

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Schedules 1-9 Conditions of Planning Approval of Draft Joint Determination Report prepared by Joint Determination Authorities dated November 2002 as amended :

GENERAL

Documents to be complied with

- 1) The activity shall be generally carried out in accordance with the Environmental Impact Statement (EIS) "Proposal for the Conservation and Adaptive Re-use, North Head Quarantine Station, Sydney Harbour National Park", Volumes 1-5, dated 7 September 2001, except where modified by:
 - a) the proposal, including plans, safeguards and mitigation measures, presented in the Preferred Activity Statement (PAS) prepared by the co-proponents dated September 2002;
 - b) preliminary details for the proposed adaptation of Building A6 provided by the co-proponents in a facsimile dated 14 October 2002 and in the paper dated 31 October 2002;
 - c) the variations proposed to the PAS by the co-proponents in a letter dated 12 November 2002; and
 - d) the conditions of this approval.
- 2) In the event of any inconsistency with the EIS and PAS, the conditions of approval specified in this schedule and schedules 2 to 9 shall prevail.

Compliance with conditions

- 3) It shall be the ultimate responsibility of the co-proponents to ensure compliance with the conditions of this approval and to ensure compliance by staff and contractors. The conditions do not relieve the co-proponents of the obligation to obtain all other approvals from relevant authorities required under any other legislation.

Dispute resolution

- 4) In the case of a dispute between the co-proponents and any public authority, company or person in the implementation of the conditions of approval, the matter shall be referred to the National Parks and Wildlife Service (NPWS) in the first instance. If the NPWS is unable to resolve the dispute and/or is of the view that further consideration is justified the matter will be referred to Planning NSW (PNSW). If the matter is still unable to be resolved it shall then be referred to the Minister for the Environment and the Minister for Planning for final resolution.

Public information

- 5) All final reports, reviews, plans and monitoring data referred to in the conditions of approval are to be publicly available, with the exception of material that is

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

commercially sensitive or contains sensitive information regarding Aboriginal heritage or the location of threatened species and/or their habitat.

Contact

- 6) Prior to the commencement date, the co-proponents shall establish and publicise a contact telephone number, which would enable any member of the general public to reach a person who can arrange appropriate response actions to any queries or complaints received.
- 7) The co-proponents shall provide to PNSW, NPWS, NSW Waterways Authority and the Heritage Office the name and a 24 hour contact telephone number of at least one person who will have authority to enter any work areas, to take immediate action to stop works or any activity or take other action as necessary. The appointment of this person does not preclude any public authority from entering the site for the purposes of meeting or enforcing their statutory responsibilities.

Complaints register

- 8) The co-proponents shall record details of all complaints received, and actions taken and response times. The Complaints Register shall be made available to: the Environmental Manager at the end of each week; the auditor for the purposes of the comprehensive audit (condition 226); and at other times as requested by relevant NSW Government agencies.

COMMENCEMENT

Commencement of activity

- 9) The activity is not to commence until:
 - a) a relevant lease agreement under the provisions of the National Parks and Wildlife (*NPW*) Act 1974 has been entered into, although the Minister for the Environment, as a co-proponent, shall be at liberty to undertake part or all of the activity prior to the finalisation of a lease;
 - b) the co-proponents have obtained any necessary approvals from relevant authorities required under any other legislation, including the Heritage Act 1977;
 - c) the co-proponents provide documentary evidence to the satisfaction of PNSW that arrangements have been entered into with relevant agencies and/or private firms for a ferry (the Jenner or a similar vessel) to use wharf facilities at Manly; and
 - d) an emergency and evacuation plan has been prepared for the site by the co-proponents and approved by the NPWS (condition 205).
- 10) Notwithstanding condition 9), the co-proponents may undertake the following activities prior to the commencement date:
 - a) commence relevant monitoring programs;

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- b) finalise the various strategies, plans and management systems specified in the EIS, PAS or conditions of approval; and
 - c) operate the existing Quarantine Station facilities up to the current level of usage providing this is undertaken in accordance with condition 24), and subject to conditions 9)d) and 210) being met. This is also subject to any relevant approvals being obtained under the NPW Act.
- 11) For the purpose of the conditions of approval the “commencement date” is taken to be the date that PNSW declares that all of the requirements of condition 9) have been met and that the activity may commence.
- 12) The conditions of this approval shall be incorporated into the lease agreement under the *NPW Act* for the site.

DURATION OF PLANNING APPROVAL

- 13) This approval is valid for a period of 21 years. Any proposal to extend the approval beyond this period shall comply with the relevant legislative requirements that exist at the time the extension is sought.
- 14) An extension to the duration of the planning approval may only be sought if there is a current endorsed conservation management plan for the site.
- 15) In addition to any specific legislative requirements that may exist at the time an extension to the approval is sought, the application shall be made available for public comment and address:
- the provisions of any relevant endorsed conservation management plans;
 - compliance with the terms of this activity approval and any approved modifications;
 - the outcomes of all monitoring undertaken since commencement of the activity, including the success of any adaptive management measures applied; and
 - the status of any integrated planning undertaken for North Head, including the role of the site in any such process.

This condition shall not fetter the exercise of any statutory power or discretion of any authority with respect to any proposed extension of the duration of planning approval.

SCOPE OF APPROVAL

Other infrastructure approvals

- 16) With the exception of minor maintenance repairs or works (as defined) or works in accordance with condition 38) c), prior to undertaking any works associated with the provision of water and sewer services to the site the co-proponents shall consult Sydney Water and obtain a Section 73 Certificate under the *Sydney Water Act 1994*.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Aspects of the activity not approved

- 17) Aspects of the activity that are not approved as part of this application are listed in Schedule 2.

Aspects of the activity approved subject to modification or detailed design

- 18) Aspects of the proposal that are approved, subject to modifications or further detailed design, are listed in Schedule 3. The outcomes and objectives to be achieved, and the criteria for assessment of the achievement of the outcome or objective, are also detailed in Schedule 3.

Adaptation of accommodation facilities

- 19) Prior to the commencement of any works associated with the conversion of rooms in any of the accommodation buildings, a sample adaptation within Building P6 must be completed and endorsed by the Heritage Council and NPWS. The sample adaptation is to include accommodation room fitout and furnishings.
- 20) With the exception of buildings P1 and P2, which are to remain with their current spatial layout and internal configuration, adaptation of buildings within the First and Second Class Precincts may occur in accordance with the specifications in Table B-2 of the PAS. Adaptation works are to be assessed and approved in accordance with conditions 35)-40), and reflecting the outcomes of the P6 prototype adaptation.
- 21) Buildings P1, P2 and the original rooms that are not adapted are to remain intact and essentially unaltered, and are to be available for accommodation and/or interpretation purposes for the life of the approval. Permissible alterations include those works that are identified in the staging plan (condition 31) or condition 38).

Reconstructions

Buildings P21 & P23

- 22) The proposed reconstruction of P21 and P23 and use for environmental and cultural study purposes is approved, subject to:
- a) all existing buildings associated with the Environmental and Cultural Study Centre being made operational first;
 - b) information demonstrating a clear need for the reconstruction based on the management requirements for the ongoing operation of the site (including demonstrated market demand for additional student accommodation) being provided to the satisfaction of the Heritage Council and NPWS;
 - c) final plans for reconstruction being submitted to and approved by the Heritage Council in accordance with the requirements of the Heritage Act 1977. These plans must incorporate distinctions in design between the two buildings; and

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- d) compliance with the certification requirements of the NPWS Construction Assessment and Approvals Procedure.

Buildings H1 and P22

- 23) Reconstruction and use of buildings H1 and P22 is approved, subject to:
 - a) final plans for reconstruction being submitted to and approved by the Heritage Council in accordance with the requirements of the *Heritage Act 1977*;
 - b) compliance with the certification requirements of the NPWS Construction Assessment and Approvals Procedure; and
 - c) if, after reconstruction commences or is completed, further alterations to the buildings are proposed, these shall require assessment and approvals under the relevant legislation.

Restrictions on use

- 24) Use of the site and the undertaking of the activity must proceed in accordance with uses permissible under the *NPW Act 1974* (as amended).
- 25) Buildings in the Third Class/Asiatic Precinct shall be used only for accommodation, interpretation and education purposes as specified in the PAS. Building P27 may also be used for special events, functions and/or conferences but only as a secondary use to education and interpretation.
- 26) Regular public tours of the site must form a component of the operation of the Quarantine Station and be run during publicly accessible periods, including weekends and public holidays.
- 27) Timber buildings shall not be used for the storage of fuel or other flammable materials.

INTEGRATED PLANNING

- 28) The co-proponents shall contribute to any future initiatives focused on the development of an integrated planning approach for North Head, or components thereof, such as transport, infrastructure and utilities, accommodation and/or visitor access. Opportunities for providing general water access to North Head via Quarantine wharf shall be considered in developing such an approach, with a focus on the potential impacts of such access on the values of the Quarantine Station and implications for visitor management.¹
- 29) In order to minimise the requirement for on-site parking, the co-proponents shall undertake consultations with other land managers at North Head regarding options for off-site car parking. The outcome of these discussions shall be reported on an annual basis as part of the annual environmental report (Condition 221).

¹ incorporates a Heritage Council condition of approval, as granted under the Heritage Act 1977.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 30) The co-proponents shall undertake discussions with the Sydney Harbour Federation Trust or future land manager regarding a co-operative and integrated approach to the future management and interpretation of the 3rd Cemetery.

STAGING, CERTIFICATION AND UNDERTAKING OF WORKS
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Staging of works

- 31) The undertaking of works as part of the activity shall generally occur in accordance with the staging plan specified in Table F-1 of the PAS, subject to the following modifications:
- a) references to the “DACMP” shall be deleted and replaced with “Conservation Works Program (condition 78)”;
 - b) references to “QSARG” shall be deleted;
 - c) 50%² of the Conservation Works Program medium term works shall be completed by the end of stage 2;
 - d) upgrade of the fire hydrant system shall be completed within 5 years of the commencement date in accordance with condition 211);
 - e) revisions to building and conservation works as follows:
 - adaptation of P12 shall occur in Stage 2
 - adaptation of P10 shall occur in Stage 3
 - an approach to sampling and adaptation of the bathrooms in P14-16 shall be prepared during Stage 1 (refer Schedule 3); and
 - f) amend the staging plan so that two free public open days are to be held in every twelve-month period, in accordance with condition 126).
- 32) The co-proponents shall not commence works associated with Stage 2 of the staging plan until the works and project planning actions specified in Stage 1 have been substantially completed to the satisfaction of the NPWS and the Heritage Council.
- 33) The co-proponents shall not commence works associated with Stage 3 of the staging plan until the first comprehensive audit has been completed (condition 228) and any requirements or directions issued by the NPWS, PNSW or the Minister for Planning under conditions 232) and 233) have been complied with.
- 34) The co-proponents shall not commence works associated with Stage 4 of the staging plan until the NPWS and the Heritage Council are satisfied that a significant proportion of the remaining Conservation Works Program (condition 78)) medium term works have been completed during Stage 3. Compliance with this condition shall be determined as follows:

² based on 50% of the number of medium term work items listed in the Conservation Works Program.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- a) if Stage 4 is not scheduled to commence within 3 years of the commencement date, then 100% of all medium term works must be completed before Stage 4 works may proceed; or
- b) if Stage 4 is scheduled to commence within 3 years of the commencement date, then at least 75%³ of the total medium term works must be completed before Stage 4 works may proceed.

General works

- 35) The co-proponents shall comply with the requirements of the NPWS Construction Assessment and Approvals Procedure for all relevant construction works to be carried out under this approval, except where varied by the conditions of this approval.

All relevant construction works includes:

- a) all works that require the disturbance or alteration of fabric, buildings and other structures;
 - b) installation or upgrading of utility infrastructure and any maintenance or upgrade work that requires the excavation of new lines or locations or involves the discharge of polluting substances (as defined); and
 - c) landscape works in accordance with the adopted Heritage Landscape Management Plan that require ground surface disturbance, or the installation of new landscape elements including car park construction and road works.
- 36) Any application for construction work within the Quarantine Station site must be submitted to the Heritage Advisor for review prior to lodgment with the NPWS and Heritage Council. This requirement can be waived at the discretion of the Heritage Advisor, except for those works specified in the conditions of approval as requiring approval from the Heritage Council.
- 37) The co-proponents must submit as part of any application for construction works the following additional information (where it is relevant to the particular proposal) to that required under the NPWS Construction Assessment and Approvals Procedure:
- a) a statement of compliance with the relevant policies of the QSCMP, DACMP, relevant site-wide plans and/or requirements of the conditions of this approval, or clear justification for any proposed variances;
 - b) details of all materials, fittings, fixtures and other specifications;
 - c) details of proposed construction techniques;
 - d) sample boards and coloured elevations showing proposed materials and colours, based on research into historic colour schemes as required;

³ based on 75% of the number of medium term work items listed in the Conservation Works Program.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- e) a schedule of fabric and other materials to be sampled consistent with the fabric sampling guidelines [condition 86) d)] and sampling provisions for asbestos and rainwater systems (condition 111) and bathroom fixtures [condition 99) b)];
 - f) for carparks:
 - details of the stormwater management system based on the guideline “Managing Urban Stormwater – Soils and Construction” (DoH 1998)
 - an assessment of the soil and hydrological characteristics downslope of the proposed carparks
 - the proposed maintenance program for structures associated with the carpark (eg: stormwater cells;
 - g) a historical archaeological assessment to comply with the requirements of the North Head Quarantine Station Archaeological Management Plan (2000);
 - h) an outline of environmental and/or heritage impacts and proposed mitigative measures or safeguards, including procedures for avoiding impacts on flora and fauna; and
 - i) proposed monitoring and maintenance procedures, where relevant.
- 38) Notwithstanding the above, approvals in accordance with the NPWS Construction Assessment and Approvals Procedure are not required for the following matters, where these are undertaken in accordance with the provisions of the Conservation Works Program or relevant site-wide plan(s):
- a) painting and carpeting;
 - b) basic essential services, such as upgrading of electrical wiring, installation of power points, telephone connections, etc;
 - c) infrastructure works which involve the essential repair or replacement of existing facilities in the same location using “like-for-like” technology, or where this is not available, appropriate contemporary technology;
 - d) the provision of external lighting, signage and waste receptacles; and
 - e) minor maintenance repairs or works (as defined).
- 39) Prior to works commencing, the co-proponents shall notify the Environmental Manager and provide evidence that the necessary approvals have been obtained in accordance with the NPWS Construction Assessment and Approvals Procedure.

NSW Heritage Council approvals

- 40) Prior to any construction works commencing, the co-proponents shall submit the detailed design and working drawings for the project to the NSW Heritage Council for approval.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Wharf

- 41) If necessary, a separate application and approval under Part 5 of the *EP&A Act 1979* and other relevant legislation will be required for:
- a) upgrade works to the wharf, including any works that require excavation or disturbance of the seabed. This excludes use by the proposed ferry service, lighting, works identified in the PAS and minor maintenance repairs or works (as defined) that do not impact on the seabed and; and/or
 - b) provision of additional ferry services or watercraft access to the Quarantine Station.
- 42) Prior to commencement of any work on or associated with the Quarantine Station wharf, or the commencement of the ferry service at the wharf, the co-proponents shall lodge an Application for Construction of Waterside Structures to the Waterways Authority for approval. This application must be submitted to the Heritage Advisor for endorsement prior to lodgment with the Waterways Authority.

The application shall be accompanied by the information⁴ and comply with the requirements specified in Schedule 4.

Prior to determining the application, the Waterways Authority shall consult with NSW Fisheries⁵.

Access to Store Beach

- 43) A separate application and approval under Part 5 of the *EP&A Act 1979*, and other relevant legislation, will be required for the provision of independent access to Store Beach, or any works associated with the upgrading of the existing access track or construction of any new tracks to Store Beach.

Operating Certificate

- 44) The co-proponents shall apply to the NPWS for an Operating Certificate (as defined), prior to the commencement of operation of the following facilities:
- a) therapeutic health facility (P5);
 - b) educational facilities;
 - c) restaurant, food service and beverage facilities;
 - d) accommodation facilities; and
 - e) the ferry service.

⁴ the Waterways Authority reserves the right to require further details, verifying calculations etc, following submission and examination of the information outlined in Schedule 4.

⁵ incorporates a condition of concurrence, as granted under the Fisheries Management Act 1994.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Archival Recording

- 45) Archival recording shall be carried out at two stages:
- a) **prior to any adaptation work commencing on a building, historic item (including infrastructure) or cultural landscape element** - the archival recording shall be submitted to and endorsed by the Heritage Advisor prior to works commencing. This shall form part of the application for construction works where applicable; and
 - b) **on completion of adaptation works** - the archival recording shall be submitted to the Heritage Advisor for endorsement. This shall form part of the application for a Compliance Certificate in accordance with the NPWS Construction Assessment and Approvals Procedure where applicable.

Archival recording will also be required during the removal of any fabric on site that exposes significant fabric/detail.

- 46) The form of archival recording required is:
- a) **archival record prior to commencement of adaptation works** - the archival record shall meet the minimum standards for recording outlined in the Archaeological Management Plan. It shall include measured drawings of all buildings and structures and photographic recording; and
 - b) **archival record for completed adaptation works** - the archival record shall comprise “as-built” drawings of all buildings and structures that have been the subject of adaptation works indicating the location and detail of changes.
- 47) Measured drawings shall be prepared in accordance with the NSW Heritage Office guidelines ‘How to prepare archival records of heritage items’.
- 48) Photographic records shall be prepared in accordance with the NSW Heritage Office ‘Guidelines for photographic recording of heritage sites, buildings, structures and movable items’.
- 49) A copy of the archival record shall be lodged with NPWS and the NSW Heritage Office.

Emergency Works

- 50) Notwithstanding any other conditions of this approval, in the event that emergency works are required to be undertaken, the co-proponents shall take all reasonable steps to ensure that these occur as expeditiously as possible. Emergency works are works of a temporary and reversible nature which are urgently required to arrest an imminent threat to life, safety, public liability, and/or threat to the fabric or property.
- 51) Where the co-proponents consider it is necessary to undertake emergency works, notification shall be given to the Heritage Council and the NPWS as soon as possible and direction sought on further procedures to be implemented.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

ENVIRONMENTAL MANAGER

52) Prior to the commencement of construction works the co-proponents shall appoint a suitably qualified Environmental Manager (EM). The appointment of the EM shall be subject to the approval of the NPWS and PNSW. The co-proponents shall provide to the NPWS and PNSW the following information:

- a) the qualifications and experience of the EM;
- b) the roles and responsibilities of the EM; and
- c) the authority and independence of the EM.

An EM shall be engaged for the duration of the approval.

53) The EM shall:

- a) undertake the specific actions identified in the conditions of approval;
- b) oversee the undertaking of the activity in accordance with the conditions of approval;
- c) contribute to the development, and oversee the implementation of, the EMP and the associated integrated monitoring and adaptive management system as it relates to environmental management;
- d) facilitate an environmental management module as part of an induction and training program for all persons involved with the construction works;
- e) for the first five years from the commencement date, provide six monthly (or as required) status reports to the NPWS which shall include, but not be limited to:
 - progress in implementation of approval conditions as these relate to environmental management (this shall include monitoring programs)
 - complaints and responses to these
 - any breaches of conditions and response
 - compliance or other issues arising;
- f) have the authority to stop work immediately if, in the view of the EM, an unacceptable impact is likely to occur as a result of the undertaking of the activity, or to require other reasonable steps to be taken to avoid or minimise any adverse impacts;
- g) be available during construction activities at the site and be present on-site during any critical construction activities as defined in the EMP; and
- h) immediately advise the co-proponents, NPWS, PNSW, the Heritage Council and/or the Waterways Authority (depending on the issue involved) of any major issues resulting from the undertaking of the activity that have not been dealt with expediently or adequately by the co-proponents.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

HERITAGE ADVISOR

54) Prior to the intended commencement of construction works the co-proponents shall appoint a suitably qualified Heritage Advisor. The appointment of the Heritage Advisor shall be subject to the approval of the NPWS and the Heritage Council. The co-proponents shall provide to the NPWS and the Heritage Council the following information prior to any appointment being made:

- a) the qualifications and experience of the Heritage Advisor;
- b) the roles and responsibilities of the Heritage Advisor;
- c) the authority and independence of the Heritage Advisor.

The appointment of the Heritage Advisor shall be for a period agreed to by the Heritage Council and NPWS. The Heritage Council and the NPWS shall review the functioning of the Heritage Advisor upon receipt of the six monthly status reports [condition 55) d)].

55) The Heritage Advisor shall:

- a) assess applications for construction works with respect to heritage matters and provide advice to the NSW Heritage Council (condition 40) and NPWS. This shall include, but not be limited to, ensuring that all plans and specifications submitted with applications for construction works are prepared in accordance with:
 - the conditions of approval
 - the requirements of any relevant site-wide plans and Precinct Plans
 - the QSCMP and DACMP, where applicable.

The Heritage Advisor shall also have responsibility for approving such applications, if the NSW Heritage Council delegates this function.

- b) review all site-wide plans prior to lodgment with the relevant approval body to ensure that these are generally in accordance with the QSCMP and DACMP;
- c) undertake regular inspections of works in progress and, where appropriate or as specified by the DACMP, either directly supervise works or require the co-proponents to appoint a suitably qualified person to supervise works;
- d) for the first three years from the commencement date, provide status reports to the Heritage Council and NPWS every six months or as required which shall include, but not be limited to:
 - applications for construction works approved and works undertaken to date
 - the next 3-6 months schedule of works
 - compliance or other issues arising; and

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- e) have the authority to stop work immediately if, in the view of the Heritage Adviser, an unacceptable impact is likely to occur, or to require other reasonable steps to be taken to avoid or minimise any adverse impacts with respect to those matters for which a construction application is required or where maintenance work is being conducted.

COMMUNITY CONSULTATION

Quarantine Station Community Committee

- 56) Within three months from the commencement date the co-proponents shall establish a Quarantine Station Community Committee (QSCC). The QSCC may be established as a sub-committee of the NPWS Sydney Region Advisory Committee or as a full Advisory Committee under the *NPW Act*, or some other suitable arrangement approved by the NPWS. The QSCC shall report to the NPWS.
- 57) The QSCC shall be chaired by an independent chairperson approved by the NPWS and PNSW and comprise representatives with relevant expertise and experience from appropriate community interest groups, Aboriginal communities and local government. Representatives from relevant government agencies or other individuals may be invited to attend meetings by the Chairperson.
- 58) The general functions of the QSCC shall include:
 - a) provide comment and recommendations to the co-proponents on proposals or relevant matters including the development and implementation of site-wide plans (as defined), the integrated monitoring program, annual environmental reports, comprehensive audit reports and compliance with the conditions of this approval; and
 - b) provide a communication channel between the community, the co-proponents and the determining and approval authorities on matters relating to the Quarantine Station.

The conditions of approval also include other specific functions of the QSCC.

- 59) The QSCC shall meet at least quarterly during the first 3 years from the commencement date and thereafter on an as needs basis, as determined by the Committee. The Committee shall function for the duration of this approval. Minutes are to be taken for each Committee meeting.
- 60) The co-proponents shall:
 - a) provide the Committee with regular information on the environmental performance and management of the activity;
 - b) provide all relevant plans, including site-wide plans (as defined), to the Committee for comment prior to their approval by the relevant authority;
 - c) ensure the Committee has reasonable access to the necessary plans and reports and is provided with sufficient time to carry out its functions;

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- d) consider the recommendations and comments of the Committee and provide a response to the Committee;
- e) provide the Committee with access to sufficient resources to perform its functions, including: a meeting space; photocopying, phone and fax facilities; computer/printer and supervised access to the site;
- f) make any resolutions or decisions arising from Committee meetings available for public inspection within fourteen days of the Committee endorsing the written record of any such resolutions or decisions, or as otherwise agreed by the Committee; and
- g) shall, depending on the frequency of meetings and workload of the Committee, consider reimbursing community representatives for reasonable expenses associated with their work on the Committee.

CONTRACTORS

Environmental Management System

- 61) Contractors engaged in the undertaking of the activity must be able to demonstrate a commitment to environmental management. Demonstration should be by way of commitment to a recognised Environmental Management System in accordance with NSW Government guidelines⁶ and/or a proven satisfactory environmental management performance record.

Appropriately skilled contractors and consultants

- 62) All works, including those works identified in the DACMP as requiring specialist expertise, shall be carried out by:
 - a) **for construction works** - licensed, suitably qualified and, where appropriate, specialised tradespersons; and
 - b) **for planning and assessment works** - suitably qualified and specialised staff, consultants and/or contractors.
- 63) Prior to the commencement of works the co-proponents shall submit a list of appropriately qualified and/or experienced heritage specialists (particularly architects, landscape planners and builders) to the Heritage Council and NPWS for approval. The list shall include at least 3 specialists in each relevant field where possible. All specialists contracted to work on-site shall be those identified as a preferred contractor, unless otherwise approved by the Heritage Council and NPWS.
- 64) The co-proponents shall ensure that all contractors, sub-contractors and consultants working on the site are aware of the relevant conditions of approval for the activity and have been provided with sufficient training and awareness regarding the conservation values of the site.

⁶ at the time of approval, the relevant document was 'Environmental Management Systems – Guidelines' (Construction Policy Steering Committee, 1998).

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Training for contractors and staff working on heritage site

- 65) a) An induction and training program shall be developed by a suitably qualified person and provided to the following persons within 1 week of those persons commencing duties/works:
- all contractors and sub-contractors, who will be required to attend such a program through the provision of a clause in all contracts for on-site works; and
 - all staff employed on the site, including but not limited to shuttle bus driver(s) and ferry crew, whether on a permanent, temporary, contract or casual basis. Staff working on the site for a period longer than 12 months must undertake a refresher program every year.

The program shall include, but not be limited to, an environmental management module outlining the natural and cultural heritage significance of the site and procedures to be followed while working on site.⁷; and

b) an education and awareness program shall be developed and provided by a suitably qualified person for companies providing services such as, but not limited to, coach and bus access, service delivery and other regular vehicle access to the site within one month of them accessing the site.⁸

INFORMATION MANAGEMENT AND DOCUMENTATION

Information Management System

- 66) The co-proponents shall develop and implement a computer-based information management and Geographic Information System (GIS) for the site. The requirements of the *State Records Act 1998* and other relevant legislation, standards and guidelines shall be taken into account in developing the system.
- 67) An outline of the system is to be submitted to the NPWS for approval within 12 months of the commencement date. Implementation of the system must commence within 3 months of the date its approval.
- 68) The primary role of the system shall be to document decision-making by providing a record of all works and management actions taken, and provide current information on resources and assets at the site. The system must be regularly updated and record and reference a range of information, including but not limited to the following:
- a) all approvals issued for works;
 - b) all works undertaken, including renovation, construction and regular maintenance works (date, what work, location etc);

⁷ incorporates a condition of concurrence, as granted by the Minister for the Environment under the Environmental Planning and Assessment (EP&A) Act 1979

⁸ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- c) monitoring programs implemented;
 - d) references to building plans, files, maps, design specifications and other documents;
 - e) Conservation Works Program schedules, including a list of works (including regular maintenance works), priorities and when works are to be conducted (month/year);
 - f) Moveable Heritage and Resources Plan (condition 85); and
 - g) GIS data layers:
 - location of lease boundary
 - locations of standing buildings, inscriptions, former fence lines and barriers, cultural landscape features and other historic structures, works and paths
 - archaeological information as per the requirements of the North Head Quarantine Station Archaeological Management Plan
 - locations of Aboriginal archaeological sites
 - locations of threatened flora species, Eastern Suburbs Banksia Scrub, and high-use foraging habitat for the Long-nosed Bandicoot⁹
 - areas subject to bushfire hazard reduction and/or wildfires, including fire history
 - bush regeneration areas, including a history of works
 - locations of all existing and new site services and infrastructure
 - locations of all new works (including carparks, reconstructions, signs, lights, fences, paths)
 - data from monitoring programs, as relevant (eg. Long-nosed Bandicoot and penguin mortalities).¹⁰
- 69) The co-proponents shall undertake a review of the information management and GIS system every five years after the commencement date for the duration of the activity. The review shall focus on the effectiveness of the system for managing data, and currency of information contained within the system, and be submitted to the NPWS. The co-proponents shall comply with all reasonable requirements of the NPWS with respect to the outcomes of the review.

⁹ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

¹⁰ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

ABORIGINAL HERITAGE

- 70) The co-proponents shall prepare and implement an Aboriginal heritage management plan for the Quarantine Station in partnership with the relevant Aboriginal community group/s. The plan shall be submitted to the Heritage Council and NPWS for approval within 12 months of the commencement date.

The plan shall provide a strategic framework for conserving and managing Aboriginal cultural heritage values and provide a schedule of conservation works. It must consider all Aboriginal cultural heritage values associated with the Quarantine Station site, including physical sites, wild resource use, and social values in a traditional, historical and contemporary context.

- 71) The plan shall address, but not be limited to, the following matters:
- a) the identification of key stakeholders and their interest;
 - b) the identification and documentation, as appropriate, of Aboriginal cultural values, taking into account values associated more broadly with North Head, and provide a statement of significance;
 - c) document the results of an audit of all Aboriginal sites known to occur in the lease area. The audit shall:
 - review and consolidate records from all previous investigations at the Quarantine Station¹¹
 - record any previously unrecorded sites, and identify any site duplications
 - develop an Aboriginal site data layer for use on the Quarantine Station GIS database (access restrictions to data will be determined in consultation with the relevant Aboriginal community group/s);
 - d) constraints and opportunities;
 - e) conservation policy / objectives;
 - f) strategies or actions;
 - g) provide a schedule of conservation works required for Aboriginal sites within the lease area. The schedule should be based on the recent conservation assessment conducted by AMBS (2002) for the NPWS, and shall be incorporated into the Conservation Works Program (condition 78);
 - h) management responsibilities, performance measures and monitoring procedures; and
 - i) liaise with NPWS and use the information to update the NPWS Aboriginal Heritage Information Management System.

¹¹ to include recent investigations by P. Hughes for the NSW Heritage Office, Darwala-Lia (2001) and AMBS (2002).

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 72) The co-proponents shall undertake a review of the Aboriginal Heritage Management Plan every five years after the commencement date for the duration of the activity. The review shall be undertaken in consultation with the Heritage Council, NPWS and relevant Aboriginal stakeholders. On the basis of the review the co-proponents shall, as necessary, prepare a revised Aboriginal Heritage Management Plan to be submitted to the Heritage Council and NPWS for approval.
- 73) Any conservation works for Aboriginal sites are to be undertaken in accordance with the plan and schedule of conservation works and in consultation with the relevant Aboriginal community group/s.
- 74) The co-proponents will undertake on-going consultation with the relevant Aboriginal community groups on aspects of the proposal and operation of the site that relate to Aboriginal heritage. These aspects shall include, but not be limited to:
- a) the development of protocols for Aboriginal community involvement in the management of Aboriginal heritage within the lease area;
 - b) the development of educational material and tours interpreting Aboriginal heritage;
 - c) opportunities for establishing a centre for Aboriginal cultural heritage on site;
 - d) on-going evaluation of the Aboriginal cultural heritage values of the site (to include both new information on historical associations and emerging contemporary values of the place, such as wild resource use); and
 - e) other relevant matters identified in consultations between the co-proponents and the Aboriginal communities.
- Relevant groups and individuals to be consulted shall be determined in consultation with the NPWS.
- 75) There shall be no promotion of or public access to Aboriginal sites within the Quarantine Station unless endorsed by the relevant Aboriginal community group/s and the NPWS.
- 76) A fence shall be installed near the southwest end of Building A14-17 to limit public access to Cannae Point within twelve months of the commencement date. The location and design of the fence shall:
- a) be determined in consultation with the relevant Aboriginal community groups;
 - b) take into account fencing requirements for the protection of Little Penguin habitat (see condition 174); and
 - c) be designed in consultation with the NPWS prior to the lodgment of an application for construction work.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

HISTORIC HERITAGE

Conservation Works Program

77) For the purposes of the following conditions of approval, conservation works are those works that are essential and necessary to retain the cultural significance of the place. This may include, but is not limited to:

- a) building, landscape and infrastructure works to the extent that these demonstrably contribute to the physical conservation of the site;
- b) curatorial work on inscriptions, archives, artefacts and moveable heritage;
- c) environmental management programs, such as erosion, weed and feral animal control;
- d) a portion of works to improve visitor access within the site (being basic works, such as disabled access ramps, that are considered essential to provide equitable access and to minimise visitor impacts); and
- e) a portion of works to improve visitor understanding of the significance of the place (being basic works, such as interpretive displays).

It does not include:

- a) works associated with the planning, design and the physical reconstruction of buildings P21, P22, P23 and H1;
- b) assessment work or documentation undertaken as part of the preparation of the EIS or PAS, including design drawings;
- c) assessment work or documentation to be undertaken as part of the preparation of detailed design plans for proposed adaptation work; or
- d) works completed prior to the commencement date, with the exception of urgent works identified in the DACMP.

78) The co-proponents shall prepare and submit a final Conservation Works Program (CWP) to the Heritage Council and the NPWS for approval as follows:

- a) Stage 1 of the CWP encompassing works required for all buildings, structures and landscape elements, including but not limited to those identified in the DACMP and the asbestos sampling and replacement strategy (condition 111), shall be prepared within six months of the commencement date; and
- b) Stage 2 of the CWP encompassing all works identified for Aboriginal sites (condition 70), the Moveable Heritage and Resources Plan (condition 85), Heritage Landscape Master Plan (condition 91), Inscriptions Plan (Condition 95), Interpretation Plan (condition 100) and Infrastructure Control Plan (as relevant – condition 105) shall be prepared and incorporated into the CWP as soon as practicable.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 79) For all heritage items covered by condition 78) above, the CWP shall include, but not be limited to the following:
- a) identification of all conservation works and priorities at a site level. This should identify urgent works (0-1 year), medium term work (1-3 years) and long term work (3-5 years);
 - b) identification of all works relevant to ensuring public health and safety for each building or historic item (such as the removal and stabilisation of asbestos materials);
 - c) identification of any issues requiring further assessment or research, an approach for addressing this, and a timeframe where appropriate;
 - d) an outline of the methodology, materials and standards to be followed for all maintenance works; and
 - e) identification of any on-going monitoring requirements.
- 80) Following the approval of Stage 1 of the CWP, the co-proponents shall undertake the urgent and medium term priority conservation works in accordance with the staging plan for the activity, as amended by condition 31).
- 81) All conservation works, excluding minor maintenance repairs or works (as defined), shall be conducted in accordance with the Conservation Works Program.
- 82) The co-proponents shall undertake a review of the CWP concurrent with or prior to the first comprehensive audit of the activity (condition 228), and thereafter on an annual basis as part of the overall annual environmental report (condition 221). An annual review is not required in the year that a comprehensive review of the CWP occurs (condition 83).

The review must be undertaken in consultation with the NPWS and the Heritage Council, and include:

- a) a list of conservation works implemented;
- b) the identification of any additional conservation works required to be undertaken. This must include specific consideration of the condition of all asbestos items and actions required to ensure that public health and safety standards are met ; and
- c) information on the amount spent on conservation works (including maintenance works) within the site annually, together with independent verification of expenditures provided by a quantity surveyor. The information should include a breakdown on costs and works undertaken.

Advice must be sought from the relevant Aboriginal community group/s, an appropriately qualified and experienced conservation practitioner and other specialists as required in the review process.

- 83) The co-proponents shall undertake a regular comprehensive review of the CWP concurrent with or prior to the on-going (5 yearly) comprehensive audits of the activity (condition 228). The review shall be undertaken in consultation with the

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Heritage Council and the NPWS. In addition to the matters referred to above, the review shall include a re-assessment of the condition of each heritage item (historic and Aboriginal) and a re-assessment of conservation priorities.

- 84) On the basis of the comprehensive review and the outcomes of the comprehensive audit process (condition 226) the co-proponents shall, as necessary, prepare a revised CWP to be submitted to the NPWS and the Heritage Council for approval.

Moveable Heritage and the Resource Collection

- 85) The co-proponents shall submit a Moveable Heritage and Resource Collection Plan¹² within 12 months of the commencement date. The plan shall include all items of moveable heritage and items from the resource collection. The plan shall address the requirements of the *State Records Act 1998* and other relevant legislation and be prepared by a suitably qualified person with demonstrated skills and experience in the management of archival collections.

The plan shall be reviewed by the Heritage Advisor and submitted to the NPWS and the Heritage Council for approval. Implementation of the plan must commence within 3 months of its approval.

- 86) The plan shall include, but not be limited to:
- a) the documentation and recording of all moveable heritage and resource collection items, to be registered on a database system;
 - b) a condition assessment of each moveable heritage item and, as appropriate, items in the resource collection and a prioritised schedule of conservation works required. This shall be incorporated into the Conservation Works Program (condition 78);
 - c) collection management guidelines, including:
 - a system for referencing and recording information for all items, with an ability to incorporate new information and/or items as it becomes available;
 - storage requirements for all items, including:
 - consideration of whether items should be stored on- or off-site.
 - conservation requirements for housing and storing items.
 - an approach to the documentation and storage of fabric and materials removed during construction and adaptation works. This should consider the requirements outlined in the DACMP; and
 - a system and protocols for public access to items, and the loan of items outside the Quarantine Station;

¹² these terms are defined in the definitions section

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- d) fabric and material sampling guidelines, with reference to the minimum requirements outlined of the Archaeological Management Plan; and
 - e) identify and implement a system for cross-referencing the collections held by other institutions (eg. State Records NSW and the National Archives of Australia) which relate to the Quarantine Station site.
- 87) No items of moveable heritage or items from the resource collection shall be used for display purposes or made available on loan outside the Quarantine Station until the Moveable Heritage and Resources Plan has been adopted.
- 88) The display, storage, loan and public access of moveable heritage must be undertaken in accordance with the Moveable Heritage and Resources Plan.
- 89) The co-proponents shall undertake a review of the Moveable Heritage and Resources Plan every five years after the commencement date for the duration of the activity. On the basis of the review the co-proponents shall, as necessary, prepare a revised Moveable Heritage and Resources Plan to be submitted to the NPWS and Heritage Council for approval.

Heritage Landscape Master Plan

- 90) The cultural landscape will be conserved, managed and interpreted primarily to reflect its 1958-84 form (the Aviation phase). The interpretation of earlier landscape conditions is appropriate providing there is demonstrated compliance with the policies in the QSCMP, DACMP and Interpretation Plan (condition 100) or a clear justification for any proposed variances.
- 91) The co-proponents shall engage a qualified horticulturist, arborist and heritage landscape specialist to prepare a site wide Heritage Landscape Master Plan within 18 months of the commencement date. The plan shall be reviewed by the Heritage Advisor and submitted to the NPWS and Heritage Council for approval.
- 92) The Plan must address, but not be limited to:
- a) objectives for the management of the cultural landscape, including geology and soils, cultural plantings, bushland, paths and edgings, fences and walls, cemeteries, grave markers, and former landscape features;
 - b) an assessment of the condition of existing cultural plantings (including grassed areas), walls, fences, stormwater drains, paths and edgings, and identification of areas of soil erosion and contamination;
 - c) a prioritised schedule of conservation and/or remediation works, to be incorporated into the Conservation Works Program (condition 78);
 - d) proposed changes to the existing landscape, to be supported by research where necessary;
 - e) proposed management protocols, practices and maintenance works for all landscape features. This should include, but not be limited to:
 - stabilisation of eroded areas

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- drainage, irrigation and use of fertilisers
 - treatment of lawn edges and bushland/lawn interfaces, including natural regenerated areas where these have encroached on significant historic sites
 - monitoring and treatment of trees
 - species list and guidelines for cultural plantings, including a re-planting strategy
 - the introduction of new plant or organic materials
 - materials and construction techniques to be used in landscaping works.
- f) a bush regeneration program (as defined);
- g) identify general areas where the planting of new vegetation to provide small-scale shelter habitat for Long-nosed Bandicoots could occur without significant impact on the cultural landscape (condition 165);
- h) monitoring requirements; and
- i) consider the following specific issues:
- **First Class Precinct Plan** – options for re-instatement of the covered walkway from Building P6 to Building P5, as required by the DACMP, and potential impacts associated with these;
 - **Third Class / Asiatic Precinct** – options for re-instatement of selected former access paths within the precinct as an interpretive tool;
 - **Entry area at Building A2** (refer Schedule 3) – identify appropriate design outcomes for the entry area at Building A2 and consider options such as a courtyard or reversible deck, to balance the new uses for this area with the unadorned nature of the Quarantine Station landscape and the historical and archaeological context of the location; and
 - **Second Cemetery** – identify options for formalising access to and within the Second Cemetery, including options for a single stabilised path or constructed walkway. Consideration should be given to: design and materials; and potential environmental impacts and mitigative strategies.
- 93) All landscape works, excluding minor maintenance works (as defined), are to be undertaken in accordance with the adopted Heritage Landscape Master Plan, with the following exceptions:
- a) **car park construction** – where an application for construction works is approved prior to the adoption of the Plan; and.
 - b) **the establishment of a stabilised path or walkway in the Second Cemetery (condition 92)** – where an application for construction works is approved prior to the adoption of the Plan.
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Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 94) The co-proponents shall undertake a review of the Heritage Landscape Master Plan every five years after the commencement date for the duration of the activity. The review shall be undertaken with advice from a heritage landscape specialist and other relevant specialists. On the basis of the review the co-proponents shall, as necessary, prepare a revised Heritage Landscape Master Plan to be submitted to the NPWS and the Heritage Council for approval.

Inscriptions / Engravings

- 95) The co-proponents shall engage an appropriately qualified and experienced conservation specialist in rock art or stone conservator to prepare an Inscriptions Management Plan within 18 months of the commencement date. The plan shall be reviewed by the Heritage Advisor and submitted to NPWS and the Heritage Council for approval.

The plan will cover the engravings, inscriptions, pit cover engravings and wall inscriptions together with options for managing public access such as fencing and re-alignment of the lower walkway from the Hospital to Wharf Precincts.

The plan shall:

- a) provide a brief description of the location, significance and condition of all engravings and inscriptions within the site;
 - b) identify the need for further recording or documentation of engravings and inscriptions;
 - c) outline objectives and strategies for the management of the engravings and inscriptions. In identifying management options, an assessment of potential environmental impacts of works must be undertaken and incorporated into the document. At a minimum, this must address all works requiring direct contact with the surface of inscriptions and engravings, such as cleaning, graffiti removal, taking of moulds and repainting;
 - d) provide a prioritised schedule of works, including conservation works and a maintenance program, as required, to be incorporated into the Conservation Works Program (condition 78); and
 - e) develop an on-going monitoring program to assess the condition of engravings and inscriptions.
- 96) The co-proponents shall undertake a review of the Inscriptions Management Plan every five years after the commencement date for the duration of the activity. The review shall be undertaken with advice from relevant specialists. On the basis of the review the co-proponents shall, as necessary, prepare a revised Inscriptions Management Plan to be submitted to the NPWS and the Heritage Council for approval.
- 97) No works shall be undertaken on, or in respect to the inscriptions or engravings prior to the adoption of the Inscriptions Management Plan. Any interim arrangements to manage access to the inscriptions for interpretive purposes must be approved by the NPWS and the Heritage Council.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 98) All conservation works on the engravings and inscriptions shall be undertaken by an appropriately qualified and experienced conservation specialist. For the rock engravings, this means a qualified and experienced rock art or stone conservator.

Internal fitout

- 99) The co-proponents shall engage a suitably qualified and experienced person to prepare a site wide plan for internal building fitout within 12 months of the commencement date. The plan shall be reviewed by the Heritage Advisor and submitted to NPWS and the Heritage Council for approval. All internal fittings installed across the site must be consistent with the adopted plan.

The Plan shall:

- a) outline the specifications and style of all new plumbing, telecommunication and electrical fittings, and floor coverings to be installed across the site. It must include taps, spouts, shower heads, basins, baths, toilets, electrical fittings, carpets and floor tiling, etc, and demonstrate consistency with the relevant policies of the DACMP; and
- b) outline an approach to sampling of bathroom and toilet fitouts across the site from the 1958-62 period, taking into account the relevant policies of the DACMP.

Archaeology

99A)¹³

- a) An Excavation Permit must be obtained before the commencement on site of any works involving potential disturbance of relics. An archaeologist (Excavation Director) approved by the Heritage Council must be appointed to undertake all archaeological work.
- b) The research design outlined in the Quarantine Station Detailed Area Conservation Management Plan (QSDACMP) must form the basis for interpretation of archaeological deposits and relics.
- c) Provision must be made in a public area of the Quarantine Station site to display relics or other historical or research material relevant to the historical development of the site. This display must be integrated with the Interpretation Plan.
- d) Should substantial intact archaeological deposits or features not identified in the Archaeological Assessment be discovered, work must cease in the affected area(s) and the Heritage Office contacted for advice. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.
- e) The archaeologist must remain present during the course of all excavation works in the archaeologically sensitive areas of the proposed development.

¹³ incorporates a Heritage Council condition of approval, as granted under the Heritage Act 1977.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- f) The archaeologist must be allowed access to archaeological deposits at all times during mechanical excavation and mechanical excavation must cease at the request of the archaeologist, to allow for investigation of archaeological remains.
- g) Opportunities for public visitation to the site will be provided during the program of archaeological works and, where appropriate, community and student volunteers will be invited to participate in field work.
- h) The excavation permit will be valid only while the approved excavation is being carried out under the direction of the nominated Excavation Director
- i) The Excavation Director must carry out the excavation in accordance with the approved research design and methodology. Any substantial deviations from the approved research design (including extent and techniques of excavations) must be approved by the Director, Heritage Office.
- j) The Excavation Director must take adequate steps to record relics, structures and features discovered on the site during the excavation in accordance with current best practice guidelines and the approved research design.
- k) The co-proponents must endeavour to ensure that the unexcavated artefacts, structures and features are not subject to deterioration, damage or destruction.
- l) The co-proponents shall be responsible for the safe-keeping of all relics recovered from the site.
- m) The Excavation Director shall be responsible for ensuring that the artefacts are cleaned, stabilised, identified, labelled, catalogued and stored in a way that allows them to be retrieved according to both type and provenance.
- n) The Heritage Council and the Heritage Office reserve the right to inspect the site and records at all times and access any relics recovered from the site.
- o) The co-proponents shall prepare a final report on the excavation, to publication standard, within one year of the conclusion of the project unless an extension of time is approved by the Heritage Council. Two copies of this report must be submitted to the Heritage Office. A further copy must be retained on site as part of the interpretive collection.
- p) The final report shall include:
 - an executive summary;
 - due credit on the title page to the co-proponents paying for the excavation;
 - an accurate site location and site plan;
 - historical research, references, and bibliography;
 - detailed information on the excavation including the aim, the context for the excavation, procedures, analysis, treatment of artefacts (cleaning, conserving, sorting, cataloguing, labelling, scale drawings, photographs, repository);
 - nominated repository for the items;
 - detailed response to research questions; and
 - details of how this information about this excavation has been publicly disseminated.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- q) Should any Aboriginal relics be uncovered, or excavation or disturbance of the area occur, work is to stop immediately and the National Parks and Wildlife Service is to be informed in accordance with the *NPW Act 1974*.

INTERPRETATION

Interpretation plan

- 100) Prior to the commencement of any new interpretive activities or educational tours on the site, the co-proponents shall submit a final Interpretation Plan to the NPWS and the Heritage Council for approval. The Interpretation Plan must be prepared by a suitably qualified and experienced interpretive planner in accordance with the policies and objectives outlined in the QSCMP and DACMP. The plan must detail the approach to presenting the significance of the place and address the following matters:
- a) the interpretation objectives and principles for the site and the proposal;
 - b) a targeted analysis of the significance of the place and the primary and secondary interpretation themes and messages for the site;
 - c) identify the key target audiences for interpretation;
 - d) identify the preferred options for delivery of interpretive programs (eg. signage, guided tours, publications, Internet, etc); and
 - e) detail methods for monitoring and evaluating the implementation of the Plan.
- 101) The Interpretation Plan shall also address the following site-specific matters:
- a) the provision of interpretive material in the proposed visitor centre (Buildings A14-17) that allows all visitors to the site to gain an understanding of the context, significance and history of the Quarantine Station;
 - b) opportunities for the establishment of theme museums or displays across the Quarantine Station site;
 - c) interpretation of the full length of the former Funicular route;
 - d) interpretation of Buildings P17, A18 ,A24 and S6;
 - e) interpretation of earlier landscape conditions (refer condition 90); and
 - f) controlled tour access to the internal areas of accommodation buildings. This includes access to the Dining Room area in Building P5 when this room is not otherwise in use for function-based dining;
- 102) All interpretive activities on the Quarantine Station shall be undertaken in accordance with the approved Interpretation Plan.
- 103) The co-proponents shall undertake a review of the Interpretation Plan every five years after the commencement date for the duration of the activity. The review shall be undertaken by a suitably qualified and experienced interpretive planner,

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

in consultation with the Heritage Council. The review shall include, but not be limited to:

- a) the range of interpretive programs being offered at the Quarantine Station. This shall include a review of the content, methods of delivery and consideration of contemporary best practice in interpretation;
- b) consider relevant results of the visitor monitoring program and adaptive management responses;
- c) consider the provisions of any current endorsed conservation management plan for the site; and
- d) provide recommendations for any revisions to the Interpretation Plan.

On the basis of the review the co-proponents shall, as necessary, prepare a revised Interpretation Plan to be submitted to the NPWS for approval.

INFRASTRUCTURE

Further approvals

- 104) A separate application and approval under Part 5 of the *EP&A Act 1979* and other relevant legislation will be required for any amplification of the existing water supply and sewerage system. This does not include on-site works identified for the upgrading of the fire hydrant system or the installation of water tanks in the area adjoining the Lower Reservoir.

Infrastructure Control Plan

- 105) The co-proponents shall prepare a site-wide Infrastructure Control Plan to be submitted within 12 months of the commencement date. The plan shall be prepared in consultation with NSW Fisheries, Environment Protection Authority, Sydney Water, Energy Australia and other relevant authorities. With the exception of the matters detailed in condition 106) c), the plan shall be reviewed by the Heritage Advisor and submitted to NPWS and the Heritage Council for approval.
- 106) The plan shall address, but not be limited to, the following:
 - a) an assessment of the location, current capacity and condition of the water supply and sewerage system;
 - b) an assessment of the current condition of the internal roads;
 - c) minimum design standards for internal roads, including the location and design principles for all proposed road infrastructure, including road surfaces, edges, speed humps and signs. These shall take into account all relevant industry standards and codes, as well as the historic heritage value of the roads.

Notwithstanding the provisions of condition 105) or condition 112), within 6 months of the commencement date the co-proponents shall submit for

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

approval of the NPWS sufficient information regarding the minimum design standards to enable compliance with conditions 145)-146) and 148);

- d) provide a scaled map and GIS data layer (condition 66) showing the location and route of all water, sewerage, stormwater, power, telecommunications, roads and any related infrastructure across the site, both existing and disused services. It shall identify materials and likely period of installation, and be linked to a list of upgrade specifications for each infrastructure component;
 - e) provide a schedule and map indicating the location of all significant services to be retained and conserved, as per the requirements of the DACMP;
 - f) a schedule of repair and maintenance works and new works proposed including a prioritisation of works and timeframes. Priority should be given to the identification of any works needed to upgrade or replace the fire hydrant system. The principle of common trenching of services should be adopted for all new works proposed;
 - g) identify strategies to improve stormwater management, including:
 - opportunities for reducing stormwater discharge from the site, including options for redirecting stormwater discharge away from Quarantine Beach
 - an assessment of works required to secure the stormwater outlet at Quarantine Beach to minimise public safety risk
 - assess the need to install a flow dissipator into the stormwater outlet at Quarantine Beach. Any design shall be developed in consultation with NSW Fisheries and must not inhibit fish passage
 - assess the need to install gross pollutant traps at or near stormwater discharge outlet/s and car-parks;
 - h) a monitoring program to allow an on-going assessment of the consumption and capacity of the water supply and sewerage systems. This shall include the identification of triggers for system upgrades; and
 - i) an emergency strategy for utility infrastructure failures or malfunctions, to include sewerage system overloads and overflows, power failures and water supply.
- 107) All infrastructure maintenance and upgrade works, excluding minor maintenance repairs or works (as defined) and priority traffic calming measures (conditions 145)-146), shall be undertaken in accordance with the adopted Infrastructure Control Plan.
- 108) All investigative techniques employed in preparing the Infrastructure Control Plan shall be non-destructive and non-polluting (as defined) and comply with the relevant industry guidelines and standards. Approval from the NPWS and other relevant authorities will be required for any techniques that will or may have an environmental impact.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 109) The co-proponents shall undertake a review of the Infrastructure Control Plan every five years after the commencement date for the duration of the activity. The review shall be undertaken in consultation with those agencies listed in condition 105) above, relevant public authorities and infrastructure providers. On the basis of the review the co-proponents shall, as necessary, prepare a revised Infrastructure Control Plan to be submitted to the NPWS for approval.

Work sites

- 110) Any works requiring the excavation or trenching of areas shall be staged so that the extent of excavation or trenching does not exceed 50 metres at any one time. Any such works shall also be undertaken in accordance with condition 159).

Asbestos and rainwater system

- 111) The co-proponents shall prepare and implement a sampling and replacement strategy for the AC rainwater system and AC vinyl tiles on the site in accordance with the policies outlined in the DACMP. The strategy shall be reviewed by the Heritage Advisor and submitted to the NPWS and the Heritage Council for approval.

The strategy shall include a prioritised schedule of replacement works, to be incorporated into the Conservation Works Program (condition 78).

Outdoor visitor infrastructure

- 112) The co-proponents shall prepare a site-wide-plan for outdoor visitor infrastructure prior to the installation of any outdoor visitor infrastructure. The plan shall be reviewed by the Heritage Advisor and submitted to the NPWS and the Heritage Council for approval. The plan shall demonstrate consistency with other relevant site-wide plans such as the Interpretation Plan and Heritage Landscape Master Plan, and address, but not be limited to:
- a) the proposed location, design and materials of the external lighting system, to include any emergency lighting. Lighting should have regard to the following principles:
 - the avoidance of light spill in areas of high-use Long-nosed Bandicoot foraging habitat (as identified in Illustration 15 of the DACMP or the revised habitat assessment – condition 165) and Little Penguin habitat¹⁴
 - the use of lights in the red-orange spectral range in the Wharf Precinct
 - minimising light spill across the site and outside of the site
 - b) the proposed location and design of waste receptacles, including fauna-proof bins;

¹⁴ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- c) the proposed location, design and materials for signage, to include proposed text, style, graphics, and colours;
 - d) a consideration of the environmental impacts of the specific locations and methods of installation for each element of outdoor visitor infrastructure; and
 - e) compliance with relevant industry guidelines, codes, Australian Standards and the Building Code of Australia (BCA).
- 113) Prior to the commencement of any works associated with the installation of outdoor lighting, a sample of the proposed lighting of both general outdoor areas and any emergency lighting must be completed in consultation with the Heritage Council and approved by the NPWS.
- 114) The use of laser or neon lighting (with the exception of emergency lighting), food or beverage vending machines, and commercial advertising signage on the site is not permitted.
- 115) All outdoor visitor infrastructure works shall be undertaken in accordance with the adopted plan and an approved Precinct Plan.

SECURITY

Security system

- 116) The co-proponents shall prepare a whole-of-site Security Plan in consultation with the NSW Police, to be submitted within 12 months of the commencement date. The plan shall be reviewed by the Heritage Advisor and submitted to the NPWS for approval. Implementation of the plan must commence within three months of the date of its approval.

The plan shall address, but not be limited to:

- a) the DACMP subsidiary policies 16.7.1 – 17.7.6 with respect to locks and hardware across the site;
 - b) a master-key system across the site that enables a consistent approach to keying;
 - c) a monitored alarm system for buildings containing collections, that are periodically used for interpretation or that are remote and difficult to monitor, and security measures for all other buildings (eg. those in daily use);
 - d) enforcement powers under the NPW Act and protocols for dealing with breaches of the Act;
 - e) reporting structure and protocols for dealing with security incidents, to include communication protocols with NPWS and the NSW Police; and
 - f) the need for security personnel on site.
- 117) The co-proponents shall undertake a review of the Security Plan every five years after the commencement date for the duration of the activity. The review shall be undertaken in consultation with the NSW Police. On the basis of the review the

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

co-proponents shall, as necessary, prepare a revised Security Plan to be submitted to the NPWS for approval.

TRANSPORT & ACCESS

Access Strategy

118) The co-proponents shall prepare and submit a final Access Strategy for the site to the NPWS and PNSW for approval within 6 months of the commencement date. The strategy shall be prepared in consultation with the Heritage Council, Manly Council and the State Transit Authority. Once approved, the co-proponents shall implement the Access Strategy.

The final Access Strategy must address but not be limited to:

- a) all available means of access to the site, including details of the ferry service and shuttle bus operation (including operating times, pick up/set down points, etc) (conditions 138)-142) and 155);
- b) access provisions within the site, including constraints and management strategies, details of service vehicles, bus and taxi access. Specific consideration shall also be given to access arrangements for the Second Cemetery (condition 124);
- c) access provisions to the wharf, including the arrival and departure routes for the ferry. These routes shall generally be in accordance with Figure 11.2 in the EIS. The co-proponents shall consult with NSW Fisheries regarding this matter¹⁵;
- d) measures to promote public transport and reduce private vehicle access to the site;
- e) measures to be implemented to prevent additional visitors entering the site once visitor capacities, as specified in condition 120), have been reached;
- f) measures to ensure that a reasonable proportion of visitors in any one day include day visitors that arrived without pre-booking a tour or other activity;
- g) measures to provide for disabled, concession and non-English speaking access to the site and to enable participation in site activities;
- h) the provision of disabled access to every precinct. This component of the Access Strategy shall be prepared in accordance with the requirements of the Disability Discrimination Act and any guidelines or standards established under the Act; and
- i) the visitor monitoring program (condition 156).

119) The co-proponents shall undertake a review of the Access Strategy every five years after the commencement date for the duration of the activity. The review shall be undertaken in consultation with the Heritage Council, Manly Council and

¹⁵ incorporates a condition of concurrence, as granted under the Fisheries Management Act 1994.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

the State Transit Authority. On the basis of the review the co-proponents shall, as necessary, prepare a revised Access Strategy to be submitted to the NPWS and PNSW for approval.

Site visitor capacity

- 120) For the first 3 years after the commencement date:
- a) the visitor capacity for the site shall be a maximum of 450 people (including staff) on site at any one time;
 - b) the optimum visitor capacity shall be up to 315 people (including staff) on site at any one time. The co-proponents shall take all reasonable steps to ensure that the optimum visitor capacity (or less) is met for a majority of the time during which the site is publicly accessible.
- 121) Any proposal to increase the site capacity or the optimum visitor capacity after this time must be publicly exhibited and submitted for the approval of the NPWS and PNSW. The proposal must be accompanied by a clear assessment of the potential impacts of any increase on the significance of the Quarantine Station and justification based on the results of the visitor and site monitoring programs.

Pricing

- 122) The co-proponents shall ensure that all services and facilities at the site are made available at varying price-scales, commensurate with the standard of service to be provided, to facilitate choice and encourage equitable community access to the site. This shall include, but not be limited to, accommodation, tours, interpretive activities and educational facilities.
- 123) Concessional pricing shall be provided for all tours and interpretive activities at the site.

Access to the Second Cemetery

- 124) Based on the options identified in the Heritage Landscape Master Plan [condition 92) i)] suitable arrangements for providing managed access to the Second Cemetery shall be provided within 18 months of the commencement date. If measures for managed access have not been implemented after 18 months, regular public access to this area shall cease until such arrangements are in place. In the meantime, access to the Second Cemetery shall be limited to one tour group of up to 25 persons at any one time.

If any adverse impacts are identified prior to the access system being implemented, measures to reduce such impacts shall be introduced following consultation with the NPWS.

Special events, functions and free open days

- 125) The number of special events or activities requiring overflow parking shall be limited to 6 per year. Special events include uses (eg. re-enactments, festivals, etc) and public open days that are not part of the normal operations (eg. tours) and extend beyond those function, conference, accommodation and restaurant uses identified in the PAR.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 126) At least two free public open days are to be held at the site every year. The open days shall be held on either a weekend or public holiday. They shall include opportunities for people to participate in organised tours and interpretive activities that promote an understanding of the site's values, at no cost. Tours and activities may also be provided that outline the methods of conservation and management being used at the site, also at no cost. A booking system may be used to ensure that the site capacity limits in condition 120) are not exceeded.
- 127) Special event and public open day proposals are to be submitted to the NPWS for approval. The co-proponents shall also consult with the Quarantine Station Community Committee and Manly Council prior to submission to the NPWS. Proposals may only proceed if the NPWS is satisfied that:
- a) sufficient traffic and car-parking and pedestrian management measures will be provided (both on and off-site);
 - b) noise and light impacts will be minimised; and
 - c) that the proposal will promote or enhance the interpretation of the place.

The NPWS may direct the co-proponents to undertake all practicable steps to address the above matters and to ensure that the minimum number of public open days are provided in accordance with condition 126).

- 128) Any special events or functions held after sunset shall:
- a) if they are to be held outdoors, be located away from the areas identified as high-use Long-nosed Bandicoot foraging habitat in the DACMP (Illustration 15) or the revised habitat assessment (condition 165);¹⁶ or
 - b) if they are to be held in the Wharf Precinct, must be held indoors. This does not preclude normal operations undertaken as part of the restaurant in building A6, including the outdoor eating area.

Night tours

- 129) For the first three years after the commencement date the maximum number of visitors on night tours shall not exceed 100 persons and 3 tour groups on the site at any one time. After this time any proposal to increase night tour capacities must be submitted for the approval of the NPWS. The proposal must be accompanied by a clear assessment of the potential impacts of any increase on the significance of the Quarantine Station and justification based on the results of the visitor and site monitoring programs (particularly monitoring Long-nosed Bandicoot foraging activity).¹⁷
- 130) Night tours are to be undertaken on formed roads, paths or the Funicular stairway, unless part of an approved special interest tour.

¹⁶ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

¹⁷ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 131) Unless approved as part of a special interest tour, measures are to be taken to ensure that night tour patrons do not use spotlights or flash-photography in outdoor areas (with the exception of the lanterns or torches used as part of the ghost tours).
- 132) At the conclusion of any night tours on site, arrangements are to be made to transport visitors in an orderly manner from the conclusion point of the tour to the:
- a) accommodation area (for those visitors staying on site overnight);
 - b) relevant car park (for those visitors departing by car or bus); or
 - c) to the Wharf Precinct (for access to the ferry).

This may include, but is not limited to, the use of a shuttle bus or groups led by a guide.

- 133) Notwithstanding the provisions of condition 129), the NPWS may at any time direct that night tour numbers are reduced, and/or other appropriate measures implemented, if it is satisfied on the basis of monitoring programs that night tours are having adverse impacts on the Long-nosed Bandicoot population. The co-proponents shall comply with any such directions issued by the NPWS.

Special interest tours

- 134) No special interest tours may be run without the approval of the NPWS (this may be undertaken as part an application for a tour operators license under the *NPW Act*). This will include tours to Store Beach, Cannae Point or other areas of the site (including bushland areas, rocky foreshores, Old Mans Hat and the cemeteries). This excludes the four main tours¹⁸ proposed by the co-proponents in the PAS. In seeking approval for special interest tours, the following information shall be provided to NPWS:
- a) proposed frequency and size of tours;
 - b) compliance with the Access Strategy and Interpretation Plan (conditions 118) 100);
 - c) details of the tour activities and route, including buildings and other features to be visited; and
 - d) a statement identifying and addressing any potential environmental issues that may arise, including management of visitor safety, and measures to address these.
- 135) The co-proponents shall ensure that any approved special interest tours are subject to a specific monitoring and review program to enable assessment of potential visitor impacts.

¹⁸ ie. the Ghost tours, 1918 Night Experience, Quarantine Explorer and Being Quarantined

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

School and educational programs

- 136) Provision shall be made for school groups to have access to the site without the need to stay overnight.
- 137) Overnight educational programs must ensure a high-level of student supervision to prevent uncontrolled night activities or access across the site. Students must also be supervised during any periods of student “free-time” during the day and confined to distinct areas of the site, that is there is to be no general or uncontrolled access across the site.

Water-based access

- 138) The ferry service between Manly and the Quarantine Station site shall:
- a) commence within 6 months of the commencement date or, if this cannot be achieved due to circumstances beyond the reasonable control of the co-proponents, within such other time as the NPWS may approve;
 - b) generally arrive and depart between the hours of 9:00 am and 11:00 pm respectively;
 - c) be limited to a maximum of one movement¹⁹ per hour, after sunset, between July and February inclusive, to reduce the potential for impacts on the Little Penguin population. A maximum of 20 movements in one day may occur at other times to encourage water-based access to the site;²⁰ and
 - d) with the exception of extreme weather events and maintenance periods, be provided on an hourly basis during the peak periods of visitor activity.
- 139) The co-proponents shall undertake all practicable measures to ensure that:
- a) within 3 years of the commencement date, the proportion of visitors accessing the site by the ferry is 40% or greater; and
 - b) within 5 years of the commencement date, the proportion of visitors accessing the site by ferry is between 40% - 50% and stays at this level, or greater, for the life of the project.
- 140) The wharf facility shall be used in accordance with the following provisions:
- a) the wharf shall only to be used for the casual berthing of the vessel “The Jenner”, or an appropriate vessel of similar dimensions and loadings. Assistance must be provided to persons with mobility limitations;
 - b) the ferry must always dock at the head of the wharf (ie. the north-western end) until such time as any future alterations to the wharf have been assessed and approved by the relevant authorities;

¹⁹ one “movement” is defined as the arrival and departure of a ferry

²⁰ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- c) the ferry shall not moor at the wharf when not in active use (ie. overnight);
 - d) the ferry shall not moor at the wharf during unsuitable weather events (eg. storms, strong winds, large swells);
 - e) the co-proponents shall ensure that there is no access to the wharf as part of the activity by recreational or commercial vessels until such time as any proposed access arrangements for these vessels have been assessed and approved by the relevant authorities. The wharf shall include signage to indicate that access is prohibited unless authorised by the Waterways Authority and NPWS,²¹ and.
 - f) There shall be no vessel access on the south-western side of the wharf, parallel to Cannae Point.²²
- 141) Minor variations to the provisions of condition 140), a), b) and c) above may be approved by the Waterways Authority and the NPWS, upon receipt of an application from the co-proponents. The application shall address, but not be limited to, safe berthing/mooring arrangements, disabled visitor access, potential impacts on seagrasses (eg. from overshadowing and propellor wash) and Little Penguins.

Any significant variations to these conditions, and any variations to condition 140) e), shall (if necessary) require a separate application and approval under Part 5 of the *Environmental Planning and Assessment Act 1979* and other relevant legislation.

The Waterways Authority and NPWS shall consult with NSW Fisheries before any variations are approved.²³

- 142) When the ferry is not available for use (due to extreme weather events or maintenance) the co-proponents shall provide a shuttle bus or some other means of public transport between the site and Manly.

Road-based access

Private vehicle targets

- 143) The co-proponents shall undertake all practicable measures to ensure that within 5 years of the commencement date, the proportion of visitors accessing the site by private vehicle does not exceed 50% and stays at this level, or less, for the life of the project.

Management of vehicle access

- 144) A 15 km/h speed limit for all vehicles within the site shall be imposed within 3 months of the commencement date.

²¹ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

²² incorporates a condition of concurrence, as granted under the Fisheries Management Act 1994.

²³ incorporates a condition of concurrence, as granted under the Fisheries Management Act 1994.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 145) As a priority measure, traffic calming devices shall be provided within 6 months of the commencement date along the following roads:
- a) from A26 to CP5;
 - b) from S12 to S5; and
 - c) from A26 to A23 (no traffic calming devices are required between S15 and P13).
- 146) The devices shall be in accordance with the endorsed design standards [condition 106) c)], spaced at appropriate distances apart and sign-posted with the speed limit (15 km/h) and Long-nosed Bandicoot warning/awareness signs.²⁴.
- 147) Vehicle access to the site is to be managed by an entrance boom gate that only opens when triggered by staff or contractors.
- 148) Barriers delineating the extent of vehicle access with the site are to be provided within 6 months of the commencement date in accordance with Figure 2.1 of the PAS. In accordance with condition 151) c) within 10 years of the commencement date, the barriers on the road below S2, between S2 and A23 and adjacent to A1 must be replaced with a barrier adjacent to A18 (or at a suitable location east of A18).
- 149) There shall be no vehicle access beyond the barriers described in condition 148) except for:
- a) vehicles transporting disabled visitors;
 - b) vehicles driven by representatives of the co-proponents, service providers and contractors;
 - c) visitors and guests being transported by shuttle-bus, people-mover or some other form of low-scale public transport (not large buses or coaches); and
 - d) emergency vehicles.
- 150) Bus and coach access to the site shall be as follows (see also condition 65(b) and 151):
- a) coaches shall not enter the site beyond CP1;
 - b) until CP1 is completed buses may enter the site and use the loop road from A26 to S12 to S5 and to the temporary bus parking area adjoining A26; and
 - c) after CP1 is completed buses shall also not enter the site beyond CP1.

Vehicle parking

- 151) On-site car parking shall occur as follows:

²⁴ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- a) **CP1** – may provide up to 120 vehicle spaces, constructed in two stages as proposed in the PAS, to be used by day visitors, overnight guests and staff (if necessary);
- b) **CP5** – may provide up to 56 vehicle spaces, constructed in two stages as proposed in the PAS, to be used by staff and overnight guests but no day visitors (including conference or function participants);
- c) **existing administration car park (opposite S1)** – may provide short-stay parking for accommodation check-in on the following basis:
 - accommodation guest use of this parking area shall be gradually decreased between 5 and 10 years of the commencement date, so that within 7.5 years of the commencement date such usage has decreased by 50% (this excludes taxis, delivery and operations vehicles);
 - use of this parking area by accommodation guests shall be completely phased out within 10 years of the commencement date, to comply with the long-term car-free boundaries of the DACMP; and
 - during the above periods the co-proponents shall examine and test alternative check-in parking arrangements, including the option of using the area shown as “Potential Drop Off and Parking” in Illustration 20 of the DACMP;
- d) **bus and coach parking** – the following arrangements shall apply:
 - until CP1 is completed buses may only park in the bus parking area adjoining A26, as shown in Figure 2.1 of the PAS;
 - until CP1 is completed coaches may only drop-off visitors at the entrance to the site and park at an off-site location (if necessary);
 - once CP1 is completed, buses and coaches may drop off visitors at CP1 and either park in CP1 or outside the site (if necessary); and
 - once CP1 is completed, there shall be no bus or coach parking elsewhere on the site.

152) Overflow parking may be provided:

- a) as part of up to 6 approved special events per year (condition 125); and
- b) during the physical construction stages for the new car parks (ie. during Stages 1 or 2 of CP1 or CP5). Once a stage is complete, no further overflow parking associated with car park construction may occur until the next stage of construction commences.

Total overflow parking at any one time shall be limited to up to 50 vehicles and shall be entirely restricted to formed road surfaces (ie. not grassed areas) between building S14 and the first road junction immediately south-west of the upper reservoir

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 153) There shall be no vehicle parking outside of the CP1, CP5, administration area car park, or overflow parking, except for short-term parking for service providers, contractors and the like.

Car-park design

- 154) The co-proponents shall ensure that car-parks are designed and constructed in accordance with the following design principles:
- a) designated disabled car parking spaces must be provided on-site in accordance with relevant Australian Standards, the BCA and to achieve compliance with the *Disability Discrimination Act*;
 - b) secure parking for at least 10 bicycles, plus parking for motorcycles, shall be provided at CP1 (such parking may also be provided at CP5);
 - c) the internal area of car parks shall be generally devoid of any vegetation (with the exception of existing threatened species or communities) that may harbour or provide a foraging resource for fauna (especially Long-nosed Bandicoots);
 - d) vegetation (using local native species) shall be planted and maintained to screen CP1 and CP5. The vegetation screens shall allow for the movement of fauna;
 - e) car parks shall not be enclosed by fencing that may trap individual fauna i.e gaps of sufficient dimensions to allow passage by bandicoots will be provided between and/or under any barriers²⁵;
 - f) sufficient low-level lighting shall be provided in the car parks to allow drivers to detect fauna;
 - g) the eastern boundary of CP5 shall be defined by fencing that prevents vehicle access and discourages human access to the adjoining area of Eastern Suburbs Banksia Scrub; and
 - h) any removal of Eastern Suburbs Banksia Scrub required as part of the construction of CP5 shall be offset by the undertaking of habitat regeneration works on an area elsewhere at North Head up to 20 times the size of the area impacted (i.e approximately 0.3 hectares). Details of the area of ESBS to be affected and the areas proposed for regeneration, including regeneration methods consistent with the Heritage Landscape Master Plan, are to be submitted with the construction works application for CP5.²⁶

Shuttle bus

²⁵ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

²⁶ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 155) The co-proponents shall provide a shuttle bus service to transport visitors between the Manly Town Centre and the site (see also condition 65). The shuttle bus shall:
- a) have a minimum capacity of 12 persons per trip;
 - b) be operational within 6 months of the commencement date;
 - c) provide a minimum of 3 trips to and from the site (total 6 trips) per day on weekends and public holidays during peak periods of visitor activity or as approved by the NPWS. Preference is also to be given to operation of the shuttle bus service during periods of peak night visitation and activity for the Long-nosed Bandicoot.²⁷

Full details of the shuttle bus operation shall be included in the Access Strategy (condition 118).

Visitor monitoring

General

- 156) A visitor monitoring program is to be established in accord with Policy AIP 3.2 in the DACMP and submitted for approval as part of the final Access Strategy (condition 118). In addition to the matters specified in AIP 3.2, the program must also make specific provision for the monitoring of:
- a) visitor numbers, capacities and entry details (eg. booked on a tour, accommodation booking, or unbooked day visitor);
 - b) mode of access to the site;
 - c) visitor profiling (to include age, cultural background, language spoken, geographic origin, disability status);
 - d) visitor impacts on the site's values, including both physical impacts (such as measurable damage or wear to fabric, impacts on fauna behaviour, etc) and non-physical impacts (such as amenity); and
 - e) measures taken, or proposed to be undertaken, to minimise private vehicle access. This should include the progress or outcomes of any negotiations with other North Head land managers regarding off-site car-parking.
- 157) Where the visitor monitoring program identifies adverse impacts associated with the activity the co-proponents must, in consultation with the NPWS, identify and implement appropriate management responses. These may include, but are not limited to, altering any relevant activity, temporarily ceasing specific activities or ceasing some uses altogether if impacts cannot be adequately addressed.

²⁷ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

FLORA, FAUNA & MARINE ENVIRONMENT
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General

- 158) The co-proponents shall engage a person(s) trained in basic fauna and flora identification and in possession of the appropriate licences (eg. for fauna handling) to monitor construction activities for the duration of the work. The functions of that person(s) shall include, but are not limited to:
- a) the inspection of work areas every morning prior to work commencing to allow the identification and relocation of any fauna species present (fauna are to be re-located to the nearest area of suitable habitat within the site);²⁸ and
 - b) the regular inspection of work areas at other times to ensure no inadvertent impacts to flora and fauna are occurring.

The person(s) is to report directly to the Environmental Manager.

- 159) Any fencing or barriers to be provided for active work areas shall not limit the general movement of fauna across the site. However, sites of specific potential risk to fauna (eg. open excavation) shall include measures to prevent fauna access (eg. limited fencing or covers) and/or to allow their egress/escape (eg. earth ramps).
- 160) No hollow-bearing trees or threatened flora are to be removed, although limited lopping or trimming may occur with approval from the NPWS. Existing Coral trees in the Wharf Precinct shall be the subject of regular inspection and maintenance by a suitably qualified person to ensure safe access to this area for site visitors. Any areas proposed for vegetation clearance or removal are to be surveyed by a suitably qualified person for the presence of hollow-bearing trees and threatened flora, which are to be clearly tagged and identified for retention.
- 161) The proposed design and location of any artificial nesting sites or boxes (including for Little Penguins) are to be endorsed by the NPWS. Nest boxes are to be designed to limit the potential for use by possums.
- 162) Details of the methods and approaches to be used in meeting the monitoring requirements specified in the conditions of approval for Long-nosed Bandicoots and Little Penguins will be submitted to the NPWS for approval prior to monitoring commencing.

Long-nosed Bandicoot

General

- 163) Within 6 months of the commencement date the co-proponents shall update signage along Darley Road and into the Quarantine Station to strengthen

²⁸ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

warnings to vehicle drivers regarding the presence of Long-nosed Bandicoots and the need for slow and careful driving (see also conditions 145)-146).

- 164) Grassed areas on the site must be kept in good condition. No fertilisers or chemicals should be applied to open grassed areas, except where this is essential to the repair and stabilisation of existing eroded areas and is consistent with the provisions of the approved Heritage Landscape Master Plan (condition 91).
- 165) Within 12 months of the commencement date the co-proponents shall undertake further assessments to refine the mapping of high-use Long-nosed Bandicoot foraging habitat and to identify suitable potential areas and techniques for habitat enhancement, reconstruction and rehabilitation. The outcomes of the assessment should be informed by the monitoring program specified in Schedule 5 and are to be submitted to the NPWS for approval and incorporated into the Heritage Landscape Management Plan (condition 91) prior to any habitat works commencing.²⁹
- 166) Any works undertaken for the activity that involve the loss of, or damage to, Long-nosed Bandicoot foraging habitat³⁰ shall be offset by the undertaking of habitat enhancement, reconstruction or rehabilitation works on an area elsewhere at North Head that is at least ten times the size of the area impacted.³¹

Monitoring

- 167) The co-proponents shall implement the monitoring program detailed in Schedule 5.

Adaptive management – foraging habitat

- 168) If the monitoring of bandicoot activity and use of foraging habitat indicates a statistically significant³² reduction in bandicoot numbers between the control and non-control areas over two consecutive years, measures will be taken, in consultation with the NPWS, to reduce the extent of light, noise and activities at relevant locations. Measures may only be reversed or altered with the approval of the NPWS (see also condition 133).³³

Adaptive management – road mortalities

²⁹ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

³⁰ as defined by Illustration 15 of Volume 1 of the DACMP or the completed revised habitat assessment (condition 165).

³¹ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

³² statistically significant is defined as the 5% probability level

³³ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 169) The co-proponents shall comply with the adaptive management measures detailed in Schedule 6.
- 169A) The co-proponents shall provide a sign, at the entrance to Sydney Harbour National Park, just after the Parkhill Archway, to indicate the number of Long-nosed Bandicoot road mortalities within the monitored roads described in Schedule 5. The sign shall include, but not be limited to, a short statement regarding the endangered status of the bandicoot population, its estimated population size (within North Head) and the threat that road deaths pose to its continued survival, the total number of road deaths for the previous year and a running tally of the number of deaths for the current year. The tally shall be updated after each confirmed road death as recorded on the mortality register referred to in Schedule 5. The sign shall also include a 24 hour phone number (see also condition 6) to allow members of the public to inform the co-proponents of any mortalities and what to do if an injured bandicoot is found.³⁴

Calculating the background level of adult road mortalities

- 170) For the first year following the commencement date the background adult road mortality level is set at 10 deaths³⁵ in 6 consecutive months. The background adult road mortality level is to be recalculated at the end of each consecutive year of mortality monitoring as detailed in Schedule 7.

³⁴ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979 and a Heritage Council condition of approval, as granted under the Heritage Act 1977.

³⁵ drawn from the basic scenario of a population of 100 animals with 10% adult mortality every 6 months used in the population viability analysis (Banks 2000) and population census undertaken in 2002 (Banks and Hayward 2002).

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Future measures

- 171) The co-proponents will provide funding to the NPWS to undertake a revised population viability assessment (PVA) for the Long-nosed Bandicoot every 2.5 years from the commencement date.
- 172) Based on the revised PVA, the provisions of any adopted recovery plan for the Long-nosed Bandicoot population and following consultations with the co-proponents, the Minister for the Environment may recommend to the Minister for Planning that the trigger thresholds, background adult road mortality levels and/or adaptive management measures be revised. Prior to the Minister for Planning agreeing to any significant revised measures, the details of the proposal and the PVA are to be made available for public comment.
- 173) The co-proponents shall ensure that the undertaking of the activity complies with any revised measures specified in condition 172).

Little Penguins

General

- 174) Prior to the opening of the restaurant in Building A6 for public use or the commencement of ferry services to the site (whichever comes first), and following approval of the detailed designs by the NPWS, permanent barrier fencing (that maintains access for penguins) shall be provided to actively discourage human access to Little Penguin habitat at³⁶:
- a) the northern end of Quarantine Station Beach, in the vicinity of the mean high water mark. The fence shall include signage to indicate that no access along the rocky foreshores is permitted;
 - b) the southern end of the Quarantine Station Beach, in the vicinity of the cliff-line and water's edge adjacent to the concrete slipway (W1/A13a). The fence shall include signage to indicate that no access along the rocky foreshores is permitted; and
 - c) at least 1.5 metres from the western edge of the existing drain adjacent to Building A6 (ie. towards the building). Consideration shall be given to the use of dense plantings, rather than a fence made of timber or other materials, in the design of the barrier.

To avoid adverse visual or cultural impacts the fences shall be constructed of suitable materials and to the minimum height and scale necessary to discourage human access. It is not required that the fences be human-proof (eg. cyclone fencing).

- 175) Between sunset and sunrise in the breeding season (July to February inclusive) temporary moveable signage, with appropriate temporary lighting if necessary, shall be provided on Quarantine Beach. The signs are to be located on the beach above the mean high water mark in the approximate vicinity of the

³⁶ incorporates a condition of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

intersection of buildings A6 and A7. The signs are to advise visitors that access beyond the signs to the northern part of the beach is not permitted, to minimise potential impacts on wildlife.

- 176) No spotlighting for Little Penguins is to occur from the ferry or from within the site, unless it is being undertaken as part of an approved special interest tour.

Monitoring

- 177) The co-proponents will negotiate with the NPWS an annual contribution to assist the on-going implementation of any monitoring programs established as part of the Little Penguin Recovery Plan. The contribution will be adjusted annually to reflect changes in the CPI.
- 178) In the event that any monitoring program under the Little Penguin Recovery Plan ceases to operate during the life of the approval, the co-proponents shall be responsible for developing, implementing and funding a monitoring program that specifically monitors the potential impacts generated by activities within the site.

Adaptive management

- 179) The co-proponents shall comply with the adaptive management measures detailed in Schedule 8.

Future measures

- 180) The co-proponents will provide funding to the NPWS to undertake a revised population viability assessment (PVA) for the Little Penguin population every 2.5 years from the commencement date.
- 181) Based on the revised PVA, the provisions of any adopted recovery plan for the Little Penguin population and following consultations with the co-proponents, the Minister for the Environment may recommend to the Minister for Planning that the trigger thresholds and/or adaptive management measures be revised. Prior to the Minister for Planning agreeing to any significant revised measures, the details of the proposal and the PVA are to be made available for public comment.
- 182) The co-proponents shall ensure that the undertaking of the activity complies with any revised measures specified in condition 181).

Marine environment

General

- 183) Within 6 months of the commencement date the co-proponents shall commence discussions with the Waterways Authority and NSW Fisheries in relation to measures that could be undertaken to restrict or discourage private boat mooring in the immediate vicinity of the site. Other relevant stakeholders shall also be consulted. As a minimum, options for restricting or discouraging mooring should generally target the “patchy seagrass” area shown in Figure 1 of Appendix F of the EIS. However, if critical habitat is declared for the Little Penguin population the provisions of the critical habitat listing will take precedence over any other measures.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Monitoring

- 184) The co-proponents shall develop and implement a program to monitor the density, condition and extent of seagrass beds in the wharf area, in consultation with the Waterways Authority. Details of the methods and approaches to be used in monitoring seagrass beds will be submitted to NSW Fisheries for approval prior to monitoring commencing.³⁷
- 185) Implementation of the seagrass monitoring program is to occur prior to commencement of the ferry services to the site. Monitoring must be undertaken by a suitably qualified marine ecologist.³⁸

Adaptive management

- 186) If the monitoring of the seagrass beds indicates a significant reduction in the density, extent or condition of the seagrass beds, and NSW Fisheries is satisfied that such decreases are either fully or partially related to the activity, the co-proponents must consult with NSW Fisheries to implement appropriate measures to reduce impacts within a specified timeframe, and to provide habitat compensation at a ratio of 2:1.³⁹
- 187) The co-proponents shall ensure that the undertaking of the activity complies with any measures specified in condition 186).

Predator and pest control

- 188) A Predator and Pest Control Plan shall be prepared and implemented for the site. The Plan shall be submitted to the NPWS for approval within 2 years of the commencement date. The plan should address relevant provisions of any adopted recovery plans and threat abatement plans and shall:
- a) detail measures for minimising the risk of predator and pest impacts; and
 - b) detail measures for rapidly responding to identified threats, including an emergency shooting strategy.
- 189) Predator and pest control activities shall be undertaken in accordance with the approved plan. Until the plan is prepared and approved the co-proponents shall continue on-going consultation with the NPWS regarding predator control measures to be applied.
- 190) The co-proponents shall undertake a review of the Predator and Pest Control Plan every five years after the commencement date for the duration of the activity, or earlier if considered necessary by the NPWS. The review shall be undertaken in consultation with the NPWS and with advice from relevant specialists. On the basis of the review the co-proponents shall, as necessary, prepare a revised plan to be submitted to the NPWS for approval.

³⁷ incorporates a condition of concurrence, as granted under the Fisheries Management Act 1994.

³⁸ incorporates a condition of concurrence, as granted under the Fisheries Management Act 1994.

³⁹ incorporates a condition of concurrence, as granted under the Fisheries Management Act 1994.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

ENVIRONMENTAL MANAGEMENT PLAN

- 191) An Environmental Management Plan (EMP) shall be prepared by the co-proponents and submitted for approval to the NPWS and PNSW, following a review by the Environmental Manager. Once approved, the co-proponents shall implement the EMP.
- 192) The EMP shall be prepared and approved prior to the commencement of construction works or new operation functions as described in the PAS. Operations already occurring on site prior to the commencement date may continue without an approved EMP, subject to other relevant conditions of this approval having been met. The EMP may be updated and amended with the approval of the NPWS to incorporate other strategies, plans and programs required by the conditions of approval.
- 193) The primary function of the EMP is to outline environmental safeguards and procedures to be implemented during the construction and operation stages of the activity. The EMP may also function as an operational control document to guide the implementation of all aspects of the proposal. The EMP shall be prepared in accordance with:
- a) the conditions of this approval;
 - b) all relevant legislation;
 - c) accepted environmental management best practice; and
 - d) shall address all commitments and undertakings made by the co-proponents for environmental management.
- 194) The EMP shall contain, but not be limited to, the matters specified in Schedule 9 and in conditions 197), 199) and 203). Other strategies, plans and programs required by the conditions of approval may be incorporated into the EMP.
- 195) The EMP shall be reviewed and revised in consultation with the NPWS as necessary to incorporate revisions to relevant site-wide strategies, plans and the results of the integrated monitoring program.

SOIL

- 196) Prior to any works commencing in areas of potential contamination the co-proponents must submit to the NPWS a preliminary investigation prepared in accordance with the "Managing Land Contamination: Planning Guidelines" (DUAP & EPA 1998). After considering the assessment the NPWS may require the co-proponents to undertake a detailed investigation in accordance with the Guidelines and/or undertake any necessary remediation work. Areas of potential contamination include those identified in Figure 13.1 of the EIS, the sites of former buildings P22 and H1, and any other areas identified by the co-proponents during the course of the activity.
- 197) As part of the EMP, the co-proponents shall prepare and implement an erosion and sedimentation control plan to be implemented for all works that involve ground surface disturbance. The plan will be prepared in accordance with the

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

guideline “Managing Urban Stormwater – Soils and Construction” (DoH 1998), but with adaptations as necessary and appropriate for the Quarantine Station site.

- 198) Regular inspections of temporary and permanent erosion and sedimentation control devices shall be undertaken during the undertaking of any works involving ground surface disturbance.

NOISE

- 199) As part of the EMP, the co-proponents shall prepare and implement a noise management plan for both the construction and operation phases of the activity. The plan should include, but not be limited to:
- a) standards to be met, consistent with relevant EPA guidelines;
 - b) noise mitigation measures, including educational signage for visitors entering and exiting the site;
 - c) regular monitoring of both construction and operational activities. This is to include:
 - noise generated from on-site activities, measured both within the site and off-site
 - road traffic noise during peak periods of vehicle movements to and from the site, especially in the vicinity of residential areas along Darley Road and Manly Hospital; and
 - d) adaptive management measures.
- 200) Noise levels are to be managed and monitored in accordance with the approved noise management plan. If relevant noise standards are exceeded the co-proponents shall take all reasonable steps to ensure that measures are put in place to meet the standards:
- a) for construction works, within 1 week of the exceedance being identified; and
 - b) for operational activities, within 6 months of the exceedance being identified.
- 201) Amplified music or noise on the site shall be managed on the following basis:
- a) no amplified music shall occur in outdoor areas on the site;
 - b) other amplified noise in outdoor areas shall be limited to that necessary for essential interpretive purposes, such as guided tours;
 - c) amplified indoor music or noise shall not exceed the LAeq noise level of 50 dB(A) as measured up to 20 metres away from the edge of the building in which the music or noise is being generated. This level may be amended via the noise management plan, or a variation to that plan, with the approval of the NPWS.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 202) Even if relevant industry and technical standards for noise management are met, the NPWS may direct the co-proponents to take appropriate measures to reduce or alter noise levels, or to implement measures earlier than the time-frames specified in condition 200), after considering monitoring information for the Long-nosed Bandicoot and Little Penguin populations. The co-proponents shall comply with any such directions.

WASTE

- 203) As part of the EMP, the co-proponents shall prepare and implement a waste management plan to address the handling, stockpiling and disposal of wastes and construction materials during all phases of the activity. The plan shall include, but not be limited to, the following:
- a) procedures to ensure that demolition and construction materials are stockpiled clear of environmentally sensitive areas;
 - b) waste avoidance and reduction measures, including strategies for recycling and re-use of waste materials;
 - c) procedures for the removal and disposal of waste at an appropriately licensed facility, including asbestos material;
 - d) on-site education and signage to promote and encourage “no feeding” rules for wildlife and appropriate waste disposal procedures; and
 - e) procedures for regular litter inspection and collection.
- 204) All handling, stockpiling and disposal of wastes and construction materials shall be undertaken in accordance with the waste management plan and all necessary licenses, permits or other approvals must be obtained by the co-proponents.

SITE MANAGEMENT

Emergency and evacuation plan

- 205) Prior to the commencement date the co-proponents shall submit an emergency and evacuation plan for the site to the NPWS for approval. The plan will be prepared in consultation with the NSW Ambulance Service, NSW Police and NSW Fire Brigade and shall address, but not be limited to:
- a) emergency and/or evacuation procedures for a range of incidents, including spillages, boat collisions, fire, bomb threats, power blackout, personal injury, disturbance to human burial sites, etc;
 - b) interim site fire safety measures to be provided until the upgrade of the fire hydrant system has been completed (condition 211);
 - c) safety and emergency signage;

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- d) an emergency alarm system;
- e) the location of evacuation points and an evacuation procedure;
- f) regular testing of the system;
- g) emergency equipment and appropriate storage locations;
- h) staff training; and
- i) emergency contact details for relevant staff.

Once approved, the co-proponents shall implement the plan.

- 206) All staff shall be made aware of the plan and its provisions and be trained in the operation of emergency equipment. Records of staff training will be kept by the co-proponents and included as part of the annual environmental report (see condition 221).
- 207) The plan is to be displayed at prominent locations within the site and is to clearly highlight the recommended actions and 24 hour telephone contacts for emergency situations.
- 208) The co-proponents shall undertake a review of the plan every five years after the commencement date for the duration of the activity or earlier if considered necessary by the NPWS. The review shall be prepared in consultation with the agencies specified in condition 205). On the basis of the review the co-proponents shall, as necessary, prepare a revised Emergency and Evacuation Plan to be submitted to the NPWS for approval.

Fire safety

- 209) The co-proponents shall prepare a fire safety schedule for each building on the site. The schedule shall be submitted to NPWS for approval prior to occupation or use of a building on the site for the activity. The schedule shall be prepared in accordance with the NPWS Construction Assessment & Approvals Procedure and the following specific requirements:
 - a) be prepared by a Fire Protection Consultant with at least 5 years experience;
 - b) identify fire safety services to be installed (including type of service, location and other specifications) to meet BCA standards (or an acceptable alternative);
 - c) identify interim fire safety measures that could be implemented to allow the use of buildings in the short term; and
 - d) provide a statement outlining the potential impact of the work on the heritage significance of the building, and proposed mitigative measures.
- 210) No building on the site shall be occupied or used after the commencement date until such time as fire safety measures have been implemented and an interim or final Fire Safety Certificate issued in accordance with the NPWS Construction Assessment and Approvals Procedure. This includes any

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

purposes that were being undertaken prior to the commencement date. In the event of any inconsistency this condition shall prevail over any other condition of approval.

- 211) The co-proponents shall also undertake the following fire safety measures:
- a) all buildings are to be brought up to BCA standards for fire safety (or an acceptable alternative). This shall occur in stages to match the staging plan for works, as amended by condition 31);
 - b) an upgrade of the fire hydrant system to meet NSW Fire Brigade standards shall be completed within 5 years of the commencement date. In the meantime, the co-proponents shall ensure that the fire measures detailed in the emergency and evacuation plan (condition 205) are in place and functioning;
 - c) an annual fire safety statement of the site buildings, prepared in accordance with the NPWS Construction Assessment & Approvals Procedure, shall be submitted for NPWS approval; and
 - d) the co-proponents shall comply with the terms of any fire safety order issued by or on behalf of the NPWS.

Bushfire management plan

- 212) The co-proponents are to liaise with the NPWS and any other relevant authorities to ensure that the provisions of any adopted bushfire management plans applicable to the site are implemented.

HOURS OF OPERATION

- 213) All construction activities, including entry and departure of heavy vehicles, shall be restricted to the following hours:
- a) **during daylight savings (ie. summer)** - 7am – 6pm Monday to Friday, 8am-1pm Saturday;
 - b) **at other times (ie. winter)** - 7am – 5pm Monday to Friday, 8am-1pm Saturday; and
 - c) **Sundays or public holidays** - no work is to be undertaken, except for emergency works or minor, low noise activities such as painting.
- 214) The hours of operation for specific uses shall be as follows:
- a) **restaurant in A6** – closed to the public by 11.00 pm;
 - b) **conferences and functions** – no organised visitor activity past 11.00 pm; and
 - c) **night tours** – the 1918 Night Experience sound and light show to conclude by 11.00 pm. The Late Ghost Tour to conclude by 12.00 midnight.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 215) Service providers and contractor vehicles may only access and exit the site between 7.00 am and 12.00 pm (mid-day). This does not apply to vehicles involved in the undertaking of construction or conservation works.

MONITORING AND AUDITING PROGRAM
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Monitoring

- 216) Within twelve months of the commencement date an integrated monitoring program for the activity shall be prepared by the co-proponents and submitted for approval of NPWS and PNSW. The program shall be prepared in consultation with the Heritage Council and other relevant authorities. Implementation of the program shall commence no later than three months from the date of approval of the program.

The primary aim of the program shall be to monitor over time the effects of the activity on the significance of the Quarantine Station site and immediately adjoining areas (such as Quarantine Beach and the Wharf), and to identify the need to develop and implement strategies to respond to any adverse impacts identified. An integrated monitoring program shall be implemented for the life of the activity and shall address:

- a) the feature or issue to be monitored;
 - b) how the monitoring will be undertaken (eg. methods) and who will undertake this work;
 - c) frequency of monitoring; and
 - d) a process for reviewing the results of monitoring and identifying measures to be implemented to respond to impacts, and/or to meet the requirements of the approval.
- 217) The program shall include, but is not limited to, the following matters:
- a) visitor access information – see conditions 135) and 156);
 - b) the interpretive program, and whether it is achieving its goals (to include consideration of quality of visitor experience, visitor understanding and presentation performance) (condition 100);
 - c) Aboriginal heritage – including the condition of physical sites (condition 70);
 - d) non-Aboriginal heritage – including the condition of buildings and structures, landscape features, moveable heritage and conservation works progress (conditions 78) and 85);
 - e) flora and fauna - including general monitoring during construction and operation phases, as well as specific strategies for monitoring threatened species, including the Little Penguin and the Long-nosed Bandicoot (conditions 167) and 177)-178);
 - f) seagrasses (condition 184);

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- g) soil and erosion (conditions 197)-198);
 - h) noise (condition 199);
 - i) stormwater management, including water quality (condition 104)
 - j) infrastructure – consumption and capacity (water, sewer, gas, etc – condition 105);
 - k) waste management (condition 203); and
 - l) staff and contractor training – including induction programs (conditions 64 and 65) and emergency training (condition 206)
- 218) On the basis of the outcomes of the integrated monitoring program, the co-proponents shall, subject to NPWS and any other approvals required as specified in the conditions of approval, use the adaptive management system to adjust the undertaking of the activity to conserve the significance of the site.
- 219) As part of the annual environmental report (condition 221) and comprehensive audit (condition 226), the co-proponents shall produce a monitoring report outlining results from the integrated monitoring program. The report shall:
- a) include an analysis of monitoring results and trends collected over time; and
 - b) identify measures taken or proposed to be undertaken to respond to any adverse or unexpected impacts identified.
- 220) The co-proponents shall undertake a regular review of the overall integrated monitoring program concurrent with or prior to the on-going comprehensive audits of the activity (condition 228). The review shall be undertaken in consultation with the relevant authorities. On the basis of the review the co-proponents shall, as necessary, prepare a revised program to be submitted to the NPWS and PNSW for approval.

Annual environmental report

- 221) An annual environmental report for the activity shall be prepared by the co-proponents and submitted to the NPWS, PNSW, NSW Heritage Council, Waterways Authority, NSW Fisheries and the Quarantine Station Community Committee for comment. In reviewing the annual environmental report these organisations are to specifically consider issues associated with visitor impacts arising from the activity.⁴⁰
- 222) In submitting the report in accordance with condition 221), the co-proponents shall identify a timeframe for the receipt of comments. As a minimum, the organisations listed in condition 221) shall have 4 weeks to provide comment, starting from the date on which they receive the report. An extension of the timeframe for comments may be agreed between the relevant organisation(s) and the co-proponents.

⁴⁰ incorporates a condition of concurrence, as granted under the Fisheries Management Act 1994.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- 223) The co-proponents shall submit the first environmental report approximately 12 months after the commencement date, although this may be adjusted if agreed by the NPWS to match the end of the calendar or financial years or to coincide with the staging plan (condition 31), and at annual intervals thereafter. No annual report is required in the year that a comprehensive audit is due (condition 228).
- 224) The annual environmental report shall:
- a) state how the co-proponents have complied with relevant approval conditions;
 - b) include the outcomes of the annual monitoring report (condition 219);
 - c) state any measures taken or proposed by the co-proponents to respond to issues arising from:
 - the integrated monitoring program
 - consultations with the community; and
 - d) state any recommendations from the co-proponents regarding the undertaking of the activity, if considered necessary.
- 225) The co-proponents shall take all reasonable steps to comply with any requirements of the NPWS, PNSW, NSW Heritage Council and Waterways Authority in regard to the outcomes of the annual environmental report. The co-proponents shall also consider the recommendations and comments of the Quarantine Station Community Committee and provide a response to the Committee. .

Audit

- 226) A comprehensive audit of the activity shall be prepared by a suitably qualified, experienced and independent person in accordance with the timeframes specified in condition 228), for the duration of the activity. The audit process shall be consistent with ISO 14010 – Guidelines and General Principles for Environmental Auditing and ISO 14011 – Procedures for Environmental Auditing, or updated versions of these.
- 227) The co-proponents shall meet the cost of the comprehensive audit. The appointment of the auditor shall be approved by the NPWS and PNSW.
- 228) Preparation of the first comprehensive audit report shall coincide with the conclusion of stage 2 of the staging plan (condition 31). Subsequent comprehensive audit reports shall then be undertaken every 5 years after the commencement date, although this may be adjusted if agreed by the NPWS to link with the timing of the annual environmental reports (condition 223).
- 229) The audit shall address, but not be limited to:
- a) the environmental performance of the activity and its effects on the environment;
 - b) compliance by the co-proponents with the approval conditions;

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- c) the adequacy of the integrated monitoring program and EMP;
- d) the adequacy of measures taken or proposed by the co-proponents to respond to issues arising from:
- e) the integrated monitoring program
- f) consultations with the community;
- g) consideration of the key impact predictions made in the EIS and PAS using information from the integrated monitoring program;
- h) the adequacy and functioning of the information management and GIS system (once in place – conditions 66)-69); and
- i) any other matters considered necessary by the NPWS, Heritage Council, Waterways Authority or PNSW.

The audit report may recommend measures or actions to improve the environmental performance of the activity and/or its environmental management and monitoring systems, if these are considered necessary.

- 230) A draft comprehensive audit report shall be submitted by the auditor to the co-proponents, NPWS, PNSW, NSW Heritage Council, Waterways Authority and the Quarantine Station Community Committee for comment.
- 231) In submitting the report in accordance with condition 230), the auditor shall identify a timeframe for the receipt of comments. As a minimum, the organisations listed in condition 230) shall have 6 weeks to provide comment, starting from the date on which they receive the report. An extension of the timeframe for comments may be agreed between the relevant organisation(s) and the auditor.
- 232) The auditor shall consider comments received from the organisations listed in condition 230) and prepare and submit a final audit report to the NPWS and PNSW. Based on the outcomes of the final audit report, and after considering any comments provided by the organisations listed in condition 230), the NPWS and/or PNSW may require the co-proponents to address certain matters identified in the audit. The co-proponents shall comply with any such requirements.
- 233) If, after considering the outcomes of the comprehensive audit, the NPWS, PNSW and/or the co-proponents consider that significant revisions to the undertaking of the activity or mitigative measures are required to protect the significance of the site, any such proposed revisions will be submitted to the Minister for Planning. Prior to the Minister for Planning agreeing to any significant revisions, the details of the proposal are to be made available for public comment. The co-proponents shall comply with any directions of the Minister.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

SCHEDULE 2

ELEMENTS OF ACTIVITY NOT APPROVED (CONDITION 17)

The following aspects of the activity are not approved as part of this application.

Wharf Precinct

Location	Element refused and additional comments
Concrete stormwater pipe at Quarantine Beach.	<ul style="list-style-type: none"> The proposed alterations are not approved as there is insufficient information in the current application to assess the potential environmental impacts.
Open area between A7, A8 and A11-12	<ul style="list-style-type: none"> Power poles - the removal of overhead power poles is not approved, except where they are to be replaced with new poles of a similar size and materials (DACMP CPP 16.8.2).
A12	<ul style="list-style-type: none"> The interior wall and ceilings of A12 are not to be re-painted, but may be sealed to prevent deterioration.
First cemetery	<ul style="list-style-type: none"> The placement of symbolic surface markers is not approved. Interpretation of the cemetery should not overtly herald its presence to people moving through the site (Landscape Data Sheet L01, L01a).

Administration Precinct

Location	Element refused and additional comments
Building S2	<ul style="list-style-type: none"> The extension to the timber verandah is not approved as this would adversely alter the external configuration of the building, which makes a strong aesthetic contribution to the centre and core areas of the site (DACMP Building Data Sheet S02). However, if the preparation of detailed design plans for the building indicates that alterations to the verandah are necessary to accommodate disabled access, then these may occur subject to approval of the design and construction plans. <p>Refer also Schedule 3.</p>
Building S4	<ul style="list-style-type: none"> Changes to the bathroom fitout are not approved as it is a rare surviving fitout of an early bathroom on the site. Any adaptation of the bathroom must

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Location	Element refused and additional comments
	<p>retain the fabric specified in DACMP Building Data Sheet S04.</p> <ul style="list-style-type: none"> • Reconstruction of the verandah based on research may occur.
Building S10	<ul style="list-style-type: none"> • Demolition of the verandah structure is not approved, however removal of the AC infills may occur, consistent with DACMP Building Data Sheet S10.
Building S12	<ul style="list-style-type: none"> • The conversion of the laundry to a bathroom is not approved as it is a largely intact and rare example on the site (DACMP Building Data Sheet S12).

First and Second Class Precincts

Location	Element refused and additional comments
Eastern perimeter of road through First and Second Class	<ul style="list-style-type: none"> • Power poles - the removal of overhead power poles is not approved, except where they are to be replaced with new poles of a similar size and materials (DACMP CPP 16.8.2).
Gravel path from P12 to top of the Funicular stairway	<ul style="list-style-type: none"> • The proposal gravel path (as shown in Figure 2.1 of the PAS) is not approved, as this is an area of potential foraging habitat for Long-nosed Bandicoots and in accordance with DACMP Policy GCP13.3.29.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

SCHEDULE 3

Aspects of the proposal approved subject to modification or detailed design (condition 18)

The following aspects of the proposal are approved, subject to achievement of the specific outcomes and objectives shown in the table and:

- compliance with the Quarantine Station Archaeological Management Plan (AMP);
- any necessary approvals being obtained from the NSW Heritage Council; and
- compliance with the NPWS Construction Assessment and Approvals Procedure.

Cross-precinct issues

Approved	Specific outcomes/objectives
Various buildings: methods for cooling and heating rooms	<ul style="list-style-type: none"> • Rooms to be used for accommodation, function and conference related purposes, as well as archival or records storage, may include appropriate contemporary technologies for cooling and heating. • Subject to meeting the specific requirements below, the introduction of mechanical air conditioning shall only be considered for approval in the following areas: <ul style="list-style-type: none"> • A2; • S2; • meeting rooms in P10, P11 and P12; and • in rooms to be used for archival or records storage. • Subject to meeting the specific requirements below, ceiling fans may be installed in other buildings, with preference to fans mounted over the ceiling light to minimise fabric impact.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Approved	Specific outcomes/objectives
	<ul style="list-style-type: none"> • Details of any proposed cooling and heating systems shall be included in the construction works application for the particular building. The application must demonstrate that the proposed system: <ul style="list-style-type: none"> • will have as little adverse impact on significant fabric as practicable; • will not have significant adverse visual impacts; and • is clearly capable of being removed, and fabric reinstated, at some future point consistent with the principle of reversibility.
Road repairs	<ul style="list-style-type: none"> • No timber kerbs are to be installed as this is contrary to the DACMP policy GCP 13.3.43, which states that new retaining walls (this includes kerbs) should be sympathetic to neighbouring examples in terms of scale, material and texture.
Lower Reservoir – water reservoirs/tanks	<ul style="list-style-type: none"> • Full details of the proposed design and layout of the water reservoirs and associated infrastructure are to be submitted to the NPWS. This shall include evidence of consultation with Sydney Water (condition 16).
Excavation and installation of second water network for fire purposes	<ul style="list-style-type: none"> • Relevant assessments are to be undertaken in accordance with the Archaeological Management Plan.
Symbolic fences	<ul style="list-style-type: none"> • Location and design options for the symbolic fences are to be addressed in the outdoor visitor infrastructure plan (condition 112). Documentary evidence of earlier fences and/or boundary markers must be considered.
Artificial foraging habitat for Long-nosed Bandicoots – below P1, A28-29, P3, P5, P7 and near CP5	<ul style="list-style-type: none"> • Habitat reconstruction and/or rehabilitation shall only occur in accordance with the revised habitat assessment (condition 165).

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Wharf Precinct

Approved	Specific outcomes/objectives
Removal or modification of the existing fence along the beachfront.	<p>Any modification or replacement of the existing fence shall occur in accordance with the following criteria:</p> <ul style="list-style-type: none"> • the design and materials will reflect the historic separation of uses and the need to provide adequate security (especially at night), but may allow for improved views and reduced visual impacts; • limited openings in the fence may be provided, but must be capable of being closed for security reasons. Suitable areas include near the wharf and behind building A7; • there shall be no openings at the northern end of the beach in the immediate vicinity of the outdoor eating area at A6, with the exception of openings to assist the movement of Little Penguins. Any existing openings in this area are to remain closed and are not to be available for general public access to the beach; • any openings shall be of the minimum width necessary, but may be capable of being expanded in the event of an emergency; • any openings are to include measures to protect the dunes and grassed areas and to prevent erosion; and • temporary signage is to be provided on the beach during the Little Penguin breeding season, as detailed in condition 175).
Waterfront forecourt	<ul style="list-style-type: none"> • Design of sculptures to be approved by NPWS.
A14-17 – Visitor Centre	<ul style="list-style-type: none"> • The theatrettes are to follow the general layout and direction shown in Drawing No. L-A14-17 of the PAS, but options shall be investigated to provide for a greater retention of luggage racks.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Approved	Specific outcomes/objectives
Open area between A7, A8 and A11-12	<ul style="list-style-type: none"> • A5 symbolic presentation - removal of the bitumen to uncover footings is to occur in accordance with the provisions of the AMP.
A6 – restaurant and outdoor seating	<p><u>Indoors</u></p> <ul style="list-style-type: none"> • The timber platform may be relocated to another area within A6 if necessary. • The construction works application shall specifically address the following matters: <ul style="list-style-type: none"> • provide details of access and serving arrangements for sit-down and take-away food provision; • details of the proposed mezzanine, which shall be generally in accordance with the preliminary details provided by the co-proponents on 14 October 2002, and designed to minimise the mezzanine floor area (eg. by efficient table layouts); • demonstrate that the proposal will have as little adverse impact on significant fabric as practicable; • demonstrate that the exhaust flue will have as little adverse visual impact on the external appearance of the building as practicable; and • demonstrate that the finishes, equipment and services required for the restaurant operation are clearly capable of being removed, and fabric reinstated, at some future point consistent with the principle of reversibility.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Approved	Specific outcomes/objectives
	<p><u>Outdoors</u></p> <ul style="list-style-type: none"> • The boundary of the outdoor eating area must correspond with the beachside building line of A6. • The existing coral trees in the vicinity of the outdoor eating area shall be regularly inspected and maintained in accordance with condition 160). • A shade structure/s over the outdoor eating area may be provided, but shall be limited to that part of the outdoor eating area that is obscured by Building A6 when viewed from the head of the wharf. Any such structure/s shall be plain coloured and shall not contain any form of advertising or written/graphic material. • Individual table umbrellas are permitted in the outdoor eating area where there is no shade structure, subject to the same line of sight conditions referred to above. • Details of the proposed grease trap and waste management area between A6 and A7 are to be provided, including access provisions for the removal of waste. The extent of the external fenced area shall be limited to the minimum practicable.
A6 – sewer outlet	<ul style="list-style-type: none"> • The final route is to be determined following completion of assessments in accordance with the AMP and following approval of the Infrastructure Control Plan (condition 105).

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Approved	Specific outcomes/objectives
<p>Construction of stairway over the former funicular railway</p>	<ul style="list-style-type: none"> • The final location of the route is to be determined following the outcomes of an archaeological assessment in accordance with the AMP. • The stairway width shall be kept to the minimum necessary to comply with BCA requirements. • No viewing or landing platforms shall be constructed, except where these may be necessary to achieve compliance with the BCA. • Preference shall be given to a metal construction, rather than timber, with the physical footprint of the structure kept to the minimum necessary to comply with the BCA. • The structure shall be of a colour that allows it to blend with the surrounding landscape. • The entire route of the former Funicular shall be identified and interpreted. • Lopping, trimming or removal of vegetation adjoining the stairway shall not occur, except where this is necessary as part of the stairway construction process or for on-going public safety. Vegetation shall not be removed for the sole purpose of improving views from the stairway.
<p>Bitumen pathway to hospital</p>	<ul style="list-style-type: none"> • Options for managing public access to the inscriptions, including re-alignment of the walkway, are to be considered in development of the Inscriptions Management Plan (condition 95).

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Third Class Precinct

Approved	Specific outcomes/objectives
Second Cemetery	<ul style="list-style-type: none"> • Options for re-instatement of headstones are to be addressed in the Heritage Landscape Management Plan (condition 91). Any proposal to re-instate headstones must be based on archival evidence regarding the original location of headstones. Where this is not available, the manner of reinstatement must clearly demonstrate this lost knowledge. • Any evidence of graves, including clay banking from 1881, shall be retained as per DACMP Landscape Data Sheet L01 and L01a.
Building S9	<ul style="list-style-type: none"> • Research into the construction history of the building is required prior to undertaking any works on this building. The results of this research should form the basis for developing an approach to the on-going use and maintenance of this building.
Building P14-16	<ul style="list-style-type: none"> • Detailed design work is to be submitted for proposed alterations to the shower and toilet blocks to address the requirements of the DACMP and relevant public health and educational facility requirements. • If the public health and educational facility requirements cannot be met without significant departure from the provisions of the DACMP, then the alterations shall not proceed and alternative bathroom and shower arrangements must be made. • Alternate options to carpeting within this building (eg. rugs) consistent with DACMP requirements for floors must be submitted.
Building P28-29	<ul style="list-style-type: none"> • Retention of as much significant fabric as possible in accordance with DACMP Building Date Sheet P28-29.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Hospital & Isolation Precinct

Approved	Specific outcomes/objectives
H6	<ul style="list-style-type: none"> • Details of the approach to rectifying any problems associated with rising damp are to be submitted.
H7-11 – accommodation	<ul style="list-style-type: none"> • Details of options for the retention of the 1914-1916 fabric and at least some of the 1958 fabric, in accordance with DACMP requirements, are to be submitted.
H15	<ul style="list-style-type: none"> • The addition of a free standing timber platform above the ground alongside H15 is approved, subject to the submission of design details that demonstrate this would not significantly alter the form of the building, its appearance, starkness in the landscape or its basic amenity (DACMP Building Date Sheet H15). • The timber platform shall be designed and constructed to be reversible and should be constructed close to the ground to minimise the need for a balustrade.

Administration Precinct

Approved	Specific outcomes/objectives
S2	<p>Adaptation must retain as much significant fabric as possible as specified in DACMP Building Data Sheet S02. Particular attention shall be given to:</p> <ul style="list-style-type: none"> • retention of as much of the partition layout as practicable; • assess options for providing efficient guest access to the building, including swapping the location of the reception and guest lounge rooms as shown in Drawing No. L-S2 of the draft Site Master Plan (EIS Vol. 3); • assess options for disabled access to the building; and • removal of the lattice screen to the eastern verandah. <p>Refer also Schedule 2.</p>

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Approved	Specific outcomes/objectives
S4	<ul style="list-style-type: none"> Reconstruction of the verandah shall occur following completion of research regarding an appropriate design.
A28-29 – visitor shelter	<ul style="list-style-type: none"> Details of the proposed mural are to be submitted to the NPWS for approval. Provision for the retention of as much original fabric as possible shall be made in finalising detailed design plans for this building in accordance with DACMP requirements. A sub-floor archaeological assessment is to be completed.
A20	<ul style="list-style-type: none"> Details of the proposed sampling approach to conservation of fabric, as per DACMP Building Data Sheet A20, are to be submitted.
A26 – visitor shelter	<ul style="list-style-type: none"> Details of the proposed mural are to be submitted to the NPWS.
A2	<ul style="list-style-type: none"> Final design and material details for the entry area being submitted in accordance with the approved Heritage Landscape Master Plan (condition 91). Adaptation must retain as much fabric as possible as specified in DACMP Building Data Sheet A02.

First and Second Class Precincts

Approved	Specific outcomes/objectives
Eastern perimeter of road through First and Second Class	<ul style="list-style-type: none"> Service trench - assessments must be completed in accordance with the AMP.
P1, P2	<ul style="list-style-type: none"> Complete removal of all wall hot water tanks is not appropriate. Details of a sampling strategy must be submitted.
P1, P2 and P9	<ul style="list-style-type: none"> Corridors in these buildings shall be retained as a functioning part of the building. That is, they will be available for use by guests. Internal doors from rooms into these corridors must not be permanently sealed.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Approved	Specific outcomes/objectives
Re-instatement of badminton base, croquet lawn and tennis court	<ul style="list-style-type: none">Options for re-instatement are to be addressed in the Heritage Landscape Management Plan (condition 91).
Building P11, P12	<ul style="list-style-type: none">Consistent with DACMP Building Data Sheets P11 and P12 the reconstruction of former stairs on the western elevation of buildings and the uncovering of fireplaces must be addressed in the construction works application for these buildings.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

SCHEDULE 4

Works associated with the wharf (condition 42)

1. The following information shall be provided with the application:
 - a) four copies of detailed dimensioned working drawings, all signed by the co-proponents (or their delegate), complying with the "Guidelines for Waterside Structures" fully and clearly describing all the proposed works and their components;
 - b) a condition survey report that includes
 - appropriate photographs
 - a detailed engineering commentary on the structure integrity of appropriate elements of the existing wharf
 - appropriate sketches or drawings;
 - c) a diver's inspection and pile inspection report;
 - d) calculations to verify that the existing wharf is structurally sufficient to carry the proposed loads;
 - e) correspondence from the operator that the wharf will be satisfactory for its intended use; and
 - f) details of appropriate lighting to the wharf deck.
2. The following specifications shall be complied with:
 - a) any parts of the existing wharf that require removal must be completely removed from Waterways Authority land. All piles and piers involved are to be completely withdrawn from the bed of the Spring Cove and not cut off. In accordance with condition 41), where such works require excavation or disturbance of the seabed a separate application and approval under Part 5 of the *Environmental Planning and Assessment Act 1979* will be required; and
 - b) all work is to be done in such a way that no construction or demolition debris etc falls, flows or is carried to the bed or waters of the Spring Cove and any such material entering the Cove is to be removed immediately;
3. Prior to commencement of use of the wharf, the following works must be undertaken to the satisfaction of the Waterways Authority:
 - a) installation of lifebuoys and ladders on the wharf;
 - b) the top ½ metre of the mooring/fender piles shall be painted and kept painted white: all other elements of the facility shall be left unpainted or, if painting is required, be painted in a mid grey colour with matt finish; and

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- c) installation of signage indicating that the wharf is for use by the public ferry service only and is not available for private access or mooring.

SCHEDULE 5⁴¹

Long-nosed Bandicoots – monitoring requirements (condition 167)

The co-proponents shall undertake the following monitoring program.

1. The co-proponents will negotiate with the NPWS an annual contribution to assist the on-going implementation of any monitoring programs established as part of the Long-nosed Bandicoot Recovery Plan (once adopted). The contribution will be adjusted annually to reflect changes in the CPI.
2. The following specific elements shall also be monitored by the co-proponents:

Element	Timing	Methods
Bandicoot activity and use of foraging habitat ⁴²	To commence within one month of the commencement date	Monitoring will be undertaken using spotlight transects and surveys of Long-nosed Bandicoot diggings on a three monthly basis and will compare areas generally unaffected by the proposal (control areas) with areas potentially affected by the proposal (either by construction activities or visitors).
Any enhanced, reconstructed or rehabilitated habitat established in accordance with condition 165)	To commence within one month of the works being completed	see above, but also to include identification of what use bandicoots are making of the enhanced habitat areas, i.e foraging, shelter, nesting.
Deaths of Long-nosed bandicoots attributable to vehicles. Road-deaths are taken to include any bandicoot remains identified on or next to roads.	To begin within one month of the commencement date and to occur for the duration of the approval.	<ul style="list-style-type: none"> • road-death monitoring shall be conducted by an appropriately trained and licensed person on a daily basis, within two hours of sunrise and is to be undertaken by driving set routes at slow speeds.

⁴¹ incorporates conditions of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

⁴² initially targeting areas shown in Illustration 15 of Volume 1 of the DACMP, but later to target potential areas identified in the revised habitat assessment – see condition 165)

⁴³ Scott, Hume and Dickman (1999)

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Element	Timing	Methods
43		
		<ul style="list-style-type: none"> • monitored roads are to include all public roads within Sydney Harbour National Park i.e. Blue Fish Road, Collins Beach Road, North Head Scenic Drive from the Parkhill Archway to the North Head look out, and the internal roads with the Quarantine Station. • road deaths are to be recorded on a publicly accessible mortality register, noting basic morphological details (age, sex and condition), the date, the name of the recorder, microchip number of the animal (if present) and the location plotted using a GIS-based map (see also conditions 169A and 66). For the purposes of road mortality monitoring an adult Long-nosed Bandicoot is defined as: female – 450 grams or heavier; male –heavier than 650 grams⁴⁴. • opportunities are to exist for the public to provide notification of road-deaths that can be verified by a dead specimen or adequate photographic evidence. • where the cause of death or the age of the individual cannot be determined at the time of notification, the remains are to be collected and stored and a necroscopy undertaken as soon as possible. Costs of the verification process shall be met by the co-proponents.

⁴⁴ Banks and Hayward (2002)

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

SCHEDULE 6⁴⁵

Long-nosed Bandicoots: adaptive management – road mortalities (condition 169)

- **Boundary of road mortality monitoring**

For the purposes of applying the following trigger mechanisms, Long-nosed Bandicoot road mortalities are those adult mortalities recorded in accordance with the methods specified in Schedule 5 but only for North Head Scenic Drive between the Parkhill Archway to the Quarantine Station entrance and the internal roads of the Quarantine Station.

- **Trigger 1**

If the level of private vehicle traffic generated by the proposal increases 10% above the projected levels⁴⁶ measures shall be introduced to reduce traffic volumes to below these levels and as close as possible to the original projections. Trigger 1 will apply regardless of whether the following triggers have been reached and vica versa (eg. Trigger 2 could occur first, with Trigger 1 occurring at a later stage).

- **Trigger 2**

If in any six-month period⁴⁷ there are 2 recorded adult road mortalities above the background level then the co-proponents must implement the following measures, unless otherwise agreed by the NPWS:

- a) seek approval from the relevant authorities (including Council if necessary) to install additional traffic calming devices and signage at appropriate locations within or outside of the site as informed by the mortality register (Schedule 5) and GIS (Condition 66);
- b) investigate the feasibility of providing road-side fencing to create defined road-crossing points for Long-nosed Bandicoots, particularly using the existing traffic calming devices; and
- c) reduce the frequency and alter the timing of functions, conferences and activities (eg. scheduling finishing times of activities to minimise traffic leaving or arriving at the site after sunset).

With the exception of any additional traffic calming devices, fencing and signage, the measures may be reversed with approval from the NPWS if adult road deaths return to less than 2 above the background level for six consecutive months.

⁴⁵ incorporates conditions of concurrence, as granted by the Minister for the Environment under the EP&A Act 1979

⁴⁶ including the total number of private vehicles visiting the site and vehicle levels at key periods shown in Table 20.5 of the EIS

⁴⁷ calculated monthly on a rolling basis, ie. Jan to June, February to July, March to August, etc.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- **Trigger 3**

If the measures in Trigger 2 above have been applied and adult road mortalities continue to exceed 2 deaths above the background level for a further six months then the co-proponents shall also implement the following measures, unless otherwise agreed by the NPWS:

- a) implement a sunset-to-sunrise curfew for overnight guest and day visitor private vehicles arriving at or leaving the site (including CP1 if at least half the mortalities have occurred outside of the site). During the curfew:
 - buses and coaches may continue to access the site in accordance with conditions 150) and 151);
 - the shuttle bus may continue to run from CPI to areas within the site; and
 - staff may continue to access and park in CP5 at all times;
- b) provide a night shuttle bus service between Manly and the site (or some other means of public transport); and
- c) implement measures identified in the assessment of habitat reconstruction and rehabilitation options (condition 165) that have not already been undertaken.

The curfew must be implemented within 2 weeks of the six month mortality information becoming available. The curfew may be lifted and the shuttle bus service concluded with approval from the NPWS once adult road mortalities return to less than 2 above the background level for six consecutive months.

- **Trigger 4**

If the measures in Trigger 3 above have been applied and adult road mortalities continue to exceed 2 deaths above the background level for a further six months then the co-proponents shall also implement the following measures, unless otherwise agreed by the NPWS:

- a) implement a total day and night ban on all guest and visitor private vehicles entering the site (including CP1 if at least half the mortalities have occurred outside the site). During the ban:
 - buses and coaches may continue to access the site in accordance with conditions 150) and 151);
 - the shuttle bus may continue to run from CPI to areas within the site; and
 - if at least half the mortalities have occurred inside the site, staff may only park in CP1 (with no restrictions on timing) otherwise staff may continue to access and park in CP5 at all times; and
- b) provide a day and night shuttle bus service between Manly and the site (or some other means of public transport).

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

The ban must be implemented within 4 weeks of the six month mortality information becoming available. The ban and associated restrictions may be lifted with approval from the NPWS once adult road mortalities return to less than 2 above the background level for 12 consecutive months.

- **Trigger 5 – potentially catastrophic events**

If there are 10 adult road mortalities or more in any one month period or 15 or more in any consecutive three-month period, then all the measures identified in Triggers 2, 3 and 4 shall be implemented, unless otherwise agreed by the NPWS. Where these are inconsistent, the more restrictive of the measures is to apply).

The measures must be implemented within 2 weeks of the mortality information becoming available. The measures may only be reversed with approval from the NPWS if adult road mortalities are less than the background level for 12 consecutive months.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

SCHEDULE 7

Long-nosed Bandicoots - calculating the background adult road mortality level (condition 170)
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- The following process shall be followed to enable the existing non-comprehensive monitoring information to be phased out and replaced by the new monitoring information. However, if the provisions of conditions 172) and 173) are enacted then they shall prevail over the following process.

Process

- The revised background adult road mortality level is to be established by calculating a weighted average of the pre-commencement adult road mortalities (ie. the existing 10 per six months) with post-commencement recorded adult road mortalities, on the following basis:
 - for the second year after the commencement date, the background level = 75% of 10 deaths plus 25% of the average six-monthly post-approval deaths (ie. adult road mortalities recorded during the first year after the commencement date);
 - for the third year after the commencement date, the background level = 50% of 10 deaths plus 50% of the average six monthly post-approval deaths (ie. adult road mortalities recorded in the two years after the commencement date);
 - for the fourth year after the commencement date, the background level = 25% of 10 deaths plus 75% of the average six monthly post-approval deaths (ie. adult road mortalities recorded in the three years after the commencement date); and
 - for the fifth year after the commencement date the background level = the average six monthly post-approval deaths as recorded during the four years since the commencement date. This background level will be applied for the remainder of the life of the activity.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

SCHEDULE 8

Little Penguins: adaptive management (condition 179)

• **Trigger 1**

- If monitoring indicates that the number of active Little Penguin breeding burrows between Cannae Point and the southern end of Store Beach has significantly decreased⁴⁸ over two successive breeding seasons⁴⁹ (July to February inclusive), and the NPWS is satisfied that such decreases are either fully or partially related to the activity, the NPWS may direct the co-proponents to implement appropriate measures. The measures may include, but not be limited to:
 - a) a reduction in the number of lights and their intensity in the Wharf Precinct, particularly in the vicinity of the restaurant in A6;
 - b) the provision of acoustic barriers in the vicinity of the restaurant at night, especially the outdoor eating area;
 - c) cessation of outdoor dining in the vicinity of the restaurant in A6 at night during the breeding season (or all year round);
 - d) restrictions on ferry movements, such as a set period either side of sunset or no movements between sunset and sunrise; and
 - e) the provision of alternative public transport to the site during times when ferry movements are restricted.

If further on-going monitoring indicates that the number of active Little Penguin breeding burrows in this area continues to decrease over subsequent breeding seasons, the NPWS may direct the co-proponents to implement further measures.

- The co-proponents shall comply with any directions issued by the NPWS in accordance with clause 1. Any measures required to be implemented may be reversed or altered with the approval of the NPWS if monitoring indicates that the number of active Little Penguin breeding burrows for the population has increased over two successive breeding seasons.
- If Little Penguin deaths occur in the vicinity of the site as a result of matters reasonably beyond the control of the co-proponents (such as predator attacks, oil spills, etc), the number of active breeding burrows considered for the purposes of clause 1 may be adjusted in consultation with the NPWS to account for such impacts (eg. to account for the likely impact of predator related deaths on lowering the number of active burrows).

• **Trigger 2 – potentially catastrophic events**

⁴⁸ statistically significant is defined as the 5% probability level

⁴⁹ assessed on an annual basis for the preceding two breeding seasons as part of the annual environmental audit - see condition 221)

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- If information becomes available that indicates a significant reduction⁵⁰ in the size of the Little Penguin population or a significant change to the behaviour of the population within a period of less than two successive breeding seasons, and the NPWS is satisfied that the activity is likely to have contributed to that decline or change, the NPWS may direct the co-proponents to implement appropriate measures. These may include, but are not limited to, the measures specified in Trigger 1.
- The co-proponents shall comply with any directions issued by the NPWS under clause 1. Any measures required to be implemented may be reversed or altered with the approval of the NPWS.

⁵⁰ statistically significant is defined as the 5% probability level

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

SCHEDULE 9

Environmental Management Plan (condition 191)
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The EMP shall include the following matters:

- a) a clear statement of the objectives of the EMP;
- b) a brief description of the management and the planning framework;
- c) identification of the statutory and other obligations which the co-proponents must comply with during the undertaking of the activity;
- d) definition of the roles and responsibilities regarding implementation of the EMP and its various components;
- e) contact protocols outlining procedures and any notifications to be given before works commence, together with contact details for the relevant project manager;
- f) induction and training arrangements for contractors and staff;
- g) community liaison arrangements;
- h) mapping of key environmental features and proposed environmental safeguards, to include:
 - topographic features
 - vegetation cover and threatened species locations / habitat
 - special items or areas of environmental or heritage sensitivity
 - suitable locations for construction infrastructure (eg. machinery and material storage), access ways for vehicles and proposed active work sites
 - location of sedimentation and erosion controls.

The mapped information should be capable of being incorporated into the GIS system for the site once this is approved and functioning (condition 66).

- a) specific objectives and strategies for the main environmental management elements. This should, at a minimum, identify what the issue is, compliance and best practice requirements, the action required, who will undertake the action and when. The main elements must include, but are not limited to:
 - historic heritage
 - Aboriginal heritage
 - visitor management, access and traffic
 - flora and fauna

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- water quality and hydrological regimes
- noise and air quality management
- geotechnical issues
- erosion and sedimentation
- contamination
- waste management
- landscaping and rehabilitation
- weed and predator controls
- fire management
- visual issues
- hazards and risks, including measures to ensure public safety during the undertaking of construction and renovation activities (such as temporary fencing)
- energy and resource use and recycling.
- monitoring, inspection and reporting arrangements, including performance criteria, protocols (eg: frequency and location) and procedures to follow.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

DEFINITIONS

Adaptation means modifying a place or item to suit compatible uses

Annual fire safety statement means a statement prepared in accordance with the requirements of the NPWS Construction Assessment and Approvals Procedure.

Application for construction works means a document prepared in accordance with the requirements of the NPWS Construction Assessment and Approvals Procedure and the conditions of this approval.

Building Code of Australia means that Code that is in force on the date an application for construction works is made.

Bush regeneration program is a program for bush regeneration works, prepared by a suitably qualified person with skills and experience in bush regeneration that addresses, at a minimum, the following:

- key elements of the site, including vegetation types, flora/fauna, threatened species and habitat features, landuse history, fire history, etc;
- key management issues, based on a site assessment. This should include, but not be limited to, an assessment of site disturbance, resilience, site condition and weed mapping (species, density, location);
- management objectives;
- management strategies, including a description of methods;
- a prioritised schedule of works;
- performance measures; and
- a monitoring program.

Compliance Certificate means a certificate issued in accordance with the requirements of the NPWS Construction Assessment and Approvals Procedure.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and may commonly be a combination of more than one of these.

Co-proponents means the NSW Minister for the Environment and Mawland Hotel Management Pty Ltd, or any other future lessee approved by the Minister for the Environment.

Fire Protection Consultant means an accredited specialist in fire safety with adequate experience and professional indemnity insurance.

Fire safety certificate means a certificate prepared in accordance with the requirements of the NPWS Construction Assessment and Approvals Procedure.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Fire Safety Order means an order directing the co-proponents to:

- a) carry out works to a standard to rectify any deficiencies with respect to fire safety; and
- b) prepare plans and specifications of the work considered necessary to comply with the Fire Safety Order and to submit these for approval prior to the carrying out of that work.

Heritage Council means the NSW Heritage Council established under the *Heritage Act 1977*, or a delegated authority or person.

Maintenance means the continuous protective care of the fabric, contents and setting of a place and is to be distinguished from repair.

Minor maintenance repairs means, for the purposes of this activity, repairs to or involving the replacement of missing or deteriorated fabric to match the existing fabric in all respects.

Minor maintenance works means minor works that provide for the continuous protective care of building, structure or landscape element without causing any damage or change to the existing fabric. For the purposes of this activity, it covers the following works:

- cleaning generally, as well as cleaning out gutters, drainage systems and other water storage and drainage areas;
- re-securing loose elements of roofs, doors, windows, timber work and decorative features in an original manner;
- re-securing fences;
- minor servicing of equipment, such as components with moveable parts requiring lubrication;
- re-wiring of existing electrical services, basic plumbing repairs (eg. replacement of washers / valves);
- landscape maintenance such as weeding, lawn-mowing and watering necessary for the continued growth of existing plants. It does not include alterations to layout, structures, plant species or other significant features; and
- emergency tree safety surgery by a qualified horticulturist or tree surgeon.

Minister for Planning means the Minister administering the *Environmental Planning and Assessment Act 1979* (as amended).

Moveable heritage are those items defined as moveable heritage in the North Head Quarantine Station Archaeological Management Plan. That is:

- original furnishings in storage, on display or still in use;
- laundry and kitchen equipment;

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

- boiler and steam engine equipment and accessories;
- medical equipment in the mortuary;
- relocated cemetery headstones;
- the sample collections of historic equipment retained in storage or on display;
- collections of archaeological material and building fabric samples retained for reference (this includes samples collected prior to the activity approval and items removed for sampling purposes and/or during adaptation works as part of the approved activity);
- signage and building fabric stocks, such as quantities of asbestos cement guttering and piping; and
- written records of the NPWS period from 1984, which are held in the resources centre.

NSW Fisheries means the Director of NSW Fisheries, or a delegated officer, unless otherwise specified.

NPWS means the Director-General of National Parks and Wildlife, or a delegated officer, unless otherwise specified.

Operating Certificate means a certificate that certifies that:

- a) all industry codes, standards and guidelines relevant to the operation will be met (eg. food handling, liquor services, spa and health facility, educational facility, occupational health and safety requirements, etc);
- b) all other approvals and licences from relevant authorities required under any other legislation have been granted; and
- c) a schedule for regular review and performance monitoring has been prepared.

PNSW means the Director-General of the Department of Planning, or a delegated officer, unless otherwise specified.

Polluting is defined in accordance with the *Protection of the Environment Operations Act 1997*.

Preservation means maintaining the fabric of a place or item in its existing state and retarding deterioration.

Reconstruction means returning a place or item as nearly as possible to a known earlier state by removing accretions or by assembling existing components without the introduction of new material.

Repair involves restoration or reconstruction.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977

Resource Collection includes, but is not limited to, the following items: files; reports; film (photographs, slides, video footage, etc); maps; and audio tapes.

Site means the area within the proposed lease boundary as shown in Figure 2.1 of the PAS.

Site plans or site-wide plans include:

- Aboriginal Heritage Management Plan (condition 70);
- Moveable Heritage and Resources Plan (condition 85);
- Heritage Landscape Master Plan (condition 91);
- Inscriptions Management Plan (condition 95);
- Internal Fitout Plan (condition 99);
- Interpretation Plan (condition 100);
- Infrastructure Control Plan (condition 105);
- AC sampling strategy (condition 111);
- Outdoor Visitor Infrastructure Plan (condition 112);
- Security Plan (condition 116);
- Access Strategy (condition 118);
- Predator and Pest Control Plan(condition 188);
- Environment Management Plan (condition 191); and
- Emergency and Evacuation Plan (condition 205).

Suitably qualified person is a person who holds qualifications relevant to the matter at hand and:

- a) has sufficient experience and expertise in the area relevant to the subject matter; and
- b) if there is a professional association or body in the area relevant to the subject matter, is a member of that association or body; and
- c) otherwise satisfies any specific requirements prescribed by the NPWS in respect to the subject matter.

Sunrise and **Sunset** mean the times published in a newspaper circulating in the Sydney metropolitan area.

Attachment 1 : Conditions attached to approval for the conservation and adaptive reuse of North Head Quarantine Station issued pursuant to section 63 of the Heritage Act 1977