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* Associated Firm

6 May 2014

Mr Geoff Bailey
Executive Director
Sydney Harbour Federation Trust
PO Box 607
Mosman NSW 2088

Dear Mr Bailey

Information Request Regarding the Proposed Aged Care Development at Middle HeadWe act for The Headland Preservation Group Inc. (*HPG*).

You would be aware that the HPG has been seeking information from the Sydney Harbour Federation Trust (*the Trust*) about the proposed Aged Care Development at Middle Head (*the Proposed Aged Care Development*).¹ The Trust website identifies the current status as being that "The amended proposal has been referred by the proponent to the Federal Minister for the Environment for consideration under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)."² This letter primarily relates to matters occurring prior to referral of the proposal under the EPBC Act.

Summary of HPG's concerns

We are instructed that, while the HPG has appreciated the responses to its requests for information to date, those responses have failed to satisfactorily address HPG's concerns, as they:

- (a) do not answer all questions the HPG has asked;
- (b) contain an incomplete record of what has occurred; and
- (c) appear to contain inconsistent details.

In particular, the responses provided by the Trust to date have not enabled the HPG to identify:

- (a) whether the Trust has complied with the rules governing the operation of the Trust in its consideration of the Proposed Aged Care Development to date. As a Commonwealth body entrusted with vision planning and management of

¹ <http://www.harbourtrust.gov.au/news/2014/03/06/latest-news-proposed-aged-care-development-middle-head>

² <http://www.harbourtrust.gov.au/news/2014/04/30/latest-news-proposed-aged-care-development-middle-head>

Sydney Harbour sites,³ the Trust is required to follow rules set by the Commonwealth Parliament and the Minister, and also rules imposed by the Trust on itself in relation to the proper process that must be followed before public Trust land is leased; and

- (b) what decisions the Trust has made with respect to the Proposed Aged Care Development. The Trust Board Meeting Minutes referring to the site and related resolutions (eg, the Minutes from the 82nd, 84th and 85th Trust Board Meetings) contain insufficient detail to properly identify the matters presented for Trust consideration and the decisions made.

Requested action

We ask that you:

- (a) answer the questions set out in this letter;
- (b) review whether, in light of these answers, actions taken by the Trust and matters considered by the Board relating to the Proposed Aged Care Development should be re-considered; and
- (c) suspend any further Trust activities with respect to the Proposed Aged Care Development until the above activities have been completed. We note the Trust has announced that it will not be considering the amended proposal during the EPBC Act assessment process.⁴

Detailed comments and questions

Based on information currently available, we set out below a number of questions in relation to the Proposed Aged Care Development.

1. Application of the Trust's Leasing of Land and Building Policy

Section 40 of the *Sydney Harbour Federation Trust Act 2001* (Cth) (*the Trust Act*) provides:

"The Executive Director is to manage the affairs of the Trust subject to the directions of, and in accordance with the policies determined by the Trust."

A Leasing of Land and Building Policy (*Leasing Policy*) was approved by the Trust on 23 June 2003.⁵ We understand that the Leasing Policy qualifies as a policy which must be followed under section 40 of the Trust Act.

We understand that the Trust followed an expression of interest (*EoI*) process for use of the site as follows:

³ <http://www.harbourtrust.gov.au/about>

⁴ <http://www.harbourtrust.gov.au/news/2014/04/30/latest-news-proposed-aged-care-development-middle-head> See FAQ 9.

⁵ The Leasing Policy is displayed on the Trust's website at: <http://www.harbourtrust.gov.au/lease/apply>

- (a) In 2009 the Trust issued a general invitation advertising that it was seeking EoI to lease properties on the site (**2009 General EoI**). A leasing brochure issued by the Trust at that time states that:

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

The areas included in the brochure for the 2009 General EoI included the former 10 Terminal complex. We attach a copy of this brochure at Attachment A.

- (b) Closing on 29 April 2011, the Trust advertised a request for EoI "from experienced hospitality developers/operators to create a boutique hotel on Middle Head Peninsula in Mosman" (**2011 Boutique Hotel EoI**). The inclusion of the 10 Terminal complex was again expressly referenced. An extract of the advertised 2011 Boutique Hotel EoI that was posted on the Trust website is included at Attachment B.
- (c) Closing on 6 August 2012, the Trust advertised a request for EoI "from experienced hospitality developers/operators to create a boutique hotel on Middle Head Peninsula in Mosman" (**2012 Boutique Hotel EoI**). The inclusion of the 10 Terminal complex was again expressly referenced. An extract of the advertised 2012 Boutique Hotel EoI that was posted on the Trust website is included at Attachment C.
- (d) We understand that the Trust invited at least one party interested in the 2012 Boutique Hotel EoI (Matt Blomfield) to give a presentation to the Trust's Tenant Selection Committee on 1 August 2012. An extract from the Trust's 10 July 2012 email invitation to Mr Blomfield describes the 2012 Boutique Hotel EoI opportunity as "the spectacular boutique hotel opportunity at Middle Head, Mosman".

We make the following comments in relation to aspects of the Leasing Policy (our emphasis added):

<i>Reference</i>	<i>Extract</i>	<i>Comment</i>
Page 2, section 3, point 3:	<p>3. Leasing objectives to be met by the Trust In leasing properties the Trust <i>must</i> meet the following objectives: ... - It must offer space <i>via a competitive process and provide the opportunity for all interested parties to make an application</i> to lease part of the lands ...</p>	It is not clear that a competitive process was conducted for an aged care facility.

<p>Page 3, section 5, sentence 1:</p>	<p>5. Leasing procedure The Trust <i>will advertise</i> for interested parties to submit a response to a request for Expression of Interest in lands or a building.</p>	<p>It is not clear that the Trust advertised for interested parties to submit a response to an EoI for an aged care facility.</p>
<p>Page 3, section 6, point 2:</p>	<p>6. Tenant Selection criteria The Tenant selection criteria may vary for different sites or buildings but the following criteria will be common to all sites offered: ... - The compatibility of the tenant with the objectives of the Trust <i>and the Management Plans</i> for the lands ...</p>	<p>We understand that the Management Plans for Middle Head were the same for the 2009 General EoI, 2011 Boutique Hotel EoI and 2012 Boutique Hotel EoI.</p> <p>Through a process closing on 11 December 2013, the Trust advertised and sought public comment on proposed amendments to the Management Plans for Middle Head to accommodate the Proposed Aged Care Development.⁶</p> <p>Given the Leasing Policy, we are unclear how potential tenants could be assessed against a selection criteria which did not reflect the current approved Management Plan. For example, a proposed tenant could be significantly disadvantaged if it submitted an EoI against the current Management Plan without knowing that the Trust intended to change the Management Plan.</p>
<p>Page 4, section 9, paragraph 1:</p>	<p>9. Unsolicited Inquiries Currently the Trust <i>is not in a position to consider unsolicited offers</i> to use its properties. However a brief submission from interested parties can help guide future calls for Expressions of Interest.</p>	<p>If the Proposed Aged Care Development had been submitted as an unsolicited proposal, then the Leasing Policy would require a competitive process to be conducted so that all interested parties would be given a fair opportunity to respond.</p>

Trust representatives and FAQs on the Trust website have stated that in 2012 the Trust conducted an "Open Leasing process" and that the aged care proposal was received as part of this process.⁷ We have not identified any documents reflecting that

⁶ <http://www.harbourtrust.gov.au/planning-projects/public-comment>

⁷ <http://www.harbourtrust.gov.au/planning-projects/public-comment/middle-head-aged-care-facility-faqs>

the Trust advertised an Open Leasing process and it is unclear how the above EoI processes align with the Open Leasing process described by the Trust. In particular we note the apparent overlapping time period for the 2012 Boutique Hotel EoI process and the Open Leasing process as described by the FAQs. In our view what is meant by "Open Leasing" does not have a commonly understood meaning.

A key requirement of the Leasing Policy is offering space via a proper competitive process. The Commonwealth Procurement Rules (*CPRs*)⁸ provide useful guidance on the Commonwealth's view as to key characteristics of and requirements for a proper competitive process. We note that:

- (a) Key criteria are treating all interested parties equitably and in a non-discriminatory manner.⁹
- (b) The CPRs provide guidance on what is ethical conduct at section 6.5 as follows (our emphasis added):

"Ethical relates to honesty, integrity, *probity, diligence, fairness and consistency.*"

For example, an ethical competitive process would give all interested parties access to the same information, assess responses against the same selection criteria and a fair opportunity to respond to any change to the customer's requirements.

Questions relating to Leasing Policy:

1. Please describe how the processes followed by the Trust to date with respect to the Proposed Aged Care Development are consistent with the Leasing Policy, particularly those sections noted above.
2. If the Trust is to further consider the Proposed Aged Care Development, what steps would be taken by the Trust to ensure that it complies with the Leasing Policy, particularly those sections noted above? When was the Open Leasing process conducted by the Trust (including the date first advertised and the closing date for proposals)? In what way did the process conducted mean that the Trust could consider proposals for uses other than a boutique hotel or that would require amendment of the Management Plan for the site.
3. Where was the Open Leasing process opportunity advertised?
4. How were the scope of activities for use of Middle Head defined in the documents issued for the Open Leasing process opportunity?

FAQ 9 as extracted on 1 May 2014 reads " 9. **What has been the tendering process up to now?** The Harbour Trust conducted two Expressions of Interest (EOI) for the site in 2009 and 2011. The former provided no responses, the latter provided unsatisfactory proposals. The aged care proposal was received in 2012 as part of an Open Leasing process." We note the Trust website contains a further set of FAQs posted as published 30 April 2014 <http://www.harbourtrust.gov.au/news/2014/04/30/latest-news-proposed-aged-care-development-middle-head>

⁸ <http://www.finance.gov.au/procurement/procurement-policy-and-guidance/commonwealth-procurement-rules/>

⁹ See <http://www.finance.gov.au/procurement/procurement-policy-and-guidance/commonwealth-procurement-rules/cprs-encouraging-competition.htm>

5. Please provide a copy of the Open Leasing process opportunity documents issued by the Trust to interested parties.
6. How many parties made a submission to the Open Leasing process opportunity?
7. Did the Trust treat the 2012 Boutique Hotel EoI as the Open Leasing opportunity? If so:
 - (a) What amendments, if any, to the EoI requirements advertised by the Trust were made to accommodate the changed treatment? For example, was there any amendment to reflect that the contemplated uses for the site now included uses other than as a boutique hotel? Was there any amendment to identify to interested parties that the Trust would consider proposals requiring amendment of the Management Plans for the site (which would require an approval process mandated by legislation)?
 - (b) How was the changed treatment communicated to all interested parties?

2. Board consideration

It is appreciated that it is neither necessary nor, in some cases, appropriate to include in public Minutes full detail of all matters considered by the Board. However, for public accountability and transparency reasons, Board Minutes should clearly identify the decisions made by the Board. In this context we note that the Board's Minutes contain very limited detail about the Proposed Aged Care Development or matters considered with respect to uses for Middle Head. As a result, our client seeks further information as to what was considered by the Board at meetings on 12 December 2012 and 19 February 2013 and 18 June 2013.

- (a) The 12 December 2012 Minutes of the 82nd Meeting of the Trust Board contains item 6 headed "6) Lease Concept Brief: Continuing Health Care, Middle Head Proposal". The Minutes reference a paper and then state

"The purpose of the report was to seek the Board's endorsement for moving the negotiations to the next stage.

The Board RESOLVED to approve the Trust continue with negotiations and progress the proposal.

Moved: P Lowry Seconded: A Tinney"

Questions relating to 82nd Board Minutes:

1. What was the nature of the report put before the Trust Board as identified in item 6 of the Minutes of the 82nd Meeting of the Trust Board?

2. What was the nature of the negotiations which have already commenced? What process had the Trust conducted to identify the proposal as against any other interested parties as a suitable proposal on which to commence negotiations?
 3. What were the next stages of progress identified in the Trust Board's resolution, and the preceding and contemplated subsequent stages?
- (b) The 19 February 2013 Minutes of the 84th Meeting of the Trust Board refer at item 7 to an update being given for the "Continuing Health Care proposal, Middle Head Update". The update refers to continuing checks with a more detailed report contemplated for the next meeting and the possibility of a ground lease.

Questions relating to 84th Board Minutes:

1. What was the nature of the proposal as before the Trust Board identified in item 7 of the Minutes of the 84th Meeting of the Trust Board?
 2. How had that proposal come to made? What process had the Trust conducted to identify the proposal as against any other interested parties as a suitable proposal?
- (c) The 18 June 2013 Minutes of the 85th Meeting of the Trust Board deals with the Proposed Aged Care Development at item 8. The Minutes reference a paper and then state

"This is considered to be an excellent proposal for the Middle Head site. An agreement to lease is required for the construction period.

Minor amendments are also required to the Middle Head Management Plan to accommodate the proposal. There was a discussion about the proposed changes to the Management Plan. It was considered the proposed use of the site for aged care comes within the parameters of the current Management Plan.

The review by Stantons Research of the proposal was tabled at the meeting.

It was advised comprehensive background checks be conducted on the proponents.

The Board RESOLVED to proceed with the Middle Head Health Care proposal to the next stage subject to satisfactory resolution of questions raised.

Moved: P Lowry Seconded: E Heiss

The Board RESOLVED to place on exhibition the proposed amendment to the Middle Head Management Plan to accommodate the height of the buildings outlined in the proposal.

Moved: P. Lowry Seconded: R. Jeffs”

Questions relating to 85th Board Minutes:

1. What was the nature of the proposal put before the Trust Board as identified in item 8 of the Minutes of the 85th Meeting of the Trust Board?
 2. How did that proposal come to be submitted for Board approval? What process had the Trust conducted to identify the proposal as against any other interested parties as a suitable proposal?
 3. What was the "next stage" identified in the Trust Board's resolution, and the preceding and contemplated subsequent stages?
 4. What was the scope of the review that Stantons Research had been asked to undertake?
 5. Was there a change at any point to the party submitting the proposal / application? If so, what process and criteria did the Trust follow and apply to consider the implications of change in party?
- (d) With respect to future decisions for the Board, the Trust website identifies that "Subject to the outcome of the EPBC referral, the amended proposal may then be assessed by the Harbour Trust under the *Sydney Harbour Federation Trust Act 2001 (SHFT Act)*. This assessment would include a further public exhibition period and an opportunity for further community input."¹⁰

Questions relating to future Board decisions:

1. What would be the decision to be made by the Trust Board that the above statement contemplates? Would this be an assessment and determination of an action under the Trust's Comprehensive Plan, the Leasing Policy or both?
2. What other steps and processes would need to occur in accordance with the rules applying to the Trust before the Board was able to make that decision?

3. Application of the CPRs

The Trust is a relevant CAC Act body to which the CPRs apply as provided for in the *Finance Minister's (CAC Act Procurement) Directions 2012*.¹¹

We understand you generously attended an HPG meeting on 10 April 2014 and participated in a question and answer session. We understand in your responses you

¹⁰ <http://www.harbourtrust.gov.au/news/2014/04/30/latest-news-proposed-aged-care-development-middle-head>

¹¹ *Commonwealth Authorities and Companies Act 1997* (Cth), section 47A and *Commonwealth Authorities and Companies Regulations 1997* (Cth), regulation 9 and Schedule 1, Part 1, item 117.

referred to the CPRs¹² and use of the site the subject of the Proposed Aged Care Development in the context of the Trust being obliged to go out to public tender for expressions of interest and that the Trust did conduct such an open process in 2009.

It is unclear how the Trust has applied the CPGs/CPRs to the processes followed by the Trust for use of the site the subject of the Proposed Aged Care Development.

Questions relating to application of the CPGs/CPRs:

1. How has the Trust applied the CPGs/CPRs in connection with the Proposed Aged Care Development?
2. How does the Trust intend to apply the CPGs/CPRs in the future with respect to considering uses for the site the subject of the Proposed Aged Care Development?

Thank you for your consideration of this matter. We look forward to receiving your response at your earliest convenience.

Yours sincerely



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Cc: Ms Anthea Tinney, Chair
Ms Elsie Heiss
Mr Rohan Jeffs
The Hon Mr Leo McLeay
Ms Paula Braxton-Smith
Ms Sandra Hook
Mr Peter Lowry OAM
Clr Jean Hay AM

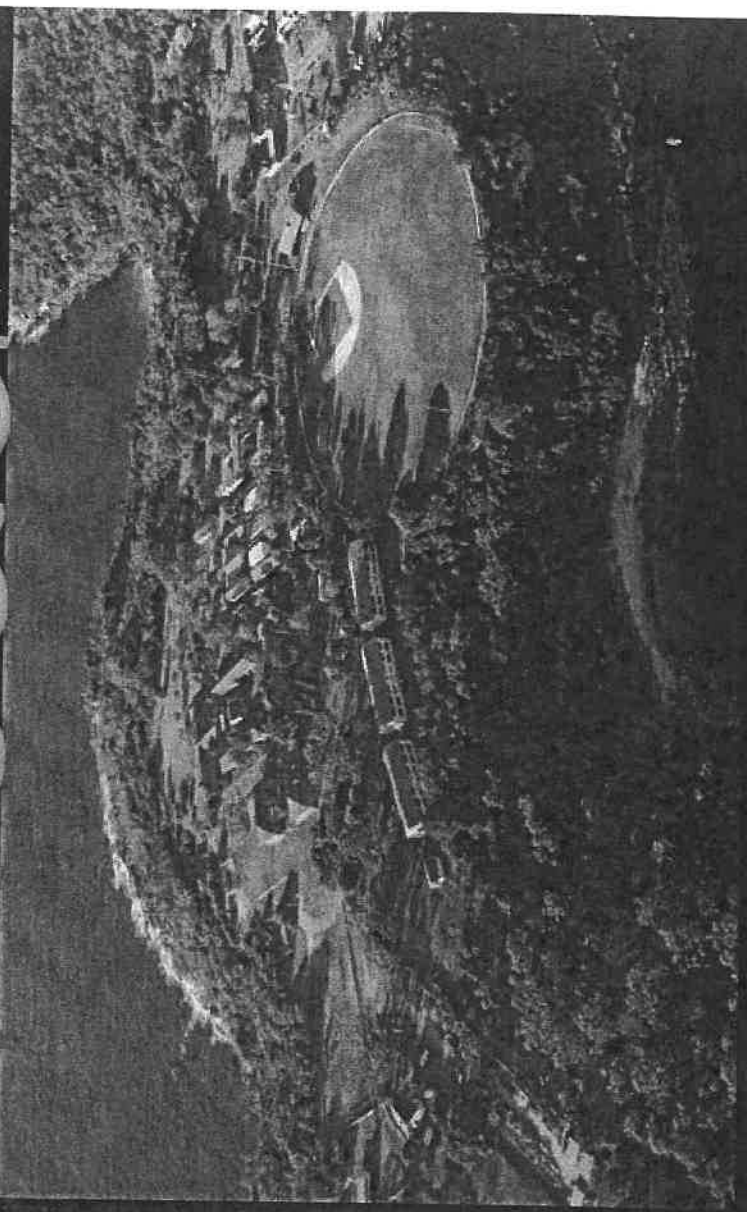
¹² Alternatively, we understand you may have referred to the predecessor to the CPRs which were the "Commonwealth Procurement Guidelines" (CPGs). Despite their name, the CPGs were not merely guidelines but had binding force.

List of Attachments

- A 2009 EoI Leasing Brochure
- B Extract of EoI advertisement for Boutique Hotel Leasing opportunity closing 29 April 2011
- C Extract of EoI advertisement for Boutique Hotel Leasing opportunity closing 6 August 2012

A UNIQUE OPPORTUNITY | EXPRESSIONS OF INTEREST

Middle Head Peninsula





Position yourself
on one of Sydney's
landmark headlands

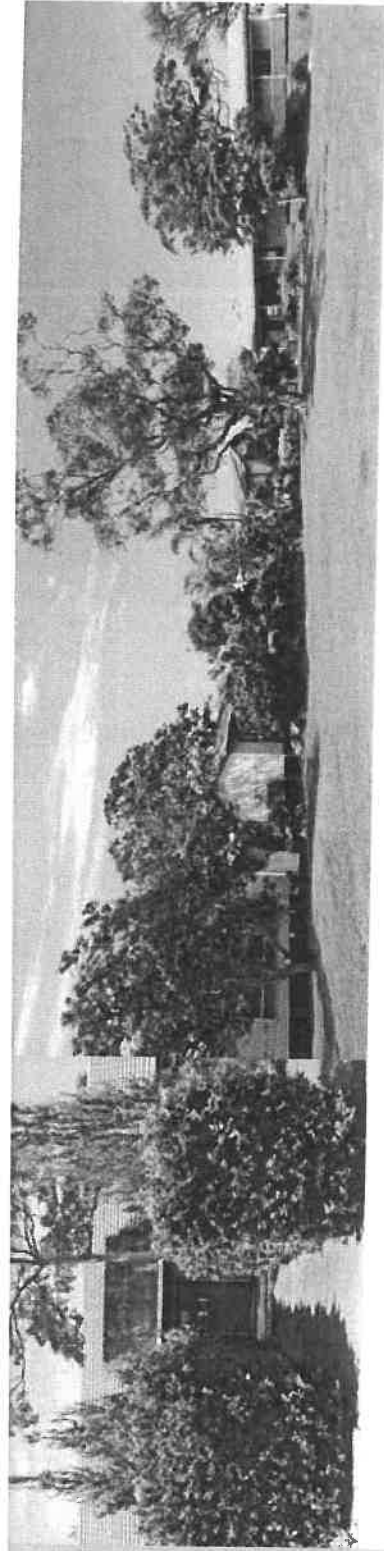
The Sydney Harbour Federation Trust
is seeking expressions of interest from
organisations or individuals interested in
leasing properties on Middle Head Peninsula.

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 cafes 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)

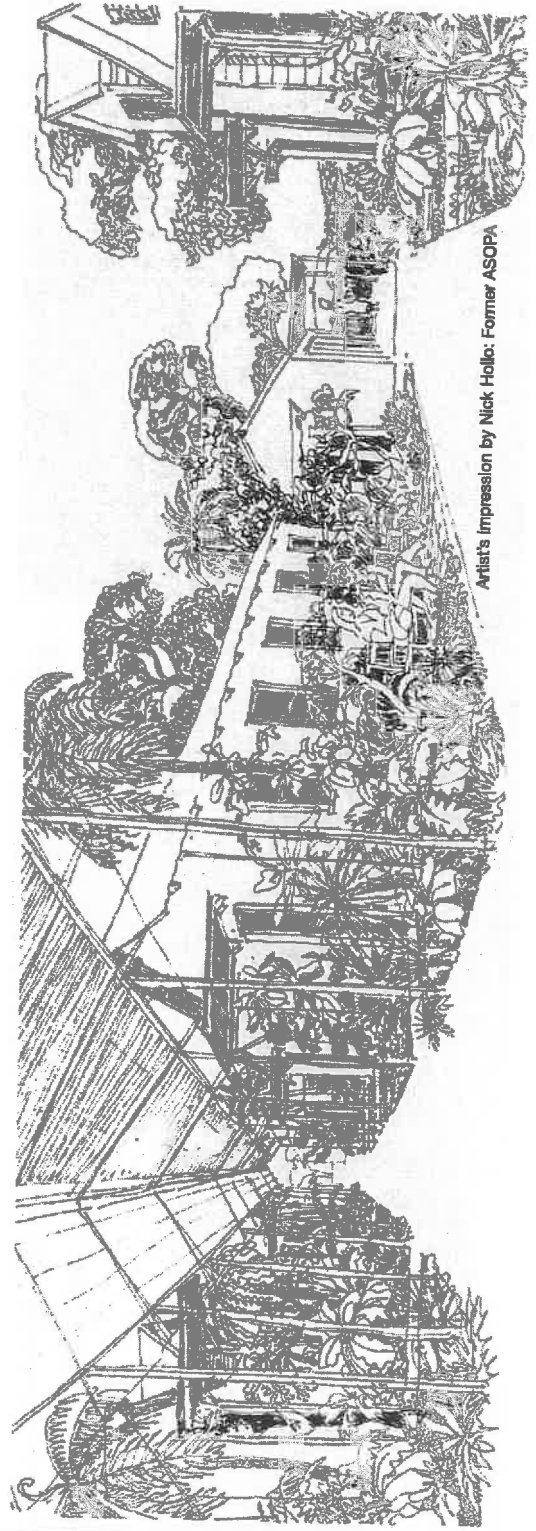
Set in expansive grounds adjoining natural bushland, the former Australian School of Pacific Administration (ASOPA) complex has a distinct tropical character. Single-storey weatherboard buildings are connected by shady walkways and dense tropical plantings in a campus-like setting. Many buildings have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

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



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.

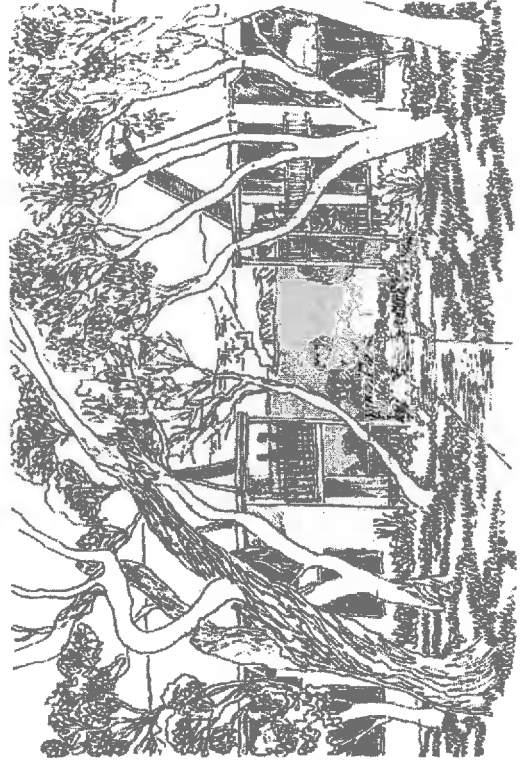
Ranging from 300m² to 1100m², the buildings are presented to the market in their existing, unrefurbished format, providing a rare opportunity (subject to heritage guidelines) for larger organisations to tailor the refurbishment to suit individual requirements. There are some opportunities for new structures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

Barracks and Guardhouse

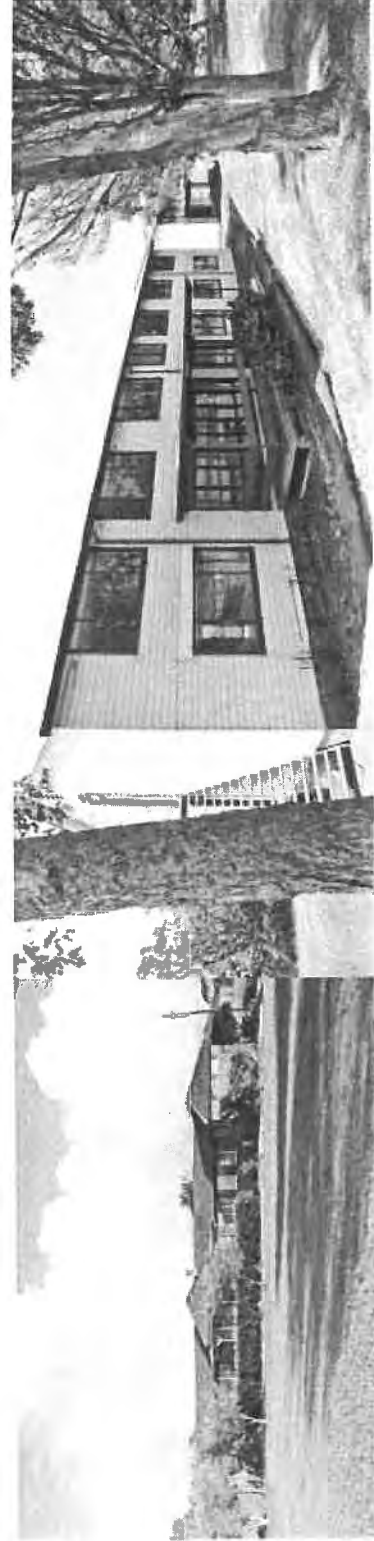
Perched high above Middle Harbour, the former Barracks comprise three identical buildings capturing wonderful water views towards Balmoral. With beaches, sports facilities and walking tracks on the doorstep, these functional buildings present an unparalleled opportunity for adaptive re-use. If required, 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.



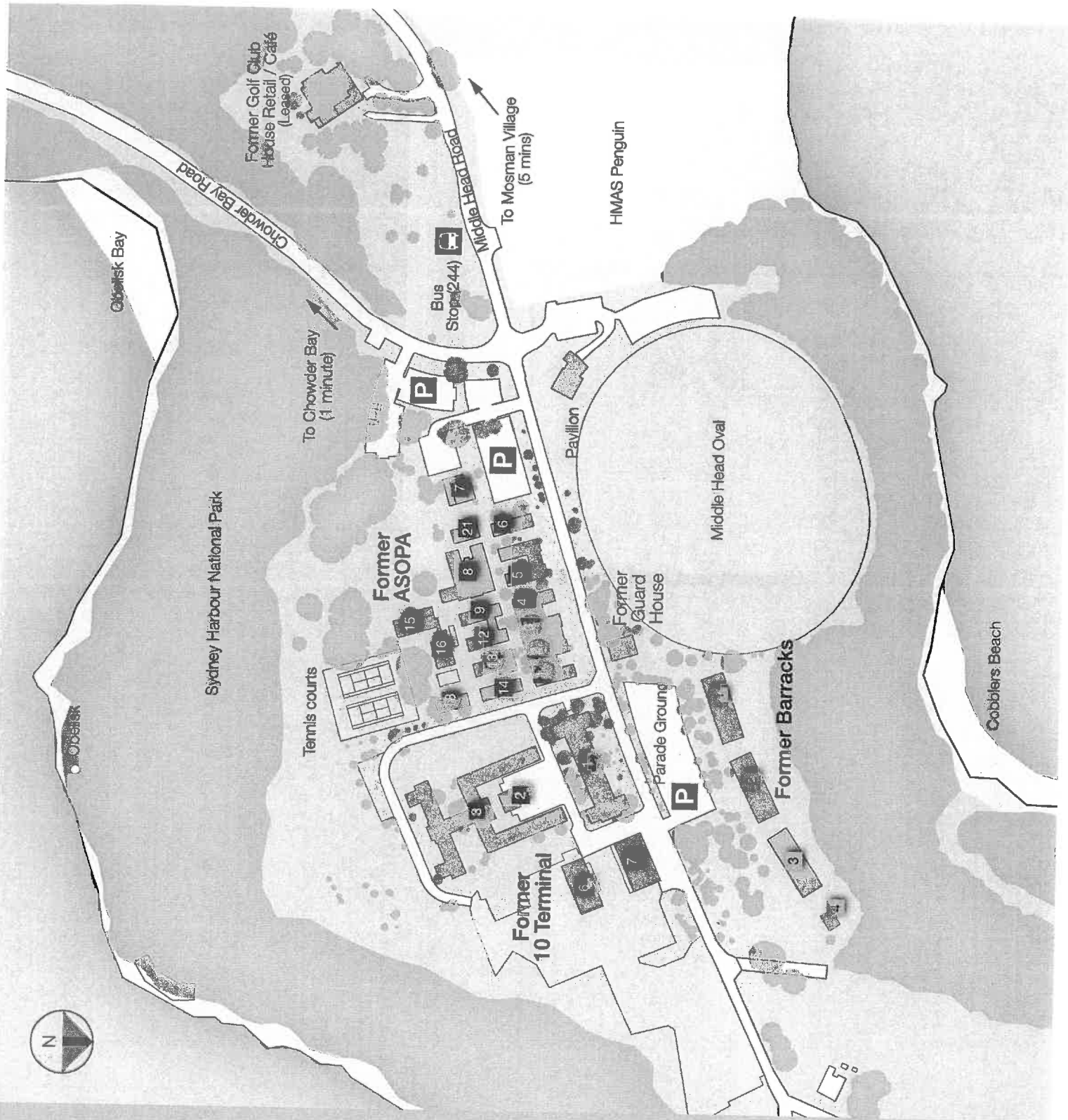
Artist's impression by Nick Hollo: Former Barracks

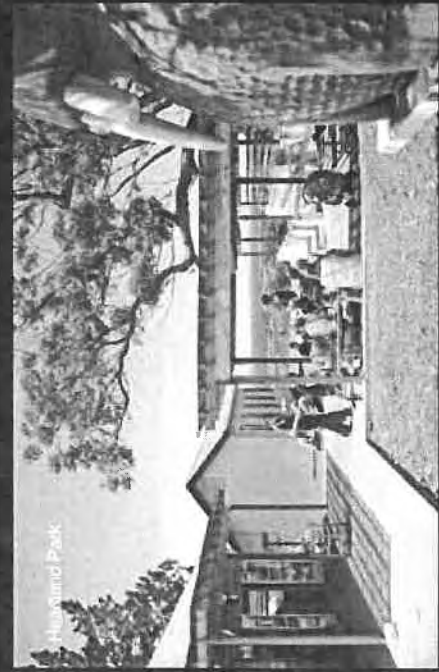
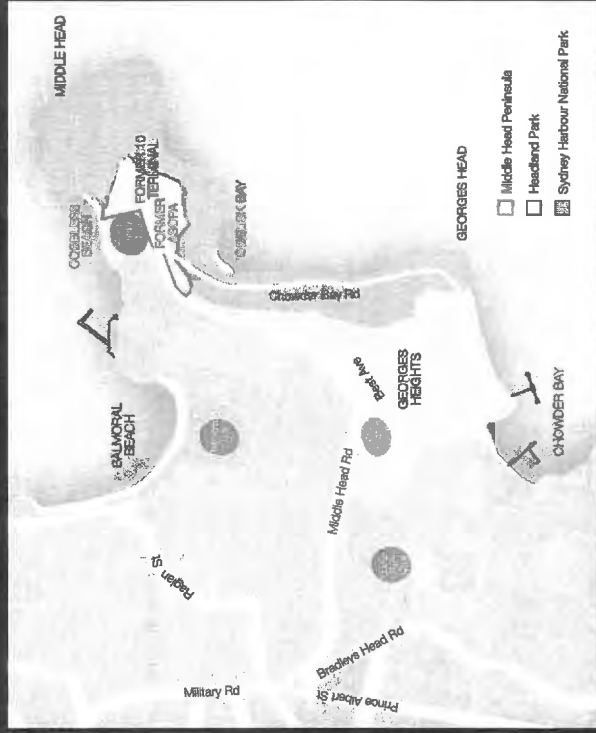


The setting

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, dining, 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.





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

<http://www.harbourtrust.gov.au/leasing/available-for-lease/middle-head/hotel.html>

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8 Apr 11 - 9 May 13

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Boutique Hotel Leasing Opportunity in Mosman

The Harbour Trust is seeking Expressions of Interest from experienced hospitality developers/operators to create a boutique hotel on Middle Head Peninsula in Mosman.

Surrounded by public parkland with immediate beach access and views over both Sydney Harbour and Balmoral Beach, a collection of former Defence buildings present a unique refurbishment opportunity for a long-term tenant to create a range of mid- to high-end overnight accommodation.

The Buildings Ten Terminal

The red-brick Art Deco buildings of Ten Terminal showcase heritage features such as wood panelling, high ceilings and deep sash windows. This group of buildings lends itself to a boutique hotel or lodge surrounded by parkland and harbour views. The buildings are linked by a series of landscaped or paved courtyards and include large garages which could be converted into additional accommodation, function, restaurant or hotel support facilities.

Totalling 2,156 sqm, the buildings are unrefurbished. There are some opportunities to create new structures within the complex.

Site Plan

[Download site plan for Boutique Hotel Opportunity \[PDF 177 KB\]](#)

Building Plans

[Download floor plan for Building 1 \[PDF 66 KB\]](#)

[Download floor plan for Building 2 \[PDF 35 KB\]](#)

[Download floor plan for Building 3 \[PDF 126 KB\]](#)

[Download floor plan for Building 6 \[PDF 42 KB\]](#)

[Download floor plan for Building 7 \[PDF 46 KB\]](#)

The Buildings Barracks and Laundry

These former barracks buildings overlook Middle Harbour and Balmoral Beach. Totalling 1,838 sqm, the three almost identical buildings currently consist of 63 bedrooms with shared bathroom facilities, and could be converted to create mid-range accommodation. There are opportunities for partial demolition and alternative exterior treatments, including larger window openings and the addition of verandahs to take full advantage of this unique position.

Adjacent to the Barracks is a stand-alone former laundry building.

Site Plan

[Download site plan for Boutique Hotel Opportunity \[PDF 177 KB\]](#)

Building plans

[Download floor plans for Building 1 \[PDF 87 KB\]](#)

[Download floor plans for Building 2 \[PDF 86 KB\]](#)

[Download floor plans for Building 3 \[PDF 86 KB\]](#)

[Download floor plans for Building 4 \[PDF 38 KB\]](#)

Local Amenities

Recreational and sporting amenities are available on the doorstep including secluded beaches, bushwalking, tennis courts and two sporting ovals. The popular visitor destinations of Balmoral Beach and Chowder Bay are just a stroll away. Other facilities at Headland Park include cafes and restaurants, art studios, wedding venues, function and conference rooms, diving and kayak hire, gymnasium and Pilates studio and around 75 commercial tenancies. The boutiques, galleries and restaurants of Mosman Village are 5 minutes by car.

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Lease Term and Conditions Under existing Trust legislation the Trust is able to grant leases with Ministerial Approval up to September 2033 (22.5 years). Applications for longer lease terms will be considered by the Trust but will be subject to community consultation and Federal parliamentary approval.
The Trust's standard lease memorandum is available as a download from the EOI process section of the website.

Expressions of Interest The Trust will consider Expressions of Interest for parts of the site as well as the whole site. Expressions of Interest are open until **5pm on 29 April 2011.**
[Details of the EOI process](#)

Further Information

Contact the Harbour Trust for more information or to arrange an inspection: (02) 8969 2100.

<http://www.harbourtrust.gov.au/leasing/available-for-lease/middle-head/hotel.html>

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Boutique Hotel Leasing Opportunity in Mosman

The Harbour Trust is seeking Expressions of Interest from experienced hospitality developers/operators to create a boutique hotel on Middle Head Peninsula in Mosman.

Surrounded by public parkland with immediate beach access and views over both Sydney Harbour and Balmoral Beach, a collection of former Defence buildings present a unique refurbishment opportunity for a long-term tenant to create a range of mid- to high-end overnight accommodation.

The Buildings

Ten Terminal

The red-brick Art Deco buildings of Ten Terminal showcase heritage features such as wood panelling, high ceilings and deep sash windows. This group of buildings lends itself to a boutique hotel or lodge surrounded by parkland and harbour views. The buildings are linked by a series of landscaped or paved courtyards and include large garages which could be converted into additional accommodation, function, restaurant or hotel support facilities.

Totalling 2,156 sqm, the buildings are unrefurbished. There are some opportunities to create new structures within the complex.

Site Plan

[Download site plan for Boutique Hotel Opportunity \[PDF 169 KB\]](#)

Building Plans

[Download floor plan for Building 1 \[PDF 66 KB\]](#)

[Download floor plan for Building 2 \[PDF 35 KB\]](#)

[Download floor plan for Building 3 \[PDF 126 KB\]](#)

[Download floor plan for Building 6 \[PDF 42 KB\]](#)

[Download floor plan for Building 7 \[PDF 46 KB\]](#)

The Buildings

Barracks and Laundry

These former barracks buildings overlook Middle Harbour and Balmoral Beach. Totalling 1,838 sqm, the three almost identical buildings currently consist of 63 bedrooms with shared bathroom facilities, and could be converted to create mid-range accommodation. There are opportunities for partial demolition and alternative exterior treatments, including larger window openings and the addition of verandahs to take full advantage of this unique position.

Adjacent to the Barracks is a stand-alone former laundry building.

Site Plan

[Download site plan for Boutique Hotel Opportunity \[PDF 169 KB\]](#)

Building plans

[Download floor plans for Building 1 \[PDF 87 KB\]](#)

[Download floor plans for Building 2 \[PDF 86 KB\]](#)

[Download floor plans for Building 3 \[PDF 86 KB\]](#)

[Download floor plans for Building 4 \[PDF 38 KB\]](#)

Local Amenities

Recreational and sporting amenities are available on the doorstep including secluded beaches, bushwalking, tennis courts and two sporting ovals. The popular visitor destinations of Balmoral Beach and Chowder Bay are just a stroll away. Other facilities at Headland Park include cafes and restaurants, art studios, wedding venues, function and conference rooms, diving and kayak hire, gymnasium and Pilates studio and around 75 commercial tenancies. The

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6 Apr 11 - 9 May 13

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There is ample parking at Middle Head at new car parks created by the Harbour Trust.

Expressions of Interest The Trust will consider Expressions of Interest for parts of the site as well as the whole site.

Expressions of Interest close at **5pm on Monday 6th August 2012.**

Further Information

Contact the Harbour Trust for more information or to arrange an inspection: (02) 8969 2100.