

# 10 TERMINAL AND PARKLANDS RENEWAL PROJECT



## Project Direction

The Harbour Trust is in the planning stages of a project that will create a contemporary place for the community. The project's key elements are:

- Adaptive re-use of 10 Terminal's single-storey buildings on the southern side of Middle Head Road, for community and commercial uses
- Removal of the two-storey barracks and laundry on the northern side of the road, to create additional landscaped parkland, with views opened up over Middle Harbour
- Construction of a new easy-grade path around the precinct
- Interpretation of the headland's multi-layered heritage

See over for more information.

## Have Your Say

You're invited to have your say on the Project Direction for the 10 Terminal and Parklands Renewal at Middle Head, Headland Park.

The Harbour Trust is inviting feedback from **18 November to 16 December 2020**.

Feedback on the Project Direction will inform the development of a more detailed proposal. The community will have an opportunity to provide feedback on the proposal in 2021.

For more information about the Project Direction, and how to have your say, go to [harbourtrust.gov.au](http://harbourtrust.gov.au)





**Legend**  
 ●●● New easy grade path

## TIMELINE

**2017**  
**MIDDLE HEAD MANAGEMENT PLAN AMENDMENT 2017**  
 Informed through an extensive community consultation program.

**2019 & 2020**  
**COMMONWEALTH FUNDING ANNOUNCED**  
 The Australian Government announced funding for 10 Terminal.

**Sept 2020**  
**PROJECT DIRECTION RELEASED**  
 Project scoping and input from the Harbour Trust Community Advisory Committee and Aboriginal and Torres Strait Islander Advisory Committee.

**Nov 2020**  
**COMMUNITY CONSULTATION**  
 Public Exhibition of Project Direction (18 November – 16 December).

**Early 2021**  
**EXPRESSIONS OF INTEREST**  
 Community groups, organisations and the commercial sector are formally invited to put in a submission for a compatible mix of uses.

**2021**  
**COMMUNITY CONSULTATION**  
 Public exhibition of the detailed proposal.

**2021/2022**  
**PROJECT WORKS COMMENCE**



## PROJECT DIRECTION

### Heritage Buildings and New Parklands

The removal of the two-storey timber barracks will allow for the creation of new public parkland. A new easy grade walking loop around the precinct will be connected to the existing and proposed path network in the National Park. The heritage buildings will be restored with all external heritage features retained, contaminant material removed and buildings brought up to code. No new buildings are proposed.

### Buildings Adapted and Reactivated

Diverse uses are intended, including public facing uses that foster community such as exhibition spaces, food & beverage, interpretation, education or community meeting spaces. Commercial tenancies will be considered in discrete spaces, accommodation use will not be considered. The selection of uses will be the subject of an Expressions of Interest process in 2021, which will inform the buildings' adaptation. A detailed proposal, providing more information about the proposed uses, associated building adaptation, and potential impacts will be exhibited for public comment.

### History Revealed

We will work with NSW National Parks and Wildlife Service (NPWS) for a unified headland story. A digital-led interpretation strategy will focus on the key themes and stories of Middle Head's national significance and heritage including natural, environmental and military heritage, Australian School of Pacific Administration (ASOPA) history and First Nations custodianship, heritage and continuing connection to Middle Head.

### Integration with Surrounding Lands

The Harbour Trust will work closely with the NPWS, which manages the adjoining National Park, to provide a seamless visitor experience. Our respective existing and proposed path networks will be connected, and the interpretation of the headland's heritage values coordinated to support the management of the headland as a unified place.



Existing



Proposed

Artist's impression.

Above images: Barracks removed to create new parkland with views over Middle Harbour.

## Middle Head Management Plan 2017

In 2017 the Harbour Trust adopted an amended Management Plan for the Middle Head precinct with broad support from the community. The Management Plan sets out desired aims and outcomes for the precinct, which include:

- Protect and interpret the rich natural, cultural and First Nations heritage of Middle Head
- Adapt the 10 Terminal brick buildings for new uses
- Demolish the weatherboard barracks and laundry and replace with parkland
- Create loop path around the parkland
- Work with NPWS in the coordinated management of the headland

The Project Direction is consistent with the Management Plan, which is available at [harbourtrust.gov.au](http://harbourtrust.gov.au)

## Heritage Impact Assessment

The former Defence lands at Middle Head, and 10 Terminal are listed as Commonwealth Heritage Places.

The Harbour Trust has engaged expert heritage consultants Lucas, Stapleton and Johnson (LSJ) to provide advice about the proposed removal of the barracks buildings. LSJ's *Heritage Impact Assessment* (HIA) finds that the proposed removal of the barracks would have minimal impact on the significance of the place and its locality. LSJ recommends including interpretation of the barracks and laundry, their history and role at Middle Head into any future proposals for 10 Terminal.

The HIA is available to view as part of the Project Direction public consultation.

A separate HIA will also be prepared for the 10 Terminal brick buildings, to inform the more detailed proposal for their adaptive reuse.

The detailed proposal will be referred to the Commonwealth Minister for the Environment for consideration under the *Environment Protection and Biodiversity Conservation Act 1999*.

## Planning for Bushfire Protection

Middle Head is fringed by bushland, and is identified as bushfire prone land. The Harbour Trust has engaged consulting firm Travers Bushfire and Ecology to review the bushfire protection measures that need to be addressed as part of 10 Terminal's renewal, to ensure it meets *Planning for Bushfire Protection 2019*, which provides development standards for bushfire prone land.

Travers' *Bushfire Assessment Report* identifies a range of potential new uses that would be suitable for the 10 Terminal buildings on the southern side of Middle Head Road. The two-storey barracks on the northern side of the road - which the Project Direction identifies for removal - are within the 'flame zone' which greatly limits the types of new uses that could potentially be introduced.

The *Bushfire Assessment Report* is available to view as part of the Project Direction public consultation.

## Community Engagement

The Harbour Trust Community Advisory Committees and Aboriginal and Torres Strait Islander Advisory Group will be consistently engaged throughout planning, design and delivery.

Additional opportunities for input will be available to the community during this process. Refer to the timeline. Look out for the Headland Park community newsletter, sign up to our e.newsletter or follow us on social to stay up to date.



## Adaptive reuse of 10 Terminal buildings

- Adaptive reuse of the 10 Terminal buildings that respects heritage values
- Upgrades to services and removal of remnant contaminated material
- A diverse mix of compatible new uses.

## Next steps

Feedback from the Project Direction consultation will inform the Harbour Trust's preparation of a more detailed proposal for 10 Terminal and Parklands.

A planning application for the proposal will be exhibited for public comment in 2021.

The Harbour Trust will also refer the proposal to the Commonwealth Minister for the Environment for consideration under the *Environment Protection and Biodiversity Conservation Act 1999*.