

Torpedo Factory Renewal Project

FREQUENTLY ASKED QUESTIONS UPDATED JULY 2022

The Harbour Trust is adapting the former Torpedo Factory (located at [Sub Base Platypus](#)) into foreshore park and public space. This project is known as the [Torpedo Factory Renewal Project](#).

The Harbour Trust acknowledges the Cammeraygal People as the Traditional Custodians and Owners of the area that includes the Torpedo Factory.

- **Construction and demolition**
- **About the project**
- **Keeping the community informed**
- **History of Sub Base Platypus**

Construction and demolition

Who is doing the work and how long will it take?

Taylor Construction Group Pty Ltd (Taylor) is the Head Works Contractor for the Torpedo Factory Renewal project at Sub Base Platypus.

Site handover to Taylor occurred on Monday 9 May 2022. The three key stages of works in this project are pre-construction; demolition; construction and landscaping.

More information on each stage will be provided before it commences. The Harbour Trust is aiming to open the foreshore park and public space in early 2023.

What are the key stages of work and their target timeframes?

Stage 1: Pre-construction (May-June 2022)

Includes:

- Investigation of onsite services needed by the Head Works Contractor
- Setting up fencing and hoarding
- Preparation for demolition, including removal of materials from within the former Torpedo Factory.

Stage 2: Demolition (July-September 2022)

- Includes partial demolition of former Torpedo Factory to create a foreshore park and public space.

Stage 3: Construction and landscaping (October 2022-early 2023)

Includes the creation of:

- Harbour foreshore park with landscaped terraces
- Public spaces that explore the site's history
- Solar power generation from roof-mounted panels and rainwater capture storage
- Enhanced pedestrian connection to the foreshore and car parking.

These are target timeframes and there will be some overlap of key stages. More information about upcoming stages of the project – including timing, duration and how it might impact you – will be provided before the respective stage commences.

If changes occur to the target timeframes, the Harbour Trust will communicate what the change is, its impact, why it happened and what is being done about.

What are the daily construction hours?

The [conditions of consent outlined in the planning approval](#) define the construction hours for the project. They are restricted as follows:

- 7am to 5pm, Mondays to Fridays inclusive
- 8am to 1pm Saturday
- No works on Sundays and public holidays
- No hammering or saw cutting before 7.30am Monday to Friday or before 8.30am on Saturday.

Will work take place outside of these hours?

Unless otherwise approved, construction vehicles, machinery, goods or materials shall not be delivered to Sub Base Platypus outside the approved hours of works. In isolated instances, where works cannot be undertaken during the prescribed hours (due to reasons such as pedestrian or worker safety, health or traffic reasons) the appointed Head Works Contractor must apply to the Harbour Trust for an out of hours work permit.

This must take place at least five days prior to the permit being required. The community will be notified in advance of any approved out of hours work.

Is the existing High Street car park at Sub Base Platypus closed during construction?

Yes. The existing Sub Base Platypus car park on High Street is closed until the project is finished in 2023.

How are construction impacts being mitigated (e.g., noise, lighting, traffic, access, dust)?

The [conditions of the planning approval](#) requires the Head Works Contractor to prepare a wide range of construction and environmental management planning documents to ensure impacts are managed. Relevant planning documents can be found on the [project webpage](#).

Will the rest of Sub Base Platypus be open during construction?

During construction, the Harbour Trust plans to maintain public access at Sub Base Platypus. However, the existing High Street carpark will be closed for the duration of the works.

Oberon Park, the waterfront promenade and businesses at Sub Base Platypus will remain open for the duration of the works and can be accessed via Kiara Close, Kesterton Park or via Platypus Lane at 118 High Street, North Sydney.

Will parking on High Street be impacted during construction?

Under the condition of consent, the Head Works Contractor has prepared a Construction Traffic Management Plan. It's expected that Contractor parking will be contained within Sub Base Platypus to limit the impact on the surrounding residential area. While construction plans minimise impacts on High Street, including on street parking, some temporary changes may be required from time to time. Any temporary changes will require approval by North Sydney Council who manage on street parking.

High Street residents will be notified in advance of any temporary changes.

How does the Harbour Trust intend to reduce the impact of simultaneous construction activities in the local area?

The Harbour Trust communicates with other government agencies, including North Sydney Council and Transport for NSW, to minimise impacts of simultaneous activities where practical.

About the project

What does this project include?

The Torpedo Factory Renewal Project comprises demolition of the harbour-facing portion of the former Torpedo Factory building (and part of the High Street facing portion), to enable construction of:

- Harbour foreshore park with landscaped terraces
- Public domain areas and spaces that explore the [site's history](#)
- Solar power generation from roof-mounted panels and rainwater capture storage
- Enhanced pedestrian connection to the foreshore and car parking.

Around 70 per cent of the factory floor footprint, and the saw-tooth roof are being retained. The adaptive reuse of the former torpedo building will see its heritage values and history be explored for long-term functional and community benefit.

Will sandstone cutting be required to create the cliff in the new foreshore park?

The sandstone cliff (part natural sandstone and part sandstone block wall) is an existing feature, which is concealed beneath the multi-storey portion of the Torpedo Factory. Demolishing this part of the Torpedo Factory building will reveal the cliff face.

No sandstone cutting is anticipated as part of these works, however some drilling may be required.

How can people get to Sub Base Platypus?

The Harbour Trust encourages visitors to travel to Sub Base Platypus by foot, bicycle, car, ferry, bus and train. New cycle parking at the High Street entrance will be included as part of these works. Sub Base Platypus is also well connected to public transport and is a short walk from ferry, bus and train services:

- Train: 11-minute walk to Milsons Point Train Station, 13-minute walk to North Sydney Station
- Bus: Several bus routes are located within walking distance (visit www.transportnsw.info for further information)
- Ferry: 3-minute walk from North Sydney Wharf*, which is serviced by the F5 ferry route between Circular Quay and Neutral Bay.

*North Sydney Wharf Upgrade is complete and the community can now use the wharf's new and improved accessibility features. [Click here for more information on the wharf upgrade.](#)

Will the new public space at Sub Base Platypus be accessible?

The project aims to maximise accessibility throughout Sub Base Platypus. Accessible paths of travel are already available from the bottom of High Street via the Kesterton boardwalk and from carpark in the Torpedo Factory via the existing bridge and lift.

When this project is complete, an additional accessible path of travel will be available between High Street and the lower levels of Sub Base Platypus via a ramp from the High Street entrance forecourt into the Torpedo Factory. Once in the Torpedo Factory, visitors can use the existing bridge and lift to access the lower levels. Accessible car parking will also be provided within the Torpedo Factory carpark.

Will a future connection be considered between the newly created foreshore park and Kesterton Park?

The parcel land in between Kesterton Park and Sub Base Platypus is NSW Crown Land. A pedestrian link to Kesterton Park is out of scope for this project. The design does not prevent a link being established in the future.

Why has a carpark been included as part of this project?

Providing parking at Sub Base Platypus will support more people to enjoy the space and offers greater accessibility for people living with disability.

The carpark, which will be woven into the design using architectural and landscaping elements, will reduce the impact of issues relating to on-street parking in the surrounding residential area. The parking area will feature new landscaping and electric vehicle charging stations are proposed.

Keeping the community informed

How can I stay updated during construction?

For questions and complaints about specific issues during the works, please call Taylor on 0438 365 652. For general enquiries about the project, please email platypus@harbourtrust.gov.au. Or, you can call (02) 8969 2100 and leave a message.

[You can also click here to sign up for email updates that are specifically about the works at the Torpedo Factory.](#)

The Harbour Trust will speak with the community and other interested groups through face to face, hardcopy and digital channels including the Harbour Trust website, social media, email newsletters, onsite signage and letterbox drops. Quarterly construction updates will be letterbox dropped to local residents and more regular updates posted on the Harbour Trust website. The Harbour Trust also works with North Sydney Council and its Precinct Committees to reach the local community.

History of Sub Base Platypus

What was the Torpedo Factory and Sub Base Platypus used for prior to its renewal?

Located on Cammeraygal Country, Sub Base Platypus has a multi-layered history. It was formerly a gasworks (1877-1932), torpedo factory (1942-1999) and submarine base (1967-1999). The Torpedo Factory (formerly known as the Royal Australian Navy Torpedo Maintenance Establishment Factory, or RANTME) was constructed in the early 1940s to house offices and facilities for Naval staff, with a large factory for manufacturing torpedos.

Sub Base Platypus, including the Torpedo Factory, was formally transferred to the Harbour Trust on 23 July 2005 and is classified as Trust land under the *Sydney Harbour Federation Trust Act 2001* (SHFT Act). [Click here to find out more about the history of Sub Base Platypus.](#)