



Harbour
Trust

INVITATION FOR EXPRESSIONS OF INTEREST

Former Gymnasium, Building 17, North Head Sanctuary, Scenic Drive, Manly

An indoor sports and recreation facility

Contact:

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Closing Date: 23 September 2024

Reference: EOI2402NHSAB17

harbourtrust.gov.au/EOI2402NHSAB17

NORTHHEAD
— SANCTUARY MANLY —

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Gayamagal people, the Traditional Owners and Custodians of this land and pay our respects to their Elders past, present, and emerging.



Cover image: Ground floor basketball court

Current page: Aerial view of North Head Sanctuary highlighting Building 17



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EXECUTIVE SUMMARY

'A snapshot'

Located in the First Nations Countries at the entrance to Sydney Harbour, the Sydney Harbour Federation Trust's (Harbour Trust) visitor destinations are places of natural beauty. They also feature heritage structures and other significant remnants from the nation's colonial, maritime and military narratives.

Through its management of these places, the Harbour Trust provides residents of – and visitors to – Australia's largest city with access to precious bushland, parks and open spaces. The Harbour Trust aims to deliver enhanced appreciation and understanding of the natural and cultural values of Sydney Harbour and its contribution to the national story, and world's heritage for all visitors, through the remediation, conservation and adaptive reuse of, and access to, Harbour Trust lands on Sydney Harbour.

We are inviting Expressions of Interest (EOI) from professional operators to lease the Former Gymnasium, known as Building 17 at North Head Sanctuary. All applications should be submitted as best and final proposals, as the Harbour Trust will evaluate all submissions and will seek to enter into final negotiations with short listed applicants.

Building 17

Retaining character and heritage, the former army gymnasium Building 17 has proudly been refurbished by the Harbour Trust and is now ready for its second life in sports and recreation with a total net lettable area spanning approximately 1,040m².

Lease process

Building 17 is offered for lease by expressions of interest with applications to be submitted electronically by 5pm (AEST), 23 September 2024 via illion TenderLink.

Contact

For information relating to the EOI or to arrange an inspection, please contact:

Melanie Rose
Property and Leasing Manager
E: melanie.rose@harbourtrust.gov.au
M: 0409 697 333

Claire Nolan
Leasing Officer
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M: 0448 110 016

The following information is to be read in conjunction with the Harbour Trust's expression of interest conditions of application and accompanying documentation available at harbourtrust.gov.au/EOI2402NHSAB17

Image: First floor mezzanine - studio or recreational space



OUR PLACES

The Harbour Trust protect and manage a network of unique places including;

- Cockatoo Island / Wareamah (Sydney Harbour)
- Former Marine Biological Station (Camp Cove)
- Headland Park (Mosman) including Chowder Bay / Gooree, Georges Heights Middle Head / Gubbuh Gubbuh precincts
- Macquarie Lightstation (Vaucluse)
- North Head Sanctuary (Manly)
- Sub Base Platypus (North Sydney)
- Woolwich Dock and Parklands (Woolwich)





Image: Couple on walking track at North Head Sanctuary looking out to Sydney CBD

OUR PURPOSE

Objectives

Our objectives, as outlined in the *Sydney Harbour Federation Trust Act 2001*, are to:

- Ensure that management of Harbour Trust land contributes to enhancing the amenity of the Sydney Harbour region.
- Protect, conserve, and interpret the environmental and heritage values of Harbour Trust land.
- Maximise public access to Harbour Trust land.
- Establish and manage suitable Harbour Trust land as a park on behalf of the Commonwealth as the national government.
- Co-operate with other Commonwealth bodies that have a connection with any Harbour land in managing that land.
- Co-operate with NSW, affected councils and the community in furthering the above objectives.

Outcome

Our target outcome is enhanced appreciation and understanding of the natural and cultural values of Sydney Harbour and its contribution to the national story and world's heritage for all visitors, through the remediation, conservation and adaptive reuse of, and access to, Harbour Trust lands on Sydney Harbour.



Image: The No 2 Gun Emplacements located at North Fort, North Head Sanctuary

NORTH HEAD SANCTUARY

The history of North Head Sanctuary

Located in the heart of Manly, North Head stands as a beloved destination, cherished by both locals and tourists alike. Within this scenic landscape, North Head Sanctuary holds a special place as part of the 1930's North Head Fort and Barracks complex, containing a captivating array of original Art Deco buildings that encircle an expansive parade ground.

After the Second World War, the Former School of Artillery opened at North Head. Military personnel lived and trained there from 1946 until 1998, when the school relocated to Puckapunyal, Victoria.

North Head Sanctuary is an area of approximately 74 hectares resting on the natural ridge of North Head managed and protected by the Harbour Trust. It is bounded by Sydney Harbour National Park, which is managed by NSW National Parks and Wildlife Service (NPWS), and the North Head Wastewater Resource Recovery Facility, which is managed by Sydney Water.

North Head was once used by the Gayamagal people's Koradgee (medicine men and women healers) for spiritual ceremonies and rituals. Rock engravings, rock art, campsites, burials and middens are reminders of the Gayamagal people's connection to the area.

North Head boasts a diversity of native flora and fauna across a range of habitats, it is also home to endangered population of long-nosed bandicoots, once common throughout Sydney. Small populations of formerly locally extinct species including the eastern pygmy possum, brown antechinus and bush rat have been reintroduced to North Head Sanctuary in recent years.


North Head Sanctuary today

Since 2001, when the Harbour Trust assumed management of North Head Sanctuary, many adaptive reuse, rehabilitation and restoration projects have been undertaken. These works included extensive refurbishment of selected buildings, establishment of a network of walking tracks connecting spectacular lookouts amidst natural features, landscaping works to the public domain including the addition of designated car and coach parking and visitor information and upgrading of infrastructure.


Today, a bustling North Head Sanctuary is open to the public all year round where thousands of visitors are welcomed, for recreational and commercial purposes. The Visitor Centre at North Fort, just past the Bella Vista Café, offers maps and information and is the meeting point for the popular guided tours that run on Sundays.

Precinct map



 **2.5 kms**
from Manly CBD


 **8 mins**
direct bus from Manly

 **25 mins**
walk from Manly

 **30 mins**
drive from Sydney CBD

 **10 kms**
of walking tracks


 **Over 425,000**
visitors in 2022-2023

 Home to the endangered
long-nosed bandicoot


THE FUTURE WITH MASTER PLANNING

The North Head Sanctuary Master Plan has now been endorsed by the Members of the Trust.


The master plan proposes to:




Experience
a unique and beautiful natural environment, on the edge of the city



Celebrate
First Nations culture on Country – supporting continuing cultural connections and practices



Discover
the 20th century military heritage, and the defence of Australia in the Second World War and its aftermath



Create
an accessible and warm welcome for all, and a destination for activities and exploration

The master plan seeks to protect, support and provide the unique and beautiful natural environment with conservation and protection given significant importance. The master plan also proposes to include, celebrate and regenerate a connection with First Nations culture on Country. A further consideration is given to twentieth century military heritage with the focus of restoring, adapting and activating key heritage aspects within the Barracks Precinct. Through the objectives, there is a sense of connection and naturally, a consolidated and connected walking place is established.

The Harbour Trust is working to develop the detailed staging of the proposals within the master plan, as well as to secure the funding required to complete the vision for North Head Sanctuary. Further community consultation will be undertaken as required on the implementation of major components. Any proposals that have the potential to pose a significant impact on the environmental or heritage values of the place may be referred to the Commonwealth Minister for the *Environment for consideration under the Environment Protection and Biodiversity Conservation Act 1999*.

More information relating to the master plan can be located here: harbourtrust.gov.au/media/blppsxr5/north-head-sanctuary-master-plan-20240209.pdf

WHO'S WHO IN THE NEIGHBOURHOOD

Abropend

A medico legal office, administration and creative managerial hub.

Australian Bronze Sculpture House

Sculpture gallery, a full-service fine art bronze casting foundry and sculpture school.

Barbara Sorensen & Associates

Experienced and registered psychologists who provide assessment and psychotherapy to adolescents, adults and couples.

Bella Vista Café

Located at North Fort and overlooking Sydney Harbour, Bella Vista Café offers homemade traditional and modern Italian cuisine.

Caravela Coffee

A Latin American specialty green coffee exporter and importer that responsibly sources coffee from small coffee producers.

Early Start Australia

A national organisation passionate and committed to providing early intervention and therapy services for children and families.

Farmhouse Montessori School

An independent Montessori school in Sydney's Northern Beaches providing Montessori education programs for children aged between 6 and 12 years. The school aims to provide both creative and stimulating intellectual, artistic, and developmental experiences for the pre-school and kindergarten child.

Headland Montessori

The Montessori approach offers a broad vision of education as a preparation for life. It is designed to help children with their task of inner construction and it succeeds because it draws its principles from the natural development of the child under the guidance of specially trained teachers.

Life Fitness Solutions

A boutique personal health and wellness studio offering one on one private training and small classes for body conditioning.

NAAV Holdings

Delivers virtual training for the cloud industry.

Narelle Brigden

Post-graduate qualified grief and palliative care counsellor and psychotherapist.

North Head Fitness

Fully equipped CrossFit gym offering CrossFit classes, Olympic weight lifting classes, endurance bootcamp and mobility each week. One-on-one personal training, sport specific training, corporate and family style training also available.

North Head Sanctuary Foundation

North Head Sanctuary Foundation works with the Harbour Trust to maintain and preserve the vision of a sanctuary at North Head.

North Head Sanctuary Foundation Nursery

Propagating North Head flora species being used for bush regeneration in the sanctuary and nearby areas.

Nurture and Bloom Psychology

A perinatal psychologist providing a grounded and compassionate counselling approach specialising in child and family care.

Rebecka Johansson

A clinical psychologist passionate about mental health and relationships with extensive training in couples therapy.

Ridge and Associates

An administrative lawyer specialising in environmental law, cultural heritage and Aboriginal land law.

Roving Larder

A delicious hands-on cooking school providing fun and creative classes and a chance to interact with a range of chefs, butchers and local producers.

The Back Physio

A boutique physiotherapy practice specialising in backs and are equally happy to treat the whole body.

The Royal Australian Artillery Historical Company

A volunteer-run, not-for-profit organisation listed as a public company with the company's core purpose to promote the significance of Australia's Artillery, its history and heritage. At North Head Sanctuary the RAAHC provides the Cutler Research Centre and Australia's Memorial walk.

Twyford Hawk

A corporate advisory firm with private clients offering investment services.

WOTSO

Australia's largest co-working space operator, with a reputation for sympathetically repurposing historical buildings as vibrant co-working spaces.

THE OPPORTUNITY

Former Gymnasium, Building 17

Nestled within the picturesque Barracks Precinct at North Head Sanctuary, Manly, Building 17 stands as a proud testament to Australia's military history and architectural heritage. Originally part of the School of Artillery Army Barracks, this iconic structure has been meticulously refurbished by the Harbour Trust, transforming it into a premier destination for sports and recreational activities. Offering a blend of historical charm and modern amenities, Building 17 presents an ideal opportunity for leasing and operating within this rich cultural setting. With its strategic location and deep-rooted significance, it caters to diverse community interests while honouring Australia's military heritage.

Property features:

Historical refurbishment

Immerse yourself in the architectural legacy of Australia's military history. Building 17 has been refurbished to honour its past while being transformed for contemporary use.

Modern enhancements

Recent upgrades include a new marine-grade steel roof incorporating recycled materials, modernised gutters, refurbished wooden floors, and comprehensive painting throughout. These enhancements seamlessly blend historical authenticity with modern comfort.

Versatile spaces

The building features a full-sized basketball/multi-use court, two squash courts, an open-plan mezzanine level and several smaller spaces. This unique and adaptable layout makes the facility ideal for a wide range of recreational and community activities. Large glazed windows offer a stunning view of the basketball court, enhancing the overall atmosphere and appeal of the space.

Image: Former Gymnasium, Building 17 - External



Installed sustainability initiatives

Planned enhancements include energy-efficient amenities such as ducted air conditioning, LED lighting, and solar panels. These features demonstrate a commitment to sustainability and reduced operational costs. Insulated roof spaces to R5 standard help reduce heat and noise transfer, minimising the electrical load on the new A/C system.

Safety and accessibility

Equipped with state-of-the-art fire detection systems, upgraded electrical infrastructure, and DDA-compliant access ramps, ensuring safety, accessibility and compliance with modern standards.

Cultural significance

Positioned within the North Head Sanctuary, the site holds cultural significance for the Gayamagal people and played a pivotal role in Australia's coastal defense during the Second World War. This unique backdrop offers meaningful community engagement and honors the site's historical importance.

Features



**BASKETBALL/
MULTI-USE COURT**



**NET LETTABLE AREA -
1,040M² (APPROX.)**



**TWO SQUASH
COURTS**



**LARGE RECREATIONAL
MEZZANINE LEVEL**



OFFICE SPACE



**CHANGING FACILITIES
AND AMENITIES**

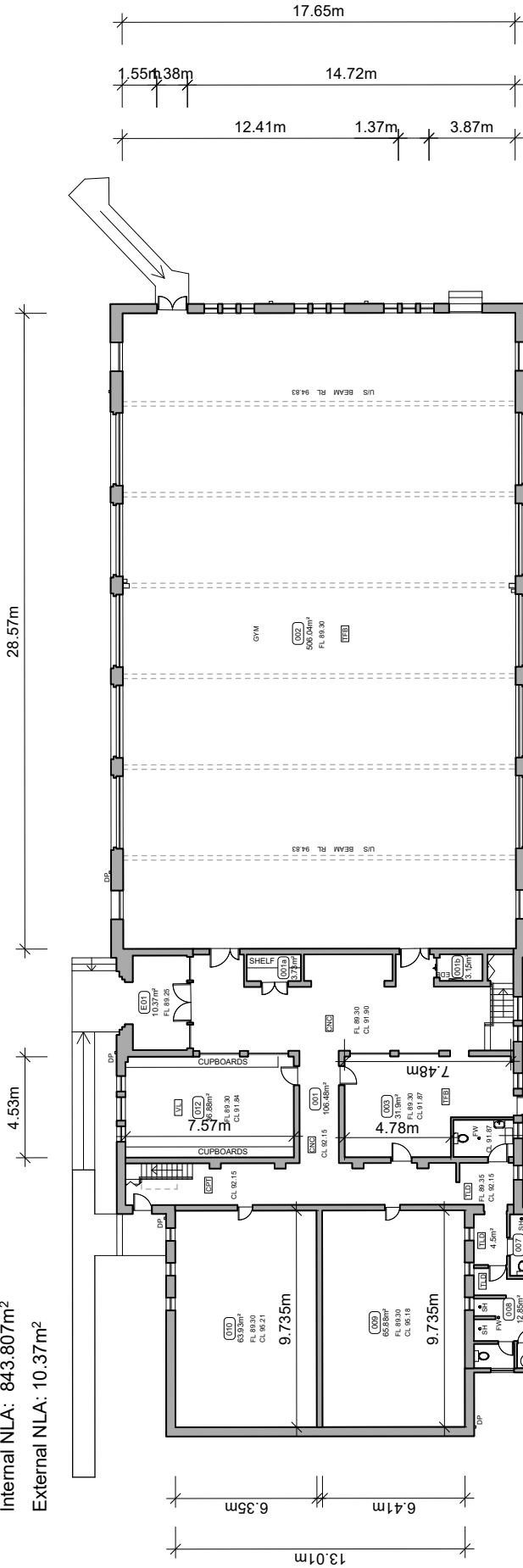
Image: 1 of 2 Squash Courts



Floorplan of Former Gymnasium, Building 17

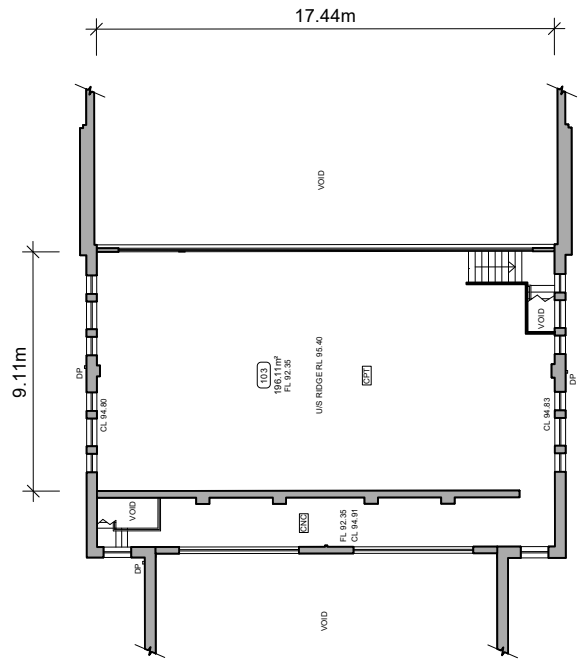
Ground Floorplan

Internal NLA: 843.807m²
External NLA: 10.37m²



1st Floorplan

Internal NLA: 196.113m²



Building 17

Total Internal NLA: 1039.92m²
Total External NLA: 10.37m²

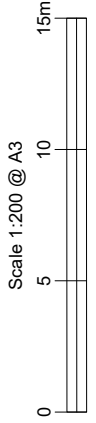




Image: Changing Rooms or Office

CONSIDERATIONS

Transport and parking

To assist the Harbour Trust in reducing overall parking demand and to protect the natural environment, the tenant will be required to use its best endeavours to promote suitable alternative means of transport to its occupants, including public transport, bicycle, motor bike, foot and shared vehicle use.

The Harbour Trust intends to carry out public domain works to improve traffic management and pedestrian safety at North Head Sanctuary in the future. Currently, there is limited car parking in front of Building 17, with larger car parks nearby.

Given the property's natural setting, parking and traffic management will be a consideration for the Harbour Trust in selecting a tenant for the building. Applicants will be required to submit an outline of how they will manage transport and the parking requirements specific to their proposed use.

Bushfire

North Head Sanctuary is an area of high bushfire risk and consideration needs to be given to additional measures to mitigate any risks. Such risks may include Extreme and/or Catastrophic Fire Danger Rating where NSW Fire Authorities may limit vehicle and/or pedestrian access to North Head, where any occupiers must use its best endeavours to ensure that all employees and invitees must comply with these requirements.

The successful applicant must engage an external bushfire consultant to provide the Harbour Trust with a Bushfire Emergency Management Plan (BEMP) as a requirement of the lease depending upon the proposed use.



Image: Night at the Barracks concert series at the Barracks Precinct, North Head Sanctuary, 2023 (Image courtesy of Second Sunday)

Events

Periodically, the Harbour Trust may use the Parade Ground and other areas for public events. An example of a past event is ‘Night at the Barracks.’

For 2025, the Harbour Trust recently invited proposals from operators to host 2 large events (with a maximum of 3,000 people per day) spanning more than 3 days, and 2 medium events (with 500 to 2,000 people per day) lasting up to 3 days. The schedule of these events is not yet determined, however can be requested once available.

Given the proximity to the Parade Ground, it is important to note that during specific events, there may be additional operational constraints which may impede on day-to-day operations and blackout dates may be considered. There is an opportunity for tenants to participate and offer services that organisers would otherwise seek from external sources. It is the Harbour Trust’s intention that actively involving tenants provides a supportive and inclusive environment whilst proactive exploration of collaborative services will enable valuable business opportunities.

Planning framework

The land and buildings at North Head Sanctuary are owned by the Australian Government and managed by the Sydney Harbour Federation Trust as a public park. The *Sydney Harbour Federation Trust Act 2001* exempts the Harbour Trust from certain state laws including those related to town planning.

Northern Beaches Council planning controls and New South Wales planning legislation do not apply at North Head Sanctuary and the Harbour Trust is empowered to act as the local planning authority in the assessment of actions on its lands. The Harbour Trust may, however, elect to consult with other statutory bodies in the consideration of action applications, and actions of a significant scale may also require consent from the Federal Minister for the Environment.

Actions requiring the written consent of the Harbour Trust include all tenant works, such as building fit out, signage and change of use. The planning framework under which the Harbour Trust assesses and approves applications for tenant works is established by:

- *Sydney Harbour Federation Trust Act 2001* which sets out the objectives of the Harbour Trust.
- The Harbour Trust Comprehensive Plan (2003 as amended in 2009) which establishes the overarching policies and outcomes for the lands.
- North Head Sanctuary Management Plan which sets out in more detail the characteristics, values and outcomes proposed for North Head.

Full details of the Harbour Trust's planning instruments and development application process are available to download from the 'Planning and permits' section of the Harbour Trust website at harbourtrust.gov.au.

Key design and heritage objectives

The principal objectives for the Harbour Trust in considering modifications proposed by the applicant, as set out in the North Head Sanctuary Management Plan are to enhance the visitor facilities and amenities to create opportunity for public leisure and recreation. Also, to conserve and improve the natural and cultural heritage of the lands and buildings.

In considering applications to make building modifications, the Harbour Trust will take into account the following key design matters:

i) Public domain

Modification of the premises should continue to encourage unrestricted public access and appreciation of its setting by:

Ensuring that the design works do not discourage public access or create the perception of private space; and

ii) Improving functionality and adaptability of the premises to suit future uses

Upgrades to meet NCC and DDA code requirements for specific use are the responsibility of the incoming tenant. Applicants are required to conduct their own investigations regarding these requirements.

Modifications may include the removal of contemporary works/fabric including internal false walls and relocation of services.

iii) Environmental and cultural sensitivity in design

The principles of an environmentally and culturally sensitive design should be incorporated into all modification works.

Contributory and delivery partners

Not-for-profit organisations whose activities further the objectives of the Harbour Trust may be eligible for a fixed period rental subsidy under the Harbour Trust Rental Subsidy Policy for Contributory and Delivery Partners.

A contributory partner is defined as an entity that provides services in collaboration with the Harbour Trust to achieve a specific objective. Conversely, a delivery partner is an entity that offers services which the Harbour Trust could not otherwise undertake without their assistance. For this premises, only contributory partners will be considered, with a maximum rental subsidy of up to 50% available to applicants. The evaluation process is outlined in the Harbour Trust Rental Subsidy Policy for Contributory and Delivery Partners and further detailed in the Leasing Policy and Protocols.

INDICATIVE LEASE TERMS

Lease commencement

1 January 2025 or otherwise as proposed.

Term

Lease terms should be based on an expiration date of 31 December 2031. Any options will be subject to NSW approval.

Applicants are encouraged to submit supporting documents should the proposed initial lease term be extended.

Noting, a maximum 25-year lease including options (subject to the required approvals) could be granted.

Net Lettable Area

Building 17 has a net lettable area of 1,040m² (approx.)

Rent

GST-exclusive offers are invited as either a minimum guaranteed rent, turnover or a combination. The Harbour Trust is seeking to achieve gross market rents for its properties as the revenue generated from leasing is invested in managing and improving the Harbour Trust's lands as public parks.

The Harbour Trust is utilising a property valuation provided by a registered valuer as the reference for determining the rent per square metre and the overall income in relation to the premises. Submissions pertaining to the rental component will be specifically compared to the market value as derived from this valuation report. We are pleased to offer guidance to interested parties who wish to submit an expression of interest (EOI) for the premises during the EOI term. While the valuation itself will not be included in the document, interested parties are welcome to seek a pricing guide. The valuation provides a realistic value range, and all submissions should fall within this range to be considered for progression through the EOI process.

Rent reviews

Rent and outgoings are subject to annual 3% or CPI reviews (whichever is greater) and periodic market reviews during the term.

Utilities

Metered and payable by the Lessee

Guaranteed sum

An amount equivalent to six (6) months' rent plus outgoings and GST (payable as either a bank guarantee or cash security deposit)

Lease instrument

The Lessee will be required to enter into the Harbour Trust's standard Lease contract.

Image: Basketball court showing first floor mezzanine





THE EOI SUBMISSION

Closing date

5pm (AEST), 23 September 2024

How to lodge

Proposals must be submitted electronically via illion TenderLink. Please refer to harbourtrust.gov.au/EOI2402NHSAB17 for access to the portal.

While there is no prescribed format for the presentation of submissions, the Harbour Trust will need to clearly understand an applicant's proposal, how it addresses the tenant selection criteria, how it will be delivered and operated, and the applicant's experience and financial standing to properly consider the Expression of Interest. Applicants should consider the below minimum information required in submissions.

Late lodgements will be excluded from consideration unless the Harbour Trust otherwise determines, in its sole discretion, that it is appropriate for such a proposal to be considered.

Minimum information required in submissions:

1. A completed EOI cover sheet accepting the conditions of application (refer to Appendix 1 of this document or available to download at harbourtrust.gov.au/EOI2402NHSAB17).
2. A commercial rental offer detailing the applicant's proposed commercial terms including:
 - A proposed lease term including options;
 - Proposed lease and rent commencement dates;
 - Quote all rental offers as 'per annum gross, plus GST'.
 - A detailed outline and approximate cost estimate of any capital or fit out works proposed by the applicant. Where applicants propose significant modifications, preliminary plans should accompany their proposal.
3. Company profile and business plan which includes at least:
 - An explanation of the proposed business including trading name, nature of business, applicant's background, services to be offered from the premises and how they will be undertaken;
 - An outline of the target market and any key existing or proposed clients;
 - A financial plan including proposed fees, operating budget and proposed profit and loss for the proposed initial Lease term;
 - An outline of linkages with external facilities or partners where applicable;
 - An outline of any linkages with other activities or businesses currently taking place or, to the applicant's knowledge, likely to take place within North Head Sanctuary or across other Harbour Trust sites;
 - Details of the applicant's commercial experience, track record in the business proposed and the credentials of key staff. This should include details of other facilities currently or previously owned or operated by the applicant; and
 - Evidence that the applicant has the financial capacity to lease, develop and operate the proposed business in accordance with the operational requirements and applicable compliance guidelines for the full term of the lease.
4. An operational plan which includes at least:
 - Proposed operational hours for each component of the business;
 - An outline of environmental considerations including noise, waste generation, light pollution, chemical use and any proposed mitigation and/or protection measures to be adopted; and
 - An outline of how transport will be managed and anticipated parking requirements specific to the proposed use.
5. A statement of any key assumptions or conditions made in preparing its submission (e.g. regarding the condition of the facilities and/or services).
6. Any regulatory authorities and/or regulatory standards that must be adhered to for the proposed use.

EVALUATION PROCESS



TENANT SELECTION CRITERIA

1. Planned use

The consistency of the proposal with the objectives and outcomes in the Harbour Trust's adopted plans, and the compatibility of the use with the nature and location of the building and other existing or planned uses for the Lands. The North Head Sanctuary Management Plan is available at harbourtrust.gov.au.

2. a. Economic benefit – rental return

The competitiveness and economic value of the rental return offered by the prospective tenant. Economic benefit will take into account any direct or indirect cost or revenue implications for the Harbour Trust arising from the proposal.

b. Economic benefit – capital investment

The competitiveness and economic value of the rental return and any capital improvements to the building (beyond the life of the lease) offered by the prospective tenant. Economic benefit will take into account any direct or indirect cost or revenue implications for the Harbour Trust arising from the proposal.

3. Creative response to leasing constraints

How the prospective tenant proposes to address any leasing constraints (such as public access, services infrastructure, transport, noise, lighting etc) in a way that is of long-term benefit to the Harbour Trust lands.

4. Sensitivity to heritage and environmental issues

How the prospective tenant proposes to respect or enhance the heritage and environmental values of the building and/or lands, especially where modifications to the building are proposed.

5. Financial soundness

The prospective tenant's financial standing and a demonstrated capacity to meet its capital and lease obligations for the duration of the proposed lease term, taking into account its other financial commitments.

6. Experience and viability

The strength of the prospective tenant's credentials and track record, together with a sustainable and viable business plan in the proposed use.

The Harbour Trust will not enter into any correspondence with applicants regarding tenant selection decisions or the extent to which an application may or may not meet the tenant selection criteria.

Image: First floor mezzanine - overlooking basketball court





Image: First floor mezzanine overlooking squash courts

FURTHER INFORMATION & SITE INSPECTIONS

Interested parties are encouraged to review leasing and planning documents relating to the Building 17 leasing opportunity at North Head Sanctuary at harbourtrust.gov.au/EOI2402NHSAB17 where you will access the link to illion TenderLink and the following documents:

- EOI cover sheet and conditions of application
- Building and site plans
- Harbour Trust Comprehensive Plan
- North Head Sanctuary Management Plan
- North Head Sanctuary Master Plan
- Planning application information
- The Harbour Trust's Standard Lease Memorandum
- Harbour Trust Leasing Policy and Protocols
- Harbour Trust Rental Subsidy Policy for contributory and delivery partners
- Guidelines for agents

Site inspections are between 14 August 2024 to 18 September 2024 on Wednesdays between 10:30am and 12:30pm by prior appointment only. To arrange a site inspection or for further information please contact:

Melanie Rose, Property and Leasing Manager

E: melanie.rose@harbourtrust.gov.au | M: 0409 697 333

Claire Nolan, Leasing Officer

E: claire.nolan@harbourtrust.gov.au | M: 0448 110 016

E: lease@harbourtrust.gov.au

DISCLAIMER

This document has been prepared by the Sydney Harbour Federation Trust ("Lessor") concerning the marketing and leasing of Building 17, North Head Sanctuary ("Property").

The purpose of this document is to pass on certain information concerning the Property as of July 2024. This document is given for information purposes only and does not make warranties or representations in relation to the Property. Whilst every care has been taken in preparing this document, the Lessor does not give any warranty of reliability, accuracy, currency or completeness of any of the information supplies, nor does it accept any responsibility arising in any way (including by any reason of negligence) for any errors or omissions in the information provided. The document may include certain statements or representations concerning the Property including descriptions and dimensions. Any such statements or representations must not be relied upon as statements or representations of fact and any interested party must make its own prudent enquiries and satisfy itself by its own inspection, investigation or otherwise.

The document may include certain statements, estimates and projections with respect to anticipated future performance. Any such statements, estimates and projections are given as opinions only and reflect various assumptions by the Lessor, which may or may not be correct. No representations or warranties are made as to the validity of those assumptions or the accuracy of those statements, estimates or projections. Any interested party should form its own views as to what information is relevant to any decisions it makes and make its own independent investigations and obtain its own independent advice. This document must not in any form be used for any other purpose or be provided to any other person without the prior written approval of the Lessor.

Any updated information is available at: harbourtrust.gov.au

Image: Ground floor office or studio space



ILLION TENDERLINK CONDITIONS

1. Terms and conditions

- 1.1 illion TenderLink operates under specific terms and conditions, which are available for review at <https://illion.tenderlink.com/terms-of-service/>. By participating in this Request for Tender (RFT), respondents agree to comply with these terms, conditions, and any relevant instructions, processes, procedures, and recommendations provided on illion TenderLink.
- 1.2 For technical or operational support, please contact illion TenderLink Customer Support on 1800 233 533

2. Electronic lodgement

- 2.1 Tender documents can be downloaded only after completing the registration process.
- 2.2 All tender-related questions are to be directed to the online forum.
- 2.3 All responses must be submitted exclusively via the electronic tender box.

3. Tender file formats, naming conventions and sizes

- 3.1 There are no restrictions on file types.
- 3.2 All responses must include the respondent's company name in the file name.
- 3.3 All responses must use file names that clearly identify the different parts of the bid, especially if the Tender response includes multiple files.
- 3.4 The total size of response files must not exceed 2GB per submission.
- 3.5 Ensure that responses are fully self-contained. Do not include hyperlinks or reference external materials.

4. Late tenders

- 4.1 Late tenders will only be considered if the delay is solely due to mishandling by the Harbour Trust.

Image: Parade Ground, Barracks Precinct at North Head Sanctuary



Harbour Trust



Australian Government
Sydney Harbour Federation Trust



Creating extraordinary places on the world's best harbour.

Harbour Trust
Building 28, Best Avenue
Mosman NSW 2088
harbourtrust.gov.au