

QUARANTINE STATION NORTH HEAD MANLY
2023 Annual Review of Conservation Works Program By
NORTH HEAD SYDNEY PTY LTD
for the period 1/1/2023 to 31/12/2023



Hallway in one of the cottages after conservation upgrade

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INTRODUCTION

The site is leased by NHS from the National Parks Wildlife Service, the other co-proponent for the conservation and adaptive re-use of the site.

The conditions of planning approval [CofPA] are contained in the Consolidated Consent Quarantine Station North Head (MP08_0041) as modified by MP08_0041 – Mod 3 – 25/05/2018

Condition 82 of the CofPA provides that the co-proponents shall undertake a review of the CWP on an annual basis as part of the overall annual environmental report.

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

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

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

EXECUTIVE SUMMARY

The following definition is taken from the definition section of the CofPA:

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

Condition 77 of the CofPA provides:

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); see [Access strategy Management Plan](#) and*
- e. a portion of works to improve visitor understanding of the significance of the place (being basic works, such as interpretive displays). see [Interpretation Plan](#)*

During 2023 NHS has expended \$446,299.66 on conservation work as follows:

Plumbing	\$ 9,976.01
Floor sanding + road/ kerb repairs	\$ 44,331.22
Glass Door Works	\$ 665.00
Locksmith Keys	\$ 1,792.88
Painting	\$ 62,332.02
Lighting / electrical	\$ 14,152.24
Cultural landscaping	\$121,123.38
Cottage repair & Conservation Works	\$211,925.91

CONSERVATION WORKS IMPLEMENTED DURING 2023

LANDSCAPE INFRASTRUCTURE

removal of debris from the drainage system, storm water pits, channel drains, gutters and roof gutters

Replace high tension power poles located throughout the site



Repair collapsed retaining wall outside building A20 and storm drain edge at P13



Locate and make good sink hole at the intersection of Wharf and Hospital Roads.



Install speed hump on Wharf Road near S5 cottage



BUILDINGS

Hospital function rooms

Remove carpet and sand floor of H1.

Apply two coats of polyurethane (natural / slight tint) matt sheen floor coating.



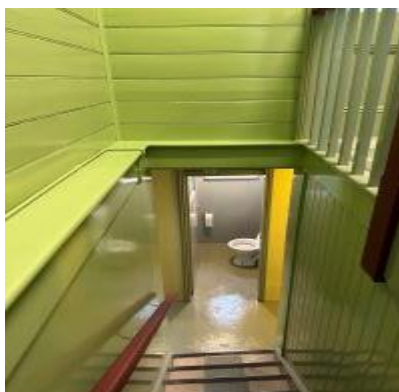
Painting

Preparation, repair and, where necessary, the painting of the interior of H1

Preparation, repair and, where necessary, the painting of the interior of toilets throughout the site

Preparation, repair and, where necessary, the painting of the interior of accommodation rooms throughout the site

Patch holes in a section of the internal and external walls of H1 and paint new work to match existing.



Plumbing

Bi-annual maintenance of sewer system from wharf precinct up to hospital and down to sewer pump

Bi-annual maintenance of sewer system from sewer pump up to isolation precinct

Clearing of sewer line from administration building up to building A20

High pressure water jetting of main sewer lines of buildings A20, S1, A25, A1, P14, P15, P16, P28, P23, P29, P21, P27, P10, P9, P10b, P1 and P2.

Plumbing repairs and replacement of parts in P5, tank room toilets, P27 and P22

Temporary repairs to fire hydrant standpipe near inscriptions at wharf.



Electrical

reinstate light circuit to café, museum and wharf.

replace ceiling fans in accommodation rooms through out the site

reinstate light circuit in hospital

reinstate external lighting around post office

replace cabling [eaten by rats] to outdoor lighting in P2.

replace faulty light switches in buildings throughout the site

replace globes and down lights in accommodation rooms and bathrooms in buildings throughout the site.

COTTAGES

The conservation element of the cottages on site has been reviewed to ensure that the historical Significance of the cottages is maintained whilst ensuring the longevity of the cottages.

The work included:

the preparation and repair, where necessary, and the painting of the walls and ceilings of the cottages.

the sanding of the timber floor surfaces in the common areas of each cottage.

the application of two coats of polyurethane (natural / slight tint) matt sheen floor coating to the timber flooring.



Enclosed verandah and kitchen in one of the cottages after conservation upgrade



Front verandah and internal flooring for one of the cottages after conservation upgrade

CULTURAL LANDSCAPE

Mown grass areas are a fundamental part of the cultural landscape of the Q Station and are found in all precincts except Isolation. The open nature of the slopes and grassed areas is of high cultural value, reflecting the predominant form of the site as used as a quarantine station.

Open grassed areas were created to protect buildings and infrastructure from fire, create a sense of space around buildings, create views across and out of the site, provide recreation areas and create a village-like character.

The mown grassed areas also assist to make the site clearly visible from across the Harbour.

Most of the grassed areas are couch or buffalo grass, which is known for its tough base, tolerance of dryness and low level of growth.

Several mown grass areas are denuded, patchy or eroded as a result of vehicle parking, rabbit digging, stormwater runoff or a lack of maintenance during stress periods. The perimeter of many grassed areas have been invaded by bushland and/or weeds.

Extract - Paragraph 3.3.1.8 NHQS Heritage landscape Management Plan 2006

NHS throughout 2023 has maintained and mown the grass areas to a standard required to ensure that such areas remain part of the cultural landscape of the Q Station.

CULTURAL PLANTING

Dr. Ashlea Zivanovic from Heathlands Nursery has managed, as the sole contractor, a cultural planting program at the Q Station for over 3 years. Dr. Zivanovic grew all the plants and personally supervised the planting.

The planting, shown in the following photographs, is of '130 Acacia Terminalis subspecies Eastern Sydney' (ATES) which are an endangered species and protected by the Biodiversity Conservation Act [NSW] and the Environment Protection and Biodiversity Conservation Act [C'wealth].

All species planted ATES zone are classified as low flammability, given they are in an APZ. Most are low shrub species.





In addition, 1000 supporting species [locally indigenous but not threatened species] have been planted at the Q Station. These plants were grown from seed and cuttings collected at the Q station and propagated by Heathland Nursery. This project was funded by the DPE 'saving our species' program.

NHS acknowledges and thanks Ashlea for her contribution to the continued cultural planting at the Q Station and the assistance and contribution from Erica Mahon from the DPE and Madyline Arnott-Bryce from NPWS.

QUARANTINE STATION MOVEABLE HERITAGE COLLECTION 2023

In 2022, following the approval of the reviewed Moveable Heritage Plan in 2021 work began on auditing the Quarantine Station Moveable Heritage Collection (QSMHC). The reviewed 2023 plan captures this in Section 5 Implementation with 5 nominated projects.

Project 1 QS Volunteers

A Heritage Volunteer was recruited to assist with Project 3- QSMHC audit. A NPWS volunteer has also been able to assist on 2 days through 2023.

Project 2 Training

NPWS Historic Heritage Curator provided initial training for NHS Interpretation Officer and QS Heritage Volunteer.

Project 3 QSMHC audit, Storage and Ehive

This project has been ongoing through 2023. As of Nov 2022, Ehive had 2673 records. Of the items in the database 1477 have been identified with a location, and 851 of the records currently contain an image.

Identified issues, Nov 2022

- a. The number of records does not match the number of QSMH Collection items. Multiples of some items have either been recorded individually.
- b. Many existing records are vague, do not use strong identifying language or contain photographs.
- c. When the moveable heritage item does not have an accession number, searching the database for previously recorded items is reliant on previously recorded name and description details.
- d. Consistency of accession numbers. There are items with no accession numbers, or earlier identifying tags (eg building A20 item 32). Other items have been given an accession item that matches a different item in the Ehive database.
- e. 95% of the data creation work was completed by 2009. Collection items having since been moved and the database not updated.
- f. Existing photographs are of low resolution due to image technology 15 years ago.

Ehive Project 2023; an audit of QSMC collection

A systematic approach has been taken to audit the QSMC collection items in each building of the Quarantine Station. Each item is photographed, its location recorded, described and given a temporary XX number. These details are captured first in a spreadsheet and then updated in Ehive. Existing records are amended, or new records are created.

December 2023

Ehive now has 2780 records, 1039 have images and 1727 have been identified with a location. Of these only 378 have any condition assessment notes. 492 temporary records have been assigned.

Project 4 Film and Oral history cataloguing

No action taken.

Project 5 Interpretation- Footsteps of History

Initial research and listing has been done in collaboration with Grumpy Sailor to identify QSMHC items for possible inclusion in the project.

Additional work

Both 2023 Open days featured displays and opportunities for the public to discuss the current QSMH projects.

NHS Contributions

NHS Interpretation Officer and Heritage Volunteer have contributed 43 days to QSMH projects through 2023.



QSMHC Audit in A7 Autoclaves



Newly labelled items in H6, Morgue



Items from QSMH Collection.

ADDITIONAL CONSERVATION WORKS REQUIRED TO BE UNDERTAKEN

North Head Sydney Pty Ltd [NHS] became a co-proponent together with National Parks and Wildlife Service for the conservation and adaptive re-use of the North Head Quarantine Station [site] on 11th May 2022.

The previous co-proponent with NPWS was Mawland Quarantine Station Pty Ltd [Mawland].

Mawland had been a co-proponent since 2003 and at the time NHS became a co-proponent there was conservation work outstanding. The Conservation Works Program is presently under review. When the review is completed NHS and NPWS will have a picture of what conservation work is required to be undertaken.

NHS is aware of its obligations, both statutory and otherwise, to ensure the health and safety of staff and all guests and visitors to the site.

North Head Sydney Pty Ltd
C/- Dalgliesh Consulting
Attention: Mr. Ben Dalgliesh

31 January 2024

Dear Ben,

RE: Q STATION | VERIFICATION OF CONSERVATION WORKS UNDERTAKEN

To satisfy the requirements of the Department of Planning and Environment, we in our capacity as quantity surveyors have reviewed the conservation works that have been undertaken up to the end of 2023 and are providing an independent verification of the expenditure to date.

The Total Estimated Cost of Conservation Undertaken for Q Station up to the end of 2023 is **\$466,299.66** excluding GST and we attach a breakdown associated with the works.

We have based our verification on the following:

- Architectural drawings prepared by Paul Davies Pty Ltd dated 6th January 2023
- Invoices/scoping provided by the client's representative.

We trust the foregoing is sufficient for the Department of Planning and Environment; however, please do not hesitate to contact us should you have any queries regarding the above.

Yours sincerely,



Nicholas Laws

Regional Manager

BConMgt (Build) (Hons); MAIQS



CONSERVATION WORKS TOTAL 2023

The below table provides an overall breakdown of the conservation works completed in 2023 which we have reviewed and consider to be fair and reasonable.

Works	Cost of Works
Plumbing Works	\$9,976.01
Floor Sanding & Road/Kerb Repairs	\$44,331.22
Glass Door Works	\$665.00
Locksmith Keys	\$1,792.88
Painting	\$62,333.02
Lighting & Electrical Works	\$14,152.24
Gardening Works	\$121,123.38
Cottage Repair & Conservation Works	\$211,925.91
Total	\$466,299.66

We note that the above figures are exclusive of GST.