



**HARBOUR TRUST
SUB BASE PLATYPUS COMMUNITY ADVISORY COMMITTEE
27 NOVEMBER 2018**

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

Present:

Chris Skinner
Ken Williams
Tammy Dodd
Paul Forward

Libby Bennett (Harbour Trust)
Rebecca Hill (Harbour Trust)
Rebecca Hage (Harbour Trust)
Daniel Sealey (Harbour Trust)
Justin Bock (Harbour Trust)
Mary Darwell (Harbour Trust)

Apologies:

Trent Zimmerman MP
Chris Stapleton
Phil Burford
Neil Schafer
Jilly Gibson (Mayor North Sydney Council)
Carolyn Corrigan (Mayor Mosman Council)

Executive – Welcome and update

Mary Darwell (MD), CEO of the Harbour Trust, provided the Committee with an update about the site including an overview of the recent tour of Sub Base Platypus by the Minister for the Environment, the Hon Melissa Price MP and Mr Trent Zimmerman MP.

The Harbour Trust provided the Committee with an update on New Year’s Eve hours of operation at Sub Base Platypus, noting the site will be closed at 12 noon on 31 December and will re-open at 7am on 1 January.

Property Update – Sub Base Platypus Leasing

The Harbour Trust provided an update on the Sub Base Platypus leasing project. The Committee was provided a brief overview of potential uses for Buildings 2 and 10 of the site, highlighting a café or restaurant had been earmarked at the Southern end of Building 10 as well as office spaces across the two buildings.

The Committee enquired if there had been interest in any of the spaces, particularly the proposed food and beverage spaces. The Harbour Trust detailed that interest has been received from a variety of businesses.



The Committee enquired about public uses for the site, and whether community interest groups will be considered for spaces. The Harbour Trust indicated the initial focus for Stage 1B were to see tenancies consistent with the uses in the management plan, with the Retort House noted for community use. It was also discussed that a significant portion of the site was already public benefit including the northern parkland, Kesterton Park Link and arrival square.

Stage 2 Consultation

The Harbour Trust provided a recap of the Sub Base Platypus Management Plan's vision for the Torpedo Factory, which provides for the building to be set-back on all four sides, and adapted for public access and permanent new uses.

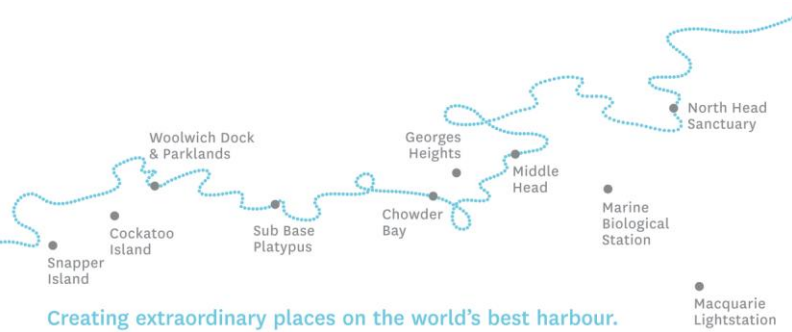
The Harbour Trust indicated it had engaged architects to develop a concept design for the Torpedo Factory that involves the creation of an enlarged area of public open space on the upper street level, without enclosed commercial space. Key elements of the design include:

- Removal of external walls at the building's upper street level, while retaining the steel structure, to open it up as a public space.
- Retaining some roof panels, and the internal blast walls, to provide shade and shelter, as well as potential rainwater/solar collection.
- The building's bulk and prominence will be significantly reduced, while sweeping views will be provided over the harbour.
- The public space would be landscaped (e.g. planter boxes, vines, benches etc.) to provide high level amenity public space, and a privacy screen for adjacent neighbours to the south.
- The space would be available for public recreation, and occasional small-scale cultural/community uses such as markets and pop-up events.
- The space would include approximately 40 casual parking spaces at the High Street end consistent with Management Plan.
- The lower level of the building, at the harbour-end, would be available for future commercial use, such as dining and fitness.

The Committee were generally supportive of the concept, noting that this would likely be supported by the broader community. Feedback included:

- The new concept provides a good compromise between community and commercial
- The retention of the building frame allowing for shelter, creation of a unique and interesting space
- The space needs to account for noise impacts
- The proposed uses should take advantage of Sydney Harbour views and water-side location
- Partial roofing will create visual effect from the upper carpark and surrounding apartments
- The site is quite windy, keeping the form of the building will lessen the impacts of wind off the water
- That the design has regard for historical interpretation
- That the solution would be structurally sound, supported by appropriate maintenance schedules

The Harbour Trust iterated that the Torpedo Building required significant capital investment from Government or other sources before any work could begin, and that the concept is currently unfunded.



Other Business

The Committee again raised an issue of weeds growing along the cliff face in one location. The Harbour Trust agreed to raise the issue with the sub-contractor providing bushland management services on the cliff faces.

The Committee discussed seagulls. The Committee requested a meeting between the Iora resident's Committee and the Harbour Trust to discuss actions the Harbour Trust and Iora Strata are individually undertaking in relation to seagulls, to assist in harmonizing efforts. This is proposed for March.

The Committee also mentioned the installation of the Submariners HMAS Platypus plaque on the wharf, noting the Submariners Association was ready to install. The Harbour Trust will contact the Submariners Association to facilitate.