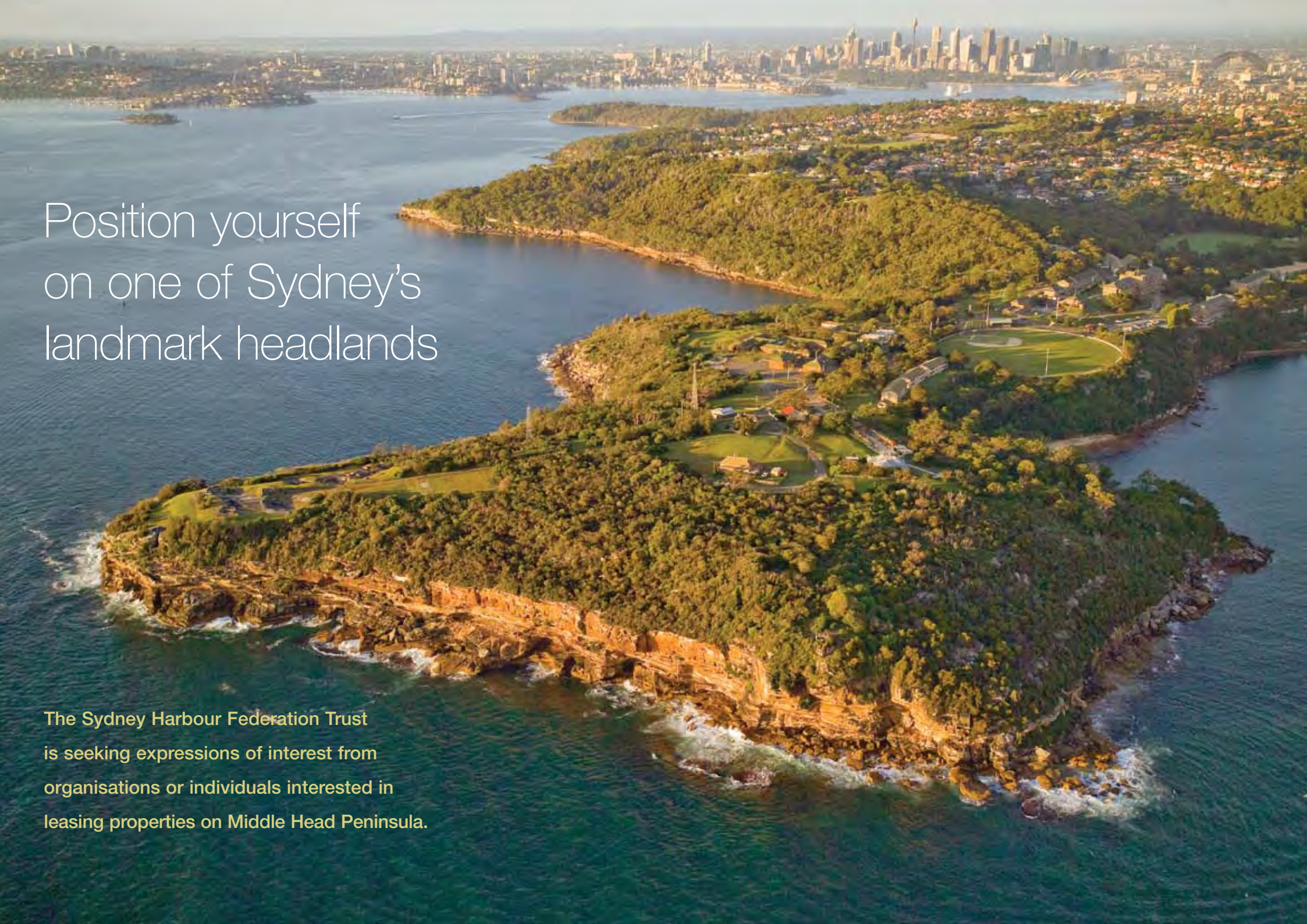


A UNIQUE OPPORTUNITY | EXPRESSIONS OF INTEREST

Middle Head Peninsula





Position yourself
on one of Sydney's
landmark headlands

The Sydney Harbour Federation Trust
is seeking expressions of interest from
organisations or individuals interested in
leasing properties on Middle Head Peninsula.

This tranquil gateway to Middle Head features tropical gardens and expansive grounds with magnificent harbour views.

Diverse buildings in a parkland setting offer flexible spaces suitable for uses such as visitor accommodation, educational and training facilities, functions and dining, offices, cultural activities, health or recreation.

With beaches, bushwalks, sports facilities and cafés on the doorstep, Middle Head Peninsula is just 25 minutes from Sydney's CBD. This unique headland site is an opportunity to work in a beautiful natural environment, with the amenities of Mosman village just minutes away.



Leasing Opportunities

The Harbour Trust's *Middle Head Management Plan* proposes in broad terms how buildings should be adaptively re-used within the parameters of the site's Commonwealth Heritage Listing. Buildings will be offered in both renovated and unrenovated condition, offering exciting refurbishment opportunities to tailor the properties to individual requirements. The Harbour Trust hopes that interested parties will respect the site's special values and be creative in responding to parking, environment and heritage constraints in this sensitive location. Parties may submit Expressions of Interest to carry out refurbishment works themselves, or request the Harbour Trust carry out some capital works.

Former Australian School of Pacific Administration (ASOPA)

Set in expansive grounds adjoining natural bushland, the former Australian School of Pacific Administration (ASOPA) complex has a distinct tropical character. Single-storey weatherboard buildings are connected by shady walkways and dense tropical plantings in a campus-like setting. Many buildings have delightful views, and between them are dramatic glimpses of the harbour and parkland.

The buildings are offered to the market as fully refurbished commercial spaces. The campus-like arrangement would suit either one or two larger occupiers requiring administrative, office or education and

training facilities of 650m² to 2200m², or a number of smaller organisations occupying suites from 40m² in an exclusive enclave sharing architect-designed communal facilities.

Combining heritage features such as polished floorboards, vaulted ceilings and verandahs, the simple structure of the buildings belies their elegant contemporary fit-out which includes reverse cycle air conditioning, full disabled access and environmental features such as rainwater recycling and energy efficient fittings. A new car park will be provided as part of the Harbour Trust's upgrade works.



Artist's impression by Nick Hollo: Former ASOPA



Former 10 Terminal

The fine institutional character of the former 10 Terminal complex is enhanced by its manicured lawns and impressive harbour vista. The red-brick Art Deco-styled buildings showcase heritage features such as wood panelling, high ceilings and open fireplaces. They are linked by a series of landscaped or paved courtyards and include large garages from a former transport depot.

The complex is suitable for a wide variety of uses including visitor accommodation and associated services, dining or functions, health and recreation, education and training, or arts and cultural activities. Those parties that respond creatively to the heritage values of the site and enhance the visitor experience will be highly regarded.

Ranging from 300m² to 1100m², the buildings are presented to the market in their existing, unrefurbished format, providing a rare opportunity (subject to heritage guidelines) for larger organisations to tailor the refurbishment to suit individual requirements. There are some opportunities for new structures within the complex to complement and improve the functionality of the existing buildings.

Artist's impression by Nick Hollo: Former Barracks

Barracks and Guardhouse

Perched high above Middle Harbour, the former Barracks comprise three identical buildings capturing wonderful water views towards Balmoral. With beaches, sports facilities and walking tracks on the doorstep, these functional buildings present an unparalleled opportunity for adaptive re-use. If required, the 63 large bedrooms and shared bathroom facilities could be reconfigured or combined with the 10 Terminal buildings to create boutique visitor accommodation, training or education facilities.

There are opportunities for partial demolition or alternative exterior treatments, including larger window openings and the addition of verandahs to fully take advantage of this prized position.

Adjacent to the Barracks is a modern former Guardhouse. Suitable for refurbishment or replacement, the Guardhouse commands a wonderful view of the harbour across Middle Head Oval and could be adaptively re-used for visitor experiences, a café/kiosk or as a possible reception to visitor accommodation.



History

From the 1870s fortifications and batteries were built at Middle Head to defend Sydney. The strategic headland has since been home to a variety of military bases. During WWII the Anti-Aircraft and Fortress Engineering School provided training in engineering, searchlights and camouflage skills from 10 Terminal. The Army's Signal Unit operated from the ASOPA buildings, and included a contingent of the Australian Women's Army Service. After the war the Australian School of Pacific Administration was established in the former army buildings. For the next 50 years this collection of bungalows and lush tropical gardens was at the forefront of Australia's role in the Pacific.

Photograph by Chris Marshall



The setting

Middle Head Peninsula is located within Headland Park, a beautiful new park of over 30 hectares created on former defence lands by the Harbour Trust. It offers an unmatched opportunity to balance work and lifestyle in one of Sydney's most spectacular locations. Incorporating the thriving business communities of Chowder Bay and Georges Heights, Headland Park offers recreational amenities such as bushwalks, diving, tennis courts, sports ovals, dance studios and a gymnasium. The popular beaches of Balmoral and Clifton Gardens are just a stroll away. Other facilities in the park include restaurants and cafes, function centres, conference rooms, a childcare centre and a wonderful artists' colony.

Car parking is available at Middle Head, as well as a direct bus service to the CBD.





Chowder Bay, Headland Park



Balmoral Beach



Headland Park

How to Apply

For information and closing dates or to submit an Expression of Interest contact the Harbour Trust on 02 8969 2100 or visit www.harbourtrust.gov.au



Australian Government
Sydney Harbour Federation Trust