

SUB BASE PLATYPUS™

New design concept for Torpedo Factory

The Sub Base Platypus Management Plan was adopted in 2016, following extensive community consultation. Its vision to transform the site as a public park with buildings adapted for new uses has received broad community support.

The Harbour Trust's new design concept for the Torpedo Factory will implement the adopted Management Plan's vision.

The concept involves removing the sides of the building's upper level, and some

roof panels, to create a partly covered public park overlooking the harbour. The park would be richly landscaped, with vegetation creeping up and around the structural framework.

Public parking would be provided at the High Street end, while the lower level — at the harbour-end — would be refurbished for commercial opportunities. As well as creating a unique and attractive urban park, the concept would also significantly reduce the building's prominence.

This new design concept for the Torpedo Factory is part of the next stage of the site's renewal, to be implemented when funds become available.

Design Concept — Have your say

Information about the new design concept for the Torpedo Factory is on exhibition. You are invited to comment by 26 March 2019.



2019. Artist's impression: Sub Base Platypus Renewal Project, showing design concept for Torpedo Factory.



2008. The former HMAS Platypus before site remediation and building demolition works.

Community consultation on new design concept

The Harbour Trust is seeking community feedback on its new design concept for the Torpedo Factory at Sub Base Platypus. The next stage of the site's renewal, which includes the Torpedo Factory, will be implemented when funding becomes available.

Community feedback will be considered by the Harbour Trust to help finalise the design. The Harbour Trust will advise the community of the outcome of the consultation.

Community consultation documents are available to view online at www.harbourtrust.gov.au or in hardcopy (during office hours) at from 12 February 2019:

- Harbour Trust Office
Building 28 Best Avenue (off Suakin Drive), Mosman
- North Sydney Council Office
200 Miller Street, North Sydney
- Stanton Library
234 Miller Street, North Sydney

Submissions are invited until **5pm, Tuesday 26 March 2019** and should be marked **'Submission — Torpedo Factory'** and sent to:

Post:

Harbour Trust
PO Box 607
MOSMAN NSW 2088

or

Email: consulttrust@harbourtrust.gov.au

The Harbour Trust is the planning authority for Sub Base Platypus.

All submissions received will be treated as public documents. For further information, please visit www.harbourtrust.gov.au or phone **8969 2100**. People with special needs (i.e. for whom English is a second language or who have vision impairment) may contact **8969 2100** for assistance with accessing the documentation.



Artist's impression: Torpedo Factory design concept — looking west.

Drop-in Information Sessions

Come along and view documents about the Torpedo Factory and speak with Harbour Trust planners:

- Thursday, 28 February 2019.
Anytime between 4pm – 7pm.
- Saturday 2 March 2019.
Anytime between 10am – 2pm.

At: Sub Base Platypus
(Access via 118 High Street,
North Sydney)

Timeline of works

The Harbour Trust has made great strides in the remediation and adaptive re-use of Sub Base Platypus. Follow the progress of the site below.

Timeline

Site decontamination



Management Plan

- Consultation and approval



Platypus Renewal Project

- Planning and consultation



Stage 1A complete

- Foreshore



Stage 1B works commence



Next Steps

Torpedo Factory
Design Concept

- Torpedo Factory
consultation

- Community advised of
consultation outcomes

2019
Now

Stage 1B works complete

Tenant selection process

Tenant fit out works



Building 2.



Building 10, North.

Stage 1B construction update

Background

Works are continuing at Sub Base Platypus to refurbish buildings for new uses, and to create additional public open space. Works are tracking on budget and on-time, with completion expected in late 2019.

Construction Progress February 2019

| Element | Status |
|---|---|
| <ul style="list-style-type: none"> • Building 10: Base works for tenant fitout • Building 2: Base works for tenant fitout <ul style="list-style-type: none"> - Landscaped waterfront Arrival Square - Lift, bridge and cantilevered clifftop walk - Services upgrades - Gateway Plaza — High Street entrance: landscaped public plaza - Associated public domain and safety improvements - High Street entrance: landscaped public plaza - Associated public domain and safety improvements • Building 4: Refurbish as two dwellings • Building 1: (Torpedo Factory) Establish 40-space public car park inside building with associated bridge and disabled ramp. | <ul style="list-style-type: none"> • Existing roof sheeting removed and replaced on Buildings 2 and 10 in February 2019. Internal strip out of major internal elements, floors, walls and redundant services nearly completed. • Framing for new external windows and doors nearing completion. • Internal and external services trenching has commenced. • Demolition works have commenced within the new public domain areas; Arrival Square and Building 10 courtyard. • Gatehouse refurbishment works are being tendered. Works to commence March 2019. • Finalising details of the Torpedo Factory carpark, and associated bridge and disabled ramp. Tender to be issued in February 2019. |



Artist's impression: Café and restaurant opportunity, Fleet Workshops (Building 10 - South) and Arrival Square.

Leasing update

In 2017 the Harbour Trust called for Expressions of Interest to select suitable new uses for Sub Base Platypus, in accordance with the Management Plan. Our focus is on spaces in the former Building 2 (Submarine School) and the Building 10 (Fleet Workshops).

Set on the waterfront level of Sub Base Platypus, Building 2 will be converted to industrial spaces ready for office use, training providers, sport and fitness or craft production. Building 10 will be split into two sections, North and South. Separated by a landscaped courtyard, the South section is a great location for a café or restaurant with waterfront outdoor seating while the North section provides harbour side office spaces.

We are currently in lease discussions with various groups, and hope to be welcoming new tenants in late 2019. Tenants may need to undertake a final fit out of spaces to meet their own particular requirements.

Please refer to www.subbaseplatypus.com.au for more details on leasable spaces.



Over-water link to North Sydney Ferry Wharf.



Northern Park and Wharf.

Sub Base Platypus Opening Hours

The new public area of Sub Base Platypus will remain open to the public during Stage 1B works.

The site is open from 7am to 5pm from April to October and 7am to 7pm from November to March.

Stay Connected

Sign up to receive our e-newsletter at subbaseplatypus.com.au or follow us on Facebook.

Contact

info@harbourtrust.gov.au

Harbour Trust



Australian Government
Sydney Harbour Federation Trust

