

DRAFT DESIGN CONCEPT FOR THE TORPEDO FACTORY – CONSULTATION SUMMARY

Introduction

A Draft Design Concept for the Torpedo Factory at Sub Base Platypus was publicly exhibited from 12 February to 12 April 2019. This summary provides an outline of issues raised and how these were addressed in the Harbour Trust's consideration of the matter.

Background

The Harbour Trust has developed a [design concept](#) for the Torpedo Factory at Sub Base Platypus, to provide more detail about how the [Management Plan](#)'s vision for the building would be realised.

In broad terms, the concept involves removing the sides of the building's upper level and some roof sheeting, and introducing landscaping, to create a partly-covered area of public open space. Parking for site visitors would be provided at the High Street end. In keeping with the Management Plan, this space could be used for recreation, with the possibility of a pop-up café, and occasional community activities. The lower level, at the harbour end, would be adapted for commercial uses in accordance with the approved Management Plan.

Retaining the steel framework of the upper level will enable the creation of covered public space while interpreting the site's heritage values. This would provide a unique space with a high level of amenity, offering shelter from sun and rain, while opening up elevated views across the harbour. Landscaping would soften this space, and help to screen parking and protect privacy for residences to the south. Adapting the upper level in this way will radically reduce the building's bulk when viewed from all angles, be it from the harbour, street, or nearby residential areas.

Public Exhibition

Notification

The Draft Design Concept was exhibited from 12 February to 12 April 2019. The Draft Design Concept document was available for viewing at the Harbour Trust's Mosman office, North Sydney Council chambers, Stanton Library and on the Harbour Trust website.

The public was invited to comment on the design concept through a range of channels, including:

- Notices in The Mosman Daily (14 February 2019) and Daily Telegraph (5 April 2019)
- 250 Direct emails/letters to interested stakeholders and Community Advisory Committee (CAC) members.
- 6,000 Newsletters hand-delivered to local residences and businesses
- Over 3,300 e-newsletters emailed to interested community members

Harbour Trust's Community Advisory Committee (CAC)

The Draft Design Concept was discussed at the **Community Advisory Committee (CAC)** meetings on 6 February 2019 and 5 June 2019.

The CAC provided feedback regarding the Draft Design Concept - click [here](#) to read their comments. Issues raised by the CAC are included in the consultation summary table further below.

Drop-in Sessions

The Harbour Trust held two on-site 'Drop-in Sessions', on 28 February 2019 (between 4pm - 7pm) and 2 March 2019 (between 10am – 2pm) to provide the community with an opportunity to discuss the Draft Design Concept with Harbour Trust's Planners. Over 100 people attended.

Submissions Received

The Harbour Trust received submissions from 81 stakeholders (four submitters made two submissions each). Submissions raised a number of issues ranging from those in support of the design concept, through to those wishing to see the entire building demolished. A summary of issues raised is provided further below.

Petitions

Four petitions containing a total of 528 names were also received. The petitions broadly called for Sub Base Platypus to be made into a park with open spaces and recreational activities, and for the Torpedo Factory to be demolished. The issues raised by the petitions are considered in the summary below.

Harbour Trust Board consideration of the matter

The Harbour Trust has carefully considered the community's feedback, which has helped us to better understand the range of issues, and ways in which the Torpedo Factory design could be further improved.

At its meeting on 22 July 2019, the Harbour Trust Board considered feedback received from the community and the CAC regarding the Torpedo Factory concept. The Board discussed the concept and agreed it was important to retain the built form, given both the history of the site and the opportunity to create amenity within the built form. In view of these significant considerations, demolition of the Torpedo Factory is not supported by the Board.

The Board supports the concept of adapting the building as a park, with the building's structure revealed, together with some public parking and commercial/community opportunities. The Board noted that the concept will be refined and will be consistent with the heritage of the site and the environmental values of the Harbour Trust. The Board emphasised the need to ensure the works provided value to the local and broader community and should seek to address matters raised in the consultation process.

Next Steps

The Commonwealth Government recently announced an additional \$11.4 million in funding for the Harbour Trust towards the Sub Base Platypus Renewal Project. The Board noted that the budget of \$11.4m may present challenges.

The Harbour Trust will now work on refining the design, and will consult further with the community once an updated scheme has been prepared.

Consultation Summary

The table below outlines the key issues raised and how they have been considered and addressed by the Harbour Trust.

Issue Raised	Further Details	Discussion
Traffic and Parking	<ul style="list-style-type: none"> • Too little (or too many) parking spaces are proposed for the Torpedo Factory • Activating the site will cause excessive traffic and parking in High Street and surrounds • Construction traffic should be considered in respect of future works at the site • Traffic and parking impacts in Kiara Close and High Street should be carefully managed to limit adverse impacts on the local community • Does not support parking in the Torpedo Factory (over the long term) • Suggests parking be provided on-site for a 24-seat mini bus and parking for mobility-impaired drivers 	<ul style="list-style-type: none"> • Sub Base Platypus is well-connected to public transport including the nearby ferry wharf as well as railway stations and buses. This will facilitate sustainable travel behaviour which the Harbour Trust will actively encourage. • A modest amount of carparking, for casual visitors is proposed to be provided in the Torpedo Factory. No excavation will be required to provide access into the carpark and the existing vehicular entry off High Street will be used. • Parking will be controlled by time limits and fees may be introduced. Accessible parking will be provided for visitors with appropriate permits (such spaces would be exempt from time limits/fees). • The Harbour Trust will update the current Transport Management Plan to reflect the design concept for the Torpedo Factory, the types of tenancies that are likely to occupy the site, and any staging of car parking provision.
Amenity	<ul style="list-style-type: none"> • Activating the Torpedo Factory, including encouraging public access, providing public amenities and carparking, will cause adverse noise, light, odour and privacy impacts to adjoining properties • An operations plan should be prepared to address access, parking and hours of operation • Impacts of potential lightspill and adverse noise should be carefully managed to limit adverse impacts on neighbours. • Security should be in place to limit unauthorised access after hours • The space needs to account for noise impacts, provide shelter and be structurally sound 	<ul style="list-style-type: none"> • Use of the Torpedo Factory will be carefully managed to protect local amenity. This includes ensuring appropriate screening is provided to prevent overlooking, and managing the hours of access to limit noise impacts. The site will be patrolled by rangers (daytime) and security (overnight). • The Harbour Trust is updating the site's Operations Manual as the activation of the site evolves. • The design and location of public amenities will be reviewed to avoid impacting on the amenity of neighbouring properties.
Visual Impacts	<ul style="list-style-type: none"> • Suggests works to improve the appearance of the Torpedo Factory be delivered as soon as possible 	<ul style="list-style-type: none"> • Announced as part of the 2019-2020 Federal Budget, the Harbour Trust received \$11.4 million in funding to assist in completing the vision at Sub Base Platypus. The Board has noted that the

		budget of \$11.4m may present challenges.
Recreation	<ul style="list-style-type: none"> The Torpedo Factory could be used for active recreation, thus meeting some unmet demand for local sporting facilities The site as a whole should be used for passive recreation; facilities for small water craft should be provided 	<ul style="list-style-type: none"> Following consideration of submissions, the possibility of formal organised sport is not supported at the site, given the significant challenge in addressing potential noise and light impacts on nearby residences, and the constrained parking availability on the site. The Management Plan and the development application for the Renewal Project both propose to incorporate a pontoon designed to facilitate the launching of kayaks. Opportunities for the storage of kayaks are also being investigated.
Ecologically Sustainable Development (ESD)	<ul style="list-style-type: none"> Sustainability principles should be incorporated into the Draft Design Concept, including water reuse, installation of solar panels and planting of native species 	<ul style="list-style-type: none"> Measures to promote ESD, such as taking advantage of roof space to collect water for reuse and solar power, as well as planting of native species will be incorporated throughout Sub Base Platypus.
Future Uses	<ul style="list-style-type: none"> Torpedo Factory should be used for public purposes, it should not be given over to active sport Does not support commercial (markets) use in (adjacent to) a residential area No part of the site should be used for commercial or light industrial purposes, or include uses that are not ancillary to its use as a park under the Harbour Trust Act Sub Base Platypus should not incorporate commercial uses (a café may be appropriate); only community/cultural/passive recreation activities should be considered across the site Suggest commercial uses should be limited to those with a direct relationship with the waterfront 	<ul style="list-style-type: none"> Under the approved Management Plan, Sub Base Platypus is proposed to provide a range of community, commercial and cultural activities. Use of the site will be informed by the Harbour Trust Act, Comprehensive Plan and Sub Base Platypus Management Plan. The design concept represents a significant refinement of the Management Plan vision for the Torpedo Factory. While the Management Plan anticipated that the upper level of the Torpedo Factory would be partitioned for a range of new uses, the design concept would instead deliver additional public open space. This will have the further benefit of reducing potential leased space at Sub Base Platypus, helping to manage demand for the site's limited parking.
Value for Money	<ul style="list-style-type: none"> Implementing the Draft Design Concept, retaining the Torpedo Factory, and activating Sub Base Platypus are a waste of Government money. Part of the site could be used for residential development (potentially with underground parking), thus providing an income stream to the Harbour Trust 	<ul style="list-style-type: none"> The approved Management Plan provided for remediation and renewal of Sub Base Platypus, and was prepared with extensive consultation and received broad community support. The site has been remediated, and the Renewal Project is well underway. The Harbour Trust has received further funding to continue the renewal of the site.

		<ul style="list-style-type: none"> Introducing new residential development to the site is inconsistent with the Harbour Trust’s Act, the Comprehensive Plan and the Sub Base Platypus Management Plan.
Environmental Condition of the Site	<ul style="list-style-type: none"> The Harbour Trust must clarify if all known contamination has been removed from the site 	<ul style="list-style-type: none"> Sub Base Platypus has been remediated. Remediation of the site includes a strategy of retaining a cap on areas of potential remnant contamination.
Community Engagement	<ul style="list-style-type: none"> The Harbour Trust’s continuing community engagement is welcomed Acknowledges the efforts of the Harbour Trust and their broad community consultation Will feedback be provided about issues raised through the community consultation process? Petitions should be considered by the Harbour Trust as part of its deliberation on this matter, and that consideration should take into account the weight of numbers. 	<ul style="list-style-type: none"> The Harbour Trust will advise stakeholders about the outcome of the consultation process for the Torpedo Factory design concept. The Harbour Trust will continue to keep the community informed about the progress of the Sub Base Platypus Renewal Project. Community consultation provides an opportunity for the Harbour Trust to identify and consider issues in relation to a particular proposal. The Harbour Trust has considered the petitions’ call for the Torpedo Factory to be demolished and the site converted to a park.
Support for Draft Design Concept	<ul style="list-style-type: none"> The Draft Design Concept is welcomed, as it seeks to reduce the overall bulk and scale of the building Note the draft design provides more community and recreational uses than previously, however no alternatives (including complete removal) have been proposed The adaptive re-use of the Torpedo Factory to create a partly-covered, landscaped public park overlooking the harbour is supported The concept represents a fair endeavour to improve and utilise what is a difficult site so as to enable public appreciation of its heritage and to improve and enlarge public access to and appreciation of Sydney Harbour By modifying the proposed design and future use of the Torpedo Factory the Trust is attempting to improve on the design and use of the building, as identified in the Management Plan 	<ul style="list-style-type: none"> Feedback is noted.

	<ul style="list-style-type: none"> • The concept of a public park as an appropriate use of the site is supported. Removal of the verandahs and walls to improve views is supported. • The Draft Design Concept is an exciting and positive resolution to the site challenges, noting investment gap 	
<p>Concerns regarding Draft Design Concept and suggested design changes</p>	<ul style="list-style-type: none"> • Concern that draft concept does not provide any dimensions or details regarding the scope of works • Suggest entire southern bay of the Building be demolished (framing should not be retained or used for plant growth). This would create a setback to the adjacent property • Concern about proposed public toilets and adverse impacts on amenity • Concern that the building does not have a purpose – it is not responding to community demand • Note that no financial cost/benefit analysis has been provided for retaining the building 	<ul style="list-style-type: none"> • As the draft concept is further refined, more detail about the design will be available, including ways in which the amenity of neighbouring properties will be protected. • The design and location of public amenities will be reviewed to ensure impacts on the amenity of neighbouring properties are avoided. • The Draft Design Concept involves removal of part of the building. The Harbour Trust’s Comprehensive Plan and Sub Base Platypus Management Plan were adopted following extensive consultation, and received broad community support. The Plans provide for the Torpedo Factory to be retained and adapted. This approach will reduce its bulk; improve its appearance; provide public access, parking and commercial space; protect and interpret the site’s heritage; and retain a cap on areas of potential contamination.
<p>Heritage and Interpretation</p>	<ul style="list-style-type: none"> • Support for the retention of the steel framework at the top level as a reminder of the sawtooth roof design of many industrial buildings of WW2 and earlier eras. • Suggest interpretation be installed throughout the Torpedo Factory to acknowledge the role of the factory in the defence of Australia, in WW2 and in the subsequent Oberon submarine era. • The proposed design will support the heritage values of the place and is consistent with the Conservation Management Plan. • The building is of significance in the engineering and defence history of Australia 	<ul style="list-style-type: none"> • Feedback is noted. • Interpretation will be provided throughout the site. • The site’s long and important use by Defence is of historical significance. • The former use of Sub Base Platypus for a range of uses, including its Torpedo Factory phase, is significant. • Retaining the Torpedo Factory will protect these heritage values and allow this important phase of Australia’s history to be understood by future generations.

	<ul style="list-style-type: none"> The space should include interpretation of the historical uses of the building The Torpedo Factory should not be described as a “significant industrial heritage space” 	
Torpedo Factory should be removed	<ul style="list-style-type: none"> The Torpedo Factory should be removed in its entirety and replaced with a park The Torpedo Factory should be removed to meet community demand and the requirements of the Trust’s Act and Objectives for use as a park The building does not comply with contemporary building standards 	<ul style="list-style-type: none"> The Harbour Trust’s Comprehensive Plan and the Sub Base Platypus Management Plan were adopted following extensive consultation, and received broad community support. The Plans provide for the Torpedo Factory to be retained and adapted. This approach will reduce its bulk; improve its appearance; provide public access, parking and commercial space; protect and interpret the site’s heritage; and retain a cap on areas of potential contamination. The concept design for the Torpedo Factory represents a further refinement of this vision, and will result in additional open space on the building’s upper level.
Open Space	<ul style="list-style-type: none"> Sub Base Platypus should be a 100% Harbourside Recreational Park The Harbour Trust should examine all possible opportunities to deliver additional open space All of Sub Base Platypus should be converted to green space to meet the needs of the increasing local population (not an urban park) 	<ul style="list-style-type: none"> Public open space has been, and will be, created at Sub Base Platypus through the demolition/adaptation of buildings and the remediation of contamination. These areas include green space, plazas and a children’s playground. The concept design for Torpedo Factory proposes the creation of new public space where previously enclosed space for other uses was previously proposed.
Provide facilities for kayaks	<ul style="list-style-type: none"> Facilities for kayaks and other small water craft should be provided 	<ul style="list-style-type: none"> The Sub Base Platypus Management Plan and the development application for the Renewal Project both propose to incorporate a pontoon designed to facilitate the launching of kayaks.
Other	<ul style="list-style-type: none"> Some “fish friendly” design aspects could be incorporated in future works at Sub Base Platypus – eg seawalls with undulating surfaces that incorporate fish habitat; terraced sea walls that incorporate native plantings (not traditional vertical seawalls); restoring natural shorelines where possible Suggest accessible amenities be provided in the Northern Park and Torpedo Factory 	<ul style="list-style-type: none"> The Kesterton Boardwalk was designed to minimise overshadowing of the harbour bed. Accessible amenities will be provided on the site. The Harbour Trust will keep the community informed when any leases for the existing buildings have been finalised.



	<ul style="list-style-type: none">• Concern that no leases have been signed for retained buildings	
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