

Q Station

Environmental Assessment in support of a s75w Modification Application



Volume 3: Section 6 Appendix 6.9

Report prepared for
Mawland Quarantine Station Pty Ltd



August 2015

Volume 3 Section 6: Appendix 6.9

6.9 Additional CoPA matters

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6.9.1 *Reviewing other Conditions of Planning Approval (CoPA)*

The original approval for the Q Station was made at a time before approvals contained a Statement of Commitments (SoC), and consequently none are associated with this application. Nevertheless, the approval of the Conservation and Adaptive Re-use of the North Head Quarantine Station did include a large number of Conditions of Planning Approval (CoPA). Collectively, these served as the SoC at that time.

In reviewing the CoPA for the Conservation and Adaptive Re-use of the Quarantine Station, and considering the modifications to the conditions outlined above, the remaining CoPA have been placed within to one of three categories. These are:

- Conditions requiring **Administrative amendment**

Within this category, a number of changes are proposed that reflect changed administrative arrangements within the NSW Government since the original CoPA were issued. The changes have no substantive impact on the operation of the Quarantine Station, but would bring these conditions up to date with respect the governmental arrangements within NSW,

- Conditions requiring **No change - satisfied**

It is proposed that each of the conditions within this section be recognised as having been satisfied to date. None are proposed for removal. A number of the conditions require on-going implementation in some form (eg continuing requirements for implementation of site wide plans). Notwithstanding this, Mawland and the NSW National Parks and Wildlife Service (NPWS) propose that the DPE confirm that these conditions have been satisfactorily implemented to date.

- Conditions requiring **No change.**

This section lists conditions that would remain unaltered, and which would continue to operate at the Quarantine Station under any updated approval.

The following section provides in tabulated form, a summary as to which of these categories each condition of planning approval falls. Following this, each of the categories of conditions are addressed.

6.9.2 Summary of Proposed Modifications to Conditions of Planning Approval

Condition of Planning Approval	Change	Minor Change	No change - Satisfied	No Change
GENERAL				
Documents to be complied with				
1)	✓			
a)	✓			
b)	✓			
c)	✓			
d)	✓			
2)				✓
Compliance with conditions				
3)		✓		
Dispute resolution				
4)		✓		
Public information				
5)				✓
Contact				
6)			✓	
7)			✓	
Complaints register				
8)		✓		
COMMENCEMENT				
Commencement of activity				
9. a - e)			✓	
10. a - c)			✓	
11)			✓	
12)			✓	
DURATION OF PLANNING APPROVAL				
13)				✓
14)				✓
15)				✓
SCOPE OF APPROVAL				
Other infrastructure approvals				
16)				✓
Aspects of the activity not approved				
17)				✓
Aspects of the activity approved subject to modification or detailed design				
18)	✓			
Adaptation of accommodation facilities				
19)			✓	

Condition of Planning Approval	Change	Minor Change	No change - Satisfied	No Change
20)	✓			
21)	✓			
Reconstructions				
<u>Buildings P21 & P23</u>				
22. a - d)			✓	
<u>Buildings H1 and P22</u>				
23. a - c)			✓	
Restrictions on use				
24)				✓
25)				✓
26)				✓
27)				✓
INTEGRATED PLANNING				
28)		✓		
29)		✓		
30)		✓		
STAGING, CERTIFICATION AND UNDERTAKING OF WORKS				
Staging of works				
31)			✓	
a)			✓	
b)			✓	
c)			✓	
d)			✓	
e)			✓	
f)			✓	
32)			✓	
33)			✓	
34. a-b)			✓	
General works				
35. a - c)		✓		
36)		✓		
37. a - f)		✓		
37. g - i)				✓
38. a - e)				✓
39)		✓		
NSW Heritage Council approvals				
40)		✓		
Wharf				
41. a - b)				✓
42)		✓		
Access to Store Beach				

Condition of Planning Approval	Change	Minor Change	No change - Satisfied	No Change
43)				✓
Operating Certificate				
44. a - e)			✓	
Archival Recording				
45. a - b)				✓
46. a - b)				✓
47)				✓
48)				✓
49)				✓
Emergency Works				
50)		✓		
51)		✓		
ENVIRONMENTAL MANAGER				
52. a - c)			✓	
53. a - h)		✓		
HERITAGE ADVISOR				
54)			✓	
a)			✓	
b)			✓	
c)			✓	
55. a - c)				✓
55. d)				✓
55. e)				✓
COMMUNITY CONSULTATION				
Quarantine Station Community Committee				
56)			✓	
57)			✓	
58. a -b)			✓	
59)				✓
60. a - g)				✓
CONTRACTORS				
Environmental Management System				
61)				✓
Appropriately skilled contractors and consultants				
62. a - b)				✓
63)			✓	
64)		✓		
Training for contractors and staff working on heritage site				
65) a)				✓
b)				✓

Condition of Planning Approval	Change	Minor Change	No change - Satisfied	No Change
INFORMATION MANAGEMENT AND DOCUMENTATION				
Information Management System				
66)				✓
67)				✓
68. a - f)				✓
68. g)				✓
69)	✓			
ABORIGINAL HERITAGE				
70)			✓	
71. a - i)			✓	
72)	✓			
73)				✓
74. a - e)		✓		
75)		✓		
76. a - c)			✓	
HISTORIC HERITAGE				
Conservation Works Program				
77. a - i)				✓
78. a - b)			✓	
79. a - e)			✓	
80)			✓	
81)				✓
82. a - c)				✓
83)				✓
84)				✓
Moveable Heritage and the Resource Collection				
85)			✓	
86. a - e)			✓	
87)				✓
88)				✓
89)	✓			
Heritage Landscape Master Plan				
90)				✓
91)			✓	
92. a - e)			✓	
92. f - i)			✓	
93. a - b)				✓
94)	✓			
Inscriptions / Engravings				

Condition of Planning Approval	Change	Minor Change	No change - Satisfied	No Change
95)			✓	
95. a - e)			✓	
96)	✓			
97)				✓
98)				✓
Internal fitout				
99. a - b)			✓	
Archaeology				
99A)[13]				
a)				✓
b)				✓
c)				✓
d)				✓
e)				✓
f)				✓
g)				✓
h)				✓
i)				✓
j)				✓
k)				✓
l)				✓
m)				✓
n)				✓
o)				✓
p)				✓
q)				✓
INTERPRETATION				
Interpretation plan				
100. a - e)		✓		
101. a - f)				✓
102)				✓
103. a - d)	✓			
INFRASTRUCTURE				
Further approvals				
104)				✓
Infrastructure Control Plan				
105)			✓	
106. a - i)				✓
107)				✓
108)			✓	

Condition of Planning Approval	Change	Minor Change	No change - Satisfied	No Change
109)	✓			
Work sites				
110)				✓
Asbestos and rainwater system				
111)			✓	
Outdoor visitor infrastructure				
112. a - e)			✓	
113)			✓	
114)				✓
115)				✓
SECURITY				
Security system				
116. a - f)			✓	
117)	✓			
TRANSPORT & ACCESS				
Access Strategy				
118)			✓	
a)			✓	
b)			✓	
c)			✓	
d)			✓	
e)			✓	
f)			✓	
g)			✓	
h)			✓	
i)			✓	
119)	✓			
Site visitor capacity				
120. a - b)	✓			
121)	✓			
Pricing				
122)		✓		
123)				✓
Access to the Second Cemetery				
124)			✓	
Special events, functions and free open days				
125)				✓
126)	✓			
127)		✓		
a - c)		✓		
128)				✓

Condition of Planning Approval	Change	Minor Change	No change - Satisfied	No Change
a)				✓
b)				✓
Night tours				
129)				✓
130)				✓
131)				✓
132. a - c)				✓
133)		✓		
Special interest tours				
134. a - d)		✓		
135)		✓		
School and educational programs				
136)				✓
137)				✓
Water-based access				
138. a - d)			✓	
139. a - b)			✓	
140. a - f)		✓		
141)		✓		
142)				✓
Road-based access				
Private vehicle targets				
143)			✓	
Management of vehicle access				
144)			✓	
145. a - c)			✓	
146)			✓	
147)			✓	
148)			✓	
149. a - d)			✓	
150)				✓
a)				✓
b)				✓
c)				✓
Vehicle parking				
151)				✓
a)				✓
b)				✓
c)				✓
d)				✓
152)				✓

Condition of Planning Approval	Change	Minor Change	No change - Satisfied	No Change
a)				✓
b)				✓
153)				✓
<u>Car-park design</u>				
154. a - g)			✓	
154. h)			✓	
<u>Shuttle bus</u>				
155. a - c)				✓
<u>Visitor monitoring</u>				
<u>General</u>				
156)			✓	
a)			✓	
b)			✓	
c)			✓	
d)			✓	
e)			✓	
157)		✓		
FLORA, FAUNA & MARINE ENVIRONMENT				
<u>General</u>				
158. a -b)			✓	
159)				✓
160)		✓		
161)		✓		
162)			✓	
<u>Long-nosed Bandicoot</u>				
<u>General</u>				
163)			✓	
164)				✓
165)			✓	
166)				✓
<u>Monitoring</u>				
167)				✓
<u>Adaptive management – foraging habitat</u>				
168)		✓		
<u>Adaptive management – road mortalities</u>				
169)	✓			
169A)	✓			
<u>Calculating the background level of adult road mortalities</u>				
170)				✓
<u>Future measures</u>				
171)				✓

Condition of Planning Approval	Change	Minor Change	No change - Satisfied	No Change
172)		✓		
173)				✓
General				
174. a-c)			✓	
175)				✓
176)				✓
Monitoring				
177)		✓		
178)		✓		
Adaptive management				
179)		✓		
Future measures				
180)		✓		
181)		✓		
182)		✓		
Marine environment				
General				
183)			✓	
Monitoring				
184)				✓
185)			✓	
Adaptive management				
186)				✓
187)		✓		
Predator and pest control				
188. a-b)			✓	
189)				✓
190)	✓			
ENVIRONMENTAL MANAGEMENT PLAN				
191)			✓	
192)			✓	
193. a - d)			✓	
194)			✓	
195)				✓
SOIL				
196)			✓	
197)			✓	
198)				✓
NOISE				
199. a - d)			✓	
200. a - b)				✓
201. a - c)	✓			

Condition of Planning Approval	Change	Minor Change	No change - Satisfied	No Change
202)		✓		
WASTE				
203. a - e)			✓	
204)				✓
SITE MANAGEMENT				
Emergency and evacuation plan				
205. a - i)			✓	
206)				✓
207)				✓
208)	✓			
Fire safety				
209. a - d)			✓	
210)				✓
211)		✓		
a)		✓		
b)		✓		
c)		✓		
d)		✓		
Bushfire management plan				
212)		✓		
HOURS OF OPERATION				
213. a - c)				✓
214)				✓
a)				✓
b)				✓
c)				✓
215)				✓
MONITORING AND AUDITING PROGRAM				
Monitoring				
216. a - d)			✓	
217. a - l)			✓	
218)		✓		
219. a - b)				✓
220)		✓		
Annual environmental report				
221)		✓		
222)		✓		
223)		✓		
224. a - d)		✓		
225)		✓		
Audit				

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Condition of Planning Approval	Change	Minor Change	No change - Satisfied	No Change
226)				✓
227)		✓		
228)	✓			
229. a - g)		✓		
230)		✓		
231)				✓
232)		✓		
233)		✓		

6.9.3 Conditions proposed for Administrative Amendment

This section provides details of those conditions proposed for minor change. Within this category, changes are proposed that reflect changed administrative arrangements within the NSW Government since the original CoPA were issued. The changes have no substantive impact on the operation of the Quarantine Station, but would bring these conditions up to date with respect the governmental arrangements within NSW,

Examples of changes proposed include recognition of the current titles of NSW Government departments and agencies, as well as changes that would flow from the cessation of the co-proponency and the consequent allocation of responsibilities to either the NSW NPWS (as lessor) or to Mawland (as lessee).

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
GENERAL	
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.	3) It shall be the ultimate responsibility of the lessee to ensure compliance with the conditions of this approval and to ensure compliance by staff and contractors. The conditions do not relieve the lessee of the obligation to obtain all other approvals from relevant authorities required under any other legislation.
Dispute resolution	

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
<p>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 Department of Environment and Conservation (DEC) in the first instance. If the DEC is unable to resolve the dispute and/or is of the view that further consideration is justified the matter will be referred to the Department of Infrastructure, Planning and Natural Resources (DIPNR). If the matter is still unable to be resolved it shall then be referred to the Minister for the Environment and the Minister for Infrastructure, Planning and Natural Resources for final resolution.</p>	<p>4) In the case of a dispute between the lessee and any public authority, company or person in the implementation of the conditions of approval, the matter shall be referred to the Office of Environment and Heritage (OEH) in the first instance. If the OEH is unable to resolve the dispute and/or is of the view that further consideration is justified the matter will be referred to the Department of Planning and Infrastructure (DP&I). 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 and Infrastructure for final resolution.</p>
<p>Complaints register</p>	
<p>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.</p>	<p>8) The lessee 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.</p>
<p>INTEGRATED PLANNING</p>	
<p>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]</p>	<p>28) The lessee 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]</p>

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
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).	29) In order to minimise the requirement for on-site parking, the lessee 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).
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.	30) The lessee 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	
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.	35) The lessee 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.

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
<p>36) Any application for construction work within the Quarantine Station site must be submitted to the Heritage Advisor for review prior to lodgement with the DEC 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.</p>	<p>36) Any application for construction work within the Quarantine Station site must be submitted to the Heritage Advisor for review prior to lodgement with the OEH 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.</p>
<p>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:</p> <ul style="list-style-type: none"> 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; 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: <ul style="list-style-type: none"> · 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); 	<p>37) The lessee 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:</p> <ul style="list-style-type: none"> 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; 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: <ul style="list-style-type: none"> · 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);

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
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.	39) Prior to works commencing, the lessee 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.	40) Prior to any construction works commencing, the lessee shall submit the detailed design and working drawings for the project to the NSW Heritage Council for approval.
Wharf	
<p>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 lodgement with the Waterways Authority.</p> <p>The application shall be accompanied by the information [4] and comply with the requirements specified in Schedule 4.</p> <p>Prior to determining the application, the Waterways Authority shall consult with NSW Fisheries [5].</p>	<p>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 lessee shall lodge an application to the Maritime Services for approval. This application must be submitted to the Heritage Advisor and to NPWS for endorsement prior to lodgement with the Maritime Services.</p> <p>The application shall be accompanied by the information [4] and comply with the requirements specified in Schedule 4.</p> <p>Prior to determining the application, the Maritime Services shall consult with the Department of Primary Industries [5].</p>
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.	50) Notwithstanding any other conditions of this approval, in the event that emergency works are required to be undertaken, the lessee 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.

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
<p>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.</p>	<p>51) Where the lessee considers 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.</p>
<p>Environment Manager</p>	
<p>53) The EM shall:</p> <p>a) undertake the specific actions identified in the conditions of approval;</p> <p>b) oversee the undertaking of the activity in accordance with the conditions of approval;</p> <p>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;</p> <p>d) facilitate an environmental management module as part of an induction and training program for all persons involved with the construction works;</p> <p>e) for the first five years from the commencement date, provide six monthly (or as required) status reports to the DEC which shall include, but not be limited to:</p> <ul style="list-style-type: none"> · 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; 	<p>53) The EM, who will be either an employee of, or contractor engaged by, the lessor shall:</p> <p>a) undertake the specific actions identified in the conditions of approval;</p> <p>b) oversee the undertaking of the activity in accordance with the conditions of approval;</p> <p>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;</p> <p>d) facilitate an environmental management module as part of an induction and training program for all persons involved with the construction works;</p> <p>e) for the first five years from the commencement date, provide six monthly (or as required) status reports to the DEC which shall include, but not be limited to:</p> <ul style="list-style-type: none"> · 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

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
<p>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;</p> <p>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</p> <p>h) immediately advise the co-proponents, DEC, DIPNR, 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.</p>	<p>· compliance or other issues arising;</p> <p>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;</p> <p>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</p> <p>h) immediately advise the lessor, OEH, DPE, the Heritage Council and/or the Roads and Maritime 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.</p>
CONTRACTORS	
Appropriately skilled contractors and consultants	
<p>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.</p>	<p>64) The lessee 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.</p>
ABORIGINAL HERITAGE	
<p>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:</p> <p>a) the development of protocols for Aboriginal community involvement in the management of Aboriginal heritage within the lease area;</p> <p>b) the development of educational material and tours interpreting Aboriginal heritage;</p>	<p>74) The lessee 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:</p> <p>a) the development of protocols for Aboriginal community involvement in the management of Aboriginal heritage within the lease area;</p> <p>b) the development of educational material and tours interpreting</p>

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<p>c) opportunities for establishing a centre for Aboriginal cultural heritage on site;</p> <p>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</p> <p>e) other relevant matters identified in consultations between the co-proponents and the Aboriginal communities.</p> <p>Relevant groups and individuals to be consulted shall be determined in consultation with the DEC.</p>	<p>Aboriginal heritage;</p> <p>c) opportunities for establishing a centre for Aboriginal cultural heritage on site;</p> <p>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</p> <p>e) other relevant matters identified in consultations between the lessee and the Aboriginal communities.</p> <p>Relevant groups and individuals to be consulted shall be determined in consultation with the OEH.</p>
<p>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 DEC.</p>	<p>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 OEH.</p>
<p>INTERPRETATION</p>	
<p>Interpretation plan</p>	

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
<p>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 DEC 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:</p> <ul style="list-style-type: none"> 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. 	<p>100) Prior to the commencement of any new interpretive activities or educational tours on the site, the lessee shall submit a final Interpretation Plan to the OEH 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:</p> <ul style="list-style-type: none"> 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.
SECURITY	
Security system	
Pricing	
<p>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.</p>	<p>122) The lessee 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.</p>
Special events, functions and free open days	

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<p>127) Special event and public open day proposals are to be submitted to the DEC for approval. The co-proponents shall also consult with the Quarantine Station Community Committee and Manly Council prior to submission to the DEC. Proposals may only proceed if the DEC is satisfied that:</p>	<p>127) Special event and public open day proposals are to be submitted to the OEH for approval. The lessee shall also consult with the Quarantine Station Community Committee and Manly Council prior to submission to the OEH. Proposals may only proceed if the OEH is satisfied that:</p>
<p>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.</p> <p>The DEC 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).</p>	<p>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.</p> <p>The OEH may direct the lessee 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).</p>
<p>Night tours</p>	
<p>133) Notwithstanding the provisions of condition 129), the DEC 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 DEC.</p>	<p>133) Notwithstanding the provisions of condition 129), the OEH 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 lessee shall comply with any such directions issued by the OEH.</p>
<p>Special interest tours</p>	

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
<p>134) No special interest tours may be run without the approval of the DEC (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 tours [18] proposed by the co-proponents in the PAS. In seeking approval for special interest tours, the following information shall be provided to DEC:</p> <ul style="list-style-type: none"> 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. 	<p>134) No Special interest tours may be run in accordance with current NPWS guidelines, following notification to NPWS, but does not require without the approval of the OEH except in relation to indigenous tours or when conducted by third parties. (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 tours[18] proposed in the PAS. In seeking approval for special interest tours, the following information shall be provided to OEH:</p> <ul style="list-style-type: none"> 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.
<p>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.</p>	<p>135) The lessee shall ensure that any approved special interest tours are subject to a specific monitoring and review program to enable assessment of potential visitor impacts.</p>
<p>Water access</p>	
<p>140) The wharf facility shall be used in accordance with the following provisions:</p> <ul style="list-style-type: none"> 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; 	<p>140) The wharf facility shall be used in accordance with the following provisions:</p> <ul style="list-style-type: none"> a) the wharf shall only to be used for the casual berthing of appropriate vessels approved by the RMS ensuring the protection of the seagrass beds in the vicinity of the wharf the vessel "The Jenner", or an appropriate vessel of similar dimensions and loadings. Assistance must be provided to persons with mobility limitations;

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<p>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;</p> <p>c) the ferry shall not moor at the wharf when not in active use (ie. overnight);</p> <p>d) the ferry shall not moor at the wharf during unsuitable weather events (eg. storms, strong winds, large swells);</p> <p>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 DEC;[21] and.</p> <p>f) There shall be no vessel access on the south-western side of the wharf, parallel to Cannae Point.[22]</p>	<p>b) the ferry vessels 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;</p> <p>c) the ferry vessels shall not moor at the wharf when not in active use (ie. overnight) unless approved by RMS;</p> <p>d) the ferry vessels shall not moor at the wharf during unsuitable weather events (eg. storms, strong winds, large swells);</p> <p>e) the co-proponents lessee 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 RMS and OEHthe Waterways Authority and DEC;[21] and.</p> <p>f) There shall be no vessel access on the south-western side of the wharf, parallel to Cannae Point.[22]</p>
<p>141) Minor variations to the provisions of condition 140), a), b) and c) above may be approved by the Waterways Authority and the DEC, 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.</p> <p>Any significant variations to these conditions, and any variations to condition 140) e), shall (if necessary) require a separate application</p>	<p>141) Minor variations to the provisions of condition 140), a), b) and c) above may be approved by the Waterways Authority Roads and Maritime Services (RMS) and the OEH DEC, 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 propeller propellor wash, dragging of anchors or ropes causing damage to seagrass meadows) and Little Penguins.</p>

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<p>and approval under Part 5 of the Environmental Planning and Assessment Act 1979 and other relevant legislation.</p> <p>The Waterways Authority and DEC shall consult with NSW Fisheries before any variations are approved.</p>	<p>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.</p> <p>The RMS Waterways Authority and OEH DEC shall consult with NSW Fisheries before any variations are approved.</p>
<p>Visitor monitoring</p>	
<p>General</p>	
<p>157) Where the visitor monitoring program identifies adverse impacts associated with the activity the co-proponents must, in consultation with the DEC, 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.</p>	<p>157) Where the visitor monitoring program identifies adverse impacts associated with the activity the lessee must, in consultation with the OEH, 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.</p>
<p>FLORA, FAUNA & MARINE ENVIRONMENT</p>	
<p>General</p>	
<p>160) No hollow-bearing trees or threatened flora are to be removed, although limited lopping or trimming may occur with approval from the DEC. 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.</p>	<p>160) No hollow-bearing trees or threatened flora are to be removed, although limited lopping or trimming may occur with approval from the OEH. 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.</p>
<p>161) The proposed design and location of any artificial nesting sites or boxes (including for Little Penguins) are to be endorsed by the DEC. Nest boxes are to be designed to limit the potential for use by possums.</p>	<p>161) The proposed design and location of any artificial nesting sites or boxes (including for Little Penguins) are to be endorsed by the OEH. Nest boxes are to be designed to limit the potential for use by possums.</p>

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
Long-nosed Bandicoot	
Adaptive management – foraging habitat	
168) If the monitoring of bandicoot activity and use of foraging habitat indicates a statistically significant ^[32] reduction in bandicoot numbers between the control and non-control areas over two consecutive years, measures will be taken, in consultation with the DEC, to reduce the extent of light, noise and activities at relevant locations. Measures may only be reversed or altered with the approval of the DEC (see also condition 133). ^[33]	168) If the monitoring of bandicoot activity and use of foraging habitat indicates a statistically significant ^[32] reduction in bandicoot numbers between the control and non-control areas over two consecutive years, measures will be taken, in consultation with the OEH , to reduce the extent of light, noise and activities at relevant locations. Measures may only be reversed or altered with the approval of the OEH (see also condition 133). ^[33]
Future measures	
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 Infrastructure, Planning and Natural Resources that the trigger thresholds, background adult road mortality levels and/or adaptive management measures be revised. Prior to the Minister for Infrastructure, Planning and Natural Resources agreeing to any significant revised measures, the details of the proposal and the PVA are to be made available for public comment.	172) Based on the revised PVA, the provisions of any adopted recovery plan for the Long-nosed Bandicoot population and following consultations with the lessee , the Minister for the Planning and Environment may recommend to the Minister for Planning and Infrastructure that the trigger thresholds, background adult road mortality levels and/or adaptive management measures be revised. Prior to the Minister for Planning and Environment agreeing to any significant revised measures, the details of the proposal and the PVA are to be made available for public comment.
Monitoring	
177) The co-proponents will negotiate with the DEC 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.	177) The lessee will negotiate with the OEH 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.	178) In the event that any monitoring program under the Little Penguin Recovery Plan ceases to operate during the life of the approval, the lessor 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	

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
179) The co-proponents shall comply with the adaptive management measures detailed in Schedule 8.	179) The lessee shall comply with the adaptive management measures detailed in Schedule 8.
Future measures	
180) The co-proponents will provide funding to the DEC to undertake a revised population viability assessment (PVA) for the Little Penguin population every 2.5 years from the commencement date.	180) The lessee will provide funding to the OEH 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 Infrastructure, Planning and Natural Resources that the trigger thresholds and/or adaptive management measures be revised. Prior to the Minister for Infrastructure, Planning and Natural Resources agreeing to any significant revised measures, the details of the proposal and the PVA are to be made available for public comment.	181) Based on the revised PVA, the provisions of any adopted recovery plan for the Little Penguin population and following consultations with the lessee , the Minister for the Environment may recommend to the Minister for Planning and Environment that the trigger thresholds and/or adaptive management measures be revised. Prior to the Minister for Planning and Environment 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).	182) The lessee shall ensure that the undertaking of the activity complies with any revised measures specified in condition 181).
Marine environment	
Adaptive management	
187) The co-proponents shall ensure that the undertaking of the activity complies with any measures specified in condition 186).	187) The lessee shall ensure that the undertaking of the activity complies with any measures specified in condition 186).
NOISE	
202) Even if relevant industry and technical standards for noise management are met, the DEC 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.	202) Even if relevant industry and technical standards for noise management are met, the OEH may direct the lessee 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 lessee shall comply with any such directions.

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
SITE MANAGEMENT	
Fire safety	
211) The co-proponents shall also undertake the following fire safety measures:	211) The lessee 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);	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;	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 DEC approval; and	211.c) an annual fire safety statement of the site buildings, prepared in accordance with the NPWS Construction Assessment & Approvals Procedure, shall be submitted for OEH approval; and
d) the co-proponents shall comply with the terms of any fire safety order issued by or on behalf of the DEC.	211.d) the lessee shall comply with the terms of any fire safety order issued by or on behalf of the OEH .
Bushfire management plan	
212) The co-proponents are to liaise with the DEC and any other relevant authorities to ensure that the provisions of any adopted bushfire management plans applicable to the site are implemented.	212) The lessee is to liaise with the OEH and any other relevant authorities to ensure that the provisions of any adopted bushfire management plans applicable to the site are implemented.
MONITORING AND AUDITING PROGRAM	
Monitoring	
218) On the basis of the outcomes of the integrated monitoring program, the co-proponents shall, subject to DEC 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.	218) On the basis of the outcomes of the integrated monitoring program, the lessee shall, subject to OEH 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.

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
<p>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 DEC and DIPNR for approval.</p>	<p>220) The lessee 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 lessee shall, as necessary, prepare a revised program to be submitted to the OEH and Department of Planning and Environment for approval.</p>
<p>Annual environmental report</p>	
<p><i>No existing condition</i></p>	<p>221a) A Sustainability Plan shall be developed by the Lessee to address and report on waste management, energy efficiency, vehicle use etc. The report will be submitted to OEH via NPWS for publication on an annual basis.</p>
<p>221) An annual environmental report for the activity shall be prepared by the co-proponents and submitted to the DEC, DIPNR, 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]</p>	<p>221b) An annual environmental report in relation to threatened species (long-nosed bandicoot, little penguins and eastern suburbs banksia scrub) and pest/weed management on site shall be prepared by the lessee and submitted to the OEH and the Quarantine Station Community Committee for comment. In reviewing the annual threatened species environmental report these organisations are to specifically consider issues associated with visitor impacts arising from the activity.[40]</p>
<p>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.</p>	<p>222) In submitting the report in accordance with condition 221), the lessee 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 lessee.</p>

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
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 DEC 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).	223) The lessee shall submit the first environmental report approximately 12 months after the commencement date, although this may be adjusted if agreed by the OEH to match the end of the calendar or financial years or to coincide with the staging plan (condition 31), and at annual intervals thereafter.
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.	224) The annual threatened species environmental report and report on the sustainability plan shall: a) state how the lessee has 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 lessee to respond to issues arising from: · the integrated monitoring program · consultations with the community; and d) state any recommendations from the lessee 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 DEC, DIPNR, NSW Heritage Council, NSW Fisheries 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.	225) The lessee shall take all reasonable steps to comply with any requirements of the OEH in regard to the outcomes of the annual threatened species environmental report. The lessee shall also consider the recommendations and comments of the Quarantine Station Community Committee and provide a response to the Committee.
Audit	
227) The co-proponents shall meet the cost of the comprehensive audit. The appointment of the auditor shall be approved by the DEC and DIPNR.	227) The lessee shall meet the cost of the comprehensive audit. The appointment of the auditor shall be approved by the OEH and Department of Planning and Environment .

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
<p>229) The audit shall address, but not be limited to:</p> <p>a) the environmental performance of the activity and its effects on the environment;</p> <p>b) compliance by the co-proponents with the approval conditions;</p> <p>c) the adequacy of the integrated monitoring program and EMP;</p> <p>d) the adequacy of measures taken or proposed by the co-proponents to respond to issues arising from:</p> <ul style="list-style-type: none"> · the integrated monitoring program; and · consultations with the community; <p>e) consideration of the key impact predictions made in the EIS and PAS using information from the integrated monitoring program;</p> <p>f) the adequacy and functioning of the information management and GIS system (once in place – conditions 66)-69); and</p> <p>g) any other matters considered necessary by the DEC, Heritage Council, Waterways Authority or DIPNR.</p> <p>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.</p>	<p>229) The audit shall address, but not be limited to:</p> <p>a) the environmental performance of the activity and its effects on the environment;</p> <p>b) compliance by the lessee with the approval conditions;</p> <p>c) the adequacy of the sustainability plan and the threatened species environment plan;</p> <p>d) the adequacy of measures taken or proposed by the lessee to respond to issues arising from:</p> <ul style="list-style-type: none"> · the integrated monitoring program; and · consultations with the community; <p>e) consideration of the key impact predictions made in the EIS and PAS using information from the integrated monitoring program;</p> <p>f) the adequacy and functioning of the information management and GIS system (once in place – conditions 66)-69); and</p> <p>g) any other matters considered necessary by the Lessor.</p> <p>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.</p>
<p>230) A draft comprehensive audit report shall be submitted by the auditor to the co-proponents, DEC, DIPNR, NSW Heritage Council, Waterways Authority, NSW Fisheries and the Quarantine Station Community Committee for comment.</p>	<p>230) A draft comprehensive audit report shall be submitted by the auditor to the lessee, OEH, Department of Planning and Environment, NSW Heritage Council, Roads and Maritime Services, Department of Primary Industries and the Quarantine Station Community Committee for comment.</p>
<p>232) The auditor shall consider comments received from the organisations listed in condition 230) and prepare and submit a final audit report to the DEC and DIPNR. Based on the outcomes of the final audit report, and after considering any comments provided by the organisations listed in condition 230), the DEC and/or DIPNR may require the co-proponents to address certain matters identified in the audit. The co-proponents shall comply with any such requirements.</p>	<p>232) The auditor shall consider comments received from the organisations listed in condition 230) and prepare and submit a final audit report to the OEH and Department of Planning and Environment. Based on the outcomes of the final audit report, and after considering any comments provided by the organisations listed in condition 230), the OEH and/or Department of Planning and Environment may require the lessee to address certain matters</p>

Condition of Planning Approval	Proposed Amended Condition of Planning Approval
	identified in the audit. The lessee shall comply with any such requirements.
<p>233) If, after considering the outcomes of the comprehensive audit, the DEC, DIPNR 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 Infrastructure, Planning and Natural Resources. Prior to the Minister for Infrastructure, Planning and Natural Resources 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.</p>	<p>233) If, after considering the outcomes of the comprehensive audit, the OEH, Department of Planning and Environment and/or the lessee 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 and Environment. Prior to the Minister for Planning and Environment agreeing to any significant revisions, the details of the proposal are to be made available for public comment. The lessee shall comply with any directions of the Minister.</p>

6.9.4 No change - Satisfied Conditions of Planning Approval

The following table identifies those conditions of planning approval (CoPA) for the Conservation and Adaptive Re-use of the Quarantine Station that Mawland, with support of NSW NPWS proposes, should be confirmed as having been satisfied to date, together with a note as to the basis for each condition being considered satisfied. None of the CoPA are proposed for removal.

A number of the conditions require on-going implementation in some form (eg continuing requirements for implementation of site plans). Notwithstanding this, Mawland and the NSW National Parks and Wildlife Service (NPWS) propose that the Department of Planning and Environment (DPE) confirm the proposal that these conditions have been satisfactorily implemented to date.

Condition of Planning Approval	Comment
GENERAL	
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.	The reception number and private mobile numbers of the site manager, General Manager and Mr Max Player, have been provided to NPWS and the reception number is well publicised.
7) The co-proponents shall provide to DIPNR, DEC, 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.	The reception number and private mobile numbers of the site manager, General Manager and Mr Max Player, have been provided to NPWS and the reception number is well publicised. The condition has on-going responsibilities for the Quarantine Station.
COMMENCEMENT	
Commencement of activity	

Condition of Planning Approval	Comment
<p>9) The activity is not to commence until:</p> <p>a) the Plan of Management for Sydney Harbour National Park, prepared under the National Parks and Wildlife Act 1974, has been amended to include provisions enabling the adaptive re-use of the Quarantine Station and until other relevant requirements of section 151B of the Act have been met;</p> <p>b) 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;</p> <p>c) the co-proponents have obtained any necessary approvals from relevant authorities required under any other legislation, including the Heritage Act 1977;</p> <p>d) the co-proponents provide documentary evidence to the satisfaction of DIPNR 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</p> <p>e) an emergency and evacuation plan has been prepared for the site by the co-proponents and approved by the DEC (condition 205).</p>	<p>These conditions were complied with, and acknowledged as such by the consent of the NPWS to commence the activity</p>
<p>10) Notwithstanding condition 9), the co-proponents may undertake the following activities prior to the commencement date:</p> <p>a) commence relevant monitoring programs;</p> <p>b) finalise the various strategies, plans and management systems specified in the EIS, PAS or conditions of approval; and</p> <p>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)e) and 210) being met. This is also subject to any relevant approvals being obtained under the NPW Act.</p>	<p>This condition relates to the period prior to the commencement of the activity and were complied with. This was acknowledged as such by the consent of the NPWS to commence the activity</p>
<p>11) For the purpose of the conditions of approval the "commencement date" is taken to be the date that DIPNR declares that all of the requirements of condition 9) have been met and that the activity may commence.</p>	<p>The activity was commenced with the support of NSW NPWS</p>
<p>12) The conditions of this approval shall be incorporated into the lease agreement under the <i>NPW Act</i> for the site.</p>	<p>See registered lease document.</p>

Condition of Planning Approval	Comment
SCOPE OF APPROVAL	
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 DEC. The sample adaptation is to include accommodation room fitout and furnishings.	This condition was complied with, and acknowledged as such by the consent of the NPWS to commence the activity.
Reconstructions	
<u>Buildings P21 & P23</u>	
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 DEC; 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 d) compliance with the certification requirements of the NPWS Construction Assessment and Approvals Procedure.	These matters were addressed and confirmed prior to consent being issued for the reconstruction works to commence.
<u>Buildings H1 and P22</u>	
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.	These conditions were satisfied with, and acknowledged as such by the consent of the NPWS to commence the activity. Mawland's intent is to complete these works within the approval period.

Condition of Planning Approval	Comment
STAGING, CERTIFICATION AND UNDERTAKING OF WORKS	
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:	These conditions were complied with, and acknowledged as such by the consent of the NPWS to commence the activity.
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 DEC and the Heritage Council.	This condition was complied with, and acknowledged as such by the consent of the NPWS to commence the activity.
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 DEC, DIPNR or the Minister for Infrastructure, Planning and Natural Resources under conditions 232) and 233) have been complied with.	This condition was complied with, and acknowledged as such by the consent of the NPWS to commence the activity.

Condition of Planning Approval	Comment
<p>34) The co-proponents shall not commence works associated with Stage 4 of the staging plan until the DEC 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:</p> <p>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</p> <p>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.</p>	<p>These conditions were complied with, and acknowledged as such by the consent of the NPWS to commence the activity.</p>
<p>Operating Certificate</p>	
<p>44) The co-proponents shall apply to the DEC for an Operating Certificate (as defined), prior to the commencement of operation of the following facilities:</p> <p>a) therapeutic health facility (P5);</p> <p>b) educational facilities;</p> <p>c) restaurant, food service and beverage facilities;</p> <p>d) accommodation facilities; and</p> <p>e) the ferry service.</p>	<p>These conditions were satisfied, and acknowledged as such by the consent of the NPWS to commence the relevant activities.</p> <p>The condition has on-going implications for the Quarantine Station.</p>
<p>ENVIRONMENTAL MANAGER</p>	
<p>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 DEC and DIPNR. The co-proponents shall provide to the DEC and DIPNR the following information:</p> <p>a) the qualifications and experience of the EM;</p> <p>b) the roles and responsibilities of the EM; and</p> <p>c) the authority and independence of the EM.</p> <p>An EM shall be engaged for the duration of the approval.</p>	<p>The appointment was completed. This remains a functional position at the Quarantine Station.</p> <p>The lessee has committed to develop, implement, monitor and report annually on a sustainability plan, and on a threatened species management plan, for the site</p>
<p>HERITAGE ADVISOR</p>	

Condition of Planning Approval	Comment
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 DEC and the Heritage Council. The co-proponents shall provide to the DEC and the Heritage Council the following information prior to any appointment being made:	The appointment was completed. This remains a functional position at the Quarantine Station.
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 DEC. The Heritage Council and the DEC shall review the functioning of the Heritage Advisor upon receipt of the six monthly status reports [condition 55) d)].	
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 <i>NPW Act</i> , or some other suitable arrangement approved by the DEC. The QSCC shall report to the DEC.	The Committee was established and remains in place.
57) The QSCC shall be chaired by an independent chairperson approved by the DEC and DIPNR 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.	The Committee has a duly appointed Chair, Councillor Kathy Griffin, who remains in this position..

Condition of Planning Approval	Comment
<p>58) The general functions of the QSCC shall include:</p> <p>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</p> <p>b) provide a communication channel between the community, the co-proponents and the determining and approval authorities on matters relating to the Quarantine Station.</p> <p>The conditions of approval also include other specific functions of the QSCC.</p>	<p>These remain the functions of the QSCC which is on-going.</p>
<p>CONTRACTORS</p>	
<p>Appropriately skilled contractors and consultants</p>	
<p>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 DEC 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 DEC.</p>	<p>Satisfied, as acknowledged by the commencement of works with NPWS support.</p>
<p>ABORIGINAL HERITAGE</p>	
<p>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 DEC 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.</p>	<p>Satisfied. The plan was prepared by the NSW NPWS and is held by NPWS officer Elizabeth Broomhead. It was last reviewed in September 2011.</p>

Condition of Planning Approval	Comment
<p>71) The plan shall address, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> · review and consolidate records from all previous investigations at the Quarantine Station[11 · 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 DEC and use the information to update the NPWS Aboriginal Heritage Information Management System. 	<p>Satisfied as per item 70. The plan remains in operation.</p>

Condition of Planning Approval	Comment
<p>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:</p> <ul style="list-style-type: none"> 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 DEC prior to the lodgement of an application for construction work. 	Satisfied
HISTORIC HERITAGE	
Conservation Works Program	
<p>78) The co-proponents shall prepare and submit a final Conservation Works Program (CWP) to the Heritage Council and the DEC for approval as follows:</p> <ul style="list-style-type: none"> 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. 	Satisfied. Available on NSW NPWS web-site. Dated June 2006

Condition of Planning Approval	Comment
<p>79) For all heritage items covered by condition 78) above, the CWP shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> 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. 	Satisfied
<p>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).</p>	Satisfied
Moveable Heritage and the Resource Collection	
<p>85) The co-proponents shall submit a Moveable Heritage and Resource Collection Plan[12] 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 DEC and the Heritage Council for approval. Implementation of the plan must commence within 3 months of its approval.</p>	Satisfied. The plan was prepared by the NSW NPWS and is held by NPWS officer Elizabeth Broomhead. It was last reviewed in September 2011.

Condition of Planning Approval	Comment
<p>86) The plan shall include, but not be limited to:</p> <p>a) the documentation and recording of all moveable heritage and resource collection items, to be registered on a database system;</p> <p>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);</p> <p>c) collection management guidelines, including:</p> <ul style="list-style-type: none"> · 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; <p>d) fabric and material sampling guidelines, with reference to the minimum requirements outlined of the Archaeological Management Plan; and</p> <p>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.</p>	Satisfied as per condition 86
Heritage Landscape Master Plan	
<p>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 DEC and Heritage Council for approval.</p>	Satisfied, and available on the Quarantine Station website, and dated May 2006.

Condition of Planning Approval	Comment
<p>92) The Plan must address, but not be limited to:</p> <p>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;</p> <p>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;</p> <p>c) a prioritised schedule of conservation and/or remediation works, to be incorporated into the Conservation Works Program (condition 78);</p> <p>d) proposed changes to the existing landscape, to be supported by research where necessary;</p> <p>e) proposed management protocols, practices and maintenance works for all landscape features. This should include, but not be limited to:</p> <ul style="list-style-type: none"> · stabilisation of eroded areas · 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. 	Satisfied as per condition 91

Condition of Planning Approval	Comment
<p>f) a bush regeneration program (as defined);</p> <p>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);</p> <p>h) monitoring requirements; and</p> <p>i) consider the following specific issues:</p> <ul style="list-style-type: none"> · 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. 	
Inscriptions / Engravings	
<p>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 DEC and the Heritage Council for approval.</p> <p>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.</p>	Satisfied.

Condition of Planning Approval	Comment
<p>The plan shall:</p> <ul style="list-style-type: none"> 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. 	
Internal fitout	
<p>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 DEC and the Heritage Council for approval. All internal fittings installed across the site must be consistent with the adopted plan.</p> <p>The Plan shall:</p> <ul style="list-style-type: none"> 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. 	<p>Satisfied. The Plan is available on the NSW NPWS web-site and was prepared in November 2005.</p>
INFRASTRUCTURE	

Condition of Planning Approval	Comment
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 DEC and the Heritage Council for approval.	Satisfied. The plan was prepared and is held at the NPWS Office at the Quarantine Station.
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 DEC and other relevant authorities will be required for any techniques that will or may have an environmental impact.	Satisfied
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 DEC 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).	Satisfied. This strategy forms part of the Asbestos Sampling Strategy prepared and held by the NSW NPWS.
Outdoor visitor infrastructure	

Condition of Planning Approval	Comment
<p>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 DEC 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:</p> <p>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:</p> <ul style="list-style-type: none"> · 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 habitat[14] · 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 <p>b) the proposed location and design of waste receptacles, including fauna-proof bins;</p> <p>c) the proposed location, design and materials for signage, to include proposed text, style, graphics, and colours;</p> <p>d) a consideration of the environmental impacts of the specific locations and methods of installation for each element of outdoor visitor infrastructure; and</p> <p>e) compliance with relevant industry guidelines, codes, Australian Standards and the Building Code of Australia (BCA).</p>	<p>Satisfied. The plan was prepared as part of the Infrastructure Control Plan, held in the NPWS Office at Quarantine Station.</p>
<p>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 DEC.</p>	<p>Satisfied to date. The condition has on-going implications for the Quarantine Station. No change is proposed.</p>
<p>SECURITY</p>	
<p>Security system</p>	

Condition of Planning Approval	Comment
<p>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 DEC for approval. Implementation of the plan must commence within three months of the date of its approval.</p> <p>The plan shall address, but not be limited to:</p> <ul style="list-style-type: none"> 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 DEC and the NSW Police; and f) the need for security personnel on site. 	<p>Satisfied. The plan formed part of the Visitor Management Plan, prepared in March 2005, approved in July 2005, and available on the NSW NPWS web-site.</p> <p>This condition has on-going implications for Quarantine Station.</p>
TRANSPORT & ACCESS	
Access Strategy	
<p>118) The co-proponents shall prepare and submit a final Access Strategy for the site to the DEC and DIPNR 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.</p> <p>The final Access Strategy must address but not be limited to:</p>	<p>Satisfied. The plan (incorporated within the Visitor Management Plan) was prepared in March 2005, and was approved in July 2005. It is available on the NSW NPWS web-site</p>
<ul style="list-style-type: none"> 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); 	

Condition of Planning Approval	Comment
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 matter[15];	
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).	
Site visitor capacity	
<p>120) For the first 3 years after the commencement date:</p> <p>a) the visitor capacity for the site shall be a maximum of 450 people (including staff) on site at any one time;</p> <p>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.</p>	Satisfied to date, and for 3 years from commencement. Amendments are sought to the detail of this condition. These are discussed in Section 4.
Access to the Second Cemetery	

Condition of Planning Approval	Comment
<p>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.</p> <p>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 DEC.</p>	<p>NPWS considers that this condition is no longer relevant to the operation of the Quarantine Station by Mawland as the cemetery falls outside of the Mawland lease area and tours are subject to a NPWS Eco pass.</p>
<p>Water-based access</p>	
<p>138) The ferry service between Manly and the Quarantine Station site shall:</p> <ul style="list-style-type: none"> 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 DEC 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 movement[19] per hour, aft+A270:G272er 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. 	<p>This condition is satisfied.</p> <p>A ferry service was commenced but despite all efforts, did not prove practicable or economic.</p>

Condition of Planning Approval	Comment
<p>139) The co-proponents shall undertake all practicable measures to ensure that:</p> <p>a) within 3 years of the commencement date, the proportion of visitors accessing the site by the ferry is 40% or greater; and</p> <p>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.</p>	<p>This condition is satisfied. All practicable measures were taken to address this condition within the timeframes specified.</p>
<p>Road-based access</p>	
<p>Private vehicle targets</p>	
<p>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.</p>	<p>This condition is satisfied. All practicable measures were taken to address this condition within 5 years of the commencement date. All private vehicles accessing the site are required to park outside of the site entry boundary. Discussions have been pursued to ensure that access to the site by public transport is supported. Despite the efforts, visitor mode of arrival remains greater than 50% by private vehicle.</p>
<p>Management of vehicle access</p>	
<p>144) A 15 km/h speed limit for all vehicles within the site shall be imposed within 3 months of the commencement date.</p>	<p>Satisfied, and on-going.</p>
<p>145) As a priority measure, traffic calming devices shall be provided within 6 months of the commencement date along the following roads:</p> <p>a) from A26 to CP5;</p> <p>b) from S12 to S5; and</p> <p>c) from A26 to A23 (no traffic calming devices are required between S15 and P13).</p>	<p>Satisfied and on-going. Additionally, all private vehicles bringing visitors to the Quarantine Station must remain outside of the site entry boundary, and movement within the Quarantine Station is by shuttle bus.</p>
<p>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].</p>	<p>Satisfied.</p>

Condition of Planning Approval	Comment
147) Vehicle access to the site is to be managed by an entrance boom gate that only opens when triggered by staff or contractors.	Satisfied.
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).	Satisfied, although this condition is now somewhat redundant as all private vehicles bringing visitors to the Quarantine Station must remain outside of the site entry boundary, and movement within the Quarantine Station is by shuttle bus driven by staff who remain on a defined route through the site. Consequently the need for barriers within the site to delineate the extent of vehicle movement are not required.
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, c) visitors and guests being transported by shuttle-bus, d) emergency vehicles.	Satisfied (also see response to condition 148).
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	Satisfied to date. The condition has on-going implications for the Quarantine Station. It is not proposed for removal.

Condition of Planning Approval	Comment
<p>sufficient dimensions to allow passage by bandicoots will be provided between and/or under any barriers;</p> <p>f) sufficient low-level lighting shall be provided in the car parks to allow drivers to detect fauna;</p> <p>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</p>	
<p>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]</p>	
<p>Visitor monitoring</p>	
<p>General</p>	
<p>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:</p>	<p>Satisfied. This forms part of the Integrated Monitoring and Adaptive Management (IMAMS)</p>
<p>a) visitor numbers, capacities and entry details (eg. booked on a tour, accommodation booking, or unbooked day visitor);</p>	
<p>b) mode of access to the site;</p>	
<p>c) visitor profiling (to include age, cultural background, language spoken, geographic origin, disability status);</p>	<p>Note: NPWS has agreed that this condition need not apply for privacy reasons.</p>
<p>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</p>	

Condition of Planning Approval	Comment
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.	
FLORA, FAUNA & MARINE ENVIRONMENT	
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.	Satisfied. Mawland has engaged <i>Go gardening</i> P/L to complete this task, and this engagement is on-going. Staff of Go Gardening have been inducted by NPWS staff in relation to work on the site.
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 DEC for approval prior to monitoring commencing.	Satisfied. This work is led by NPWS.
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 warnings to vehicle drivers regarding the presence of Long-nosed Bandicoots and the need for slow and careful driving (see also conditions 145)-146).	Satisfied and continuing

Condition of Planning Approval	Comment
<p>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 DEC for approval and incorporated into the Heritage Landscape Management Plan (condition 91) prior to any habitat works commencing.[29]</p>	Satisfied and continuing
<p>General</p>	
<p>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 DEC, permanent barrier fencing (that maintains access for penguins) shall be provided to actively discourage human access to Little Penguin habitat at[36]:</p> <p>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;</p> <p>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</p> <p>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).</p>	Satisfied.
<p>Marine Environment</p>	
<p>General</p>	

Condition of Planning Approval	Comment
<p>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.</p>	<p>Satisfied. Discussions with relevant regulatory agencies, especially Roads and Maritime Services, continues in relation to private boat mooring in the vicinity of the site.</p>
<p>Monitoring</p>	
<p>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]</p>	<p>Satisfied and continuing. Mawland has engaged David Thomas of Eco-divers to undertake this work.</p>
<p>Predator and pest control</p>	
<p>188) A Predator and Pest Control Plan shall be prepared and implemented for the site. The Plan shall be submitted to the DEC 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:</p> <ul style="list-style-type: none"> 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. 	<p>Satisfied. The plan was prepared and is held at the NPWS Office at the Quarantine Station.</p>
<p>ENVIRONMENTAL MANAGEMENT PLAN</p>	
<p>191) An Environmental Management Plan (EMP) shall be prepared by the co-proponents and submitted for approval to the DEC and DIPNR, following a review by the Environmental Manager. Once approved, the co-proponents shall implement the EMP.</p>	<p>Satisfied. The EMP, incorporating a range of other site-wide plans, was prepared in 2005, and is assessed within the comprehensive audit undertaken in 2001. It is referenced within that audit report.</p>

Condition of Planning Approval	Comment
<p>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 DEC to incorporate other strategies, plans and programs required by the conditions of approval.</p>	Satisfied – see Condition 191
<p>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:</p> <ul style="list-style-type: none"> 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. 	Satisfied – see Condition 191
<p>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.</p>	Satisfied – see Condition 191
<p>SOIL</p>	
<p>196) Prior to any works commencing in areas of potential contamination the co-proponents must submit to the DEC a preliminary investigation prepared in accordance with the “Managing Land Contamination: Planning Guidelines” (DUAP & EPA 1998). After considering the assessment the DEC 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.</p>	Satisfied to date, as evidenced by approvals granted. May have on-going implications for the Quarantine Station operation should further works approvals be required.

Condition of Planning Approval	Comment
<p>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 guideline "Managing Urban Stormwater – Soils and Construction" (DoH 1998), but with adaptations as necessary and appropriate for the Quarantine Station site.</p>	<p>Satisfied. The plan was prepared in May 2005 and is available on the NSW NPWS web-site. The condition has on-going implications for the Quarantine Station operation.</p>
<p>NOISE</p>	
<p>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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> · 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. 	<p>Satisfied. The plan was prepared in May 2005, and is available on the NSW NPWS web-site. The condition has on-going implications for the Quarantine Station operation.</p>
<p>WASTE</p>	

Condition of Planning Approval	Comment
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Satisfied. The plan was prepared in May 2005 and is available on the NSW NPWS web-site.</p>
<p>SITE MANAGEMENT</p>	
<p>Emergency and evacuation plan</p>	
<p>205) Prior to the commencement date the co-proponents shall submit an emergency and evacuation plan for the site to the DEC 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:</p> <ul style="list-style-type: none"> 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; 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 	<p>Satisfied. The plan was prepared as part of the Visitor Management Plan (March 2005), which is available on the NSW NPWS web-site.</p>

Condition of Planning Approval	Comment
<p>i) emergency contact details for relevant staff. Once approved, the co-proponents shall implement the plan.</p>	
<p>Fire safety</p>	
<p>209) The co-proponents shall prepare a fire safety schedule for each building on the site. The schedule shall be submitted to DEC 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:</p> <ul style="list-style-type: none"> 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. 	<p>Satisfied. The schedules have been prepared for each building occupied on site, as evidenced by NPWS approval for building occupation.</p>
<p>MONITORING AND AUDITING PROGRAM</p>	

Condition of Planning Approval	Comment
<p>Monitoring</p> <p>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 DEC and DIPNR. 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:</p> <ul style="list-style-type: none"> 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. 	<p>Satisfied to date, but remains a condition with on-going implications for Quarantine Station operation. The program is described within the Integrated Monitoring and Adaptive Management (IMAMS), prepared in December 2006.</p>

Condition of Planning Approval	Comment
<p>217) The program shall include, but is not limited to, the following matters:</p> <ul style="list-style-type: none"> 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); 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) 	See condition 216

6.9.5 Conditions of Planning Approval requiring no change

Condition of Planning Approval	
GENERAL	
Documents to be complied with	
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.
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 commercially sensitive or contains sensitive information regarding Aboriginal heritage or the location of threatened species and/or their habitat.
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: <ul style="list-style-type: none"> · 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	

Condition of Planning 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 <i>Sydney Water Act 1994</i> .
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.
Restrictions on use	
24)	Use of the site and the undertaking of the activity must proceed in accordance with uses permissible under the <i>NPW Act 1974</i> (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.
STAGING, CERTIFICATION AND UNDERTAKING OF WORKS	
General works	

Condition of Planning Approval

- 37.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).

NSW Heritage Council approvals

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.

Access to Store Beach

Condition of Planning Approval

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.

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'.

Condition of Planning Approval	
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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'.
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49)	A copy of the archival record shall be lodged with DEC and the NSW Heritage Office.
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HERITAGE ADVISOR	
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55)	The Heritage Advisor shall:
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a)	assess applications for construction works with respect to heritage matters and provide advice to the NSW Heritage Council (condition 40) and DEC. 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:
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| · | 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 lodgement with the relevant approval body to ensure that these are generally in accordance with the QSCMP and DACMP;
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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;
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d)	for the first three years from the commencement date, provide status reports to the Heritage Council and DEC every six months or as required which shall include, but not be limited to:
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·	applications for construction works approved and works undertaken to date
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·	the next 3-6 months schedule of works
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·	compliance or other issues arising; and
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Condition of Planning Approval

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.

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;
- 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

Condition of Planning Approval
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 guidelines[6] 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.
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

Condition of Planning Approval

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 DEC for approval within 12 months of the commencement date. Implementation of the system must commence within 3 months of the date its approval.

68.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 Bandicoot[9]
- 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]

ABORIGINAL HERITAGE

Condition of Planning 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.

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

81) All conservation works, excluding minor maintenance repairs or works (as defined), shall be conducted in accordance with the Conservation Works Program.

Moveable Heritage and the Resource Collection

Condition of Planning Approval	
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.
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.
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: <ul style="list-style-type: none"> 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.
Inscriptions / Engravings	
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 DEC and the Heritage Council.
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.
Archaeology	
<u>99A)[13]</u>	

Condition of Planning Approval

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| 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. |
| 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. |

Condition of Planning Approval

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.

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

Condition of Planning Approval

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.

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

Condition of Planning 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 approval of the DEC 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;

Condition of Planning Approval

- 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.

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).

Outdoor visitor infrastructure

115) All outdoor visitor infrastructure works shall be undertaken in accordance with the adopted plan and an approved Precinct Plan.

Condition of Planning Approval	
TRANSPORT & ACCESS	
121)	Any proposal to increase the site capacity or the optimum average visitor capacity after this time must be publicly exhibited and submitted for the approval of the DEC and DIPNR. 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	
123)	Concessional pricing shall be provided for all tours and interpretive activities at the site.
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.
Special events, functions and free open days	
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.
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

Condition of Planning Approval

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 DEC. 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.

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.

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 access

Condition of Planning Approval

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

Management of vehicle access

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:

- 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:

Condition of Planning Approval
· 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
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.
FLORA, FAUNA & MARINE ENVIRONMENT
General
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).
Long-nosed Bandicoot
General
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).

Condition of Planning Approval

166) Any works undertaken for the activity that involve the loss of, or damage to, Long-nosed Bandicoot foraging habitat^[30] 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 – road mortalities

169) The co-proponents shall comply with the adaptive management measures detailed in Schedule 6.

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 deaths [35] 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.

Future measures

171) The co-proponents will provide funding to the DEC to undertake a revised population viability assessment (PVA) for the Long-nosed Bandicoot every 2.5 years from the commencement date.

173) The co-proponents shall ensure that the undertaking of the activity complies with any revised measures specified in condition 172).

General

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 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.

Marine environment

Condition of Planning Approval	
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]
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]
Predator and pest control	
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 DEC regarding predator control measures to be applied.
ENVIRONMENTAL MANAGEMENT PLAN	
195)	The EMP shall be reviewed and revised in consultation with the DEC as necessary to incorporate revisions to relevant site-wide strategies, plans and the results of the integrated monitoring program.
SOIL	
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	
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: <ul style="list-style-type: none"> 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.

Condition of Planning Approval
WASTE
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
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.
Fire safety
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 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 (with the exception of condition 50).
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.
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

Condition of Planning Approval

Audit

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.

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.

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.