



HARBOUR TRUST
SUB BASE PLATYPUS COMMUNITY ADVISORY COMMITTEE
10 November 2021
MEETING NOTES

Time: 6:00pm – 8:00pm

Venue: Zoom Video Conferencing

Present

Trent Zimmerman MP, *Member for North Sydney*
Melina Rohan, *Representative of Trent Zimmerman*
Ken Williams
Matthew Lorimer
Paul Forward
Phil Burford
Neil Schafer
Tammy Dodd
Miles Lockwood

Apologies

Joseph Carrozzi AM
Cr Jilly Gibson, *Mayor North Sydney Council*
Amanda Sojan

In Attendance

Harbour Trust

Michael Rose, *Member of the Trust*
Jessica Keen, *former Member of the Trust, North Sydney Councillor*
Janet Carding, *Executive Director*
Kathryn Roberts, *Director - Marketing & Visitor Experience*
Libby Bennett, *Director - Projects*
Graham Izod, *Director Assets and Parklands*
Michael Pender, *Development Advisor*
Simeon King- *TURF*
Rebecca Hill, *Head of Marketing & Engagement*
Patrick Lee, *Project Manager*
Madeleine Treacy-Maclean, *Stakeholder Engagement Officer*



Welcome and Acknowledgement of Country

The Harbour Trust's (HT) Executive Director, Janet Carding (JC), opened the meeting with an Acknowledgement of Country.

JC welcomed Michael Rose (MR), Member of the Trust to the meeting.

Kathryn Roberts (KR) noted that the Harbour Trust has won 3 awards for Sub Base Platypus, including the 2021 National Architecture Awards.

Paul Forward (PF) suggested that the awards be displayed at the site.

Action: HT to consider as part of the design process.

Project status and program update

Michael Pender (MP) updated the Committee on key milestones for the Sub Base Platypus Project, including a reminder that HT was delayed going to tender due to COVID 19. In addition, MP updated the Committee on the design and provided visuals of the stills from the project modelling.

MP noted key milestones are that tenders will close on the 17th of January 2022, and work will commence by March 2022.

Committee Feedback

Paul Forward (PF) noted the HT need to progress this project faster and suggested cutting down timings of the stages. PF suggested the HT finalise the tender process in February.

Trent Zimmerman (TM) notes that if there is a March election, the caretaker mode will begin in February. Therefore, if HT wants to get a contract above \$5M approved, it would need to be before February. Otherwise, the project may be delayed by two months.

MP noted the evaluation process is rigorous and in line with the Commonwealth protocols.

Action: HT will seek advice from the Department on the timing of contract approval and caretaker conventions.

MP briefed the Committee that the foreshore landscaping and interpretation design has been decoupled from the current tender. The provisional sum carries a significant ambition for a lovely urban park. Construction detail and minor changes have taken place since the last meeting. However, the presentation included the plans as per the tender document.



All trees on High Street will be retained and protected during construction. The roof will be providing the water storage capacity.

Committee Feedback

Neil Schafer (NS) asked about the expected completion period, and MP responded that the project is delayed by three months, so the project is expected to be completed in late 2022.

Tammy Dodd (TD) and Jessica Keen (JK) noted significant infrastructure projects in the North Sydney area, including North Sydney Wharf and North Sydney Pool. As a result, there will be significant disruptions to the local area, including Sub Base Platypus.

Patrick Lee (PL) responded that HT is in continuous discussions with Transport for NSW and will meet with Council to minimise disruption.

Action: HT to invite North Sydney Council General Manager or representative to the Committee meetings.

MP noted there would be potential to have multiple trucks coming and going from the site. The methodology that PL has developed in terms of demolition is that the trucks will be parked on-site, reducing the impact on local streets as much as possible. Tenants have been communicated with about this approach.

TZ asked whether there would be the ability to have a battery for the solar panels, as it would be great to install the infrastructure during the construction and achieve a fully sustainable site. MP noted no battery in the current scheme, but that option could be explored. In addition, there will be an Electric Vehicle charging station on the main deck.

Interpretation Scope

JC introduced Simeon King (SK) from TURF design studio.

SK briefed the Committee on the plans for interpretation. SK noted there are a number of layers to the narratives on this site including, the First Nations people of the area, the original landscape, flora and fauna, the gas works and the Torpedo Factory. There are many ways to present the interpretation.

SK gave an update on potential examples for the interpretation, such as defending Country, working with clans, the arrival of Europeans in 1788, and the Indigenous contribution to the armed services. Historical events are also a part of the interpretation. One of them was the mini-Sub attack in May 1942, a turning point that meant Australia could not rely on overseas munitions and would need a torpedo factory.



In terms of those who worked at the site, SK noted many were women, and there were shortages of skilled labour, and up to 25 percent of the roles were highly technical. Other interpretation options included signage on factory safety and the flying of the Australian Navy ensign on the site.

Committee feedback

PB enquired whether a vertical Garden was still possible.

MP advised it was possible but is not currently part of the tender document.

Community & stakeholder engagement update

Rebecca Hill (RH) updated the Committee on the planned Walk on Country with the Aboriginal and Torres Strait Advisory Committee. This will allow the Group to contribute intent and direction to the project. Engagement will start during preconstruction with tenants, community, and precinct committees in February 2022.

HT sought advice from the CAC on whether the community feel informed about this project, following the last letterbox drop in September. There was a consensus that it has probably been forgotten about and that a further letterbox drop before Christmas would be appropriate.

Action: HT will distribute a newsletter in December to local residents.

Colouring in Competition

HT presented the recent colouring competition to the Committee, and members voted on the winners.

Retort house

Graham Izod (GI) updated the Committee on the Retort House scope and process. He noted there is work required to keep it safe, including lead paint removal. In addition, the scope would address roof works including sheeting, stonework restoring, doors and windows, internal refurbishment, remanent, together with an allocation for internal refurbishment and interpretation.

A decision on building use would be determined in 2022.

TZ asked if the HT could start work earlier instead of 2023, and in response, GI noted there is an opportunity for HT to pull the project forward, but it would depend on access to the site, which would be clarified as part of the current tender process.

Meeting closed- 7:40 PM