

Point Nepean National Park Master Plan

Consultation Outcomes Report

September 2017



Healthy Parks
Healthy People®



Introduction

Parks Victoria has renewed the Point Nepean National Park Master Plan to ensure it reflects current relevant policy and community views. The master plan reflects extensive community and stakeholder engagement conducted between 2010 and 2017, and provides a shared long-term vision to guide future use of the park.

Exhibition of the draft master plan occurred from December 2016 to February 2017. The [Communications and Engagement Summary Report March 2017](#) summarises the results of that engagement process and feedback received has informed development of the final master plan.

This report has been prepared to accompany release of the final master plan, to inform community and stakeholders as to how their input has guided decisions for the master plan. It is structured based on feedback received on the draft master plan, followed by a response on how the master plan has been prepared to respond to that feedback.

For more detailed information, refer to the [2017 Point Nepean National Park Master Plan](#).

Project background

Under the *National Parks Act 1975*, Parks Victoria manages Point Nepean National Park (PNNP), including the Point Nepean Quarantine Station, on behalf of the Victorian Government and community, with the primary purpose of conserving its significant natural and cultural values.

A draft master plan, which involved extensive community and stakeholder consultation and input, was prepared and exhibited in 2010. It was prepared within the planning and management context provided by the *Point Nepean National Park and Point Nepean Quarantine Station Management Plan 2009* (Management Plan), and was developed in close collaboration with community and stakeholders to provide a shared, long-term vision for the future of PNNP.

The master plan was released in April 2013 alongside an Expression of Interest (EOI) that sought investment and activation within the Quarantine Station precinct. The government signed a lease with the preferred proponent; however, the lease lapsed on 1 July 2015.

In 2015, Parks Victoria was directed by Hon Lisa Neville MP, former Minister for Environment, Climate Change and Water, to renew the master plan to better protect the park's significant landscape and heritage, and to ensure that it still reflected community aspirations. The master plan review has validated the strategic intent of previous versions of the master plan, and has built upon the wealth of existing knowledge gathered during community engagement undertaken in 2010–2013.

On behalf of the Victorian Government, Parks Victoria undertook three tasks:

1. Engagement with the community and stakeholders to re-affirm their aspirations for PNNP.
2. Expression of those aspirations in a renewed draft master plan for public comment.
3. Finalisation of a master plan that the government will use as the clear and unequivocal parameters for future management and development.

Project timing

Community and stakeholder engagement for the project was proposed in two parts; early engagement as part of phase 1 and consultation on the draft master plan as part of phase 3 (refer table below).

Phase 1, held throughout January and February 2016, included preparation and distribution of a discussion paper to outline the project purpose, key elements of the draft 2010 master plan, and what we heard in previous community consultation. Community and stakeholders were asked to comment on the discussion paper and what has changed since the 2010 master plan.

Phase 3, held from December 2016 to February 2017, included the formal exhibition of the draft master plan, with consultation and engagement consisting of community information sessions and a range of stakeholder meetings. Engagement focused on seeking feedback on the draft master plan via submissions and the completion of an online questionnaire.

Feedback has contributed to finalisation of the master plan. Parks Victoria will continue to work with DELWP and key stakeholders to implement the actions outlined in the master plan (Phase 5).

Phase 1	Engagement on Discussion paper	Jan - Mar 2016 (complete)
Phase 2	Preparation of a draft master plan	Mid 2016 (complete)
Phase 3	Consultation on the draft master plan	Dec 2016 - Feb 2017 (complete)
Phase 4	Finalisation and release	Late 2017
Phase 5	Implementation of master plan actions	Ongoing

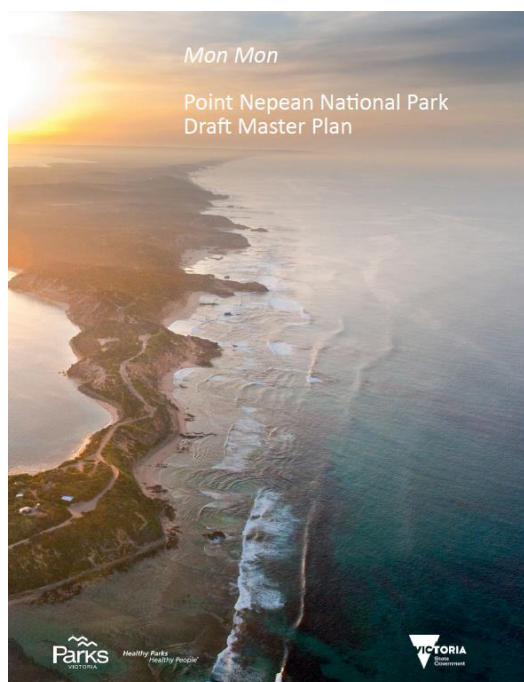


Fig. 1 Draft Point Nepean National Park Master Plan (Dec 2016) & Communications and Engagement Summary Report (March 2017)

Feedback themes and master plan response

The following section summarises feedback received during Phase 3 consultation, as outlined in the [Communications and Engagement Summary Report March 2017](#). When developing the master plan, it is important to acknowledge that there are many competing interests and differing views regarding how various site matters should be planned for in the future. Not all recommendations outlined in the master plan will achieve full consensus.

The table below outlines feedback received regarding aspects the draft master plan that required further investigation, exploration or detail. Comments are grouped under themes, which largely follows the themes and principles of the master plan. Each item is then supplemented by a response regarding the rationale behind decisions and how the feedback is reflected in the final master plan.

Theme and feedback

Response as reflected in final master plan

Overall master plan and vision

- | | |
|---|--|
| <p>1. The Vision should be more succinct and needs the words 'Natural Values' added.</p> <p>2. Improve clarity of document language and key terms/glossary.</p> | <p>1. The master plan emphasises the site's high conservation values and purpose as a National Park. The revised Vision reflects this:
<i>Ensure that the unique natural qualities of the park are revealed and protected and that the complex stories of the site as a cultural landscape are valued and expressed.</i></p> <p>2. Terminology/wording is revised and defined throughout the plan.</p> |
|---|--|

Revealing stories (site interpretation)

- | | |
|--|---|
| <p>3. Traditional Owner groups request some stories, names and <i>Mon Mon</i> be removed from the master plan.</p> <p>4. Support for revealing site stories via a holistic interpretation strategy and tours/themed walks.</p> <p>5. Support for upgrading the Quarantine disinfection precinct as an early interpretation project. Need walking/guided tours that interpret the journey of immigrants and relationship between buildings.</p> | <p>3. Highlighting Traditional Owner values, culture, stories and language (i.e. <i>Mon Mon</i>) in the draft master plan was well received by community. The Traditional Owners support the strategic directions in the plan regarding their ongoing involvement; however, at their request, specific cultural content and language was removed. Parks Victoria will continue to work with the Traditional Owners to realise their aspirations reflected in the plan.</p> <p>4. Reveal stories of the site via a high-quality interpretation strategy across the park, told through many perspectives—Traditional Owner, colonial, ecological, quarantine, defence, maritime—including use of new technology, digital resources, the arts and programs.</p> <p>5. Proposes a new high-quality interpretation strategy for the Quarantine Station's bathing and disinfection complex, which captures the journey of the quarantine experience between site buildings.</p> |
|--|---|

- | | |
|---|--|
| <p>6. Need greater protection and interpretation of the Ticonderoga memorial and burial ground.</p> | <p>6. Text added to plans and to Section 5.0 to ensure protection and interpretation of the Ticonderoga ship memorial, cemetery and significance of the site to descendants.</p> |
|---|--|

Peninsula connections (access and circulation)

- | | |
|---|---|
| <p>7. Support for establishing the Quarantine Station as the main visitor arrival and orientation point.</p> | <p>7. Plan focuses the Quarantine Station as the central visitor arrival and orientation point, commencing at an upgraded and extended ‘Stables’ building near the main car park.</p> |
| <p>8. Support for sustainable transport and improved access across the site.</p> | <p>8. Improve access across the park for visitors of all ages and abilities. Minimise road infrastructure where possible (i.e. along The Narrows). Prioritise sustainable transport such as improved walking trails, bicycle hire facilities, and eco-friendly shuttle service that extends to the park entry and connects with the local bus service.</p> |
| <p>9. Need to improve the park entrance and connections with Police Point Shire Park.</p> | <p>9. Create a more welcoming and attractive park entrance including landscape works, a Welcome to Country, signage, and stronger connection to Police Point Shire Park. Provide a new small shelter with arrival/orientation information, bike hire facilities, and local bus/park shuttle stop.</p> |
| <p>10. Requests for former visitor centre building to be utilised rather than demolished.</p> | <p>10. Repurpose the former visitor centre building for Parks Victoria's park management operations and as a Keeping Place for the Traditional Owners.</p> |
| <p>11. Concern regarding carrying capacity of the peninsula during peak seasons and how access will be addressed when visitation increases (consider beyond just car parking capacity).</p> | <p>11. A technical study of the site’s carrying capacity, circulation, parking and access issues has informed Section 6.0 of the plan. This includes predicted visitation and parking demand, emergency evacuation and capacity during event days. The plan reiterates the need for ongoing monitoring of capacity and parking over time, to ensure visitor experience and park values are not compromised. The plan encourages centralised visitor access and parking at Quarantine Station, supplemented by improved parking at Gunners Cottage and the park entrance. If required in the future, additional overflow parking is proposed at Jarman Oval.</p> |



Theme and feedback

Response as reflected in final master plan

Caring for Country (conserve ecological and cultural values)

- | | |
|--|--|
| 12. Provide more emphasis on environmental and ecological values. | 12. More content added regarding Caring for Country, in collaboration with Traditional Owners, for flora and fauna protection and management to restore and heal the unique ecologies. |
| 13. Better reference climate change and coastal erosion. | 13. Content added throughout the document regarding climate change and coastal erosion. |
| 14. Provide more detail on environmental management such as succession tree planting, weed control, and revegetation works | 14. All environmental, cultural and heritage management for the park will continue to be guided by the 2009 Management Plan and other relevant documents; therefore, the master plan does not list specific environmental management processes. However, additional content was added to Section 7.0 Caring for Country, which emphasises need for landscape healing, regeneration and collaborative management with Traditional Owners. |
| 15. Preserve the limestone kilns. | 15. Limestone kilns are protected under the 2009 Management Plan, heritage registers, relevant policy and legislation. |
| 16. Suggestion to provide a 24-hour emergency wildlife hospital in the park. | 16. Specific users/organisations are not listed in the master plan; however, proposals such as a wildlife hospital may be considered in any future Expression of Interest (EOI) process to determine uses for the site and buildings. |

Coastal experiences (marine environment and maritime history)

- | | |
|---|--|
| 17. Support for better coastal and marine connections. | 17. The plan proposes improved/new coastal lookouts, marine and maritime interpretation, and a sea kayak trail commencing at the Quarantine Station. |
| 18. Concerns regarding safety risks in terms a jetty, sea kayaking and swimming. | 18. As per the 2009 Management Plan, the following uses are permitted along the Quarantine Station shoreline: licensed tours, fishing, diving and snorkelling. Swimming is not recommended and Parks Victoria will continue to educate and inform visitors regarding coastal risks. |
| 19. Concerns regarding a new jetty in regards to potential environmental and dolphin sanctuary impacts. | 19. The plan includes a 'controlled use' jetty at the location of the original jetty for licensed and approved vessels only (e.g. local tour operators, commercial operators and guided recreational/research/education vessels). This is based on a feasibility study and expert advice which assessed potential safety and risks, impacts on heritage, environment, and flora/fauna. The jetty will allow for arrival to the park via water, supports the objective to better engage and educate visitors about the site's surrounding marine environment and maritime history. Implementation is subject to further planning and technical assessments. |

Theme and feedback

Response as reflected in final master plan

The Heads

- | | |
|--|--|
| 20. Support for improved paths, signage, interpretation and conservation at the forts and tunnels. | 20. Section 9.0 proposes expanded interpretation and signage, clearer paths and tunnel access, and conservation of the Forts and tunnels. |
| 21. Review safety of bicycle access along The Narrows. | 21. Proposal for The Narrows to reduced road width, improve landscape planting, and provide shared-use access (including shuttle, walking and bicycle access from Fort Pearce to Fort Nepean). |
| 22. Clarify that The Heads are not just about defence and forts. | 22. Interpretation to be expanded to share all site stories including defence, marine, maritime, ecologies, geology and Traditional Owner narratives. |

Quarantine Station (activation and uses)

- | | |
|---|--|
| 23. Support for the 'Optimal mixed use' scenario for the Quarantine Station. High support for arts, ecotourism, and education/research uses. Moderate support for accommodation and retail. | 23. Section 10.0 outlines the 'Optimal mixed use' scenario to activate the Quarantine Station through a balanced mix of compatible uses (e.g. arts, community, events, recreation, eco-tourism, education and research, hospitality accommodation and small scale retail) via partnerships between government, Traditional Owners, private sector and community. |
| 24. Need more opportunities for research and education. | 24. Opportunities for research and education are emphasised throughout the document, and as part of the 'Optimal mixed use' scenario for the Quarantine Station. |
| 25. Need more activities and programs that encourage youth involvement with park. | 25. Plan supports activities and programs that encourage youth involvement with the park (e.g. education/ranger programs, school groups, kids in nature program, camps, employment, social media, events/festivals, tours/walks, nature-based playground). |
| 26. Design and use of the precinct and buildings needs careful consideration to ensure a balanced and holistic approach. | 26. The 'Optimal mixed use' scenario for the Quarantine Station, will provide a balance of partnerships and uses which specifically responds to feedback. Design and development parameters provide guidance regarding future works to buildings within the Quarantine Station. |
| 27. Consider increased visitation and demands for services and facilities (e.g. sewer, water, waste, litter). | 27. Section 7.0 indicates the site's carrying capacity and need for ongoing monitoring of increased visitation. Section 10.0 outlines design and development parameters for site uses/buildings which includes environmentally sustainable design considerations (e.g. water use, material selection, waste reduction, solar/energy use, and heating/cooling). |

Quarantine Station (commercial operations and events)

- | | |
|---|--|
| <p>28. Support for events/festivals and commercial partnerships that do not compromise park values.</p> | <p>28. Activation of the Quarantine precinct includes various activities, programs, events, exhibitions, arts, workshops, forums, markets, festivals, residencies and collaborations throughout the year. Sections 10.7 and 10.8 outline principles for partnerships to ensure uses contribute to park values.</p> |
| <p>29. No exclusivity or privatisation - development should not exclude public access.</p> | <p>29. As per Section 10.7, uses or services unrelated to experiencing Point Nepean’s values, and exclusive uses that restrict public access at ground level should be avoided.</p> |
| <p>30. Polo not suitable to park values, and very large scale events should be reconsidered.</p> | <p>30. Activation and programming strategies will be developed to continue to improve upon the current program of activities and events for the site. All future activities, events and programs will be consistent with Parks Victoria’s event permit requirements.</p> |

Quarantine Station (buildings and site heritage)

- | | |
|--|--|
| <p>31. Support for adaptive re-use of heritage buildings, which should also consider the building’s internal heritage character.</p> | <p>31. The plan supports sensitive, adaptive re-use of existing heritage buildings to ensure their long-term conservation. Uses must comply with all relevant legislation and heritage requirements.</p> |
| <p>32. Support for including design and development parameters to ensure conservation and appropriate use of existing/new buildings.</p> | <p>32. Section 10.10 outlines ‘design and development parameters’ that ensure conservation and appropriate use of existing heritage buildings or new proposed buildings. It defines the appropriate scale, height, envelope and design requirements, aligned with the park’s Conservation Management Plan.</p> |
| <p>33. Mixed support regarding new buildings on site or demolition of existing buildings.</p> | <p>33. Section 10.0 clarifies that only a few buildings, which are listed as secondary heritage significance, are identified for potential removal to allow for new buildings or extensions to existing buildings, if required. It also includes parameters for scale and height of any new buildings within a defined scale, height and footprint commensurate with that of demolished buildings.</p> |



First Shot Commemoration 2014. Source: Parks Victoria

Theme and feedback

Response as reflected in final master plan

Quarantine Station (accommodation)

- | | |
|--|---|
| <p>34. Mixed support regarding accommodation on site, including less support for boutique or exclusive-use accommodation.</p> <p>35. Camping or glamping was generally supported, especially for youth groups or education. Further analysis to define an appropriate scale and service level to ensure protection of park values.</p> <p>36. Caravan camping was generally not supported by the broader community due to the scale of services required and potential impact on park amenity.</p> | <p>34. Adaptive re-use and interpretation of buildings that were originally built for accommodation is an important way to conserve the park's heritage. The plan proposes a range of accommodation types within the Quarantine Station precinct.</p> <p>35. Two potential locations are shown within the Quarantine Station precinct for basic camping, glamping, and/or school camps. Subject to further investigation and detailed design, such uses will be considered under the following parameters: short-term stays (i.e. 2-3 days), light-footprint, self-contained, minimal impact and low service requirements.</p> <p>36. Long-term caravan or camping is not supported, given potential impacts on park amenity and visitor experience due to low turn-over 'resident' stay, as well as the amount of space and high level of services/infrastructure required. It is also undesirable to compete with well-established operators that provide longer-term 'base' camping elsewhere on the Mornington Peninsula.</p> |
|--|---|

Implementation (financials, costs and benefits)

- | | |
|--|---|
| <p>37. The implementation strategy was well received as a better balance of public and private investment than the 2010 draft master plan. However, it should show more detail of required actions, timing and priorities.</p> <p>38. Respondents requested further detail regarding business planning and economic analysis in relation to potential future uses, including the lease types and conditions, capital investment and rent charges. A greater emphasis was sought on environmental benefits and risks, not just economic and social.</p> | <p>37. Implementation Section 11.0 includes high-level cost planning for recommended projects delivered by government or partnerships with community and private sector. It includes diagrams and a description of the priority, sequencing and cost of proposed works, which are categorised as either: core deliverables, activation projects, enabling projects, catalyst projects, or other master plan projects.</p> <p>38. The implementation strategy provides guidance and recommendations based on a preliminary analysis of economic, social and environmental costs and benefits (Section 11.6). Development of a more detailed business case is required following release of the master plan, to inform investment decisions and consider all costs, benefits and projected revenue.</p> |
|--|---|

Theme and feedback

Response as reflected in final master plan

Implementation (governance)

- | | |
|--|---|
| 39. Greater detail and clarity was sought regarding future governance arrangements (e.g. expert, advisory and community input). | 39. A governance framework is provided (Section 11.3) which includes guiding principles, roles, and responsibilities for the recommended governance arrangement. This includes Traditional Owners, design review, community input, and establishment of a Point Nepean Advisory Group (appointed by and reporting to Parks Victoria Board including technical experts and local interest representation). |
| 40. Support for Parks Victoria as ongoing park manager and coordinator of any future EOI process. Many respondents requested that Parks Victoria be adequately resourced to implement the master plan and for ongoing site management. | 40. The implementation section notes ongoing funding to support Parks Victoria's requirements as the national park manager including management, maintenance, administration and environmental, cultural and heritage conservation. It also identifies the resources required to deliver the master plan objectives and manage the predicted increase in visitation once site activation initiatives are achieved. This includes resources and funding to support preparation of a full detailed business case, and development of a future EOI process run by Parks Victoria, to identify future site and building uses. |
| 41. Support for ongoing Traditional Owner involvement (e.g. active park management, park presence, education and tours). | 41. The Traditional Owners play an important role in the operations of the park and would benefit from various social, cultural and economic opportunities made available through their ongoing involvement (as outlined in Section 11.6). |
| 42. Support for multiple leases rather than a single 'head-lease' for the Quarantine Station precinct. | 42. Any proposed EOI processes will be run by Parks Victoria to identify future uses, facilities and activities at Point Nepean. The EOIs will not seek a sole tenant, but a mix of visitor offers. |
| 43. When selecting private investment and/or partnerships, respondents requested that a transparent process and criteria be applied to ensure park values are protected. | 43. The master plan will be a key reference document against which EOI processes, partnerships and agreements will be considered for all future proposals. The implementation chapter can be referenced to determine applicable Parks Victoria and government processes which will apply. |
| 44. Need bipartisan support for the master plan and immediate implementation of proposed its proposed initiatives. | 44. It is recommended that implementation commence following release of the master plan, including governance structure establishment and investment in early activation projects, detailed business planning, and EOI processes. |