of the building, the creation on a new park and provision of interpretation, visitor access and car parking.</p> <p>The Harbour Trust has engaged a lead design services consultant comprising a team of architects, landscape architects, engineers and interpretation consultants to develop detailed</p>

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		<p>plans for the Torpedo Factory Renewal Project prior to construction.</p> <p>Under the Harbour Trust’s planning framework, a ‘Planning Statement’ is a review of the environmental effects of the proposal. A Planning Statement was prepared for the project proposal and was part of the document suite that was placed on public exhibition.</p> <p>Refer to below for further detail regarding the HIA.</p>
<p>Heritage Impact Assessment</p>	<p>One submitter stated that the Heritage Impact Assessment (HIA) was not adequate. The concerns raised included:</p> <ul style="list-style-type: none"> <li>○ Inconsistencies in the HIA which states that the Torpedo Factory has ‘some’ significance and that the proposal will have negative impact on the heritage significance of the building</li> <li>○ HIA has omitted Burra Charter Article 12 – Participation by significant associations and meanings</li> <li>○ The HIA does not adequately respond to Commonwealth Heritage Management Principle No. 5 which states <i>“The management of Commonwealth Heritage places should make timely and appropriate provision for community involvement, especially by people who: have a particular interest in, or associations with, the place, and may be affected by the management of the place “</i></li> </ul>	<p>To support the Planning Application, the Harbour Trust engaged independent heritage consultants Lucas, Stapleton, Johnson and Partners Pty Ltd to undertake a Heritage Impact Assessment (HIA) for the proposal.</p> <p>The HIA was consistent in its views on the impacts of the proposal and recommended that the proposal be referred to the Minister for the Environment for consideration under the <i>Environment Protection Biodiversity Conservation Act 1999</i> (EPBC Act).</p> <p>In November 2020, the Harbour Trust referred the proposal for the Torpedo Factory Renewal Project to the Minister for Environment for consideration under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act).</p> <p>In April 2021, the Minister’s delegate determined that the proposed action was not a controlled action. That is, the action is not likely to have a significant impact on a matter of national environmental significance and therefore the action does not require approval under the EPBC Act.</p> <p>Consistency of the public exhibition with the requirements of the Harbour Trust’s Comprehensive Plan; Principle 5 of the Commonwealth Heritage Management Principle; and Article 12 of the Burra Charter is discussed in detail in this report under the issue ‘<b>Consultation</b>’.</p>
<p>Platypus Management Plan</p>	<p>One submitter stated that the Platypus Management Plan 2016 had a number of inconsistencies regarding the heritage significance of the Torpedo Factory.</p>	<p>The Harbour Trust commissioned Clive Lucas, Stapleton &amp; Partners Pty. Ltd. (now known as Lucas, Stapleton, Johnson &amp; Partners Pty Ltd) in 2008 to prepare a Conservation Management Plan (CMP) for Sub Base Platypus which informed the Management Plan for the site.</p> <p>Following a detailed assessment of the various structures and buildings on site, the CMP ranked</p>

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		<p>the elements on site in accordance with their relative significance as a tool of conservation planning, ranging from High, Moderate, Some, Little and Intrusive. Through this process, the Torpedo Factory was assessed as having ‘Some’ significance.</p> <p>The policies from the 2008 CMP informed the development of the vision and outcomes for the site and the preparation of the Management Plan 2016 and the Draft amendment to the Management Plan.</p>
<p>Proposal is different from what was previously proposed for the site</p>	<p>One submitter stated that the proposal was different to the outcomes that were previously proposed for the Torpedo Factory.</p>	<p>The Harbour Trust’s proposed outcomes for the Torpedo Factory have been refined over time. These have been informed by the multi-layered heritage values of the site (First Nations, Gas Works and Defence); the Harbour Trust’s objects which include the protection and interpretation of heritage values, maximising public access, managing suitable land as a park, and enhancing the amenity of the Sydney Harbour region; the capabilities of the building structure; the available budget; and community consultation.</p> <p>The vision for the Torpedo Factory in the Management Plan 2016 was an initial, and high-level outcome for the Torpedo Factory which provided for the sides of the building’s top floor to be opened up and set back whilst allowing the retained building to be used for a range of commercial and community uses as well as car parking. However, that scheme provided minimal public space.</p> <p>In 2019, a draft concept design based on the vision in the 2016 Management Plan was developed and publicly exhibited. This concept had similar outcomes to the 2016 vision but had more of the roof removed, to create partly covered landscaped public space and to reduce visual bulk.</p> <p>It is important to note that at this stage no detailed investigations had been undertaken into the capabilities of the building structure or building services infrastructure to be upgraded for the intended potential uses and to comply with the relevant building codes and standards.</p> <p>In 2020, the current proposal was developed where the majority (70%) of the factory floor footprint including the industrial saw tooth roof form is proposed to be retained. This allows for the interpretation of the Torpedo Factory’s heritage values and history, and the adaptive reuse for long term functional and community benefit.</p>

Issue Raised	Further Details	Discussion
		<p>The waterfront portion of the building (30% of the building footprint) is proposed to be demolished and replaced with a foreshore park focussing on First Nations Interpretation and connection to Country. The renewal project will also include interpretation of the site’s naval and industrial history</p>
<p>Demolition of part of the Torpedo Factory and heritage significance</p>	<p>Submitters generally supported the partial demolition of the Torpedo Factory to create a foreshore park. They stated that it would reduce visual bulk and provide much needed open space in the area.</p> <p>Some submitters did not support the partial demolition of the Torpedo Factory. Concerns were raised with regard to:</p> <ul style="list-style-type: none"> <li>○ Very little of the Torpedo Factory will be retained. Instead, it will be represented by interpretive posters and signs that will be ignored by the majority of visitors</li> <li>○ Loss of significant heritage fabric and potential Commonwealth Heritage Values</li> <li>○ Erosion of working Harbour character</li> <li>○ Proposal, including the demolition of part of the Torpedo Factory, is inconsistent with the Harbour Trust objects - Protect, conserve and interpret the environmental and heritage values of Trust land</li> <li>○ Proposal will not attract people to the site to help make the rest of the site viable</li> </ul>	<p>The proposal will retain the majority (approximately 70%) of the factory floor footprint including the industrial saw tooth roof form allowing for the interpretation of the Torpedo Factory’s heritage values and history and adaptive reuse for long term future functional and community benefit.</p> <p>The waterfront portion of the building (approximately 30% of the building footprint) is proposed to be demolished and replaced with a foreshore park focussing on First Nations Interpretation and connection to Country. The renewal project will also include interpretation of the site’s naval and industrial history</p> <p>The proposal places retention of heritage values (including First Nations Cultural Heritage) and functional public domain benefit at the centre of the proposal. Retaining the industrial heritage form of the dominant saw tooth roof will in perpetuity retain the Torpedo Factory in form, fabric and memory of its industrial wartime function. Investment in interpretation is proposed, which will support and enhance the retention and expression of key heritage values. Creation of foreshore public domain is considered a long term and significant urban domain and cultural heritage benefit.</p> <p>The proposal was also referred to the Minister for the Environment for consideration under the EPBC Act, the outcome of which was ‘not a controlled action’. That is, the action is not likely to have a significant impact on a matter of national environmental significance and therefore the action does not require approval under the EPBC Act.</p>
<p>Cultural significance</p>	<p>Concerns were raised relating to the loss of cultural significance resulting from the partial demolition of the Torpedo Factory.</p> <p>Submitters stated that there was little evidence whether the cultural heritage of the large number of</p>	<p>The building’s function and role during WWII and after the war, will be interpreted through a range of methods. This includes creation of an ‘interpretation walk’ within the pedestrian concourse that will incorporate interpretive elements.</p>

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	<p>people who have worked on this site has been properly assessed.</p>	<p>The creation of the foreshore park will reinforce the visual and physical connection between the site and the harbour and create opportunities to interpret the site’s First Nations history and its connection to Neutral Bay.</p> <p>The Harbour Trust has commenced an oral research program including numerous oral histories documenting the working lives of former employees. This will be used and expanded upon to interpret the cultural and social significance of the Torpedo Factory, to reflect the work and social aspects of working at the Torpedo Factory.</p> <p>Additionally, First Nations consultation has revealed First Nations Submariners and workers at the factory. Their perspectives and memories are being documented for active use in the interpretation program.</p>
<p>Proposed Foreshore Park</p>	<p>One submitter queried whether the demolition of the Torpedo Factory to create a foreshore park was appropriate, given the site’s proximity to other parks (Anderson Park, Milson Park, Kesterton Park). They stated the demolition of the factory building would result in loss of connection of this area with its past and a few scattered remnants (if any) will not tell a cohesive story of the site’s past or appropriately reflect its cultural values.</p>	<p>The site evidences significant values as First Nations <i>Cammeraygal</i> Country.</p> <p>The Harbour Trust’s intent is to retain the significant portion of the Torpedo Factory (the factory floor) to tell the story of the Torpedo era; and remove the multi-level foreshore portion of the building, to expose the layers of history on the site; and appropriately interpret the various rich historical stages that contribute to the heritage and cultural fabric of the site.</p> <p>The removal of the foreshore portion of the Torpedo Factory will enable the creation of a foreshore park, which will focus on interpreting First Nations heritage values through Connecting with Country principles, interpretation and natural values of the site.</p> <p>The creation of the foreshore park will also reinforce the visual and physical connection between the site and the harbour.</p>
<p>Car parking &amp; traffic generation</p>	<p>Some submissions received supported the visitor car parking proposed as part of the project. Others queried the inclusion of car parking and raised concerns including:</p> <ul style="list-style-type: none"> <li>○ the need for car parking on the site</li> <li>○ the narrow width of High Street would not support additional traffic</li> <li>○ the need for the car parking to be undercover.</li> </ul>	<p>The outcomes envisioned for the Torpedo Factory have always included the provision of visitor car parking to facilitate visitation of the site and reduce the impact on the street parking in the surrounding streets.</p> <p>The Torpedo Factory currently has a temporary visitor car park for 40 cars with parking restrictions reflecting the parking restrictions along High Street.</p> <p>The proposal will formalise the existing carpark and continue to provide a similar amount of visitor car parking on the site. A Traffic Impact Assessment undertaken by traffic consultants Arup</p>

Issue Raised	Further Details	Discussion
		<p>Pty Ltd advised that the proposal would have no additional traffic impacts on the environmental capacity of High Street.</p> <p>The location of the carparking within the existing factory building, facilitates a suitable adaptive re-use for the building whilst retaining significant heritage fabric and screening the car park.</p>
Link to Kesterton Park	<p>There was notable support for a potential new pedestrian link to Kesterton Park across adjoining parkland.</p> <p>Some submissions queried the details of the proposed link.</p>	<p>The proposal identifies a potential pedestrian link to Kesterton Park that could be explored in the future. This link is out of the subject project scope.</p> <p>The design does not preclude such a link being established in the future.</p>
Retention of Southern Facade	<p>A number of submissions were received that opposed the retention of the southern façade and stated:</p> <ul style="list-style-type: none"> <li>○ the southern façade is a visual impediment to improved aesthetics of the buildings</li> <li>○ it is structurally unsound</li> <li>○ façade repair and maintenance would be an expensive ongoing cost</li> <li>○ the southern wall is not original</li> </ul>	<p>Part of the southern façade is being retained to enable the interpretation of the built form of the factory floor.</p> <p>Additionally, the retention of this portion of the façade will help protect amenity, in terms of privacy, noise and lighting, for the residents of the adjoining property at 140 High Street.</p> <p>The retained facade will be repaired to achieve compliance with the requirements of the Building Code of Australia (BCA).</p>
Contamination	<p>Concerns were raised in relation to the contamination beneath the Torpedo Factory and budget implications resulting from any potential contamination found and remediation works required.</p>	<p>Sub-surface investigations under the Torpedo Factory building were conducted in 2019 &amp; 2021.</p> <p>Laboratory test results from the investigations indicate (i) minimal contamination associated with the presence of coal tar base bituminous fill materials beneath the lower level and (ii) minor contamination in topsoils within a limited area at the frontage of the building.</p> <p>Any remediation works required will follow the framework outlined within the Long-term Environmental Management Plan for the site.</p> <p>The Harbour Trust will engage an appropriately qualified consultant to prepare a Remediation Action Plan (RAP), in accordance with the relevant National and NSW EPA guidelines.</p> <p>The RAP will be subject to review and acceptance as appropriate by a suitably qualified NSW EPA Accredited Site Auditor in which its implementation will lead to the development of the Site Audit Report and Site Audit Statement respectively provided to NSW EPA. Further to the site audit process, the Long-term Environmental</p>

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		<p>Management Plan will be updated to include the project specific requirements.</p> <p>Noting the above investigation results, proposed remedial actions, management frameworks and advice from the Environmental Consultant and Project Hygienist, it is the Harbour Trust's view that the risk and potential environmental consequences are low.</p>
<p>Adaptive re-use of building</p> <p>Proposed &amp; future uses and commercial activity</p>	<p>One submitter stated that the proposal is not an appropriate representation of adaptive re-use for a heritage building.</p> <p>A number of suggestions were made for the adaptive re-use including a museum, cultural hub, choir rehearsal spaces, dance school, local markets, community art gallery, indoor sports centre, art school and increased parking through retention of most of the building.</p> <p>A number of uses were suggested for inclusion within the project:</p> <ul style="list-style-type: none"> <li>○ café or pop-up café</li> <li>○ one off events such as markets</li> <li>○ library space</li> <li>○ community uses</li> <li>○ Small gin distillery or boutique brewery, opening onto the foreshore park</li> </ul>	<p>The proposal will retain the majority (approximately 70%) of the factory floor footprint including the significant saw tooth roof form allowing for the interpretation of the Torpedo Factory's heritage values and adaptive reuse for long term functional and community benefit.</p> <p>The retention of this fabric, externally and internally, will allow for the robust industrial character, the massing and the open volume of the factory floor to be interpreted.</p> <p>The retained structure is proposed to be used for visitor access, interpretation, semi-covered public domain spaces, a small amenities facility (to comply with the requirements of the Building Code of Australia), car park and public domain.</p> <p>The proposed uses and their siting on the factory floor have been sensitively selected, in accordance with the conservation policies in the CMP, to ensure that the openness and volume as well as other significant elements of the factory are retained and interpreted.</p> <p>The space within the retained structure will only be semi-covered so would not be suitable for permanent uses that require enclosed spaces.</p> <p>It is being designed to be used as a community space and provide the opportunity for other uses such as a pop café or occasional community uses such as a market. Any such proposals are not part of the scope of this project and would be subject to separate assessment and approval.</p>
<p>Structural integrity and stability of existing building</p>	<p>A number of submissions queried the structural integrity and stability of the existing building.</p>	<p>The Harbour Trust has engaged an engineering consultant to conduct structural modelling along with vigorous materials testing of the existing building fabric.</p>
<p>Public toilets</p>	<p>Concerns were raised about the inclusion of public toilets in the Torpedo Factory and their proximity to the adjoining residential properties at 140 High Street.</p>	<p>The proposal includes a small amenities facility to comply with the requirements of the Building Code of Australia.</p>

Issue Raised	Further Details	Discussion
		Acoustic privacy will be achieved through provision of sealed, conditioned toilets.
Lighting	Some submitters raised issues relating to the light pollution from the current overhead lighting and have requested that careful consideration must be given to any new lighting for the project.	<p>The concerns raised about the existing lighting are noted. The lighting for the subject project will be sensitively designed to ensure compliance with all relevant Australian Standards.</p> <p>Light spill from the glass-block windows in the southern wall of the factory floor level will be prevented through the installation of permanent screens fitted to the inside face of the southern wall.</p>
Driveway width of Torpedo Factory	<p>Some submitters raised the following concerns relating to the existing driveway:</p> <ul style="list-style-type: none"> <li>○ Narrow width</li> <li>○ Inadequate sightlines for drivers to view pedestrians on the footpath</li> </ul>	The existing driveway to the Torpedo Factory is being demolished and rebuilt at greater width so as to accommodate separate vehicular entry & exit, which will improve sightlines.
Consultation	<p>There was broad support for the consultation. Some submitters stated that:</p> <ul style="list-style-type: none"> <li>○ “the active and imaginative efforts the Trust has been making to ensure that a wide public is made aware of what the Trust is considering are much appreciated”</li> <li>○ “Consultation with neighbours has been outstanding”</li> </ul> <p>One submitter felt that the consultation was inadequate, and they became aware of the proposal through an article in the Sydney Morning Herald about the Torpedo Factory’s future.</p>	<p>The Harbour Trust placed the proposal on public exhibition between 12 November 2020 and 11 December 2020 consistent with the requirements of the Harbour Trust’s Comprehensive Plan and Principle 5 of the Commonwealth Heritage Management Principle and Article 12 of the Burra Charter.</p> <p>The public was invited to comment on these two planning matters through a range of channels, including:</p> <ul style="list-style-type: none"> <li>• Information was made available in hardcopy at the Harbour Trust Head Office, Stanton Library (North Sydney) and in the Customer Service Department of North Sydney Council</li> <li>• Information was uploaded to the Harbour Trust website on 12 November 2020;</li> <li>• Over 25,000 individuals and organisations including members of the Community Advisory Committee, government bodies and community groups were notified via email and the Harbour Trust e-newsletter;</li> <li>• Notices appeared in the Mosman Daily and The Australian on Thursday 12 November 2020; and in the Mosman Daily and The North Shore Times on Thursday 19 November; and</li> <li>• Approximately 6000 homes and businesses in the vicinity of Sub Base Platypus were notified of the exhibition by letterbox drop (notices delivered on 13 November 2020).</li> </ul>

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Lack of comprehensive consideration of the entire site and potential uses	One submitter noted that the revised plan is limited to the Torpedo Factory and that an overall re-activation strategy should be considered.	<p>The scope of the current project is the renewal of the Torpedo Factory.</p> <p>The Draft amendment to the Management Plan focusses on the design outcome of the Torpedo Factory to facilitate the current project.</p> <p>A holistic vision for the renewal of Sub Base Platypus is set out in the Harbour Trust's <i>Platypus Management Plan 2016</i> and the draft 2020 amendment to that plan. The vision is being implemented as a series of projects by the Harbour Trust as funding becomes available.</p>
Roof form – the provision of a new roof structure	Some submitters queried the roof structure of the Torpedo Factory in the proposal and whether it was a new structure.	<p>The saw tooth roof structure on the retained portion of the Torpedo Factory is the existing roof structure, with the perimeter parapet walls removed to reveal the saw tooth profile of the roof structure.</p> <p>Minor modifications to the roof sheeting may be made to allow for more natural light, structural stability, and provisions for energy generation and rain-water harvesting.</p>
The Harbour Trust's primary focus should always relate to the Australian community - the ultimate landowners - as a whole.		<p>The Harbour Trust undertakes all its functions in accordance with the objects of the <i>Sydney Harbour Federation Trust Act 2001</i>.</p> <p>The proposal is a balanced outcome that provides public parklands, public car parking and heritage interpretation that will support the renewal of Sub Base Platypus as a public place.</p>
<b>Suggestions</b>		
Signage	Submitters suggested that improved signage should be installed at High street/Clark Road to encourage visitors to utilise High Street entrance rather than using Kiara Close	The requirements for additional signage are noted and will be explored with North Sydney Council.
Linear park along the northern side of the building	One submitter suggested the removal of more of the roof along the northern side of the building to create a linear park	The northern side of the building has been designed as a semi-covered public domain space that will feature an 'interpretation walk', planting and seating. The roof sheeting above this area will be modified to allow more natural light into the remnant portion of the Torpedo Factory.
Planting of native vegetation	Some submitters suggested the use of native plants in the new foreshore park, whilst having regard for the species used in Oberon Park at the northern end of the site, to determine which species have successfully grown on site for inclusion in the new parklands	Planting selection will use local species (including those used elsewhere at Sub Base Platypus) and through reference to First Nations themes

Issue Raised	Further Details	Discussion
Shade	Various submitters raised the lack of shade on the site and suggested that shade should be provided through vegetation or design.	<p>The proposal includes the provision of planting at various locations to provide shade.</p> <p>A large shade structure has also been proposed over a portion of the proposed terrace seating on the factory floor level where some seats will be shaded, others will remain open to the sky</p>
Harbour pool and/or water fountain	<p>Suggestions were made for the Harbour Trust to consider:</p> <ul style="list-style-type: none"> <li>○ creating a harbour pool in the area between the Torpedo Factory and the Kesterton Boardwalk</li> <li>○ providing water fountains</li> </ul>	<p>The provision of a harbour pool between the Torpedo Factory and the Kesterton Boardwalk is not part of the scope of this project.</p> <p>The current design does not provide for any water fountains.</p>
Children's play area and picnic areas	<p>Suggestions were made to incorporate the following into the new foreshore parkland:</p> <ul style="list-style-type: none"> <li>○ children's play areas</li> <li>○ picnic areas</li> </ul>	<p>There are a number of playgrounds in the immediate vicinity of the Torpedo Factory.</p> <p>Notably, Sub Base Platypus has a children's play area and picnic areas with barbeque facilities in Oberon Park located at the northern end of the site.</p> <p>In addition, the site is adjacent to Kesterton Park which has a children playground.</p>
Link to Anderson Park	A suggestion was made to consider a waterfront link from Sub Base Platypus to Anderson Park	A link from Sub Base Platypus to Anderson Park is out of the scope of this project. It is noted that the waterfront land in question is not owned or managed by the Harbour Trust.
Opportunities for water-based access including kayaks		<p>The Harbour Trust supports improved access for boats and kayaks at Sub Base Platypus, which is identified as a desired outcome in the site's Management Plan.</p> <p>To facilitate this, the construction of a floating pontoon was included in the planning approval for the Stage 1 Renewal Project, to enable the Harbour Trust to undertake these works in the future, if funds become available.</p> <p>These works are subject to finding and are not part of the Torpedo Factory Renewal Project.</p>
Sandstone Cliff	One submitter suggested eliminating the proposed sandstone cliff if cost is an issue.	The sandstone cliff (made up of part natural sandstone and part sandstone block wall) is an existing feature currently concealed beneath the Torpedo Factory. The proposal to demolish part of the factory building and create a foreshore parkland will reveal this cliff face.

Issue Raised	Further Details	Discussion
High Street entry	Suggestions were made to: <ul style="list-style-type: none"> <li>○ make the High Street entry more open and provide more greenery</li> <li>○ Improve the aesthetics of the High Street facade</li> </ul>	<p>The proposal involves the setting back of the High Street façade of the Torpedo Factory to create a larger more inviting forecourt. In doing this, the façade will also be opened up, with the existing cladding removed to reveal the structural frame and increase visual permeability through the site.</p> <p>Various types of plantings and seating are also proposed to create an attractive urban public domain.</p>
Direct pedestrian access from Factory floor level to the proposed foreshore park		<p>The proposed foreshore park will be able to be accessed from the factory level via the nearby existing elevator and stairs.</p>
Use of single storey building adjoining the Torpedo Factory to the North and located within Wirra Birra Place	<p>Some submitters suggested that this building be used for a café</p>	<p>Opportunities for the use of this building will be explored by the Harbour Trust, however, the use of this building is outside of the scope of this project.</p>
<b>Construction-related feedback</b>		
Timeline of works and construction timeframes		<p>Works are estimated at a 40 week duration, though actual timeframes at this stage are unknown as the Head Works Contractor has not yet been engaged.</p> <p>Works are targeted to commence in late 2021.</p>
Complex demolition works	<p>Concerns were raised about the complexity of the demolition works and the constraints of the site.</p>	<p>The Trust acknowledges the complexities of demolition due to its site constraints.</p> <p>A carefully considered demolition plan will be prepared once a Head Works Contractor has been appointed.</p>
Construction traffic and parking management	<p>Some submitters were concerned about construction traffic and parking management including:</p> <ul style="list-style-type: none"> <li>○ vehicle parking for construction workers and tenants' clients within the Kiara Carpark</li> <li>○ managing construction traffic</li> </ul>	<p>The conditions of the planning approval require the preparation of a Construction Traffic Management Plan which will outline management of the construction traffic and construction worker parking and measures to maintain amenity of adjoining residents.</p> <p>This CTMP is to have regard for the Construction Traffic Management Guidelines prepared by Arup Pty Ltd, that was publicly exhibited in November 2020 as part of the planning application.</p>
Dust and air quality	<p>Concerns were raised about the dust and air quality during demolition and construction works</p>	<p>Appropriate conditions have been included as part of the planning approval to ensure that dust and air quality are managed in accordance with the best practice industry standards for construction dust and air quality.</p>

Issue Raised	Further Details	Discussion
<p>Construction hours of works</p>		<p>A condition has been included defining the construction hours as follows:</p> <p>The hours of construction for all works shall be restricted as follows:</p> <ul style="list-style-type: none"> <li>• 7am to 5pm, Mondays to Fridays inclusive;</li> <li>• 8 am to 1 pm Saturday.</li> <li>• No works on Sundays and public holidays.</li> <li>• No hammering or sawcutting before 7.30 am Monday to Friday or before 8.30 am on Saturday</li> </ul> <p>Unless otherwise approved, construction vehicles, machinery, goods or materials shall not be delivered to the Sub Base Platypus Precinct outside the approved hours of works.</p> <p>Construction works are to comply with the NSW Interim Construction Noise Guideline prepared by Department of Environment and Climate Change NSW.</p> <p>All works are to be undertaken in accordance with the NSW Department of Environment and Conservation Environmental Noise Control Manual – Construction Noise Criteria.</p> <p>Any changes to Construction Hours, approved by the NSW Government in response to the COVID-19 pandemic, will apply to this project.</p> <p><b>Out of hours work permits</b> – In isolated instances, where works cannot be undertaken during the prescribed daytime or evening hours due to legitimate reasons such as pedestrian or worker safety, health or traffic reasons, the appointed principal works contractor must apply to the Harbour Trust for an out of hours work permit, at least 5 days prior to this permit being required.</p>
<p>Noise and vibration impacts for tenants on site</p>		<p>The conditions of the planning approval require the preparation of a Construction Noise Management Plan which will outline management of the construction noise in accordance with the requirements of the NSW EPA Noise guidelines.</p> <p>The conditions also require noise monitoring to be undertaken during the demolition and construction phases to adequately manage any impacts on the tenants and adjoining residents.</p>
<p>Seagull management</p>		<p>Seagulls will be managed in accordance with the Harbour Trust’s Seagull Management Plan. Measures will be installed in the adapted Torpedo Factory to prevent birds from roosting.</p>

Issue Raised	Further Details	Discussion
<b>Suggested Alternatives</b>		
Building to be retained	Suggestions were made to retain the existing Torpedo Factory and adaptively re-use it for a range of uses.	See discussion above under the following items: <ul style="list-style-type: none"> <li>○ <b>Demolition of part of Torpedo Factory and heritage significance;</b></li> <li>and</li> <li>○ <b>Adaptive re-use of building</b></li> </ul>
Building to be demolished in its entirety and the site returned to its natural state with a focus on First Nations heritage and history		<p>The CMP for the site identifies the Torpedo Factory as having ‘Some’ heritage significance and contributing to the site’s potential Commonwealth Heritage Values.</p> <p>The proposal has been sensitively designed to conserve and interpret heritage values while maximising public open space.</p> <p>The retained portion of the building will allow for the interpretation of the Torpedo Factory’s heritage values and history as well its adaptive reuse for long term future functional and community benefit.</p> <p>The foreshore parkland that will replace the demolished portion of the Torpedo Factory will focus on First Nations interpretation and connection to Country.</p>
Harbour Trust should consider making the site a harbour side parkland with informal active recreation rather than a commercial site		Sub Base Platypus is being renewed into a new public open space replacing some buildings, remnant buildings restored for new uses and public access improvements to and through the site.

Note: Comments outside of the project scope (including feedback/suggestions related to other parts of the site) have been noted but will not be considered as part of this planning assessment process.