



CREDWELL

Project Quarantine Station
North Head, Manly

Report ESD Statement

Reference 240053-Q-ESD-r4

Date 17/06/24

Client Meridian Australia Pty Ltd

Contact Paul Corry

DISCLAIMER This report was prepared by Credwell Energy Pty Ltd in good faith exercising all due care and attention, but no representation or warranty, express or implied, is made as to the relevance, accuracy, completeness or fitness for purpose of this document in respect of any particular user's circumstances. Users of this document should satisfy themselves concerning its application to, and where necessary seek expert advice in respect of, their situation. The views expressed within are not necessarily the views of the Department of Climate Change, Energy, the Environment and Water and may not represent department policy.

Contents

Document Control	2
1 Introduction	4
1.1 Introductory Statement	4
1.2 Scope of ESD Statement	4
2 Relevant Legislation	5
3 Current operations at Q Station	6
4 Sustainability Approach	8
4.1 Biodiversity.....	8
4.2 Resource Conservation and Use	8
4.3 Key actions in Q Station's current use of resources	9
4.4 Waste.....	9
4.5 Visitor Access	10
4.6 Economic and Social Considerations	10
5 Identified Future Initiatives	11
Figure 1 - Future Initiatives	12

1 Introduction

1.1 Introductory Statement

This Ecologically Sustainable Development (ESD) Statement has been prepared by Credwell to support the ongoing operation of North Head Quarantine Station (NHQS) Manly.

The operation of the site is undertaken in accordance with the current planning approval, which was granted by the NSW Minister for the Environment on the 23 December 2003. However, this planning approval is due to lapse on 23 December 2024. The operation of the site is subject to a lease for cultural tourism, accommodation, conferences, and function purposes until 2027, with option(s) to extend until 2050.

On this basis, the proposed activity seeks:

- to obtain a new planning approval for the ongoing operation of the Quarantine Station beyond 2024, consistent with the current lease
- rationalise the requirements of the planning approval in order to provide a streamlined, contemporary and more workable approval for both NHS and National Parks and Wildlife Service (NPWS)

Importantly, there is no proposed change of use from the current approved Key Site Activities as outlined in the current conditions of approval nor are any physical works proposed under this REF.

1.2 Scope of ESD Statement

Credwell have been engaged to assess the current ESD initiatives at Q Station for their relevance in the current sustainability sector and going forward to 2050.

This will include a review of current operations and future recommendations

Sustainable buildings/districts cover a wide-ranging set of categories that combine the design and operation of the development together into a cohesive strategy that covers environmental, social, and economic initiatives. The ESD initiatives suggested in this statement have been aligned with the definition of ESD within the Protection of the Environment Administration Act 1991 No 60 - Part 3 - 6(1) & (2). Within this Act ESD identifies four governing principles on which we must align our ESD initiatives.

2 Relevant Legislation

Protection of the Environment Administration Act 1991 No 60 - Part 3 (6)(2) defines ESD (Ecologically sustainable development) as follows:

Ecologically sustainable development requires the effective integration of social, economic and environmental considerations in decision-making processes. Ecologically sustainable development can be achieved through the implementation of the following principles and programs -

- (a) the precautionary principle—namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

In the application of the precautionary principle, public and private decisions should be guided by—

- careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and
 - an assessment of the risk-weighted consequences of various options,
- (b) inter-generational equity—namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,
 - (c) conservation of biological diversity and ecological integrity—namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,
 - (d) improved valuation, pricing and incentive mechanisms—namely, that environmental factors should be included in the valuation of assets and services, such as—
 - polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,
 - the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,
 - environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problem.

3 Current operations at Q Station

Q Station has been operating at the NHQS site since 2006. Sustainability initiatives were planned for, have been and continue to be implemented at the site.

Principle	Current Operation	Document reference
The precautionary principle	<p>The management framework at the Q Station has been established and Q Station operates its business within this, to mitigate potential impacts to the heritage, cultural or environmental significance of the site.</p> <p>The Integrated Management and Adaptive Measures program (IMAMS) outlines monitoring to be completed on site and the adaptive responses which can be implemented to further negate potential impacts.</p>	<p>Current Conditions of Approval (CoPA)</p> <p>CMP and DACMP</p> <p>Site wide plans as Section 4.2</p> <p>IMAMS, Annual Environment Report & Comprehensive Audit documents</p>
Inter-generational equity	<p>Q Station is home to many flora and fauna including populations that have been identified as endangered. North Head and elements of NHQS are listed on local, NSW and Commonwealth Heritage registers due to its significant Aboriginal and Cultural History. The CoPA and site wide plans provide the current framework to ensure this significance is conserved, protected to be enjoyed by future generations</p> <p>the further details see the following documentation which forms part of this REF:</p> <p>2024 ecologique SIS.</p> <p>2024 AMBS Ecology & Heritage Report</p> <p>2024 Architectural Projects Heritage Report 2024</p>	<p>CoPA Site wide plans as Section 4.2 2024 ecologique;</p> <p>SIS 2024 AMBS Ecology & Heritage Report;</p> <p>2024 Architectural Projects Heritage Report</p>

<p>Conservation of biological diversity and ecological integrity</p>	<p>Q Station is home to many flora and fauna including populations that have been identified as endangered. See:</p> <p>2024 ecologique SIS.</p> <p>2024 Stantec Traffic and Access Report</p> <p>2024 AKA Acoustics Report</p> <p>CoPA and site plans provide management framework for current operations on site which include but are not limited to vehicle use on site, cultural landscape and gardening maintenance protocols, waste disposal, noise mitigation, staff training and visitor education.</p>	<p>CoPA</p> <p>Site wide plans as Section 4.2</p> <p>2024 ecologique;</p> <p>SIS 2024 Stantec Traffic and Access Report;</p> <p>2024 AKA Acoustics Report</p>
<p>Improved valuation, pricing and incentive mechanisms</p>	<p>The adaptive reuse of Q Station for accommodation, events and tours ensures that this significant resource is protected and conserved.</p> <p>The implemented and ongoing Conservation Works Program (CWP) outlines work methodologies including sampling, reuse, and best practise work methods.</p> <p>Waste on site is managed effectively with approved contractor services being one aspect of the Waste Management Plan.</p> <p>As an operational business Q Station has and continues to finance the management requirements of implementing a tourism business on site.</p>	<p>CWP</p> <p>Waste Management Plan</p>

4 Sustainability Approach

4.1 Biodiversity

Conserving biodiversity and promoting ecologically sustainable development is a key objective of the current and future proposed operations of the site.

Ongoing management and mitigation measures are outlined within the Species Impact Statement and Flora and Fauna Assessment prepared by Ecologique. These measures should be adhered to, in order to ensure the conservation of threatened species and communities at the site.

4.2 Resource Conservation and Use

The operation of Q Station at NHQS ensures the ongoing use of the land and buildings for tourism purposes. Management plans, policies and procedures are implemented which contribute to maintaining and enhancing the heritage and biodiversity values of the site. The importance of this ongoing conservation and protection of the site is a key aspect of the current REF proposal to continue operations at the site in the future.

Protecting the Resource using Site Wide Plans

- The ongoing maintenance and conservation works at the site are guided by the CWP. This includes specification notes for each trade, asbestos and sampling strategies, paint scheme and a summary of CWP works schedule for prioritised works.
- The NHQS Moveable Heritage Collection Plan outlines the significance and contents of the Moveable Heritage Collection and the management framework required for its care
- The Aboriginal Heritage Plan outlines the management requirements for the protection of identified and potential Aboriginal sites on North Head. Most identified sites are not in locations subject to visitor pressure. Guidelines are provided for planning of REF, EIS, DAs and other activities which may impact Aboriginal heritage, site management of works, bush regeneration and human remains issues.
- The Infrastructure Control Plan addresses, existing and upgrade requirements based on current forecasting for sewerage system, stormwater, electrical, telecommunications, roads, outdoor visitor infrastructure including signage, lighting and waste bins. Conservation and upgrade works are differentiated, and maps supplied
- The Heritage Landscape Management Plan explains the background and context for plan, relationship to other plans. Overall and specific vision and objectives for landscape management. Historical context – significance and landscape history. Rationale for Aviation phase landscape, existing conditions of site influences, natural and cultural landscapes, view corridors. Overall design and management guidelines. Implementation
- The Inscriptions Plan describes inscriptions including location, their significance & type, associated impacts, management policies, strategies and actions for conservation, visitor management, interpretation, monitoring and research
- The Erosion and Sedimentation plan addresses erosion and sediment control initiatives for the adaptive reuse of the Quarantine Station. The first three chapters relate to the overall adaptation and ongoing operation that will take place on the Quarantine Station. The last chapter specifically addresses construction related activities. In a tabulated format; activities, objectives, actions, milestones/reviews and finally responsibility for implementation, are described in a highly practical manner

- The Noise Management plan addresses the construction and operational phases of Q Station outlining standards to be met, noise mitigation measures, monitoring and adaptive measure responses
- The Waste Management Plan is structured into 2 sections- conservation and adaptation and ongoing operations, as 2 activities generate fundamentally different waste by fundamentally different people and thus require fundamentally different waste management strategies
- The IMAMS plan determines the formal monitoring for over 150 specific indicators each with a preset benchmark, acceptable range, monitoring method and adaptive measures. Specific indicators are grouped under 38 headline indicators which then are amalgamated to represent environmental, cultural, social and economic conditions for the site and a resulting Sustainability Index

4.3 Key actions in Q Station's current use of resources

Further strategies employed at Q Station in the considered use of resources

- Two water tanks were installed and are maintained to provide rainwater to the toilet facilities on the Wharf.
- Cost strategies are employed at the Visitor Centre café to encourage the use reusable coffee cups.
- Restaurant and events use refillable water bottles and Moda water taps
- Room service daily light service with a full service after 3 days to encourage guests to reuse towels and linen.
- Printing is double sided, and black and white.
- Minimising waste by ordering in bulk to minimise packaging with calculated ordering as required to avoid excess stock/waste

4.4 Waste

Special Waste is processed as follows;

- Sharps bins are available on site for the safe disposal of needles.
- Asbestos on site is managed inline with the CMP and Asbestos Strategy.
- All vehicle mechanical work is completed off site at approved centres.
- Liquid Waste Sewage is pumped to main sewer. If required additional capacity is taken out by service contractor.
- Grease traps are at A20, P13 and Boilerhouse. Contractor, Sydney Waste regularly collect.
- Batteries are recycled with a designated bin kept at A24 Maintenance.
- Paint/ chemical waste is disposed of at closest recycling location. Kimbriki Recycling Centre. Printer toner cartridges are collected and disposed of with Close the Loop toner recycling.
- General solid waste is further divided into putrescible and non-putrescible.
- Non-putrescible waste consists of designated bins for paper and cardboard waste and yellow topped bins for comingle waste and separated vegetation waste.
- Putrescible waste is collected from site in food waste bins, general waste bins and sanitary bins. General waste bins are located throughout the site and collected daily by housekeeping team and stored at CP5 for Service provider collection.
- Sanitary bins are located in public ladies bathrooms S7, A1, P5, P10, P16, Third class, H1, H5, A6, A11, A14- 17, and A20 with a monthly collection by service provider.
- Garden waste is collected as created and stored in Stonemasons yard, before being mulched and reused.

Q Station strives to be a non-smoking site. Currently there are limited signed locations where smoking is permissible. On Fire ban days a total no smoking policy is communicated to guests.

4.5 Visitor Access

Bicycle storage racks are provided next to Reception. A Q Station shuttle bus connects Manly Wharf to Q Station with advertised timetable. Vehicle access on site is limited to Q Station vehicles driven by staff who must complete driver induction training. Contractors and limited guest driving, particularly for limited mobility guests have special arrangements in place which include Q Station vehicle escort or written and verbal instructions/training.

4.6 Economic and Social Considerations

Ecologically sustainable development requires the effective integration of social, economic and environmental considerations in decision-making processes. Q Station is the current custodian of a unique and highly significant site. It acknowledges the privilege it currently has of operating a tourism business on site. The challenges of both conserving and protecting its heritage and biodiversity whilst delivering incredible visitor experiences is real and ongoing.

As a business it also employs 140 staff most of whom live locally and provides business for other local contractors and suppliers. For the local and wider community, it has grown in recognition as a special place to connect with either through its now well-established public visitor access or as a destination for accommodation, tours or events.

Balancing the financial sustainability of the business whilst ensuring the effective environmental and heritage management framework is implemented needs to be a consideration in any future approval. The current REF is seeking approval to 2050 which would align the approval with the lease renewal timeframe. This timeline and associated the development of long-term planning strategies would contribute to the future economic sustainability of Q Station.

5 Identified Future Initiatives

Figure 1 on the next page outlines future initiatives which are recommended for implementation at Q Station (insert original diagram as below).

ESD initiatives such as the installation of solar panels and EV charging are envisaged at the site, however, these initiatives do not form part of this proposal and will be subject to a future, separate planning pathway and application.

Figure 1 - Future Initiatives

Alignment with principles	Policy for green certified building material	Climate Resilience Risk Assessment	Policy for low TVOC paints, adhesives & sealers	Solar Panels to offset operational energy	No smoking/vaping policy	Electric Vehicle Charging	Defibrillator	Policy of Organic Waste Recycling
Precautionary	✘	✘	✘		✘		✘	✘
Inter generational equity	✘	✘	✘	✘	✘	✘	✘	✘
Conservation of biodiversity		✘			✘	✘		✘
Improved mechanisms for valuation	✘	✘		✘		✘		

Further Explanation	New building materials to have sustainable certifications to reduce the future environmental impact of new works & tracks the environmental impact of new materials.	Climate risk assessment to be completed – For example include higher grade filters to AC to reduce ash particulates inside the buildings from any future bushfires. Potential implementation of sea level sensors to detect for any change in sea level rise impacting habitat.	Low TVOC's to any new paints, sealers, adhesives to prevent toxic materials being breathed in by visitors enhancing indoor air quality for future visitors.	The use of solar panels to offset operational energy which will provide more cost-effective bills for the buildings, green energy use can be tracked for its impact on emissions and reduces the peak electricity demand of the building on the grid and its reliance on the grid.	Preventive no smoking policy to protect visitors and wildlife from future damage to health. This will enhance & protect biodiversity on site.	Electrical vehicle infrastructure for future visitors reducing the impact of scope 3 emissions for the site and the reduction of fumes to help with biodiversity.	A defibrillator policy will help protect & prevent against any emergency health issues from regular visitors.	Recycling of organic waste can help provide for biodiversity on site by using this material to provide compost etc and reduce the amount of garbage removed from site protecting the environment.
----------------------------	--	---	---	--	---	---	---	---