



Creating extraordinary places on the world's best harbour.

## HARBOUR TRUST COMMUNITY ADVISORY COMMITTEE 5 FEBRUARY 2020

**Time:** 6:00pm – 7:57pm

**Venue:** Success Room, Administration Building, Cockatoo Island

### Present

Robyn Lewis  
Kate Evers  
Peta Garrett  
Sarah Dinning  
Jill L'Estrange  
Paul Forward  
Julie Goodsir  
Robert Crawford  
John Tropman  
Stuart Sprott  
Cr Carolyn Corrigan (Mayor of Mosman Council)

### Apologies

Matthew Rafferty  
Rita Chowdhury  
Kate Eccles  
Beth Lawsen  
Cdr Bernadette Alexander  
Geoff Lambert  
Malcolm Moir  
Colleen Godsell  
Cr Jilly Gibson (Mayor of North Sydney Council)

### In Attendance

Mary Darwell, *Executive Director*  
Libby Bennett, *Director, Projects*  
Kathryn Roberts, *Director, Marketing & Visitor Experience*  
Rebecca Hage, *Media & Stakeholder Engagement Officer*  
Daniel Sealey, *Director, Planning*  
Natacha Guilbaud, *Heritage Architect/Project Manager*  
Beth Mulock, *Legal & Risk Officer*  
Simon Konency, *Australian Governance Solicitor*

The meeting commenced at 6:00pm on Wednesday 5 February

### MEETING OPENING

#### 1. Executive Director – Welcome and update

Mary Darwell (MD) opened the meeting, acknowledging the traditional owners of the land and introduced Simon Konency from Australian Government Solicitors (AGS).

The Harbour Trust provided an overview of major events at Cockatoo Island, including Red Hot Summer Tour, SailGP and Biennale of Sydney.

The Harbour Trust provided an update on the Reconciliation Action Plan (RAP). The current RAP will conclude June 2020. Current discussions are in place determining the new RAP in consultation with the Internal Advisory Group and the External Aboriginal and Torres Strait Islander Advisory Group.

Significant interest from The Committee on the work surrounding how the Harbour Trust consults in relation to First Nation matters.

The Harbour Trust provided an update of Stage 1B at Sub Base Platypus. Next round of opening works likely to be completed by late February as new tenants move into the site. The Harbour Trust is investigating new food and beverage options.

The Committee commented on the lack of foot traffic through Sub Base Platypus. The Harbour Trust highlighted the High St entrance (Platypus Lane) will soon be open for public access which will further encourage visitors to the site.

## **MATTERS FOR DISCUSSION**

### **2. Draft Harbour Trust Leasing Policy 2020**

Simon Konency (SK) from AGS provided background to the legal context of the Harbour Trust's leasing policy; in particular, the policy's significance under the Harbour Trust's Comprehensive Plan. The *Draft Harbour Trust Leasing Policy 2020* was presented to the Members of the Trust at the December Board meeting. Following this meeting, the Harbour Trust placed the *Draft Harbour Trust Leasing Policy 2020* on public exhibition in February 2020.

Key changes to the leasing policy include:

- Clarifying the process for the consideration of unsolicited proposals by the Harbour Trust. In particular, the Draft Harbour Trust Leasing Policy 2020 provides for unsolicited proposals to be considered in relation to "first time leasing opportunities" as well as "subsequent leasing opportunities".
- Clarifying the role of the Harbour Trust's Tenant Selection Committee and the responsibilities of the Tenant Selection Committee, Executive Director and the Members of the Harbour Trust in approving lease proposals and lease renewals.

#### **Committee feedback –**

- The Harbour Trust should consider the restrictions surrounding leases and community pressure. The Trust should have more freedom to end leases if tenants are not a good fit for the precinct. It was noted that this issue would be more appropriately addressed under individual leasing arrangements rather than in the leasing policy.
- The Committee queried the motivation for expanding the unsolicited proposals process to "first time leasing opportunities" as well as "subsequent leasing opportunities". In this regard, MD and SK noted:
  - o In circumstances where the Harbour Trust has limited internal resources, this change would allow the community to bring more proposals to the Harbour Trust for its consideration.
  - o The bar for the consideration of unsolicited proposals has been set high to ensure only exceptional proposals would be accepted.
  - o Any unsolicited proposal must also be consistent with the Comprehensive Plan and any relevant Management Plans.
- The Committee queried whether the Harbour Trust has undertaken a strategic overview of its tenant make up across its portfolio. This may identify a gap in precinct needs i.e. arts and culture, sporting groups, food and beverage.
- Members of the Committee queried the make-up of the Tenant Selection Committee, in particular the extent of independent voices on the committee.

**ACTION:** Harbour Trust to consider the issues raised by the Committee in its feedback at the meeting and in any subsequent submissions made by members of the Committee in its consultation process for the *Draft Harbour Trust Leasing Policy 2020*.

## **AGENDA ITEMS**

### **3. Harbour Trust Review**

MD provided a brief update on the Harbour Trust Review. The Committee highlighted that a smaller group had put together some key points to be submitted on behalf of the Harbour Trust CAC. A separate discussion at the end of the meeting occurred to agree on the final points to be included in the submission.

The Committee highlighted their dissatisfaction with the level of communication and community notification regarding the Review. Discussion that many had not received minutes of the consultation in November. MD advised she would bring to the attention of the reviewers.

The Committee confirmed that there was no further action required from the Harbour Trust.

The Committee noted they would like to be more effective as an advisory body of the Harbour Trust.

**ACTION:** Harbour Trust to circulate minutes of the CAC meeting to all attendees.

**ACTION:** Harbour Trust to arrange a time for a fuller discussion on how to be effective as a CAC at the next meeting.

### **4. Harbour Trust Planning Cycle**

MD provided an overview of the Harbour Trust planning cycle for the next year. Harbour Trust recently underwent an audit of Harbour Trust governance with improvements and recommendations to be implemented going forward.

**ACTION:** Harbour Trust to send proposed planning cycle to CAC.

**ACTION:** Harbour Trust to supply link to ANAO website for outcomes.

### **5. Woolwich Wharf Relocation**

The Harbour Trust provided a brief overview of the Woolwich Wharf relocation. The NSW Government will commence the upgrade of Valentia Street wharf in mid-2020 with works estimated to take five months. Ferry services will be diverted to Clarkes Point Wharf located at Woolwich Dock.

The Committee discussed changes to the ferry timetable and the Harbour Trust advised of upcoming meeting with NSW Transport. The Committee noted that the North Sydney Wharf upgrade is under consultation.

**ACTION:** Harbour Trust supports improved access and will review existing North Sydney wharf material.

### **6. Capital Projects**

MD advised Michael Pender has been appointed as *Development Advisor* for the Harbour Trust, two days a week across the next six months to assist in planning the two major capital projects. He brings significant heritage and visitor facing experience with projects including Port Arthur, Australian War Memorial, Villers Bretonneux.

Both projects required substantial future consideration given budget received. Michael Pender is currently reviewing plans.

**ACTION:** *New Development Advisor* to be invited to next CAC meeting

**a. Sub Base Platypus Stage 2 Project overview**

The Committee enquired whether the Harbour Trust will consult the community with the refined design of the Torpedo Factory and when works may be complete.

In the first half of 2019 the Harbour Trust publicly exhibited a draft design concept for the Torpedo Factory. The Board considered community feedback and agreed it was important to retain the built form, given both the site’s heritage and the opportunity to create amenity. The Harbour Trust is now refining the design, and will consult further with the community once an updated scheme has been prepared. The new design concept will focus on public benefit, with low intensity uses on lower levels of the Torpedo Factory.

**ACTION:** The Committee will be consulted prior to the approval of a Development Application from the Members of the Trust.

**b. 10 Terminal Project overview**

The Harbour Trust provided a brief background of the 10 Terminal project in board terms including design, tenant EOI, and civil works.

The Committee enquired whether the Middle Head Markets would be affected by the demolition of the barracks buildings and if so, are they likely to move and provided with free parking. The Harbour Trust advised that paid parking provides an important source of revenue for the Harbour Trust. A Parking Review is currently underway and the Harbour Trust will provide the outcomes of the review to the Committee at the next meeting.

**ACTION:** Harbour Trust to confirm timing of parking review.

**MD closed the meeting 7:57pm.**

**SUMMARY OF OPEN ACTIONS**

	<b>ACTION ITEM</b>	<b>STATUS</b>	<b>DUE DATE</b>
<b>1</b>	Harbour Trust to consider the issues raised by the Committee in its feedback at the meeting and in any subsequent submissions made by members of the Committee in its consultation process for the <i>Draft Harbour Trust Leasing Policy 2020</i> .	Consultation underway. Update at next CAC meeting	13 May
<b>2</b>	Harbour Trust to circulate minutes of the CAC meeting to all attendees.	Draft minutes attached	6 March
<b>3</b>	Harbour Trust to arrange a time for a fuller discussion on how to be effective as a CAC at the next meeting.	Scheduled for May meeting	13 May
<b>4</b>	Harbour Trust to send proposed planning cycle to CAC	In review due to COVID-19	6 March
<b>5</b>	Harbour Trust to supply link to ANAO website for outcomes. <a href="https://www.anao.gov.au/sites/default/files/Auditor-General_Report_2018-2019_37.pdf">https://www.anao.gov.au/sites/default/files/Auditor-General_Report_2018-2019_37.pdf</a>	Link enclosed	6 March
<b>5</b>	Harbour Trust supports improved access and will review existing North Sydney wharf material.	Underway	Ongoing
<b>6</b>	<i>New Development Advisor</i> to be invited to next CAC meeting	Invitation sent	13 May

<b>7</b>	The Committee will be consulted prior to the approval of a Development Application from the Members of the Trust.	Ongoing	
<b>8</b>	Harbour Trust to confirm timing of parking review.	Daniel to advise	