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Mr Max Player
Director
Mawland Group
45 Hume Street
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- via email -
mplayer@mawlandgroup.com.au

Dear Mr Player,

**Subject: Request for Modification of the North Head Quarantine Station
(MP08_0041)**

I refer to your letter dated 7 October 2014, regarding a proposed modification to the above mentioned project.

The Department has reviewed the preliminary information submitted and is satisfied that the proposed changes may be accepted as a modification request under section 75W of the EP&A Act. To ensure that sufficient information is provided for assessment purposes, please ensure your environmental assessment addresses the Secretary's Environmental Assessment Requirements at **Attachment 1**.

As you are aware, Clause 245K of the *Environmental Planning and Assessment Regulation 2000* requires that fees are to be paid in relation to the modification. Once the modification has been lodged and adequacy determine, I will arrange for an invoice to be issued.

If you have any enquiries about these requirements, please contact Rebecca Sommer, Senior Planner on 02 9228 6184.

Yours sincerely,

Chris Ritchie
Manager – Industry Assessments

Secretary's Environmental Assessment Requirements

Section 75W of the *Environmental Planning and Assessment Act 1979*

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| Application number | MP08_0041 (MOD 2) |
| Modification | Modification of the existing approval to allow for minor alterations to buildings, modifications to the use of existing buildings, and an update of the conditions relating to the operational phase of the project to provide consistency with contemporary regulations. |
| Location | Quarantine Station - 1 North Head Scenic Drive, Manly NSW 1655 |
| Proponent | Mawland Group |
| Date of Issue | October 2014 |
| General requirements | <p>The modification application must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the existing and surrounding environment; • a thorough description of the proposal, including: <ul style="list-style-type: none"> - the need for the changes - alternatives considered. • consideration of relevant statutory provisions; • a detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> - a description of the existing environment, using sufficient baseline data - an assessment of the potential impacts, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes - a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment. • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS; • an amendment to the approved Statement of Commitments; • a conclusion justifying the proposal, taking into consideration the environmental impacts of the proposal and the suitability of the site; and • a signed statement from the author of the application certifying that the information contained in the report is neither false nor misleading. |
| Key issues | <p>The modification application must address the following specific matters:</p> <ol style="list-style-type: none"> 1. Urban Design and Visual including: <ul style="list-style-type: none"> • layout plan of the locations of shade structures; and • a detailed description (including perspectives) of the shade structures including height, scale, signage and lighting, particularly from: <ul style="list-style-type: none"> - nearby public receivers; and - significant vantage points of the broader public domain. 2. Heritage including: <ul style="list-style-type: none"> • an assessment of the likely impacts of the modification on heritage items and proposed conservation and mitigation measures. 3. Noise including: <ul style="list-style-type: none"> • description of all existing noise sources including on and off-site traffic noise; • a noise impact assessment including: <ul style="list-style-type: none"> - detail of the proposed noise levels; - potential impacts upon fauna (including bandicoots and little penguins); and - a cumulative noise impact assessment in accordance with relevant Environment Protection Authority guidelines; and • details of noise mitigation, management and monitoring measures. |

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| | <p>4. Environmental Management including:</p> <ul style="list-style-type: none"> • details of the frequency of management reports and audits to assess the impacts of the modifications; and • identification of how the proposed modifications will incorporate ESD principles. <p>5. Updated Statement of Commitments including:</p> <ul style="list-style-type: none"> • an updated Statement of Commitments shall be provided. It must include an assessment of the existing Statement of Commitments and outline what Commitments have been met since the original Project Approval. Dates on when Commitments were met and by who shall be provided. Any changes to the existing Statement of Commitments shall be clearly outlined and explained. <p>6. Consultation including:</p> <ul style="list-style-type: none"> • an appropriate and justified level of consultation in accordance with the department's Major Project Community Consultation Guidelines October 2007. In particular, you should consult with the National Parks and Wildlife Service and the EPA. |
| Consultation | <p>During the preparation of the modification, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with:</p> <ul style="list-style-type: none"> • Manly Council; and • Office of Environment and Heritage including National Parks and Wildlife Services. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p> |
| References | <p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p> |
| Deemed refusal period | 40 days |

ATTACHMENT 1 Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.bookshop.nsw.gov.au>

<http://www.publications.gov.au>

| Aspect | Policy /Methodology |
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| Risk Assessment | <p>AS/NZS 4360:2004 Risk Management (Standards Australia)</p> <p>HB 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)</p> |
| Hazards and Risk | <p>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</p> <p>Applying SEPP 33: Hazardous And Offensive Development Application Guidelines (DUAP)</p> <p>Hazardous Industry Planning Advisory Paper No. 4 (DUAP, 1992): Criteria for Land Use Planning, (DUAP)</p> <p>Hazardous Industry Planning Advisory Paper No. 6 (HIPAP No 6): Guidelines for Hazardous Analysis, (DUAP)</p> <p>Multi-Level Risk Assessment (DUAP)</p> |
| Contamination | <p>State Environmental Planning Policy No 55 - Remediation of Land</p> <p>Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)</p> <p>National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)</p> <p>Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)</p> <p>Contaminated Sites: Sampling Design Guidelines (NSW EPA)</p> <p>Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA)</p> <p>Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft</p> |
| Soil and Water | |
| <i>Coastal</i> | <p>NSW Coastal Policy (NSW Government 1997)</p> <p>State Environmental Planning Policy No 71 - Coastal Protection</p> <p>State Environmental Planning Policy No 62 – Sustainable Aquaculture</p> <p>Floodplain Risk Management Guideline - Practical Consideration of Climate Change (DECC)</p> |
| <i>Surface Water</i> | <p>National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)</p> <p>Bunding and Spill Management (EPA)</p> |

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| | Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC) |
| | Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC) |
| | The NSW State Rivers and Estuaries Policy (NSW Water Resources Council) |
| | Water Sharing Plan for the Metropolitan Region Unregulated River Water Sources (NOW) 2011 |
| <i>Groundwater</i> | National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC) |
| | NSW State Groundwater Policy Framework Document (DLWC) |
| | NSW State Groundwater Quality Protection Policy (DLWC) |
| | The NSW State Groundwater Dependent Ecosystem Policy (DLWC) |
| | Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW) 2011 |
| <i>Acid Sulfate Soils</i> | Acid Sulfate Soil Manual (ASSMAC) |
| | Managing Urban Stormwater: Soils & Construction (Landcom) |
| <i>Erosion and Sediment</i> | Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW) |
| | Soil and Landscape Issues in Environmental Impact Assessment (DLWC) |
| | Wind Erosion – 2nd Edition |
| <i>Stormwater</i> | Managing Urban Stormwater: Strategic Framework. Draft (EPA) |
| | Managing Urban Stormwater: Council Handbook. Draft (EPA) |
| | Managing Urban Stormwater: Treatment Techniques (EPA) |
| | Managing Urban Stormwater: Source Control. Draft (EPA) |
| | Managing Urban Stormwater: Harvesting and Reuse (DEC) |
| <i>Wastewater</i> | National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC) |
| | National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC) |
| | National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC) |
| | National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC) |
| Heritage | |
| <i>Aboriginal</i> | Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DEC 2005) |
| | The Burra Charter (The Australia ICOMOS charter for places of cultural significance) |
| <i>Non- Aboriginal</i> | NSW Heritage Manual (NSW Heritage Office & DUAP) |
| | The Burra Charter (The Australia ICOMOS charter for places of cultural significance) |
| Noise | |
| | NSW Industrial Noise Policy (DECC) |
| | NSW Road Noise Policy (OEH, 2011) |
| | Interim Construction Noise Guideline (DECC) |
| Vibration | |
| | Environmental Noise Management – Assessing Vibration: a technical guide (DEC) |
| | DIN 4150 Part 3 – Structural Vibration: effects of vibration on structures (ISO, 1999) |
| | Assessing Vibration – A Technical Guide 2006 (DEC) |
| Air Quality | |
| | Protection of the Environment Operations (Clean Air) Regulation 2002 |
| | Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC) |
| | Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC) |

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| Odour | <p>Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)</p> <p>Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)</p> |
| Transport and Access | <p>State Environmental Planning Policy (Infrastructure)</p> <p>Guide to Traffic Generating Development (RTA)</p> <p>Road Design Guide (RTA)</p> |
| Greenhouse Gas | <p>National Greenhouse Accounts (NGA) Factors</p> <p>Guidelines for Energy Savings Action Plans (DEUS)</p> |
| Waste | <p>Waste Avoidance and Resource Recovery Strategy 2007 - Overview (DECC)</p> <p>Waste Avoidance and Resource Recovery Performance Report 2006 (DECC)</p> |
| Social and Economic | <p>Draft Economic Evaluation in Environmental Impact Assessment (DOP)</p> |