

FACTSHEET: MIDDLE HEAD / GUBBUH GUBBUH DRAFT MASTER PLAN

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Where can I read the draft master plan?

The Middle Head / Gubbuh Gubbuh Draft Master Plan is available on the Department of Climate Change, Energy, the Environment and Water consultation hub.

[Click here to read the draft master plan and provide feedback](#), or visit harbourtrust.gov.au/middle-head-consultation

Printed copies of the Draft Master Plan are available to view during business hours at:

- The Harbour Trust office – Building 28 Best Avenue, off Suakin Drive, Mosman NSW 2088
- Barry O'Keefe Library (Mosman Library Service), Library Walk, 605 Military Road, Mosman

What is a draft master plan?

A master plan (or draft master plan in this instance) is a non-statutory document. The Middle Head / Gubbuh Gubbuh Draft Master Plan outlines the core values of the area and identifies key actions and principles that will guide its renewal.

On a more general level, a master plan entails:

1. A process where analysis is undertaken of an area to establish key constraints and opportunities.
2. The preparation of a design response that references and responds to the above analysis. The design response helps create a coordinated approach to future renewal. It also involves a set of proposed key actions and guiding strategies to help implement them.



What area of Middle Head / Gubbuh Gubbuh does this draft master plan cover?

Middle Head / Gubbuh Gubbuh is overseen by many land managers. This includes the Royal Australian Navy (HMAS Penguin) and NSW National Parks and Wildlife Service (NPWS).

This draft master plan specifically explores the area of Middle Head / Gubbuh Gubbuh that's managed by the Harbour Trust (see map on **page 11** of the draft master plan).

The Harbour Trust aims to create a seamless destination for Middle Head / Gubbuh Gubbuh visitors. We work with stakeholders such as HMAS Penguin, National Parks and Wildlife Service and Mosman Council to ensure we support a 'one headland' experience.

What is the Harbour Trust's vision for Middle Head / Gubbuh Gubbuh?

The vision of place for Middle Head / Gubbuh Gubbuh is to create a place of:

- natural sanctuary, sustainability and environmental care
- enriched public access
- enshrined memory, immersive learning and interpretation excellence
- built form and public domain excellence
- life and vibrancy – a people place on one of Sydney's finest headlands.

To help deliver on this vision, the Middle Head / Gubbuh Gubbuh Draft Master Plan has involved analysing the site, its values and existing conditions, establishing a set of considered key actions and putting forward an initial design response.

The proposed key actions within the draft master plan support the values of place. These proposed actions, explored in detail on **pages 42 and 43** of the draft master plan, are a family of actions. Like Middle Head / Gubbuh Gubbuh itself, the key actions have a synergy, whereby the whole is greater than the sum of its parts.

What is the background to the draft master plan?

In 2019, the Australian Government provided the Harbour Trust with \$14 million in funding towards the upgrade, conversion and adaptive reuse of the brick barracks precinct at Middle Head / Gubbuh Gubbuh.

In 2021, the Harbour Trust completed the removal of hazardous materials from internal and external areas of the 1940s brick barracks (Buildings 1, 2, 3, 6 and 7), with the objective to make the buildings safe for access and to facilitate future preservation works to the buildings.

Following the hazardous materials removal, the Harbour Trust undertook preservation works for Buildings 1, 3 and 7. The purpose of these works was to prevent further deterioration of the buildings by addressing and stabilising the immediate structural conditions through repairs and replacement of both internal and external building fabric components. This primarily comprised replacement of roofing to buildings 1 and 3.



Creating the Middle Head / Gubbuh Gubbuh Draft Master Plan has involved extensive stakeholder engagement, analysing the site, its values and existing conditions, establishing a set of considered key actions and putting forward an initial design response.

The Harbour Trust has incorporated input from ongoing stakeholder engagement into the Middle Head / Gubbuh Gubbuh Draft Master Plan. Engagement activities have included broad public consultation on the project direction, formation of a working group and initial forums on the draft plan.

Why is the headland referred to as Middle Head / Gubbuh Gubbuh?

The draft master plan explores the name Gubbuh Gubbuh, including the importance of using the name to respect, connect with and care for Country.

Dual naming policy is an initiative of the Geographical Names Board of NSW (GNB). The GNB is a statutory authority of the NSW Department of Customer Service. When the GNB assigns a name, it becomes the officially recognised place name.

The GNB formally gazetted Gubbuh Gubbuh as a dual name for Middle Head in 2005. As such, when referred to by name, this draft master plan refers to the area as Middle Head / Gubbuh Gubbuh.

What is 10 Terminal?

From 1963, the green roofed brick barracks buildings at Middle Head / Gubbuh Gubbuh were used by the 1 Terminal Group, a division of the Royal Australian Army Service Corps. This group later became the 10 Terminal Regiment and they operated locally until 1997. As a legacy of this Regiment, the brick barracks buildings at Middle Head / Gubbuh Gubbuh are sometimes referred to as the 10 Terminal buildings.

In the draft master plan, the term ‘the brick barracks’ has been used to refer to the former 10 Terminal precinct.

The brick barracks are a key part of Middle Head / Gubbuh Gubbuh Gubbuh. They are fundamental to the vision put forward for the area in the draft master plan.

What are the next stages following public exhibition?

The Middle Head / Gubbuh Gubbuh Draft Master Plan is open for public comment until 5pm 18 April 2023 (AEST).

After public exhibition, the community and stakeholder consultation outcomes will be reviewed by Members of the Harbour Trust. Subject to the consultation outcomes, the draft master plan will be finalised and adopted as a final master plan.

The final Middle Head / Gubbuh Gubbuh Master Plan will be published on the Harbour Trust website once endorsed by Members of the Trust.

A staging plan will prioritise the works identified within the draft master plan. This will be a stage-by-stage process based on available funding.



Who can I contact for assistance on providing feedback about the draft master plan?

Please contact the Harbour Trust:

Visit: harbourtrust.gov.au/middle-head-project/

Email: info@harbourtrust.gov.au

Phone: (02) 8969 2100