



## **QUARANTINE STATION NORTH HEAD MANLY**

### **2022 Annual Review of Conservation Works Program**

**By NORTH HEAD SYDNEY PTY LTD**

*for the period 1/1/2022 to 31/12/2022*

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#### **EXECUTIVE SUMMARY**

Condition 82 of the consolidated consent for the Quarantine Station North Head (MP08\_0041) [as modified by MP08\_0041-Mod-325/05/2018] 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 and the Heritage Council, and include:

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

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

Conservation is defined in the conditions of approval as:

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.

**Conservation works [including maintenance work] implemented during 2022 [ with consent of Heritage Council and NPWS] was:**

- removal of debris from the stormwater system
- replacement of sewerage pump
- removal of the fallen tree in the Little Penguin protected area
- removal of the brush turkey mound in the Little Penguin protected area
- fixing aluminium stair nosing to each step in the funicular stair way
- minor repair and maintenance of the stairs, balustrades and verandah
- interior painting of P27 building
- floor sanding in P27 building
- coating of the floor in P27 with a clear poly/ oil finish
- make good damage to site resulting from damage caused by rainstorms in March 2022
- replacement of asphalt on Cottage Road



Nosing fixed to funicular stairs



Penguin area after removal of Brush Turkey Nest and fallen tree



Repairs to balustrades



Asphalting Cottage Road





P27 floor before sanding



A20 stair replacement



P27 after conservation work

Attached is exemption notification form lodged with the Heritage Council for the internal conservation work to P27.

Expenditure on all conservation works since the transfer of the lease of the site to North Head Sydney Pty Ltd on 11<sup>th</sup> May 2022 was \$269,947.00 including GST

NHS engaged with the indigenous stakeholders [including a Dennis Foley who has knowledge of the site] to locate the natural spring within the site and to learn how to best respect the indigenous heritage of the site moving forward with NHS's vision.

NHS has contracted with Dr. Ashlea Zivanovic of Garigal Nursery to contract grow 1000 native wildflower tube stock for planting out into the existing gardens beds around the Q Station accommodation and reception buildings. Formal proposal from Dr. Zivanovic is attached to this monitoring report.

NHS has engaged <http://www.ambs.com.au/index.html> for its consultancy service to provide a report on indigenous values for attachment with any application to Heritage Council.

**Conservation works planned for 2023, subject to approval by Heritage Council and NPWS, include:**

- restoration of and improvements to buildings A2, A24, H1 and H2
- restoration of and improvements to accommodation rooms
- upgrade and improvements to the native landscape of the site
- expansion of the museum
- replacement of 5 heritage power poles which are in danger of falling
- removal of a large tree in front of Asiatic Rooms

Regular maintenance of the site and the buildings will continue through out 2023.

**HERITAGE COUNCIL OF NEW SOUTH WALES**  
**EXEMPTION NOTIFICATION FORM – S.57(2) NSW Heritage Act**  
**THERE IS NO FEE PAYABLE FOR AN EXEMPTION**

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| <ul style="list-style-type: none"> <li>• This form should be completed and submitted to the Director, Heritage Branch to notify the Heritage Council of a proposed development that may be exempt under section 57(2) of the Heritage Act.</li> <li>• An application is required under section 60 of the Heritage Act if the proposed development is not covered by the Standard Exemptions Type listed on page 2.</li> <li>• More information is available in the publication “Standard Exemptions for Works Requiring Heritage Council Approval” on the Heritage Branch website at <a href="http://www.heritage.nsw.gov.au">http://www.heritage.nsw.gov.au</a></li> <li>• The Submission Requirements depend on the Standard Exemption Type ( also refer to page 2, over).</li> <li>• Two copies of the submission are required.</li> <li>• Drawings (A4 or A3) and photographs may be needed in order to explain the proposal and if so, should be attached.</li> </ul> | <ul style="list-style-type: none"> <li>• A brief statement of heritage significance of the affected item is required to accompany this form.</li> <li>• This form must be signed by the applicant and land owner.</li> <li>• If the Director of the Heritage Branch is satisfied with the proposed development and accompanying submission, a copy of this form will be endorsed by the Heritage Branch and returned to the Applicant identified below.</li> <li>• If the Director of the Heritage Branch is not satisfied with the proposal and accompanying submission, more information will be requested which may delay endorsement.</li> <li>• This form and attachments should be sent by mail, or delivered in person to:<br/> <i>Heritage Division, Office of Environment and Heritage<br/> Locked Bag 5020, PARRAMATTA NSW 2124<br/> Fax: 98738599 Phone: 98738500<br/> email: <a href="mailto:heritage@heritage.nsw.gov.au">heritage@heritage.nsw.gov.au</a></i></li> </ul> |
|--|--|

**ITEM AFFECTED BY PROPOSED DEVELOPMENT:**

**Name of Heritage Item:** North Head Quarantine Station and Reserve .. **SHR Listing No:** 01003  
**Address:** North Head Scenic Drive MANLY NSW .. **Post Code** 2095 .....

**Lot Number:** .. **Plan Code (DP / SP):** .. **Plan Number:** ..

**DESCRIPTION OF THE PROPOSAL (This MUST describe the proposed works. Do not write ‘See attached’):**  
Internal painting to the former dining/kitchen (building P27) within the 3rd Class/Asiatic Precinct of the Quarantine Station.

**EXEMPTION UNDER WHICH NOTICE IS GIVEN:** s57(2) .. **COST OF PROPOSAL:** \$ 8,000.00

**SUBMISSION REQUIREMENTS MUST BE ATTACHED AS REQUIRED BY THE EXEMPTION NOTES (Page 2)**

**APPLICANT**

**Name:** Jennifer Hill .. **Organisation:** Architectural Projects Pty Ltd  
**Address:** Studio 1/181 Lawson St, Darlington NSW 2008  
**Telephone:** (02) 83031700 .. **Mobile:** 0417 284 050 .. **Fax:** ..  
**Email:** [jennifer@architecturalprojects.net.au](mailto:jennifer@architecturalprojects.net.au) .. **Signature:** ..

**NOTE: The Applicant is responsible for obtaining the Owner’s consent for the proposed works**

**LAND OWNER**

**Name:** Chad Weston .. **Organisation:** NSW National Parks and Wildlife Service  
**Address:** Locked Bag 5022, Parramatta NSW 2124 .....

**Telephone:** .. **Mobile:** 0406751515 .. **Fax:** ..

**Email:** [chad.weston@environment.nsw.gov.au](mailto:chad.weston@environment.nsw.gov.au) .. **Signature:** ..

**ENDORSEMENT BY HERITAGE BRANCH (Office Use Only)**

The proposed development described on this form has been assessed by the Heritage Branch. The proposed development does not require approval under section 57(1) of the Heritage Act as it is exempt under *Standard Exemption No.....* granted under section 57(2) of the Heritage Act by the Minister for Planning by Order published in the Government Gazette on 5 September 2008, and the relevant criteria have been satisfied. See reverse side for general conditions. An endorsed copy of the information lodged with this form is attached.

**DIRECTOR / MANAGER, Heritage Branch Department of Planning (as delegate of NSW Heritage Council)**

<b>STANDARD EXEMPTION TYPE</b>	<b>SUBMISSION REQUIREMENTS</b>
1. Maintenance and Cleaning	No notice to Heritage Branch required
2. Repairs	No notice to Heritage Branch required
3. Painting	Details of proposed colour scheme, paint type, surface preparation and paint removal and a statement demonstrating no adverse impact on the heritage significance of the item
4. Excavation	Archaeological assessment or statement demonstrating minor impact or nature of fill (refer to standard exemption for more explanation)
5. Restoration	Statement demonstrating the need for and the material and method of restoration and no adverse impact on heritage significance of the item
6. Development endorsed by Heritage Council or Director-General	No notice to Heritage Branch required
7. Minor activities with little or no adverse impact on heritage significance	Statement demonstrating the activity is of a minor nature and will not adversely affect the heritage significance of the item
8. Non-significant fabric	Statement demonstrating no adverse impact on the heritage significance of the item
9. Change of use	Statement demonstrating the change of use does not involve alteration of fabric or cessation of the primary use or loss of significant associations (refer to standard exemption for more explanation)
10. New buildings	No notice to Heritage Branch required
11. Temporary structures	Statement demonstrating no adverse impact on significant fabric (refer to standard exemption for more explanation)
12. Landscape maintenance	No notice to Heritage Branch required
13. Signage	Statement demonstrating no adverse impact on significant fabric (refer to standard exemption for more explanation)
14. Burial sites and cemeteries	Statement demonstrating that monuments and gravemarkers will not be in conflict with the character of the place
15. Compliance with minimum standards and orders	No notice to Heritage Branch required
16. Safety and security	Structural Engineer's certificate if damaged item poses a safety risk (refer to standard exemption for more explanation)
17. Movable heritage items	Statement describing the proposed location and the reasons for its relocation.

### **GENERAL CONDITIONS**

1. Anything done pursuant to the Standard Exemptions must be carried out in accordance with any relevant development consent or approval under section 63 of the Heritage Act, Guidelines issued by the Heritage Office including *"The Maintenance of Heritage Assets: A Practical Guide" 1998*, *"Movable Heritage Principles" 2000* and *"The Heritage Council Policy on Managing Change to Heritage Items"*.
2. The Standard Exemptions do not apply to anything affecting objects, places, items or sites of heritage significance to Aboriginal people or which affect traditional access by Aboriginal people.
3. Anything done pursuant to the Standard Exemptions must be specified, supervised and carried out by people with knowledge, skills and experience appropriate to the work.

**NOTE: Refer to the Standard Exemptions granted under section 57(2) of the Heritage Act by the Minister for Planning published in the Government Gazette on 5 September 2008, for more details.**

# Architectural Projects

architectural projects pty ltd - abn 78 003 526 823 - tel +61 (0)2 8303 1700  
www.architecturalprojects.net.au - architects@architecturalprojects.net.au  
the foundry - studio 1-181 lawson street darlington nsw australia 2008

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Ref: 2006/JH:ef  
22 July 2022

Heritage NSW  
Locked bag 5020  
Parramatta NSW 2124

Email: heritagemailbox@environment.nsw.gov.au  
Phone: (02) 9873 8500

To Whom It May Concern

## **2006 – NORTH HEAD QUARANTINE & RESERVE (SHR: 01003) – S.57(2) EXEMPTION APPLICATION**

Please find enclosed our application under section 57(2) of the NSW Heritage Act for internal painting works to the former dining/kitchen (building P27) within the 3<sup>rd</sup> Class/Asiatic Precinct of the Quarantine Station.

While there are extensive colour schemes for the exterior prepared by Paul Davies, there are no colour schemes for the interior. The interior colours have been specified to match existing, including the following:

- Beams including steel fixings – Falkland to match existing
- Walls – Falkland to match existing
- Window, door and wall surrounds/skirting – Timeless Grey to match existing
- Ceiling/window frames/door panels – Vintage Linen to match existing

The proposed internal painting works will have no adverse impact on the heritage significance of the former Quarantine Station for the following reasons:

Generally, they match the existing colour and therefore use a colour sympathetic to the item.

As the colour is typical of colours used on buildings of this period and type, it does not detract from the item.

As the colour scheme remains essentially the same, it does not reduce the ability to appreciate the item.

Yours faithfully



Jennifer Hill  
Director – Architectural Projects Pty Limited  
Registered Architect No.4811. Nominated Architect

# Architectural Projects

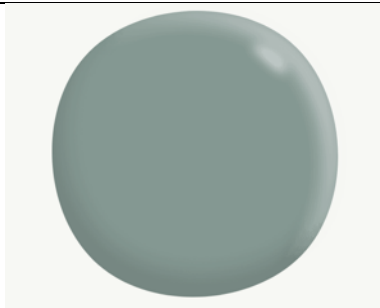
architectural projects Pty Ltd - abn 78 003 526 823 - tel +61 (0)2 8303 1700  
www.architecturalprojects.net.au - architects@architecturalprojects.net.au  
the foundry - studio 1-181 lawson street darlington nsw australia 2008

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Ref: 2006/JH:ef  
22 July 2022

## 2006 - NORTH HEAD QUARANTINE & RESERVE (SHR: 01003) - S.57(2) EXEMPTION APPLICATION PROPOSED COLOUR SCHEMES

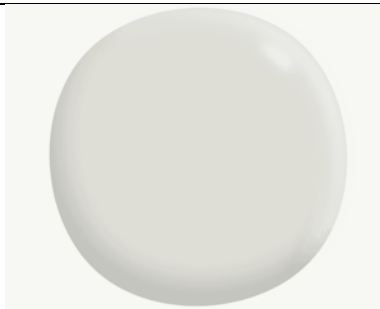
### PROPOSED COLOUR SCHEMES - DULUX CHART



FALKLAND



TIMELESS GREY



VINTAGE LINEN

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INDICATIVE MONTAGES



FALKLAND



FALKLAND  
TIMELESS GREY - BEAMS



# MAWLAND HOTEL MANAGEMENT PTY LTD.

## Quarantine Station

### Paint Schedule

References: "Quarantine Station Paint Schedule" Clive Frain Wattyl Australia Pty. Ltd.

<b>ASIATIC PRECINCT BUILDINGS: P27</b>					
<b>Exterior</b>					
<b>Notes:</b>					
<b>Item</b>	<b>Lining/Substrate</b>	<b>Paint type</b>	<b>Colour</b>	<b>Approximate Alternative</b>	<b>Supplier</b>
Window Sashes	Painted Timber	Gloss Enamel	White N14 – A.S.		Wattyl
Window Architraves/Frames (Grd Flr)	Painted Timber	Gloss Enamel	Sienna (Pascol)		Wattyl
Window Sills - Grd Flr + Bsmt	Painted Timber	Gloss Enamel	Burnt Sienna (Pascol)	Redwood 10D-4D	Wattyl
Window Frame – Bsmt	Painted Timber	Gloss Enamel	Burnt Sienna (Pascol)	Redwood 10D-4D	Wattyl
Door (Panels)	Painted Timber	Gloss Enamel	Sienna (Pascol)		Wattyl
Doors (Muntins, Rails & Stiles)	Painted Timber	Gloss Enamel	Dark Brown X65 – A.S.		Wattyl
Bsmt Door - Leaf/Frames/	Painted Timber	Gloss Enamel	Dark Brown X65 – A.S.		Wattyl
Thresholds	Painted Timber	Gloss Enamel	Dark Brown X65 – A.S.		Wattyl
Beams/Post Verandah	Painted Timber	Gloss Enamel	Burnt Sienna (Pascol)	Redwood 10D-4D	Wattyl
Rafters	Painted Timber	Low Sheen	Burnt Sienna (Pascol)	Redwood 10D-4D	Wattyl
Rafters Ends/Eave Linings (Grd Floor)	Painted Timber	Gloss Enamel	White N14 – A.S.		Wattyl
Verandah Fascias & Scotias	Painted Timber	Gloss Enamel	Sienna (Pascol)		Wattyl
Weatherboards	Painted Timber	Low Sheen	Sienna (Pascol)		Wattyl
Handrail - Galvanised	Painted Galvanised	Gloss Enamel	Dark Brown X65 – A.S.		Wattyl
Roof Sheetting Galvanised	BlueScope	Factory Applied	Armour Grey (Windspray) (out building only)		BlueScope

# MAWLAND HOTEL MANAGEMENT PTY LTD.

## Quarantine Station

### Paint Schedule

References: "Quarantine Station Paint Schedule" Clive Frain Wattyl Australia Pty. Ltd.

<b>ASIATIC PRECINCT BUILDINGS: P28 &amp; P29</b>					
<b>Exterior</b>					
<b>Notes:</b>					
<b>Item</b>	<b>Lining/Substrate</b>	<b>Paint type</b>	<b>Colour</b>	<b>Approximate Alternative</b>	<b>Supplier</b>
Eave Lining	Painted Timber	Gloss Enamel	White N14 – A.S.		Wattyl
Window Frame/Sill	Painted Timber	Gloss Enamel	White N14 – A.S.		
Door Leaf & Frame	Painted Timber	Gloss Enamel	Sienna (Pascol)		Wattyl
Gable End Vents, Barge Moldings & Louvres	Painted Timber	Gloss Enamel	Sienna (Pascol)		Wattyl
Concrete Slab	Painted Concrete	Gloss Acrylic	Venetian Red R62 – A.S.		Wattyl
Fascias & Rafters	Painted Timber	Gloss Acrylic	Burnt Sienna (Pascol)		Wattyl
Gutters & Downpipes	Painted Metal	Semi-gloss Acrylic	Burnt Sienna (Pascol)		Wattyl
Fascia Boards	Painted Timber	Gloss Acrylic	Burnt Sienna (Pascol)		Wattyl
Soffits	Painted Timber	Semi-gloss Acrylic	White N14 – A.S.		Wattyl



Ben Dalgliesh &lt;ben.dalgliesh@gmail.com&gt;

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**Re:2006 Q station approval HPE CM: Re: q station heritage exemption**

2 messages

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**Jennifer Hill** <jennifer@architecturalprojects.net.au>  
To: ben Dalgliesh <ben.dalgliesh@gmail.com>

Fri, Aug 5, 2022 at 4:16 PM

**Jennifer Hill**

Director - registered architect no.4811.

**Architectural Projects Pty Ltd** (ABN 78 003 526 823)tel (02) 8303 1700.-, mob 0417 284 050 [jennifer@architecturalprojects.net.au](mailto:jennifer@architecturalprojects.net.au)the Foundry, Studio 1/181 Lawson Street, Darlington NSW Australia 2008  
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**ANU Hanna Neumann Building, Canberra**

AIA [ACT] The Enrico Taglietti Award - Educational Architecture. (Heritage Consultants) 2019

AIA [ACT] The W. Hayward Morris Award - Interior Architecture. (Heritage Consultants) 2019

AIA [ACT] The Pamille Berg Award - for Art in Architecture. (Heritage Consultants) 2019

**IDA, Potts Point (Calidad)**

Urban Task Force [NSW] Development Excellence Award for Adaptive Reuse Development (Heritage Consultants) 2019



On 5 Aug 2022, at 4:12 pm, OEH HD Heritage Mailbox <[HERITAGEMailbox@environment.nsw.gov.au](mailto:HERITAGEMailbox@environment.nsw.gov.au)> wrote:

Hi Jennifer,

Thanks for your follow up call today, it was great to chat. I have registered your notification of Standard Exemption Notification the reference number is DOC22/682921.

Please don't hesitate to contact me should you require any further information please don't hesitate to contact me.

[Customer Feedback Survey](#)

Kind regards

**Erin McWhirter**

Senior Customer Services Officer, Customer Concierge

Office of Environment and Heritage (Heritage NSW)

**Department of Planning and Environment**T: 02 8837 6397 E: [Erin.McWhirter@environment.nsw.gov.au](mailto:Erin.McWhirter@environment.nsw.gov.au)<https://www.heritage.nsw.gov.au/>

Locked Bag 5020, NSW 2124

**Working days** Monday to Friday, 09:00am - 05:00pm