



Design Guidelines - Middle Head

These guidelines are to be read in conjunction with the Middle Head Management Plan and are intended to provide more detailed information that may help to clarify the Management Plan policies and outcomes.

Landscape and Parking

The intention is that the buildings sit within a unified landscape setting, with the existing fences and barriers between the various precincts removed.

The lease areas are the buildings and their decks, and the courtyards that are contained within 3 walls.

The overall area is to be part of the public parkland – Headland Park.

The Trust land is enveloped by Sydney Harbour National Park, managed by NPWS. It is not envisaged that any of this bushland will be removed or thinned out to increase the views.

The Trust's Management Plan indicates that additional circuit paths will be provided linking this new parkland and the buildings within it to the surrounding features.

The paved area between 10 Terminal and the NPWS will be landscaped. It will retain an open, grassed character with occasional shade trees. There will be some limited parking in this area near Middle Head Road and the brick garage buildings of 10 Terminal.

Generally, parking will not be dedicated to particular tenants, however the way the parking is broken up between a number of discreet areas, each area lends itself to be used predominantly by the tenancies in closest proximity.

The parking is not being dedicated to particular tenancies because the selection of uses and overall parking strategy is based on the different users requiring parking spaces at different times.

There will be some landscape improvements to the parade ground between the barracks and 10 Terminal. This parade ground will be used for parking

The Trust would welcome the removal of the overhead power lines.

Barracks

Many in the community regard the barracks as very intrusive and would prefer their removal.

The buildings cannot be increased in height or footprint. They can be opened up by increasing the window and door openings and modifying internal partitions, and their amenity can be further improved by decks, which will provide more shadow and reduce their visibility.

Views between from the park towards Middle Harbour between the barracks are important, so the buildings are not to be joined. A covered walkway between the

building entries may be considered subject to the views are retained and the openness between the buildings is retained – it cannot be an enclosed walkway.

10 Terminal

New building(s) or verandahs within the courtyard may be permitted in the courtyard subject to –

Retaining the sense of the courtyard – retaining the exterior courtyard walls and being able to see them.

The height not exceeding the perimeter buildings

the new building not extending beyond the line of the 2 side wing buildings of the courtyard

As the areas outside the buildings will remain public places, the courtyards are the only areas where a pool may be considered.

The wood panel partitioning in the Admin building is part of the heritage and character of the building. Improvements in the lighting and furnishing of the building will dramatically improve the appearance of the rooms and partitions.

Sky lighting of the corridor may be considered.

Relocation of the bathrooms may provide other opportunities to improve the internal layout and lightness of the spaces.

Prospective tenants may wish to visit some of the buildings at the former Artillery School at North Head – such as the Gate House and some of the other, recently refurbished ancillary buildings to see how buildings of this period can be transformed whilst retaining their character.

Heritage architects experienced with inter war buildings should be commissioned to guide the refurbishment works.