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Tribal Warrior Association Incorporated - ABN 3080 4052 940

## TO WHOM IT MAY CONCERN

Further to our discussion, I am now providing more detail to expedite a land swap at Bank St Pyrmont between the NSW Government (Roads and Maritime Services) and Hymix, which would provide resultant benefits to all parties.

By way of background, Hymix operates a concrete batching plant along Bank St Pyrmont directly north of the Sydney Fish Market. As shown on the accompanying plan, a strip of land (Lot 2 DP 1064339) owned by Roads and Maritime Services (RMS) bisects the Hymix-owned land. This strip is approximately 72 metres long and 21 metres wide with an area of 1510 square metres and dates back to the early 1900's when it was gazetted as a view corridor separating a number of small wharves that existed at the time.

After Hymix acquired the surrounding land, it entered into a nominal annual licence agreement with the then Waterways Authority (now RMS) to occupy this strip. At the same time, another licence agreement was signed enabling the Authority to be the licensee of an equivalent size of the northernmost section of the Hymix land. Waterways (now RMS) then signed a management agreement with Blackwattle Bay Marine Operatives (BBMO) to manage this section of land and adjacent marina for maritime related purposes. It is at this marina that Tribal Warrior berths its two vessels, has an office and meeting room and is our maritime training and skills base.

For many years, both the Waterways Authority and Hymix have contemplated a land swap to simplify land occupancy, however when the concept was put forward for the 2006 Bank St Pyrmont Master Plan, it was rejected by staff of the then Minister for

Planning, Frank Sartor. This was despite the fact that no view across the strip exists from Miller St, due to the presence of part of the batching plant on the strip and the access roadway to the Anzac Bridge over the back of the strip.

As a result of the NSW Government's current plans to redevelop the Bays Precinct area, it is felt that times have changed since 2006, and that action to instigate a land swap recommence for the following reasons:

- It would enable all the land currently occupied by Hymix' concrete batching plant operations to be consolidated into one single (and not divided) large parcel, thereby reflecting reality. Real title of all its actual occupied site would strengthen the position

of Hymix in any current and future discussions relating to the future of the plant at the site. Consolidation is strongly supported by present Hymix management (Phil Schacht).

- It would enable the current maritime land site occupied by BBMO to be re-gazetted as government land outside Hymix land. As indicated in my January letter, John Giddens, the principal of BBMO, has offered Tribal Warrior a partnership in the operation of the marina at the site and this would provide Tribal Warrior with greater certainty in the training of our indigenous and disadvantaged youth. I would only be willing to take this up were BBMO/Tribal Warrior be granted a long term lease which could only occur through its ownership by the government.
- The whole area along Bank St is part of the NSW Government's Bays Precinct redevelopment project, run by Urban Growth NSW. Its immediate aim along this section of Blackwattle Bay is to provide continuous foreshore access for the public commensurate with potential rezoning and (amongst other things) new waterways infrastructure. Urban Growth has verbally indicated its support for the land swap to us, as it would facilitate construction of foreshore boardwalk access along the whole of a consolidated Hymix site as well as providing superior construction options at or along the new government-owned site. This will assist in our plans for construction of a more permanent marina structure as well as showcasing our training activities to the general public.

Hence while there is support for the land swap amongst the immediate parties, political support is also required, particularly as there has been resistance in the past to a land swap. As far as the Tribal Warrior is concerned, we can only see major benefits to our work and our training of our indigenous youth in maritime fields that could come from a permanent home through a long term lease. Both Hymix and the NSW Government's Urban Growth agency also see strategic benefit in the land swap.

As Chief Commissioner of the Greater Sydney Commission and a great supporter of the work that we are doing, it would be greatly appreciated if you could seek immediate

support on our behalf from members of the Commission as well as from the Premier and the Lord Mayor and any other party of influence for the land swap.

Should you require any further information or wish to visit the site either individually or as a delegation, please do not hesitate to contact me at any time.

Yours faithfully

TRIBAL WARRIOR ASSOCIATION

Shane Phillips  
Chief Executive Officer





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For many years the Tribal Warrior Association has endeavoured to provide encouragement and life skills by running and maintaining a maritime training body. To date we have put possibly over a 1000 people through Maritime TAFE certificates, ranging from Certificate 1 through to Certificate IV.

The result of this has seen some extraordinary results and life changing experiences for many people. In 2000 and 2003, the Tribal Warrior vessel (a 116 year old Pearling Lugger from the Torres Straits) did a complete circumnavigation of Australia, including Tasmania, and stopped at every Aboriginal community on the coast. Letters of goodwill from Government officials and Elders of NSW were delivered to the Elders of each community, who were then invited to choose an area on the vessel to carve the Totem of their tribe. Hence the Tribal Warrior is covered in Aboriginal carvings and truly belongs to all the Aboriginal people of Australia.

We have never received any government funding for the maritime training, and have struggled to deliver them out of love and goodwill. This is still the arrangement today, although the TAFE which we are in partnership with, pays us a nominal amount for the use of the vessel and has recently offered to cover 6 hours a week of teaching wages.

For many years the Tribal Warrior had no home and we had to operate from off anchor each day. This was because we just couldn't afford a marina berth. In recent years we have partnered up with Blackwattle Bay Marina and both our vessels are berthed there where we have a makeshift office on a barge.

We strongly believe we have the potential to offer the community something fantastic, authentic, different and greatly beneficial. If we could obtain the land under the Anzac Bridge at the end of Banks Street, we could set up our own marina facilities and build a building which could house:

- Offices
- Classroom
- Museum
- Workshop
- As well as potentially house other community maritime organisations.

The office is essential of course, as is also the classroom for Maritime students, plus other courses we would like to run (presently we also run a Senior First Aid and sea survival). Having our own marina would mean we could be self sufficient, self sustaining and hopefully a role model for other Indigenous communities around the country.

As far as we are aware, the Tribal Warrior Association is the only Indigenous Maritime organisation on the East coast.

Please consider our request, not only for our benefit, but also for the wider community.

Yours sincerely

**SHANE PHILLIPS**  
Chief Executive Officer

