



HARBOUR TRUST
SUB BASE PLATYPUS COMMUNITY ADVISORY COMMITTEE
10 FEBRUARY 2021

Time: 6:00pm – 7:50pm
Venue: Zoom Video Conferencing/Face to face

Present

Trent Zimmerman MP, *Member for North Sydney*
Melina Rohan, *Representative of Trent Zimmerman*
Ken Williams
Matthew Lorrimer
Paul Forward
Phil Burfurd
Tammy Dodd

Apologies

Cr Jilly Gibson, *Mayor North Sydney Council*
Christopher Stapleton
Neil Schafer
Romi Hoffenberg
Victoria Black

In Attendance

Harbour Trust Staff

Joseph Carrozzi, *Chair*
Mary Darwell, *Executive Director*
Kathryn Roberts, *Director, Marketing & Visitor Experience*
Daniel Sealey, *Director of Planning*
Libby Bennett, *Director of Heritage*
Michael Pender, *Development Advisor*
Rebecca Hage, *Media & Stakeholder Engagement Officer*
Ben Treble, *Program Manager*
Claudia Rosario, *Communications and Engagement Manager*
Patrick Lee, *Project Manager*

Stage 2 - Sub Base Platypus Design Consultants

Hal Guida, *GMB Architects*
John Guida, *GMB Architects*
Andrew Donnelly, *GMB Architects*

MEETING OPENING

1. Welcome and update

Mary Darwell (MD) acknowledged the Traditional Owners of the land and welcomed the Sub Base Platypus Community Advisory Committee (CAC).

2. Consultation summary and next steps

The Harbour Trust provided an update on the consultation milestones achieved to date and identified opportunities for the Sub Base Platypus CAC to provide input into the interpretation approach and final design.

The Harbour Trust shared a summary of feedback received in response to the Public Exhibition of Torpedo Factory Renewal Planning Application and the draft amendment to the Sub Base Platypus Management Plan. Overall, the feedback received indicated broad community support for the proposal.

Committee comments:

- CAC agree emphasis on First Nations heritage is important to the evolution of the site.
- Paul Forward: questioned whether the public land between Kesterton Park and Sub Base Platypus will be included in the design.
 - o Harbour Trust (HT): In discussions with NSW Crown Lands and North Sydney Council about this parcel of land. The intention is for the park to be considered as part of the broader renewal of the precinct.

3. Environmental Protection and Biodiversity Conversation Act (EPBC) Referral Update

The Harbour Trust provided the CAC with an update on the EPBC Referral. The Department has requested additional information and the Harbour Trust is currently preparing a response. This includes further detail around the design proposal including heritage, interpretation and contamination. The Harbour Trust will update stakeholders including the Sub Base Platypus CAC, and the community of the outcome of the EPBC referral.

Committee comments:

- Trent Zimmerman: Enquired as to how the referral was brought about.
 - o HT: Noted that the proposal was referred under the EPBC Act due to the potential impact on the site's environmental and heritage values.
- Matthew Lorrimer: Enquired about the appetite to return the site back to the original landscape and demolish the building completely.
 - o HT: Highlighted the design has evolved to address community feedback.
- Paul Forward: Highlighted the timeframe for delivery has changed, indicating original timing was ambitious, and requested that the Harbour Trust consider how to manage community expectations.
 - o HT: Highlighted they are still aggressively targeting the end of 2021 for construction commencement however timeframes will be confirmed when the Head Works Contractor is appointed.

4. Design progress update

The Harbour Trust introduced John Guida (JG) from GMB Architects to provide an update on the architectural design for the Torpedo Factory.

JG provided an overview of the proposed design concept for the Torpedo Factory. It is proposed that the Torpedo Factory upper level space will be completely accessible, with access all along the High Street side of the Torpedo Factory, and a wider driveway to enable visibility and provide safer access. Solar panels are intended to be placed on sections of the sawtooth roof, while some sections of existing roofing will be removed to allow for more sunlight. JG highlighted the revised design concept broadly supports the original design scheme; the 'multipurpose' space within the Torpedo Factory has been removed in favor of additional services which may support pop-up activations.

Committee comments:

- Paul Forward: Enquired whether additional stairs will be added to the eastern end of the Torpedo Factory allowing for access directly to the newly created foreshore park below.
 - o HT: Investigating this possibility however constraints, including funding, will need to be considered.
- CAC enquired as to how the Harbour Trust will tie the heritage of the site together; there are many layers of history that should be showcased once the project is complete.
 - o HT: Highlighted a scoping document is in progress to ascertain how the multi-layered stories of the site can be adequately interpreted and integrated with existing onsite interpretation. The Harbour Trust also emphasised interpretation will be embedded into the design of the space.
- Matthew Lorrimer: Queried whether the 'hanging gardens' proposed for the roof of the Torpedo Factory, highlighted within the original design concept, has been removed entirely.
 - o HT: Highlighted some hanging elements may be incorporated and the design will evolve as the project progresses.
- Paul Forward: Queried works on the Retort House; if funding had been provided to remediate the space and when this will be complete.
 - o HT: Noted \$1 million in funding has been provided to remediate the Retort House which has been earmarked as a community space. This work is expected after the delivery of the Torpedo Factory Renewal Project.

5. Construction mitigation measures

The Harbour Trust provided an overview of the construction mitigation measures for the Torpedo Factory. These measures include:

- Traffic management and parking along High Street: The Harbour Trust will be implementing loading zones within Sub Base Platypus to ensure minimal impact on High Street traffic movements.
- Noise impacts: Noise impacts will be addressed through noise monitoring, limited construction hours, notifications to residents/stakeholders prior to high impact works and key project milestones, and the implementation of a complaints management process.
- Protection to the Harbour and air quality: Construction intent identifies scaffolding will be erected around the Eastern portion of the building to ensure protection to the harbour.
- Management of hazardous materials: The extents of the hazardous materials including contaminated sub-surface conditions are unknown. Geotechnical/Building Fabric/Environmental investigations are underway.

Committee comments:

- Paul Forward: Air quality monitors can be placed in the IORA Apartments as required.

- Paul Forward: Emphasised the importance of adequate and timely communications to neighbours.
- Tammy Dodd: Requested information about the length of the demolition period.
 - o HT: Estimated demolition to take 10-12 weeks however timeframes will be confirmed when the Head Works Contractor is appointed.
- Paul Forward: Queried the presence of construction workers onsite prior to the proposed construction hours and requested that the Harbour Trust consider ways to mitigate early truck deliveries and arrivals (e.g. layover areas).
 - o HT: Emphasised that construction workers will be briefed prior to start of works and arrival onsite.
- Trent Zimmerman: Noted another building on High Street will also be in construction and this will have a cumulative impact in terms of noise levels and traffic.
 - o HT: Noted they will work with North Sydney Council to ensure coordination between builds.
- Matthew Lorrimer: Queried the presence of artefacts beneath the sandstone slab and if they would be included in the interpretation on site.
 - o HT: highlighted this will be investigated if any are found.

Meeting closed at 7:50pm.