



**HARBOUR TRUST
SUB BASE PLATYPUS COMMUNITY ADVISORY COMMITTEE
6 FEBRUARY 2019**

Time: 6:00 – 7:30pm

Venue: Platypus Site, Gatehouse Building, 118 High Street, North Sydney

Present:

Chris Stapleton
Tammy Dodd
Paul Forward
Phil Burford
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)
Eva Le Gall (Harbour Trust)

Apologies:

Trent Zimmerman MP
Chris Skinner
Ken Williams
Carolyn Corrigan (Mayor Mosman Council)

Executive – Welcome and update

Mary Darwell (MD), CEO of the Harbour Trust, provided the Committee with an update on Harbour Trust business which included; the Federal and State elections, Harbour Trust Board re-election process, positive progression of the RAP, crane restoration at Cockatoo Island and visitor numbers across all sites.

MD noted there will be another Board Meeting in Public in May.

Construction update of Stage 1B

The Harbour Trust provided an update on Stage 1B works at Sub Base Platypus, noting the project overall was tracking well. The Committee was provided an overview of a construction process to date, noting the buildings have been stripped and the majority of demolition works have been completed.

The Committee enquired whether the noise at the site will persist for much longer and what the Harbour Trust was doing to inform the community about noise levels. It was noted that additional signage around the site may be helpful for living around the site.

The Harbour Trust informed the Committee that the noise will continue for the coming weeks, and appropriate measures will be taken to inform the community and manage expectations.



The Harbour Trust informed the Committee that the Gatehouse construction tender has been awarded and works are likely to begin in March and carry through to August. This set of works will involve a complete upgrade of the building, transforming the Gatehouse into two, two bedroom apartments.

Stage 2 Consultation

The Harbour Trust provided the Committee with a tour of the Torpedo Factory as well as an overview of the proposed design concept for the space. The new design concept proposes peeling away the sides of the building's upper level while retaining the internal steel structures. As well as this, the intention is to retain some of the roofing to create some covered open public space with some carparking.

Public visitor parking is proposed for the High Street end of the building while landscaped public park will lead to the waterside of the site, the lower floors are proposed for some commercial opportunities. The Harbour Trust reiterated Stage 2 which includes the Torpedo Factory design concept as well as the Retort House, Exhauster House and Coal Stores, is currently unfunded.

The Harbour Trust informed the Committee that there will be a balance between active and passive recreational uses of the internal space of the Torpedo Factory. More community input is required to establish what those potential uses could be.

The Harbour Trust informed the Committee that community feedback for the proposed design concept may be provided at the two Drop-in Sessions held on-site on 28 February and 2 March. Documentation will be on exhibition at North Sydney Council, Stranton Library, North Sydney Harbour Trust offices, and on the Harbour Trust website.

The Committee as a whole saw the new plan as an exciting and positive resolution to the site challenges, noting investment gap.

The Committee enquired if they will receive feedback about issues raised through the community consultation process. The Harbour Trust advised the Committee that all relevant feedback will be provided at the conclusion of the consultation process.

Sub Base Platypus Communication and Engagement Plan 2019

The Harbour Trust provided information on the current communication and engagement plan for Sub Base Platypus. The Committee was provided an advance edition of the Sub Base Platypus newsletter which is due for distribution on 11 February. The Committee requested an electronic copy of the newsletter to circulate.

Along with the newsletter, the Harbour Trust outlined the core objectives of the communication plan, emphasising the importance of community engagement and increasing public awareness. The engagement plan will also focus on the leasing campaign of the site and public opening of Sub Base Platypus in late 2019 (noting that tenants will need further time to fit-out buildings before opening).



The Harbour Trust is looking to engage all levels of government, community interest groups and media channels in order to promote and grow Sub Base Platypus.

Leasing

The Harbour Trust provided a brief overview of the leasing campaign currently underway. Discussions are in progress but no announcements can be made at this stage.

The Committee enquired whether the Retort House is available for use. The Harbour Trust informed the Committee that some basic works will be undertaken to ensure the safety and security of the space. The more substantial refurbishment is currently not funded.

Seagull Management

The Harbour Trust provided an update on seagull management at Sub Base Platypus. The Harbour Trust has appointed a consultancy firm to prepare a seagull management plan for Cockatoo Island and Snapper Island as well as Sub Base Platypus. The seagull management plan will first provide preliminary advice for each of the sites, then a survey will be conducted during the nesting season and finally, an impact statement will be constructed. Following this advice, a tailored management plan will be implemented across all three sites.

The Committee noted seagulls were increasingly a nuisance to surrounding residents.

Operations

The Committee enquired about site operations for site and raised management issues regarding gate closures. The Harbour Trust is working on this issue for operation when site is fully open to the public. Harbour Trust will talk with security contractors around gate closures.