

POINT NEPEAN NATIONAL PARK MASTERPLAN SITE ANALYSIS REPORT | BUILDINGS

MARCH 2010

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1

INTRODUCTION



This Report fulfils the briefed activity '*Background Review And Functional Analysis*', and includes the *Functional Site Analysis Plan* as it relates to built elements. The Plan will be integrated with the overall Site Plan and Landscape Plan in the subsequent stages.

This Site Analysis Report takes the form of an overall approach to the site, with a more detailed analysis of the issues related to the buildings in the key study areas, each of which will be developed with Schematic Designs in future stages of the Master Planning process.

The overall approach is consistent with that set out in the 2009 Management Plan, and builds on its principles and strategies.

2

HERITAGE REVIEW

The various heritage planning documents have been reviewed, and the material summarised in the attached Tables – see Appendix. Once more certainty is achieved regarding potential uses, these tables will be updated with specific comments on likely impacts from these uses.

All work will be carefully managed in accordance with the updated CMP and accepted conservation principles including the ICOMOS Burra Charter.

3

BUILDINGS, LANDSCAPE & TOPOGRAPHY

The built elements on the site fall into several overall precincts:

- Former Quarantine Station
- Fort Nepean
- South Channel Fort
- Other Gun Emplacements, generally on the tip of the peninsula
- Buildings within the former armaments area
- Buildings within the new Police Point Park

Within the Former Quarantine Station, the complex of buildings can be considered as occupying a number of distinctive zones, each with its own topographic and landscape character, often with the differentiation increased by the built forms.

These Zones are illustrated in Diagram 1, as follows:





3.1 Hilltop Zone

Small groups or isolated buildings of varying significance and domestic scale set in woodland. Some have excellent views to the north over Port Phillip Bay. Road access via Franklands Dv- closed at present – from Police point, or via the main Defence Rd and through the QS.

3.2 Beachfront Park Zone

With Burgess park at its centre, this waterfront park is a major attraction of the site.

3.3 Watergate Zone

The original entry point from the sea – and thus from the quarantined vessels – this is the centre of the entire site, and its current role as an interpretive focus should be strengthened and developed. It contains a unique and fascinating collection of characterful buildings, eloquent of the history of the site.



3.4 Ovals Zone

Sweeps of grassland surrounded by trees.

3.5 Avenue Zone

Two of the major former 'Hospital' buildings are linked by an impressive avenue planning of conifers. Again a major focus of the site.

3.6 Parade Ground

The Army's centrepiece, and a potential organising centre of the circulation and open space network across the Precinct.

3.7 Hill Edge Zone

As the topography steepens up the beacon hill, this group can be seen to be the 'public building' centre of the site, with major administrative offices for the Quarantine station and the Army's formal Badcoe Hall.



3.8 Plateau Zone

The former First and Second Class ‘Hospitals’ and their associated dining buildings form an impressive group, with the intrusive Cadets’ Barracks able to be redeveloped. Excellent views and a very high-quality sense of urban cohesiveness give this precinct a special importance on the site. The two formal courtyards – one planted with NZ Christmas Trees, one facing the Bay, are significant spaces in their own right.



3.9 Clearing Zone

The Influenza Huts, located away from the main Station buildings are set in a clearing in the forest, and form a group well oriented around a central ‘green’.

3.10 Paddock Zone

A loose collection of significant and unimportant buildings are set in a seemingly random pattern on undulating grass. This zone will require very careful design to lift its presentation at the ‘gateway’ to the Quarantine Precinct.

3.11 Forest Gate Zone

The Army entry booth set in the forest, and able to be redeveloped as a new entry control point.

These zones are useful as an analysis tool, and to guide the future production of development controls for new structures, roads and landscape. As some of the zones are defined by geography/topography or landscape, they will also determine the degree of access possible between zones, and thus the placement of future uses.



4

COMPATIBLE BUILDING USES



4.1 A HISTORY OF ADAPTATION

The buildings of the National Park comprise those that have had a single original use and since fallen into disuse or been modestly adapted for access and interpretation by the public (the forts), those whose use has continued (mainly the small houses), and those which have been adapted at least once for a new use, chiefly the Quarantine buildings re-used by the Army.

4.2 QUARANTINE STATION BUILDINGS

This result of this history is that many of the buildings are able to be adapted to new uses without unacceptable negative heritage impact. This is summarised in the attached Tables in the Appendix.

4.3 FORTS

The Forts have been analysed in detail in the CMP, which includes a thorough assessment of required conservation work.

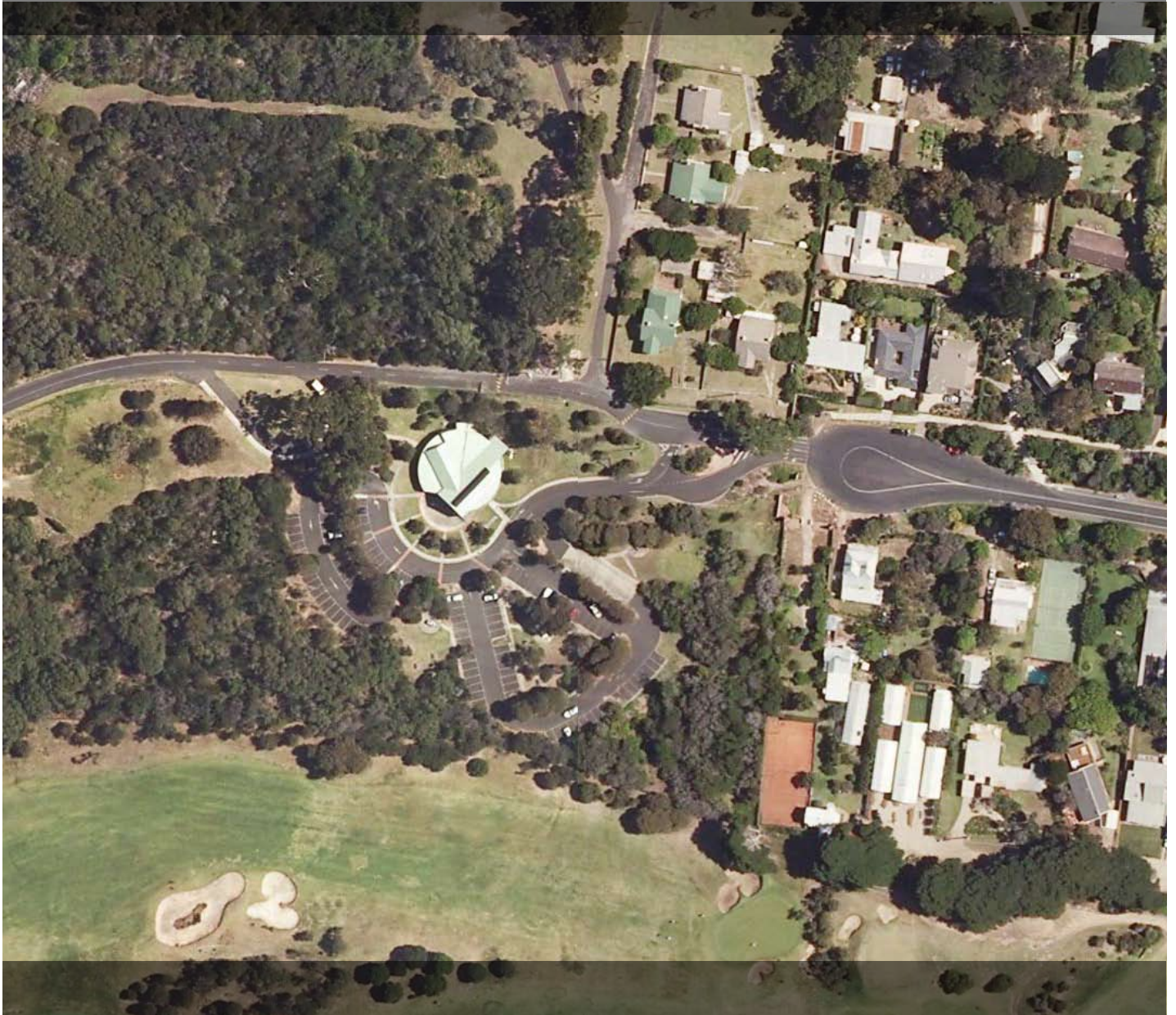
The overlay which is now required must achieve equitable access objectives as agreed by Parks Victoria, ensure visitor safety and assist the understanding of the place by interpretation. Development of this work will be ongoing in the next phase.

4.4 OTHER BUILDINGS

Other buildings on the site including the houses in Police Point Park, the former married Quarters and the various small and large buildings in the Conservation Zone have not been assessed in detail. Individual and important buildings such as the Navigation Marker – unnumbered, will be addressed in design and use terms.



5 KEY PRECINCTS



PARK ENTRY PRECINCT

5.1 Park Entry Precinct

The Entry Precinct fails as a gateway to a major National Park with significant natural and heritage attributes.

The major issues are:

- Poor presentation from the main public road, with left-over gateway elements from the Army occupation and no views into the site.
- Confusing and dysfunctional road layout, with a dominance of bitumen.
- Poor access control for paid and service vehicles.
- Unused BBQ and picnic facilities give a low image of the attractions of the Park.
- The Visitors Centre, whilst of good-quality materials, again does not reflect the major character of the park & is aging & under-maintained.
- The displays and other elements within the Centre are dated.
- The retail and service 'offer' within the centre is again dated and of limited appeal.

Prior to developing a plan for the Park Entry, decisions need to be made about public car access, the design and access to the People Mover, the possible relocation of the Visitors' centre to the Quarantine Station Precinct, and if this is pursued, the possible reuse of the current VC.

Work required will fall into several major categories:

- **Entry Sequence**
The whole sequence of Arrival, Parking, Ticketing, Transfer (to People Mover/ Bicycle) and Entry into the Park itself needs to be analysed in detail, and the layout of the Entry Precinct altered to reflect this pattern. The aim should be to improve legibility and greatly reduce the dominance of bitumen.
- **Gateway**
A major and significant new gateway should be installed as a priority. This will be a combination of roadworks, architecture/sculpture and landscape, to signal the presence of the Park from Point Nepean Road and the wide community.
- **Landscape**
Reinvigoration of the landscape at the entry is essential to provide a better 'snapshot' of the Park's attraction.
- **Adaptation of the Visitors Centre**
This will depend on the medium-term use selected for the building. In the short term, it need 'freshening up' with new paintwork internally, new graphic displays and a new enhanced retail offer.
- **Visitor Facilities**
The possibility of relocating the picnic facilities here should be pursued.



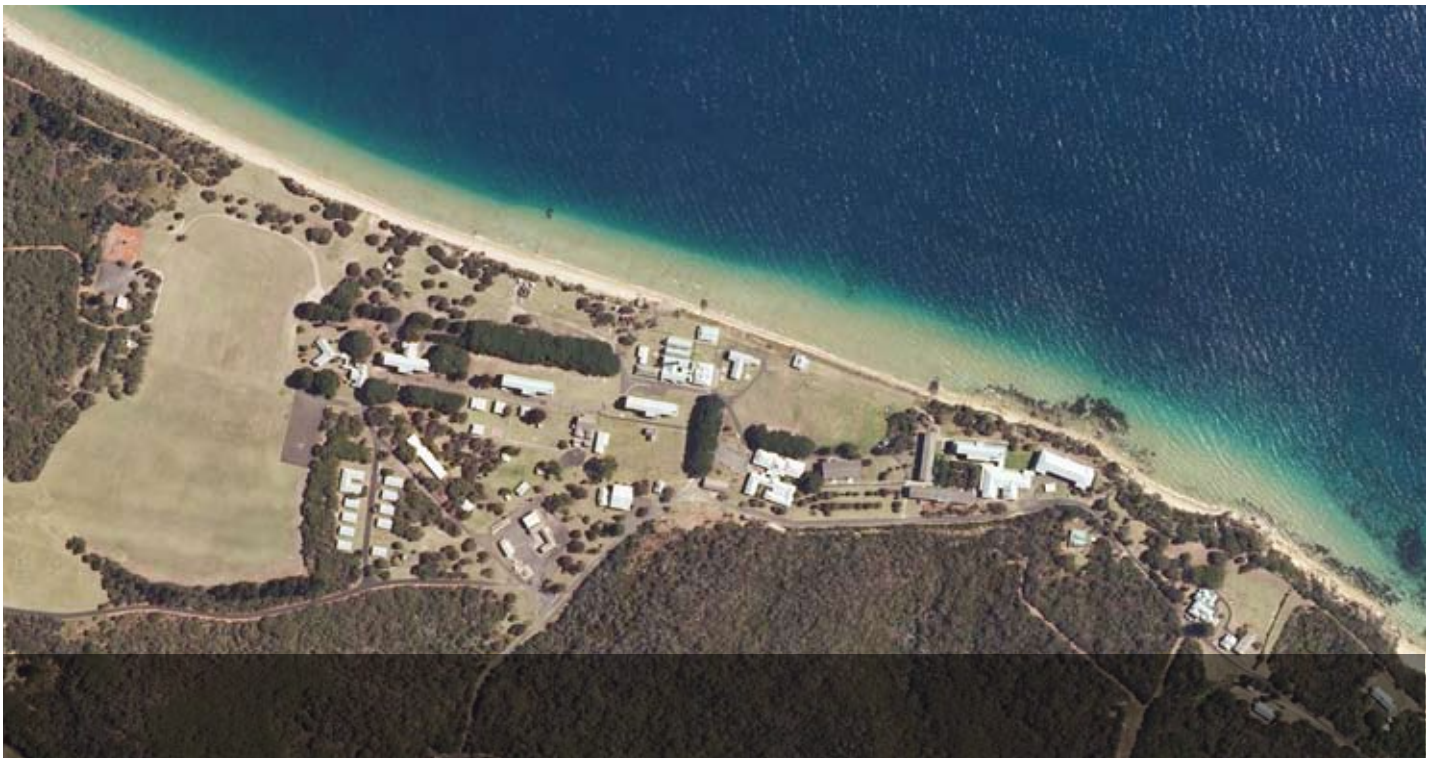
5.2 Central Quarantine Station Precinct, Commandant's House & Influenza Huts

These three Key Precincts are grouped, as they are all related to the quarantine use and are located adjacent to one another. Similar issues affect them all, and they need to be reviewed as a group.

The overall structure of the Precincts in relation to the landscape and built form is discussed in 3 above. The parameters affecting the numerous buildings are set out in the Tables in the Appendix.

The major issues are:

- Mapping out a clear, functional and beautiful route of approach and entry.
- Rationalising the road layout to reduce its intrusiveness and achieve required service and emergency access.
- Locating a possible car park.
- Determining appropriate and feasible uses.
- Ensuring public access and 'ownership' of the Precinct.
- Integrating the development with the possible Respite Centre, which has not been reviewed at this stage pending more detailed briefing.



QUARANTINE STATION PRECINCT



5.3 Fort Nepean

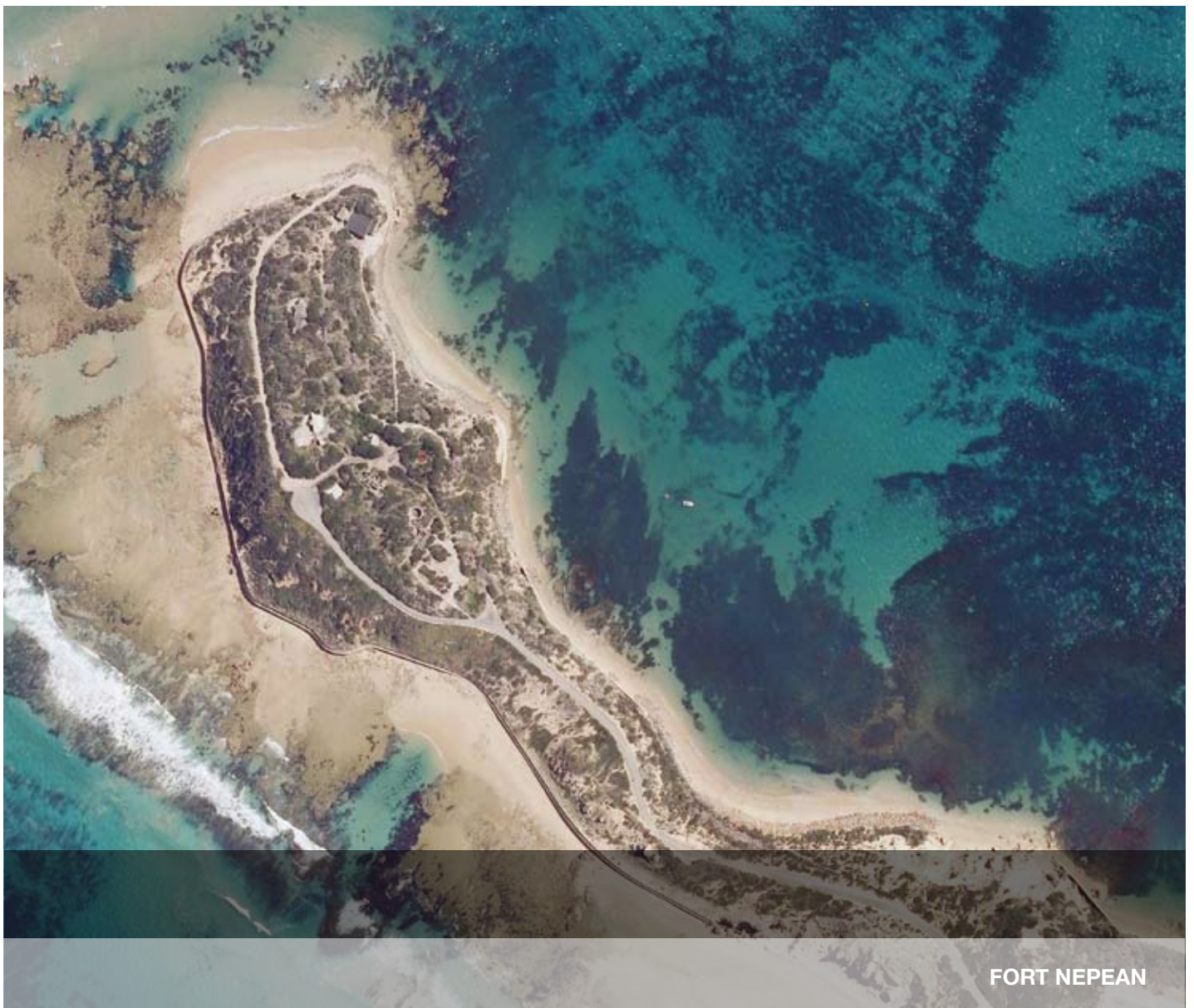
This is one of the major attractions of the site, as well as being one of its most significant items in terms of heritage and aesthetics.

The parameters affecting the numerous buildings are set out in the Tables in the Appendix.

Major issues, apart from those related to the conservation of heritage fabric, are:

- Equitable and safe access.
- Entry and circulation routes that relate to the original functioning of the Fort and assist interpretation.
- Consistent and appropriate interpretation.

A summary of the work identified by Parks Victoria is set out in the Appendix. This scope will be analysed in detail on site and reviewed in the next stage.



6

UTILITIES INFRASTRUCTURE

Major services required on site include power, potable water, sewage, communications and stormwater disposal. A detailed study of these is all beyond the scope of this part of the Report, but an overview follows.

Power

New power reticulation will be required, with HV mains, substations and consumer mains reticulation. Underground power is referred.

Potable Water

Not investigated at this stage.

Sewage

Parks Victoria are in the process of upgrading the former sewage treatment works on a new site. This facility will possibly be inadequate for the volume of waste generated by the redeveloped buildings, and in any case would appear to be not leading edge environmental technology. See ESD below.

Communications

Not investigated at this stage. Adequate mobile phone coverage exists on the site.

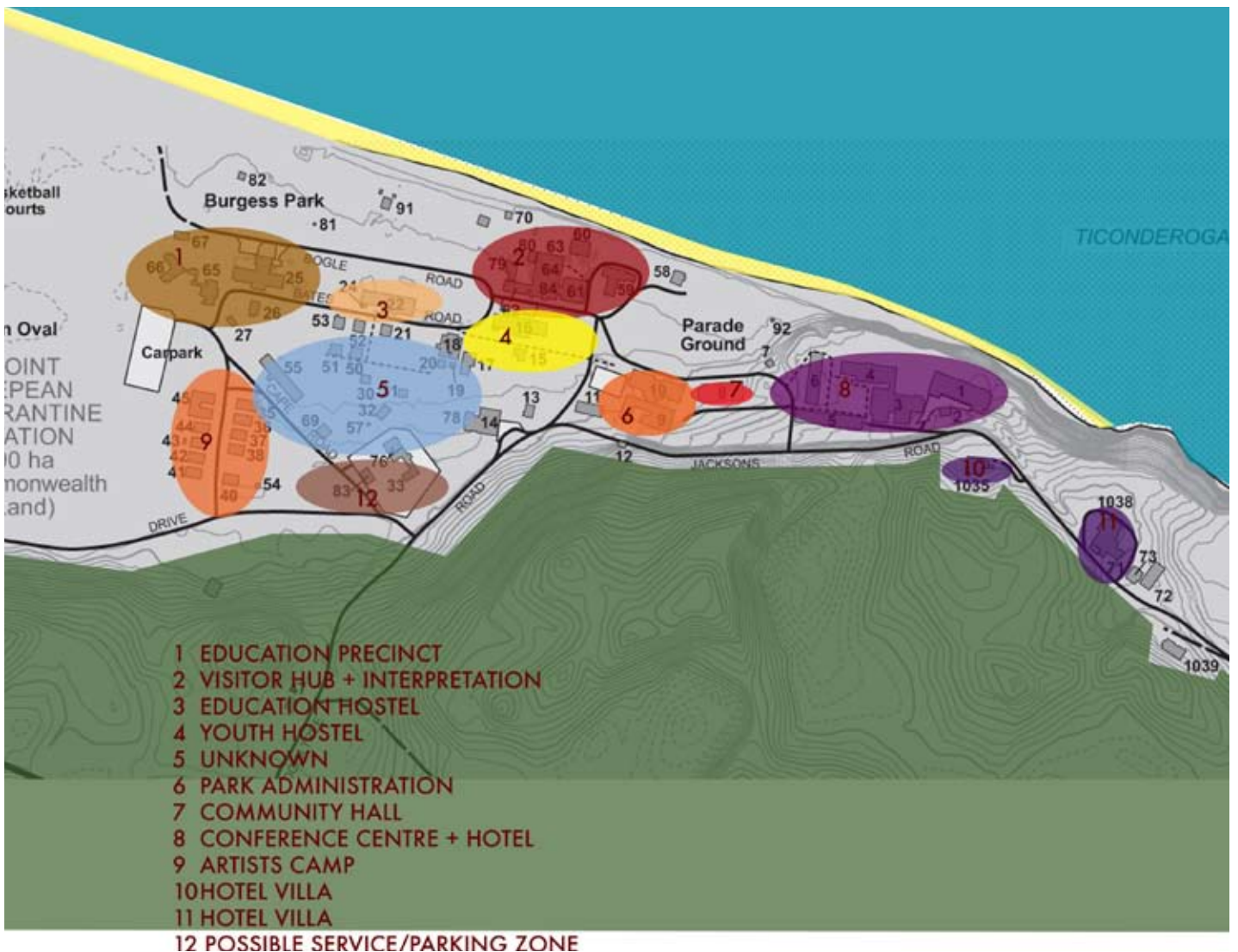
Stormwater

Opportunities for stormwater catchment and reuse are important. This relates to paved area/road runoff and roof water. Reuse in buildings or for landscape irrigation will be pursued.

7 USES

At this early stage of the Study, inputs into the use of the buildings are restricted to an overview of heritage impacts building by building (See Appendix) and an overall approach to the use zoning of the site building on the Trust's 2003 Masterplan. This zoned approach to uses is only the start of a thorough appraisal of the capability of the site to achieve long-term sustainable uses whilst retaining its heritage, natural and community values.

This zoning is set out in the attached Diagram 2



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UTILITIES INFRASTRUCTURE



Currently the site is not open to private car traffic, and visitors must use either the tractor-powered people mover (operated under private contract with the Visitors Centre), bicycle or foot. As the site is extensive, hilly and has limited area for parking etc, this approach is basically sound, but needs modification to suit the intensified use and new centres of activity.

Issues are:

- Car, service and coach access to the redeveloped Quarantine Precinct.
- Car parking at the redeveloped Quarantine Precinct.
- Upgrading the People Mover to an environmentally sustainable standard.
- Providing improved turning and parking for the People Mover.
- Upgrading and marketing the bicycle hire and entire bicycle experience.
- Providing for major event parking.

9

ESD

As a national park, sustainability should be a focus of all new work.

Whilst not an exhaustive list, the following opportunities should be pursued:

- Stormwater catchment and reuse.
- Roof water catchment and reuse.
- Grey water separation and recycling.
- Black water treatment and recycling.
- 'Green' power generation on site, subject to assessment of impact on the natural environment locally – solar, tidal?, wind?
- Solar hot water.
- Geothermal heat rejection and heat generation.
- Sea water heat rejection.
- Materials selection.
- Design Guidelines for Nature Based Tourism.

10

INTERPRETATION & EDUCATION



A layered approach to interpretation to visitors should extend from the beyond the Park entry to the detail of its landscape and buildings. The basis of the interpretive themes are set out in the various planning and management documents produced to date, and should be integrated into an overall Interpretation Strategy.



APPENDIX ▶

POINT NEPEAN QUARANTINE STATION

SIGNIFICANCE: The Point Nepean Quarantine Station is on the National Heritage List and Victorian Heritage Register.

REFERENCE NUMBER	QUARANTINE STATION USE	ARMY USE	SIGNIFICANCE	DATE OF CONSTRUCTION	LEVELS	GFA sqM	TOTAL NET sqM	INTEGRITY	CONDITION	CONSERVATION WORKS REQUIRED	CONSERVATION RECOMMENDATIONS	COMPATIBLE USES
1	Hospital 1 (First Class Accommodation)	Officers Accommodation	Primary	1916 (replaced original hospital 1 constructed in 1858-59)	2	1608	1010	Good	Good	<p>Priority Works: Recoat timber deck + Verandah. Service windows & doors. Wash all external walls. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes, roof fixings; Repaint fascia; Repaint timber window and door frames. Repaint timber post, balustrades & underside of verandah; Repaint rubber membrane of verandah to 1st level.</p>	Retain and conserve identified significant elements. Retain visual relationship with Buildings 3 & 4 including the central courtyard. Maintain symmetry. No new additions to east and west ends of building. 1916 internal planning should be retained. Unsympathetic elements and fabric introduced in Army era can be removed.	Hotel or other accommodation: Ensuite bathrooms may be intrusive and need careful planning. Other uses possible include office accommodation, teaching space etc. Services such as air conditioning and major wet areas will need to be carefully managed to reduce heritage impact.
2		Laundry	Little or No	1960s	1	20	20					Any use compatible with small size.
3	First-class Dining Hall	Mess and Kitchen	Primary	1915-16	1	960	660	Fair	Good	<p>Priority Works: Clear gutters, wash walls</p> <p>Other Works: Replace roof, gutters, downpipes, fixings. Repaint walls. Windows & doors - timber repair works. Sash window service. Verandah -repaint timber posts. Repaint underside of verandah.</p>	Retain and conserve identified significant elements. Retain visual relationship with Buildings 1 & 4 including the central courtyard. Retain and conserve the exterior & interior elements of the building to maintain its 1915/16 architectural attributes. The 1960s addition to the west end can be retained, altered and upgraded if required, or removed; if it is removed, reinstate the entry doors to the original lobbies and possibly construct new more sympathetic addition.	Multi-Functional Conference /Dining is the preferred use maintaining original purpose. Other uses to be reviewed. Interiors need conservation to reconstruct original detail to offset institutional character resulting from Army-era 'modernisation'.
4	Hospital 2	Other Rank Officers Accommodation	Primary	1857-59; 1915-16 alteration to rear	2	1264	410	Good	Good	<p>Priority Works: Verandah - Recoat timber deck. Refix light fitting - West. Upper Level verandah - Prepare and paint soffit and balustrade. South - Repair damaged timber door. Window & door service. Cut out failing render and rerender. – North, South & West. Replace missing glass - North. Fill cracks in brickwork – South & West. Rerender gable parapet coping - West. Repaint all walls. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes, fixings.</p>	The internal north-south wall should be retained, although limited new openings could be introduced. Retain the visual relationship with Buildings 1 & 3 including the central courtyard. Retain elements of the 1916 works (form and fabric); internal fabric from 1916 can be altered. Maintain the overall symmetrical massing and presentation. No new structures, other than minor elements, should be built on the north side of building. Interiors of rear service areas can be altered or removed.	Hotel or other accommodation: Ensuite bathrooms may be intrusive and need careful planning. Other possible uses include office accommodation, teaching space etc. Services such as air conditioning and major wet areas will need to be carefully managed to reduce heritage impact.

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5		Officer Cadet Accommodation	Secondary	1963				Good	Fair	<p>Priority Works: Prepare and paint all doors. Prepare and paint all window frames. Prepare and paint verandah soffits - East Prepare and paint verandah posts and balcony railings – West Prepare and paint all fascias.) Wash all external walls. Reseal gutters. Clean gutters. Other Works: Replace roof, gutters, downpipes + fixings.</p>	This building could be retained and conserved, as evidence of the OCS use, but as a secondary element. It offers some flexibility with regard to full retention, adaptation and alteration. Any proposal to undertake works to the north side of this building should have regard for the Officer Accommodation landscape precinct, which is a courtyard area located immediately to the north.	To be demolished, replaced by new buildings as required by Master Plan use. Courtyard to be retained with Pohutakawa planting intact.
6		Officer Cadet Accommodation	Secondary	1965				Good	Fair	<p>Priority Works: Prepare and paint balcony (P1) – North Prepare and paint all window frames (P2) Prepare and paint all doors (P2) Replace control joints (C5) – East Remove plywood on south verandah (D1) Replace 5 corroding lintels and damaged brickwork (C6) – West Wash all external walls (C1) Clear gutters (R1) Other Works: Replace roof, gutters, downpipes; Repaint fascia, eaves lining.</p>	Preferably retain and conserve as evidence of the OCS use. However, demolition could be seen as a positive heritage outcome in terms of enhancing an understanding of the historical pattern of development. Demolition would and also enhance views of, and the presentation of Hospital No.2 to the east and reinstate the visual connection with surrounding buildings. Any adaptation and alteration should not further contribute to the building's intrusive appearance in this sensitive area of the site. Any proposal to undertake works to the east side of this building should have regard for the Officer Accommodation landscape precinct, a courtyard area located to the east.	To be demolished, replaced by new buildings

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7	Storekeeper's Office Dispensary	Regimental Sergeant Major's Office	Primary	pre-1852 underground section; c1854 above ground section	1	14	14	Good	Good	<p>Priority Works: Clear gutters. Wash Wall. General landscape maintenance.</p> <p>Other Works: Replace roof, gutters, downpipes, cappings. Repaint walls. Timber windows and door service. Repaint timber window frames.</p>	Retain and conserve the building's original external form and fabric. No additions or extensions. Retain and conserve significant interior elements, including the corbelled stone chimney, cellar, timber floors and framework. Retain the setting and visibility of building on the eastern side of the Parade Ground, and views of the building from the Anchorage Area. Non-original fabric to roof and interiors can be replaced. The timber canopy to the front of the building can be retained or removed; if replacement is considered, the new canopy should adopt a similarly simple form and materials.	Any adaptation should respect high significance and small size, original fenestration and fragile fabric.
8		Badcoe Hall	Secondary	1963	2	1040	1040	Good	Fair	<p>Priority Works: Replace steel posts with new galvanised posts. Prepare and paint finish Verandah. Replace severely corroded steel window frame sections. Derust, prepare and paint remainder. Expose steel, derust, paint and repair with proprietary concrete repair mortar where cracked – North. Replace paver to step – North. Recaulk control joints – East + West. Prepare and paint fascia - East. Derust handrails, prepare and paint - South. Prepare and paint – South. Wash all external walls. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes, cappings.</p>	This building preferably should be retained and conserved as evidence of the OCS use, but as a secondary element and a building of some architectural interest, it offers some flexibility with regard to full retention, adaptation and alteration. Any proposal to undertake works to this building should not involve additions to the east, west or north sides of the building, so as to contain the overall massing of the building within this sensitive context including the proximity to the Parade Ground. New works associated with the building should also not extend closer to (or intrude into the setting of) the significant Administration Building (Building 10) to the west.	A public hall or auditorium retains original use and is achievable. Other uses which require subdivision of the main space should be avoided.

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9	Visiting staff quarters	Accommodation /Officers Mess	Primary	1916	1	660	430	Good	Good	<p>Priority Works: Prepare and paint verandah. Prepare and paint all window frames. Prepare and paint all doors. Prepare and paint all walls. Derust and paint fixings – Roof. Clear gutters. Demolish interior courtyard.</p> <p>Other Works: Replace roof, gutters, downpipes, chimney cappings. Repaint fascia, downpipes and eaves lining.</p>	<p>Retain and conserve identified significant elements. Retain existing relationship with building 10, including the open space/courtyards. The enclosed courtyard on the south may be retained, enclosed or be reinstated as an open courtyard, although preferably no further infilling of the courtyard occur through new building. If further enclosure is required, then this should ensure that the original plan and form of the courtyard remains evident through the use of new materials that are contrasting to the original.</p> <p>Reinstating portions of the verandah to the south elevation. Remove the timber cool room appended to the kitchen.</p>	<p>There is a reasonable flexibility for adaptation to suit future uses for this building. Care with major services required, especially if a food + beverage use is pursued - grease arrestors, kitchen exhaust etc.</p>
10	Administration building	Army Headquarters	Primary	1916	1	630	306	Good	Good	<p>Clear gutters Replace roof, gutters, downpipes, cappings, chimney cappings Repaint fascias, downpipes, eaves lining Wash and paint walls Repaint timber work to tower Timber repair works Sash window service Repaint window frames and doors Repaint underside of verandah, posts, lattices, beams</p>	<p>Retain and conserve identified significant elements. Retain existing relationship with Building 10, including the use of a linking element in combination with the open space/courtyards which otherwise separate the buildings.</p> <p>The symmetrical massing of the building, with its three distinct pavilion components, and encircling verandah, does not offer opportunity for additions or new works to the east or west ends of the building.</p> <p>Maintain the building's visual link to the Parade Ground, and its prominence as a visual backdrop to the open space, through not constructing new works on the north side of the building or in the north setting to the building.</p>	<p>Primary significance retained by continued use as office/admin. Care required with mechanical services, partitioning etc.</p>

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11	'New' Store	Duplication Room	Primary	1916	1	184	129	Good	Good	<p>Priority Works: Remove concrete ramp and improve drainage to south side of building. Prepare and paint verandah and posts. Prepare rotted T&G door. Prepare and paint. Prepare and paint all window frames. Prepare and paint walls – N,E,S,W. Prepare and paint timber screen – North. Replace damaged weatherboards - W. Repair rotted timber window frame - W. Reconnect downpipe - North. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes and repaint fascia.</p>	<p>Retain and conserve identified significant elements. Retain simple rectangular plan and form of the building, with verandah integrated into the roof form, and the visibility of the gable ends. Retain visual connections to the Administration complex.</p>	<p>Any use which does not require 'prestige' finishes or compartmentation of the original.</p>
12	Inflammable Store	Archives Store	Secondary	1916	1			Good	Good	<p>Clear gutters Replace roof, gutters, downpipes. Repaint fascias Repaint walls and doors. General maintenance to surrounding vegetation</p>	<p>This building preferably should be retained and conserved, as evidence of later Quarantine Station development and use, but offers some flexibility with regard to retention.</p>	<p>Any use which does not require 'prestige' finishes or compartmentation of the original.</p>
13	Post Office and Medical Officer's Consulting Room then Maternity Hospital	Officers VIP Accommodation (Cape Cottage)	Primary	c1913 constructed; c1925 relocated	1	60	48	Fair	Good	<p>Clear gutters Replace roof, gutters, downpipes, chimney cappings. Repaint fascia, eaves lining, chimney Repaint underside of verandah, posts. Service timber deck Wash walls Repaint weatherboards Replace wall fixings Timber windows and door service Sash window service Repaint window frames& doors</p>	<p>Retain and conserve the identified significant elements. Retain the plan and form of the building, including the complex roof form and corner porches. Limited opportunities for additions or extensions. Consideration could be given to reinstating the original cruciform plan with four separate entrances via the inset timber porches. As a relocated building, and should the opportunity and need arise, the building could be relocated again.</p>	<p>Any use compatible with scale and materials.</p>
14		Gymnasium	Little or No	1965						<p>Clear gutters Replace roof, gutters, downpipes. Repaint fascia, eaves lining. Remove lichen growth from brickwork.</p>		<p>Could be adapted, demolished or replaced with similar-sized new building if selected uses require.</p>

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15	Kitchen for Hospital 3 (B16)	Store Room and Armoury	Primary	1869	1	20	20	Good	Good	<p>Priority Works: Replace all mortar repairs. Fill cracks – East, Chimney. Replace missing plinth stone – South. Replace missing and damaged slates to roof. Wash all external walls. Clear gutters.</p> <p>Other Works: Replace gutters, downpipes, chimney capping. Apply lime wash to chimney. Repaint fascia, eaves lining Timber windows and door service Sash window service Repaint window frames and doors</p>	Retain and conserve identified significant elements. Retain simple plan and form of the building, including detailing of the masonry treatment, openings, gabled ends, and chimney. Retain the use of slate cladding to the roof. Retain the visual relationship with Hospital No. 3 (Building 16). No new structures should be introduced into this space. Fabric associated with Army security measures (bars on windows, etc) can be retained or removed.	Any use compatible with scale and materials.
16	Hospital 3	Accommodation	Primary	1857-59; 1915-16 alteration west end	2	526	300	Good	Good	<p>Priority Works: Recoat timber deck – Verandah. Replace soil vent pipe- adjacent to staircase. Reseal rubber membrane-1st floor verandah. Cut out failing render and re-render-N,S. Fill cracks to first level wall – North. Repair rendered sills – North Ground floor window. Fill cracks – South. Derust and paint fixings – Roof. Wash all external walls. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes and fixings. Repaint fascia. Sash window service. Repaint balustrades of verandah and external stair.</p>	Retain and conserve identified significant elements. The internal north-south wall should be retained although limited new openings could be introduced. Desirably, elements of the 1916 should be retained in any future works to this building. Internal fabric and form dating from 1916-1919 also provides opportunity for alteration. Retain visual relationship with Buildings 15 and 22. No new structures should be introduced to these spaces. No new structures should be built into the north setting of this building, or in the space between this building and Building 15 on the south side. No new additions should be made to the east and west ends of the building, to maintain the symmetrical massing.	Hotel or other accommodation: Ensuite bathrooms may be intrusive and need careful planning. Other uses possible include office accommodation, teaching space etc. Services such as air conditioning and major wet areas will need to be carefully managed to reduce heritage impact.
17		Army Hall, Weight Room	Intrusive	1970s								To be demolished

POINT NEPEAN QUARANTINE STATION

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18	Dining Room and Kitchen	Health Service Museum	Primary	c.1913	1	300	245	Good	Good	<p>Priority Works: Replace putty and paint window frames. Replace rotten weatherboards. Prepare and paint – south walls. Fill vertical & diagonal cracks - chimney. Wash all external walls. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes. Repaint fascia, eaves lining. Sash window service. Repaint timber posts of verandah.</p>	<p>Retain and conserve identified significant elements. Retain visual relationship with Buildings 19 and 20 including the open space between the three structures. No new structures should be introduced to this space.</p> <p>Retain and conserve building exterior to maintain its c.1913 qualities.</p> <p>Retain and conserve interior elements of the building, including 1913 joinery, timber floors, coved timber ceiling and beam trusses in the dining room, fibreboard sheeting wall lining and polished timber dado. Remove later skillion addition to the west of the building. Remove sheet lining to west end of the porch. Reinstate original western door opening and paired timber paneled doors on the front façade.</p>	<p>There is a reasonable flexibility for adaptation to suit future uses for this building. Care with major services required, especially if a food + beverage use is pursued - grease arrestors, kitchen exhaust etc.</p>
19	Kitchen Store Room for Hospital 4	Storehouse	Secondary	btn c.1913 & c.1919	1	50	50	Good	Good	<p>Priority Works: Prepare and paint all doors. Prepare and paint all windows. Prepare and paint all walls. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes. Repaint fascia. Repaint weatherboards. Touch up wall fixings.</p>	<p>This building should be retained and conserved, as evidence of later Quarantine Station development and use. The physical and visual association with Buildings 18 and 20 should be retained, to help demonstrate their former functional relationship.</p>	<p>Any use compatible with scale and materials.</p>

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20	Kitchen Store Room for Hospital 4	Storehouse	Secondary	btn c.1913 & c.1919	1	50	50	Good	Good	<p>Priority Works: Prepare and paint all doors. Prepare and paint all windows. Prepare and paint all walls. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes. Repaint fascia and eaves lining. Repaint weatherboards. Touch up wall fixings.</p>	This building should be retained and conserved, as evidence of later Quarantine Station development and use, but offers some flexibility with regard to alteration. The skillion addition could be removed if required to reveal the original form. The physical and visual association with Buildings 18 and 19 should also be retained, to demonstrate aspects of their former functional relationship.	Any use compatible with scale and materials.
21	Kitchen for Hospital 4 (B22)	Corps Shop	Primary	1858-59	1	75	75	Good	Good	<p>Priority Works: Cut out failing render and re-render of all walls. Prepare and paint all walls. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes. Repaint fascia; Wash & reapply limewash to chimney Windows and doors service. Repaint window and door frames.</p>	Retain and conserve identified significant elements. Retain simple plan and form of the building, including detailing of the masonry treatment, roof form, openings, gabled ends, and chimney. Fabric associated with Army security measures (bars on windows, etc) are not significant & can be retained or removed as required. Retain the visual relationship with Hospital No. 4 (Building 22). No new structures should be introduced into this space.	Any use compatible with scale and materials.

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22	Hospital 4	Accommodation	Primary	1857-59; 1915-16 alteration west end	2	964	699	Good	Good	<p>Priority Works: Recoat timber deck – Verandah. Prepare + paint steel plate above post - N. Patch hole to verandah roof – First floor verandah. Replace missing glazing bar to double hung sash window – South wall. Cut out failing render & re-render-S,W. Fill cracks – South, West. Prepare and paint walls – South, West. Replace damaged downpipe – North. Wash all external walls. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes and fixings. Repaint fascia and eaves lining. Repaint window & door frames and lintels. Reseal rubber membrane to 1st level. Repaint soffit and timber posts of verandah. Repaint balustrades of verandah and external stair.</p>	Retain and conserve identified significant elements. Internal north-south wall should be retained although limited new openings could be introduced. Desirably, elements of the 1916 should be retained in any future works to this building. Internal fabric and form dating from 1916-1919 also provides opportunity for alteration. Retain the visual relationship with Buildings 16 and 22 No new structures should be introduced to these spaces. No new structures should be built into the north setting of this building, or in the space between this building and Building 21 on the south side. No new additions should be made to the east and west ends of the building, to maintain the symmetrical massing.	Hotel or other accommodation: Ensuite bathrooms may be intrusive and need careful planning. Other uses possible include office accommodation, teaching space etc. Services such as air conditioning and major wet areas will need to be carefully managed to reduce heritage impact.
25	Hospital 5	Sergeants Mess /Accommodation	Primary	1857-59; 1892-93 north annexe added	2	1110	1020	Fair	Good	<p>Priority Works: Replace rotted timber in verandah structure at West end. Recoat timber deck – Verandah. Cut out failing render & re-render - N,S. Repair cracks to render - North. Repair rendered sills – North. Repair rotted fascia – East. Fill cracks in sills – South. Fill cracks with render – South. Fill open holes in render – South. Replace missing sections of fascia – S. Remove ' No standing ' sign – South. Fill flue holes and render over - West. Replace rotted fascia – West. Repair hole to eaves. Wash all external walls. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes, fixings. Repaint fascia and eaves lining Repaint window frames, doors and lintels. Reseal rubber membrane to 1st level Repaint soffit and timber posts of verandah Repaint balustrades of verandah and external stair.</p>	The internal north-south wall should be retained although limited new openings could be introduced. Retain the visual relationship with Buildings 22 & 26, and B65, B66 and B67 to the west. No new structures should be introduced to these spaces. Later elements (1892 annexe and c.1914 internal works), can be considered of a lesser order of importance than the original 1858/59 fabric in terms of their future treatment including adaptation and full retention. Desirably, elements of these works should be retained in future works to this building. Internal fabric and form dating from the 1914 internal partitioning of the first floor Female ward area provides greater opportunity for alteration. The internal partitioning of the east ward and the bar facilities on the ground floor date from the Army era of occupation can be removed or retained. No new structures should be built into the north setting. The c.1892 subsurface water tanks should be conserved and interpreted as part of the quarantine infrastructure.	Hotel or other accommodation: Ensuite bathrooms may be intrusive and need careful planning. Other uses possible include office accommodation, teaching space etc. Services such as air conditioning and major wet areas will need to be carefully managed to reduce heritage impact.

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26	Kitchen for Hospital 5 (B25)	Sergeant's Mess /Annexe	Primary	c.mid-1880s	1	70	70	Fair	Good	<p>Priority Works: Prepare and paint all doors. Prepare and paint all windows. Prepare and paint all walls. Replace downpipes. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes. Repaint fascia; Wash& reapply limewash to chimney.</p>	Retain and conserve identified significant elements. Later skillion additions are not significant. Alter or remove such elements and reinstate original form. In any works to this building, the original simple plan, form and massing component should remain evident and readable, including the roof form and chimney with corbelled head, openings and internal form and fabric. Retain the visual relationship with Hospital No. 5 (Building 25), and with Buildings 65, 66 and 67, all of which were components of the Isolation Hospital function at the far west end of the site. Reinstate the window on the east façade.	Any use compatible with scale and materials.
27	Includes Original Fence	Cattle Shed / Carport	Primary	c.mid-1880s	1			Poor	Fair	<p>Clear leaves from roof. Repaint fascia. Replace roof. Replace corrugated iron sheets. Repaint posts. Replace posts.</p>	The southern wall of the existing structure should be retained and conserved for interpretive purposes as part of the original Isolation Hospital fencing. Consideration could also be given to removing the later shed form and reinstating some additional fencing in this area, or otherwise 'marking' the location of the original fence alignment through landscaping or some other means, as an additional interpretive tool.	Retain original fence and interpret.
30		Training Shelter	Little or No	1960s								Any required use or demolish.
31		Training Shelter	Intrusive	1960s								Demolished
32		Vehicle shed	Secondary	btn 1920 and c.1922				Fair	Poor		As a building of secondary significance the recommendation is generally to retain, but given the modest nature of this structure and its limited contribution to the historic character of the Station, the building offers flexibility with regard to retention and alteration. The timber framed, asbestos clad shelter can be removed.	Any use compatible with scale and materials, or demolish.

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33	Stables	Transport Office	Secondary	1916-17 possibly in different location early 1920s relocated to present position				Fair	Fair	<p>Priority Works: Replace damaged doors. Prepare and paint doors – West. Replace missing glass – East. Prepare and paint all windows. Replace rotted bottom plate and studs, re nail weatherboards – North. Replace damaged weatherboards - East. Prepare and paint all walls. Replace missing roof sheets. Clear all gutters.</p> <p>Other Works: Replace roof, gutters, downpipes. Repaint fascia and eaves lining. Repaint Weatherboards. Touch up wall fixings. Repaint and replace post and beams of open stables.</p>	This building preferably should be retained and conserved, as evidence of the need for stabling as an aspect of later Quarantine Station development and use, but nevertheless offers some flexibility with regard to full retention, adaptation and alteration. The skillion addition could be removed if required. If the building is adapted, it is preferred that the 'U' plan with central yard is retained. Given the building's prominent location, refurbishment of the building would also enhance the experience of visitors arriving at the site.	Any use compatible with scale and materials.
35-38	Influenza Huts	Workshop / Storage	Primary	1919	1	800	800	Fair	Good	<p>Clear gutters. Replace roof, gutters, downpipes. Repaint fascia, eaves lining. Wash walls. Repaint walls. Timber repair works for windows & doors. Repaint window frames & doors.</p>	<p>Retain and conserve identified significant elements, The siting and visual prominence of this group of buildings at the south-western extremity of the site should be retained. The streetscape character, repetition and arrangement of the buildings should also be retained. No new structures should be built in the open space between the Influenza huts, save for minor elements and low level landscaping. Views to the group of huts, particularly from the north, should be maintained. Recent rear link to Building 45 could be removed. The internal fitout of each building provides an opportunity for reuse and alteration.</p>	For possible studio/market use, retain simple finishes and external envelope. New partitioning acceptable if reversible. Insert new services with care. Investigate fire safety issues.
39	Storage Building		Demolished									

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40-45	Influenza Huts	Workshop / Storage	Primary	1919	1	278	266	Fair	Good	Clear gutters. Replace roof, gutters, downpipes. Repaint fascia, eaves lining. Wash walls. Repaint walls. Timber repair works for windows & doors. Repaint window frames & doors.	Retain and conserve identified significant elements. The siting and visual prominence of this group of buildings at the south-western extremity of the site should be retained. The streetscape character, repetition and arrangement of the buildings should also be retained. No new structures should be built in the open space between the Influenza huts, save for minor elements and low level landscaping. Views to the group of huts, particularly from the north, should be maintained. Recent rear link to Building 45 could be removed. The internal fitout of each building provides an opportunity for reuse and alteration.	For possible studio/market use, retain simple finishes and external envelope. New partitioning acceptable if reversible. Insert new services with care. Investigate fire safety issues.
47		Ammunition Magazine	Little or No	c1980								Any use compatible with scale and materials or demolish.
48-53		Portable Classrooms	Intrusive	c1980								Any required use or demolish.
54		Petrols, Oils and Liquids Store	Little or No	c1980								Any use compatible with scale and materials or demolish.
55		Army Admin Building	Little or No	c1980	1							Any use compatible with scale and materials or demolish.
57		Gardener's Store	Little or No	c1960								Any use compatible with scale and materials or demolish.
58	Discharged Passengers Waiting Room	Regimental Aid Post	Primary	1911	1	85	85	Good	Good	Repair rust from nails. Prepare and paint all walls. Wash all external walls. Clear all gutters.	Retain and conserve building's simple original external form, fabric and building envelope. The west side skillion addition has been sympathetically added to the building and provides uniformity to the rear elevation. It may be retained, adapted or removed. Retain the isolation of the building within its immediate context, through not placing new structures, other than minor or temporary elements, in close proximity. Retain the visual connections to the foreshore, Port Phillip Bay, the site of the former jetty and the Parade Ground. Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric.	Any use compatible with domestic scale and materials.

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59	Bath and Wash House	Ration Store	Primary	1866	1	286	209	Good	Good	<p>Clear gutters. Replace roof, gutters, downpipes. Repaint fascia, eaves lining. Wash walls. Repaint walls. Timber repair works for windows & doors. Sash window service. Windows putty repairs. Repaint window frames & doors.</p>	<p>Retain and conserve identified significant elements, including the interior plan form, fabric and the original internal north-south dividing wall. Retain and conserve the c.1866 building's 'T-shaped' original external plan, form, fabric and building envelope. The c.1910-1914 addition on the east side has disrupted the symmetry of the 'T-shaped' plan, which can be retained or adapted, but preferably removed to help reinstate the original building form. Non-original fabric to roof and interiors can be replaced with appropriate fabric. Retain the visual association of this building with the broader Disinfecting and Cleaning Complex including Buildings 58, 60, 61, 62, 63, 64 and 84, and its visual connections to the foreshore, the site of the former jetty and Port Phillip Bay, & visual connection to the Parade Ground.</p>	<p>There is a reasonable flexibility for adaptation to suit future uses for this building. Care with major services required, especially if a food + beverage use is pursued - grease arrestors, kitchen exhaust etc.</p>
60	Shower Block	Store Room	Primary	1924	1	170	170	Good	Good	<p>Priority Works: Prepare and repaint damaged paint to east door. Wash all external walls. Clear gutters. Other Works: Replace roof, gutters, downpipes. Repaint fascia and eaves lining. Repaint weatherboards. Touch up wall fixings. Repair & repaint window frames and doors. Repaint timber posts and soffit of verandah.</p>	<p>The high level of external intactness and architectural interest to all elevations of this building provides limited opportunity for external change. Retain and conserve the building's original symmetrical external form and fabric, including the elevational treatments. Retain and conserve the interior plan form and identified elements of significance. Non-original fabric to roof and interiors can be replaced with appropriate fabric. Reinstate the skylights. Retain and conserve building's visual and (former) functional links within the Disinfecting and Cleansing Complex. Retain building's visual connection to the foreshore and visibility from Port Phillip Bay.</p>	<p>Any use compatible with scale and materials, but preservation with no adaptation may be relevant due to interpretive value.</p>

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61	Foul Luggage Receiving Store	Model Room	Primary	1900	1	240	215	Fair	Good	<p>Priority Works: Prepare and paint all windows. Prepare and paint walls – North, East. Replace damaged weatherboard. Replace section of fascia – South. Replace all corrosion damaged roofing with new colourbond roofing, remove steel mesh – Verandah Roof. Wash all external walls. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes. Repaint fascia and eaves lining. Repaint weatherboards. Touch up wall fixings. Repaint doors. Repaint timber posts and soffit of verandah.</p>	Retain and conserve the 1900 building's symmetrical external form, fabric and building envelope. Retain evidence of the tramway installation. Retain the visual association of this building with the Disinfecting and Cleaning Complex including Buildings 58, 60, 61, 62, 63, 64 and 84, and its visual connections to the foreshore, the site of the former jetty, Port Phillip Bay, & the Parade Ground. Non-original fabric to roof and interiors can be replaced with appropriate fabric. Adapt or alter the west side service area, without exceeding the existing footprint and massing.	Current use adjacent to major interpretive centre seems most suitable. Care with major services required, especially if a use is pursued which requires high levels of air quality control or security.
62	Clean Luggage	Clean Luggage	Primary	c1910 first part constructed 1915 extended	1	195	185	Good	Good	<p>Priority Works: Prepare and paint all doors. Prepare and paint all windows. Prepare and paint all walls. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes. Repaint fascia and eaves lining. Repaint weatherboards.</p>	Retain and conserve identified significant elements. Retain and conserve building's visual and (former) functional links within the Disinfecting and Cleansing Complex, including the covered link to Building 84. Non-original fabric to cladding, roof, and interiors can be replaced with appropriate and sympathetic fabric.	Use supporting major interpretive centre seems most suitable. Care with major services required, especially if a use is pursued which requires high levels of air quality control or security. Place of Assembly code requirements will need careful management.

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63	Bathing Block	Cadet Accommodation Long Term	Primary	1900	1	290	290	Good	Good	<p>Priority Works: Replace missing glass to windows - S. Fill cracked window sills – North. Repoint open perpends – East. Rerender parapet cappings – E,S. Refix eaves dropped lining – South. Repair or replace cracked fascia - South. Install new grilles – West. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes. Repaint fascia and eaves lining. Repaint weatherboards. Repair brickwork. Treatment of corroded metal reinforcing in mortar joints. Treatment to iron windows of corrosion and repainting. Repair and repaint timber work of windows & doors.</p>	<p>High degree of external intactness - limited opportunity for external change. Retain and conserve the building's original 1900 external form and fabric, the interior plan and form. Non-original fabric to roof and interiors can be replaced with appropriate fabric. The alterations made during the Army era, especially the introduction of the central ceilings, and the glazed infill to door openings, may be removed and original treatments reinstated if operational requirements permit. The glazed windows can be read as non-original and do not overly impact on the presentation of the original building form. Retain its visual association with Disinfecting and Cleaning Complex including Buildings 58, 59, 60, 61, 62, 64 and 84, and its visual connections to the foreshore, the site of the former jetty and Port Phillip Bay. Maintain the visual and physical associations (including fabric) with adjoining Buildings 64 & 84.</p>	<p>Use as major interpretive centre seems most suitable. Care with major services required, especially if a use is pursued which requires high levels of air quality control or security. Place of Assembly code requirements will need careful management.</p>
64	Bathing Block	Cadet Accommodation Long Term	Primary	1900	1	290	290	Good	Good	<p>Priority Works: Replace missing glass to windows - S. Repoint open perpends – N,S,W Rerender parapet cappings – East. Refix eaves dropped lining – South. Install new grilles – West. Clear all gutters.</p> <p>Other Works: Replace roof, gutters, downpipes. Repaint fascia and eaves lining. Repaint weatherboards. Repair brickwork. Replace lintels. Treatment to iron windows of corrosion and repainting. Repair and repaint timber work of windows & doors.</p>	<p>High degree of external intactness - limited opportunity for external change. Retain and conserve the original 1900 external form and fabric and original elements of the interior plan & form. Non-original fabric to roof & interiors can be replaced. The alterations made during the Army era, such as the introduction of the central ceilings, and the glazed infill to door openings, may be removed and original treatments reinstated. The glazed windows can be read as non-original and do not overly impact on the presentation of the original building form. Retain its visual association with Disinfecting and Cleaning Complex including Buildings 58, 59, 60, 61, 62, 64 and 84, and its visual connections to the foreshore, the site of the former jetty and Port Phillip Bay. Maintain the visual and physical associations (including fabric) with adjoining Buildings 63 & 84.</p>	<p>Use as major interpretive centre seems most suitable. Care with major services required, especially if a use is pursued which requires high levels of air quality control or security. Place of Assembly code requirements will need careful management.</p>

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65	Isolation Hospital Administration Building	Dental Training	Primary	c.1912	1	200	200	Good	Good	<p>Clear gutters. Replace roof fixings, roof, gutters, downpipes. Repaint fascia, eaves lining. Replace flashing. Repointing of brickwork if required. Wash walls. Repaint weatherboards. Touch up fixings. Timber repair works for windows & doors. Sash window service. Repaint window frames & doors. Repaint timber post on verandah. Repaint underside of verandah.</p>	<p>Retain and conserve the identified significant elements. Retain and conserve the c.1912 building's external form, fabric and building envelope. Retain the connection of this building to Building 66, and the visual associations with the Isolation Hospital group including Buildings 25, 26 and 67. Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric. Remove the recent half-glazed walling along the open-air corridor and reinstate the original enclosure with trellis at mid-points along its length.</p>	<p>Any use compatible with scale and materials.</p>
66	Isolation Ward	Dental Laboratory	Primary	c.1912	1	200	200	Good	Good	<p>Priority Works: Repair or replace sash – South West. Replace missing architrave – S. Replace missing weatherboard – S. Prepare and paint – South wall. Wash all external walls. Clear gutters. Other Works: Replace roof, gutters, downpipes, fixings. Repaint fascia and eaves lining; Replace chimney flashing; Repointing of brickwork of chimney if required. Remove lichen growth from chimney. Repaint weatherboards. Repair rusted wall fixings. Repair and repaint window & door frames. Replace aluminium framed windows. Repaint timber posts and soffit of verandah.</p>	<p>The distinctive V-shaped plan of the building (two ward blocks extending outwards from the central nurse's duty room and kitchen) should be retained and not 'diluted' by external additions. Retain and conserve the c1912 building's external form and fabric. Remove the recent half-glazed walling along the open-air corridor and reinstate the original enclosure with trellis at midpoints along its length. Recent internal alterations can be retained or removed. Retain the connection of this building to Building 65, and the visual associations with other buildings of the Isolation Hospital group i.e. Buildings 25 & 67.</p>	<p>Any use compatible with scale and materials.</p>
67	Mortuary and Laboratory	Sportsmans' Club	Primary	1921	1			Good	Good	<p>Priority Works: Replace missing doors – South. Prepare & repaint doors - South. Prepare & repaint all windows. Prepare, treat rust & repaint lintels – N, E, S. Repoint cracked joints – East. Replace missing fascia – South. Prepare & Paint all fascias. Missing skylights – roof. Wash all external walls. Clear gutters. Other Works: Replace roof, gutters, downpipes + fixings. Repaint fascia and eaves lining.</p>	<p>As a substantially intact small structure, the building offers limited opportunities for additions or alterations. Retain and conserve the 1922 building's external form, fabric and building envelope. Reinststate the double doors on the south elevation to match with the north. Infill the doorway between the two spaces and reinststate a dividing wall with sliding hatch. Non-original fabric to roof and interiors can be replaced. The timber bar addition in the mortuary can be retained/ removed. Retain the visual associations with other buildings of the Isolation Hospital group including Buildings 25, 65 & 66</p>	<p>Any use compatible with scale and materials, but preservation with no adaptation may be relevant due to interpretive value.</p>

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69		Shed	Little or No	1980s								Any required use or demolish.
70		Boat shed	Intrusive	1960								Any required use or demolish.
71	Medical Superintendents Quarters	Commanding Officer's Residence	Primary	1899	1	80	70			Clear gutters Replace roof fixings, roof, gutters, downpipes Repaint fascia, eaves lining Replace flashing Repointing of brickwork if required Wash walls Repaint weatherboards Touch up fixings Timber repair works for windows & doors Sash window service Repaint window frames & doors Repaint timber post on verandah Repaint underside of verandah Recoat veranda deck with protective oil	see PMQ 1038	There is only limited flexibility for adaptation to suit future uses for this building, due to significance and intactness of domestic interiors. Care with major services required, especially if a food + beverage use is pursued - grease arrestors, kitchen exhaust etc.
72	Store	Wives club	Secondary	c. early 1950s	1	150	150	Good	Fair	Clear gutters Replace roof fixings, roof, gutters, downpipes Repaint fascia, eaves lining Replace flashing Repointing of brickwork if required Wash walls Repaint weatherboards Touch up fixings Timber repair works for windows & doors Sash window service Repaint window frames & doors	This building should be retained and conserved, due to its association with the later period of quarantine use in the east of the site around Building 1038. However, as a building which makes a very limited contribution to the historic character and qualities of the former Quarantine Station, it offers some flexibility with regard to full retention, adaptation and alteration.	Any required use or demolish.
73	Stables/ Garage	Garage	Secondary	1899				Fair	Fair	Priority Works: Prepare & repaint all doors. Prepare & repaint all windows. Prepare & repaint all walls. Prepare and paint walls – North, East. Replace damaged weatherboard - East. Repair hole in weatherboards - South. Repair rotted window sill – West. Repair rotted out timber structure - West. Clear gutters. Other Works: Replace roof, gutters, downpipes, fixings. Repaint fascia and eaves lining.	This building should be retained and conserved, including its visual relationship with Building 1038, as evidence of the former use of this area of the Quarantine Station by the Medical Superintendent, and the accommodation provided for him. It is also offers some flexibility with regard to alteration. The skillion additions could be removed if required.	Any required use or demolish.

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76		RAEME Vehicle Maintenance Buildings, Garage and Fire Station	Intrusive									Demolish.
78		Gymnasium Change Rooms	Little or No	c1960s								Demolish.
79		Quartermaster's Store Offices (Q Store)	Intrusive	1980s								Demolish.
80		Portable Toilets	Demolished									Demolish.
81		Toilets	Little or No	1980s								Demolish.
82		BBQ shelter	Little or No	1980s								Demolish.
83		RAEME Vehicle Maintenance Buildings, Garage and Fire Station	Little or No									Demolish.
84	Disinfecting Building and Boiler House	(Quarantine Museum)	Primary	1900;1916-17 chimney added	1	450	419	Good	Good	<p>Priority Works: Employ geotechnical engineer to expose footing at NE corner and take core samples adjacent to determine whether underpinning is required. Repoint open joints – East, West. Monitor continued movement – South. Fill crack in sill with mortar – West. Derust & paint galvanised bands to chimney. Clear gutters.</p> <p>Other Works: Replace roof, gutters, downpipes. Repair fascia. Treatment to iron windows of corrosion and repainting. Replace lintels. Repair & repaint timber work of windows & doors. Repaint doors</p>	Retain and conserve building's 1900 original external form and fabric. Retain and conserve interior plan form and significant elements, including but not limited to the surviving disinfecting chamber, boiler room and chimney. Consideration should be given to retaining the interpretive display within the building of Quarantine Station equipment and machinery. Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric. Retain the visual association of this building with Disinfecting and Cleaning Complex including Buildings 61, 62, 63 & 64. In particular, maintain physical associations (including fabric) with adjoining Buildings 64 & 62.	Use as major interpretive centre seems most suitable. Care with major services required, especially if a use is pursued which requires high levels of air quality control or security. Place of Assembly code requirements will need careful management.

POINT NEPEAN QUARANTINE STATION

REFERENCE NUMBER	QUARANTINE STATION USE	ARMY USE	SIGNIFICANCE	DATE OF CONSTRUCTION	LEVELS	GFA sqM	TOTAL NET sqM	INTEGRITY	CONDITION	CONSERVATION WORKS REQUIRED	CONSERVATION RECOMMENDATIONS	COMPATIBLE USES
85	Crematorium		Secondary	Not identified				Good	Fair	Repaint brickwork. Repair timber fence and post. Repaint fence. General Landscape maintenance.	This element should be retained and conserved, with additional research undertaken to try to confirm its origin & use. The simple setting, within the enclosed fence, should also be retained although the fabric of the fence per se can be replaced and upgraded. Although the crematorium use has not been confirmed, the timber cross (or an appropriate simple replacement) can also be retained. However, should the structure prove to be a utilitarian element, such as a 'destructor' or incinerator for disposing of infected material, then the cross should be removed.	Any required use or demolish.
86		Toilet and Shower Block	Little or No	c.1970								Demolish.
87		Boiler Room	Little or No	c.1970								Demolish.
88		Store room	Demolished									Demolish.
89		Guardhouse / Carport	Little or No	c.1990								Security Control Point or demolish.
91		Sewage treatment plant	Little or No									To be replaced and relocated South out of historic area.
92		Sewage pump station										To be upgraded
101		Guardhouse / Carport	Little or No									Security Control Point or demolish.
PMQ966	Superintendent's Cottage	Married Accommodation	Primary	pre-1900 front part constructed b/n 1900 & 1914, & 1917 additions				Fair	Fair		Retain and conserve identified significant elements. Retain the setting of the building. Consideration could be given to reversing the enclosure of portions of the verandah. Retain the existing visual relationship with the adjacent residences, which as a group are isolated from the quarantine detainees' quarters & collectively form the Police Point Residential Group.	There is only limited flexibility for adaptation to suit future uses for this building, due to size of domestic interiors. Care with major services required, especially if a food + beverage use is pursued - grease arrestors, kitchen exhaust etc.
PMQ1035	Laborer's cottage, Pike's Cottage, Matron's Cottage	Married Accommodation	Primary	1857	1	250	250	Fair	Good			There is only limited flexibility for adaptation to suit future uses for this building, due to size of domestic interiors. Care with major services required, especially if a food + beverage use is pursued - grease arrestors, kitchen exhaust etc.

POINT NEPEAN QUARANTINE STATION

REFERENCE NUMBER	QUARANTINE STATION USE	ARMY USE	SIGNIFICANCE	DATE OF CONSTRUCTION	LEVELS	GFA sqM	TOTAL NET sqM	INTEGRITY	CONDITION	CONSERVATION WORKS REQUIRED	CONSERVATION RECOMMENDATIONS	COMPATIBLE USES
PMQ1036		Married quarters (Cumpston Cottage)	Little or No	1980s	1	300	300			<p>Clear gutters. Replace roof fixings, roof, gutters and downpipes. Repaint fascia, eaves lining. Replace flashing. Repointing of brickwork if required. Wash walls. Repaint grooved ply sheets. Replace rusted fixings. Replace rusting nails on window frame. Repair timberwork. Repaint timber post on verandah. Repaint underside of verandah. Recoat verandah deck with protective oil.</p>		Any required use or demolish.
PMQ1037	Attendants Cottage 2	Married Accommodation	Secondary	1916				Good	Good		<p>Retain and conserve as evidence of the later phase of Quarantine Station development and use. The building offers opportunity for alteration and addition, including works to the rear (north) side of the building. The current fencing, pathways and vegetation of the garden area can be replaced and updated, although the informal garden character should be retained. The relationship between this building and the adjacent Attendant's Cottage No. 1 (Building 1041) to the east is also important, and this visual connection should be maintained.</p>	There is only limited flexibility for adaptation to suit future uses for this building, due to size of domestic interiors. Care with major services required, especially if a food + beverage use is pursued - grease arrestors, kitchen exhaust etc.
PMQ1038	Medical Superintendents Quarters	Commanding Officer's Residence	Primary	1899	1	450	450	Good	Good	<p>Clear gutters. Replace roof fixings, roof, gutters and downpipes. Repaint fascia, eaves lining. Replace flashing. Repointing of brickwork if required. Wash walls. Repaint weatherboards. Touch up fixings. Timber repair works for windows & doors. Sash window service. Repaint window frames & doors. Repaint timber post on verandah. Repaint underside of verandah. Recoat verandah timber deck with protective oil.</p>	<p>Retain the setting of the building through the retention of the defined grounds, associated built form (stables) and landscape elements (a Norfolk Island Pine and Moreton Bay Figs), and views to Port Phillip Bay. Retain the prominence and primacy of the residence on this site. This can be assisted through not constructing new elements, other than comparatively minor works, within the grounds. For artefacts or remains associated with this building (or those which predated it). The recent (1990s) alterations to the kitchen area, including the window and door sets can be replaced by more sympathetic items.</p>	There is only limited flexibility for adaptation to suit future uses for this building, due to size, intactness and significance of domestic interiors. Care with major services required, especially if a food + beverage use is pursued - grease arrestors, kitchen exhaust etc.

POINT NEPEAN QUARANTINE STATION

REFERENCE NUMBER	QUARANTINE STATION USE	ARMY USE	SIGNIFICANCE	DATE OF CONSTRUCTION	LEVELS	GFA sqM	TOTAL NET sqM	INTEGRITY	CONDITION	CONSERVATION WORKS REQUIRED	CONSERVATION RECOMMENDATIONS	COMPATIBLE USES
PMQ1039		Married quarters (Cox College)	Little or No	1980s	1	300	300			Clear gutters. Replace roof fixings, roof, gutters and downpipes. Repaint fascia, eaves lining. Replace flashing. Repointing of brickwork if required. Wash walls. Repaint grooved ply sheets. Replace rusted fixings. Replace rusting nails on window frame. Repair timberwork. Repaint timber post on verandah. Repaint underside of verandah. Recoat verandah timber deck with protective oil.		Any required use or demolish.
PMQ1040	Cottage for Boatman / Caretaker's Cottage	Married Accommodation	Primary	1889				Fair	Fair		Retain and conserve identified significant elements. Retain existing visual and physical relationship with the adjacent residences, which as a group are isolated from the quarantine detainees' quarters and collectively form the Police Point Residential Group. If required, consideration may be given to the removal of the later north and west elevation additions, thereby reinstating the 1889 form.	There is only limited flexibility for adaptation to suit future uses for this building, due to size of domestic interiors. Care with major services required, especially if a food + beverage use is pursued - grease arrestors, kitchen exhaust etc.
PMQ1041	Attendants Cottage 1	Married Accommodation	Secondary	1916				Good	Fair		Retain and conserve as evidence of the need for staff accommodation during a later phase of Quarantine Station development and use. The building offers opportunity for alteration and addition, including works to the rear (north) side of the building. The current fencing, pathways and vegetation of the garden area can be replaced and updated, although the informal garden character should be retained. The relationship between this building and the adjacent Attendant's Cottage No. 2 (Building 1037) to the west is also important, and this visual connection should be maintained.	There is only limited flexibility for adaptation to suit future uses for this building, due to size of domestic interiors. Care with major services required, especially if a food + beverage use is pursued - grease arrestors, kitchen exhaust etc.

POINT NEPEAN QUARANTINE STATION

REFERENCE NUMBER	QUARANTINE STATION USE	ARMY USE	SIGNIFICANCE	DATE OF CONSTRUCTION	LEVELS	GFA sqM	TOTAL NET sqM	INTEGRITY	CONDITION	CONSERVATION WORKS REQUIRED	CONSERVATION RECOMMENDATIONS	COMPATIBLE USES
PMQ1042	Attendants Cottage 3	Married Accommodation	Secondary	1921				Fair	Good		Retained and conserve as evidence of the need for staff accommodation during a later phase of Quarantine Station development and use. The building offers opportunity for alteration and addition, including works to the rear (north) side of the building. The current fencing, pathways and vegetation of the garden area can be replaced and updated, although the informal garden character should be retained. The relationship between this building and the adjacent Attendant's Cottage No. 4 (Building 1043) to the west is also important, and this visual connection should be maintained.	There is only limited flexibility for adaptation to suit future uses for this building, due to size of domestic interiors. Care with major services required, especially if a food + beverage use is pursued - grease arrestors, kitchen exhaust etc.
PMQ1043	Attendants Cottage 4	Married Accommodation	Secondary	1921				Good	Fair		Retain and conserve as evidence of the need for staff accommodation during a later phase of Quarantine Station development and use. The building offers opportunity for alteration and addition, including works to the rear (north) side of the building. The current fencing, pathways and vegetation of the garden area can be replaced and updated, although the informal garden character should be retained. The relationship between this building and the adjacent Attendant's Cottage No. 3 (Building 1042) to the west is also important, and this visual connection should be maintained.	There is only limited flexibility for adaptation to suit future uses for this building, due to size of domestic interiors. Care with major services required, especially if a food + beverage use is pursued - grease arrestors, kitchen exhaust etc.

POINT NEPEAN FORTS

SIGNIFICANCE: The Point Nepean Forts is on the National Heritage List and Victorian Heritage Register.

REFERENCE NUMBER	ELEMENT NAME	DATE OF CONSTRUCTION	SIZE & USE	CONSERVATION RECOMMENDATIONS	INTERPRETATION + ACCESS RECOMMENDATIONS
1 FN30	Special Beam Station			Due to its poor condition and advancing deterioration, Special Beam Station will be conserved as ruins and restricted to external visitor viewing and interpretation only. The reinforced concrete 'box' is in fair condition but has moved and now leans at approx 10 degrees. The concrete reinforcement to the roof beams is substantially exposed and highly corroded. Unless the foundations of this 'box' are stabilised it should not be opened for general inspection. Assessed as bordering on collapse imminent. (See Point Nepean Forts Conservation Management Plans 2006 pp.79-84 for details)	
2	Harbour Trust Store (ruins)	early 1900s			
3	Coastal Artillery Searchlight Emplacement (ruins).	1910	Originally operated nightly as a sentry beam		
4	Electronic Beam (infra red) Receiver	1943			
5	Roadway to Jetty and Engineers area.	c1940			
6 FN26	Gun Emplacement No. 7	1910	Coastal Artillery Searchlight Emplacement (Original site of any early 4.7" of Gun Empl.)	Due to their poor condition and advancing deterioration, the former Emplacement No.7 (later searchlight station) will be conserved as ruins and restricted to external visitor viewing and interpretation only. Maintain public exclusion from entry to this structure. Monitor for any arising risks to visitors. Periodically treat exposed reinforcement with approved corrosion inhibitor. (See Point Nepean Forts Conservation Management Plans 2006 pp.79-83 for details)	
		c1939	Reconstructed		
7 FN28	Portal from the Engine Room	1880s	Originally the access tunnel to searchlight emplacements	This timber tunnel has been closed to public access. The condition of the timbers needs to be checked by a structural engineer. Consider opening to public access only after structural certification.	
8 FN27	ELER. For Coastal Artillery Searchlights.	c1880		The Engine House, with most intact feature, will be conserved and maintained as a site with very high visitation, interpretation and conservation values. Visitor access to its interior will be maintained. Investigate the sever cracks of south-east corner of the upper level and subsidence of south wall. Underpin or stabilise foundation as required. Treat corrosion of steelwork and repair spalling concrete to window lintels. Assess the monitor the cracking and leaning retaining wall adjacent to stairs leading down to the upper floor of the Engine House. Closure to be considered if rectification is impractical. Interior wall finishes should be brushed clean of loose and flaking paint. The brick wall at the eastern end of the lower level is badly weathered and requires re-pointing. (See Point Nepean Forts Conservation Management Plans 2006 pp.79-84 for details)	
		c1910	Additional upper engine room		
9	Concrete floor slab of toilets block	pre WW2			

POINT NEPEAN FORTS

REFERENCE NUMBER	ELEMENT NAME	DATE OF CONSTRUCTION	SIZE & USE	CONSERVATION RECOMMENDATIONS	INTERPRETATION + ACCESS RECOMMENDATIONS
10 FN23	Gun Emplacement No.6	1887	for 9.2" BL HP Gun	Maintain as a site with very high visitor access, interpretation and conservation values. The area shall be protected for their heritage values and remain closed in the short to medium term. Monitor drainage, san accumulation and any signs of potentially damaging moisture penetration to tunnels below. Ensure that drainage to areas of waterproofed membranes above passages is kept free of sand and vegetation. Replace bituminous waterproof membranes. Control vegetation encroaching on the gun pit and maintain clear views from the gun pit. Treat all severely rusted alcove door frames and remaining doors for corrosion. Re-grout any remaining open cracks in the concrete. Treat corrosion of all exposed steelwork and spalling concrete to front, exterior and lining of the gun canopy similar to that carried out at Emplacement 5 in 2004. (See Point Nepean Forts Conservation Management Plans 2006 pp.72-75 for details)	
		c1910	Modified for superseding 6" Mark VII BL. Gun		
10	Concrete shield constructed.	1942			
11 FN17	Gun Emplacements No.5	1882	for 80 pdr. RML guns' (2 mounted close together). No surface remains.	Conserve and maintain in existing form and condition as a site with very high visitor access, interpretation and conservation values. The main concerns with the Emplacement have been concrete spalling and metal corrosion of the gun canopy, and water seepage into the underground chambers. Due to exposure to the corrosive and hostile environment, this deterioration of ferrous metal elements will continue and on going monitoring is required. Control vegetation encroaching on the structure of the gun pit and maintain clear views from the gun pit. Monitor drainage, sand accumulation and any signs of potentially damaging moisture penetration. (See Point Nepean Forts Conservation Management Plans 2006 pp.65-69 for details)	
		1888	9.2" BL. HP. Gun emplaced. 6" Mark VII BL. Gun emplaced on site of 9.2" gun.		
12	Original Garrison Artillery Barrack Room Site (no remains)	early 1880s			
13	Site of original timber stairway (no remains)	c1880			
14	Former Jetty with steel tramway and crane.	c1878	Root of the jetty and some of the tramway remains		****
15	Engineers Headquarters, Barracks & service buildings (ruins)	c1890			
		preWW2	Subsequent modifications over many years.		
16 FN16	Steep haulage, steel cable tramway.	c1880			
	Adjacent inclined concrete stairway	Pre WW1	118 steps		
17 FN8	Gun Emplacement No.4	1882	for 80 pdr. RML gun which was not mounted	The element is in essentially sound condition and does not require any substantial structural work. Monitor for any signs of potentially damaging moisture penetration. When detected, investigate light moisture source to determine whether simple remedial measures are possible. If not, monitor condition of masonry and close to public access when deemed at risk of failure. Monitor and periodically maintain drainage systems and remove damaging vegetation. (See Point Nepean Forts Conservation Management Plans 2006 pp.55-61)	
		c1888	A 6" BL gun on a central pivot was emplaced.		
		1900s	Enclosed for Equipment Storage (Skid Shed).		

POINT NEPEAN FORTS

REFERENCE NUMBER	ELEMENT NAME	DATE OF CONSTRUCTION	SIZE & USE	CONSERVATION RECOMMENDATIONS	INTERPRETATION + ACCESS RECOMMENDATIONS
18 FN5 & FN6	BOP. & ELD Station (ruins)	1939	BOP. & ELDS.	BOP(FN5) - Treat corroded reinforcement to concrete including to stairs. Control vegetation to maintain views to water across both sides of the Point. Reinstate the rangefinder room windows. BC & ELD Station (FN6) is in good structural condition. Minor areas of corrosion treatment required. (See Point Nepean Forts Conservation Management Plans 2006 pp.55-61 for details)	
		1910	Adjacent foundations of the earlier BOPS. & ELDS.		
		c1900	Directly below is the access shaft, now sealed up, to original Fire Commander's Station		
19	Site of signal hut. Concrete floor slabs remain.	pre WW2			
20 FN3	Bomb proof room & associated BOPS	1882	Original Nepean Battery Fortifications	The Bomb Proof Room and the associated phase 3 observation stations will be maintained as areas with very high visitor access, interpretation and conservation values. The station require inspection by an experienced metals conservator to assess treatment of the metal plate superstructure. (See Point Nepean Forts Conservation Management Plans 2006 pp.55-61 for details)	
		1882-1890s	(underground passages, magazines, shelters, access shafts to emplacements, ancillary rooms).		
		cWW1	A series of modifications. Casualty room addition.		
21 FN12	Gun Emplacement No.1	1888	for 6" BL gun on HP mounting (mounting still extant).	Gun Emplacement No.1 shall be conserved with the key elements of its significance, namely the remnant HP gun mounting and the existing surface finishes preserved in situ, and the remaining pieces of the gun shield reinstated in their original position over the mounting. Maintain as an area with very high visitor access, interpretation and conservation values. Generally the gate excluding access within the emplacement should be maintained however increased visitor access inside the gate may be permitted through authorised and special interest guided tours. Recommended works: Obtain and assessment of the paintwork and signage by a paint conservator. Carry out priority actions including conservation of metal, timber and paint finishes. Monitor drainage, sand accumulation and potentially damaging vegetation. (See Point Nepean Forts Conservation Management Plans 2006 pp.45-50 for details)	
		1937 Re-use as a Survey Store.			
22	Garrison Artillery Parade Ground.	pre WW1			
	Technical Stores Building Sites.	pre 1940			
	Leveling of area: Large number of barrack rooms erected, now demolished.	1940			
23	Gun Emplacement	1882	for 80 pdr. RML gun.		
		1888	Modified for Observation Post (original) and for other defensive purposes, e.g.. Equipment store, shelter (accessed from covered passage only)		
24	East-west reinforced concrete retaining wall (partly collapsed).	c1940			

POINT NEPEAN FORTS

REFERENCE NUMBER	ELEMENT NAME	DATE OF CONSTRUCTION	SIZE & USE	CONSERVATION RECOMMENDATIONS	INTERPRETATION + ACCESS RECOMMENDATIONS
25 FN1	Gun Emplacement No.2	1882	for 80 pdr. RML gun.	The element is in essentially sound condition and does not require any substantial structural work. Monitor for any signs of potentially damaging moisture penetration. When detected, investigate light moisture source to determine whether simple remedial measures are possible. If not, monitor condition of masonry and close to public access when deemed at risk of failure. Monitor and maintain drainage and keep structure clear of potentially damaging vegetation. (See Point Nepean Forts Conservation Management Plans 2006 pp.55-61 for details)	
		1887	Modified for superseding artillery		
		cWW1	(re-used as salt water reservoir for sewerage scheme)		
26 FN14	Gun Emplacement No.8	1890	for 14 pounder of gun.	Gun No.8, along with the adjacent tramway remnants will be conserved in their present form. Subject to technical certification of the geomorphologic stability of the associated slope, visitor access to emplacement may be reinstated. Gun No.8 is structurally sound. Recent rock revetment works have supplemented the failed sea wall below. Structural stability of the slope adjacent is to be reassessed by engineers. Reinforcement of the slope may still be required. Monitor and maintain conservation works to protect the site from vegetation and sand build up. Consider reopening the area to visitors subject to certification of acceptable safety standards. (See Point Nepean Forts Conservation Management Plans 2006 pp.86-88 for details)	
		1897	Gun re-emplaced at Fort Queenscliff (EMPL. In exc. Cond.)		
27 FN9	Gun Emplacement No.3	1882	for 80 pdr. RML gun.	The element is in essentially sound condition and does not require any substantial structural work. Monitor for any signs of potentially damaging moisture penetration. When detected, investigate light moisture source to determine whether simple remedial measures are possible. If not, monitor condition of masonry and close to public access when deemed at risk of failure. Partly covered with sand and overgrown. Monitor drainage and potentially damaging vegetation. Remove loose sand only to allow for drainage. (See Point Nepean Forts Conservation Management Plans 2006 pp.55-61 for details)	
		1889	Enclosed for Armourer's Shop (OME store).		
28	Artillery Headquarters, Garrison Artillery permanent Barracks (not the original site), stores, coal shed, etc.	1880s			
	Extensive modifications and additions Demolished, only concrete floor slabs remain.	prior to 1920s early post WW2			
29	Coastal Artillery Searchlight Emplacement (ruins).	1910	2 sites		
30	Site of stables.	c1890			
	Later garage (no remains). Incinerator ruins opposite	c1940			
31	Fort Pearce Barracks Complex	c1915	Subsequent modifications, construction and demolition of many buildings. After WW2 used by CMF & School Cadets.	The Pearce Barracks site will be made safe and accessible to the public. Due to the ruinous and hazardous nature of the remnant structures and the marginal degree of conservation of functional value of their potential reconstruction, the asbestos cement clad timber building superstructures will be removed, whilst their footprints, comprising the respective floor slabs, painting and retaining walls, as well as the powerhouse, will be conserved and presented to interpret the form and function of the former facility. The barracks site will be developed and maintained as a passive interpretation and sheltered picnic area for walkers. (See Point Nepean Forts Conservation Management Plans 2006 pp.104-107 for details)	
	Fort Pearce ELER, in good condition	c1939			

POINT NEPEAN FORTS

REFERENCE NUMBER	ELEMENT NAME	DATE OF CONSTRUCTION	SIZE & USE	CONSERVATION RECOMMENDATIONS	INTERPRETATION + ACCESS RECOMMENDATIONS
32	Site of toilet block. Concrete floor slabs remain.	cWW1			
33 FP3	Original Fort Pearce Battery Observation Post.	1911		General spalling of concrete due to corrosion of reinforcement is at an advanced state. The condition of the roof in particular is considered precarious. Continue exclusion of internal visitor access. Remove any areas of spalled or loose concrete. Threat all exposed corroded steelwork with rust inhibitor as above. (See Point Nepean Forts Conservation Management Plans 2006 pp.96-99 for details)	
	Modified to Gun Position Officer's Post	1939			
34 FP1 & FP2	Fort Pearce Battery Gun Emplacements	1911	2 sites for 6" Mark VII BL. Guns;	FP1 - There are several cracks in the mass concrete apron of the pit. Assessed as requiring MINOR structural repairs. Treat all exposed corroded steelwork and with approved corrosion inhibitor in accordance with the manufacturer's instructions. FP2 - Public access onto the emplacement has been restricted although the area is still available for viewing from its perimeter. The lintels to some recesses have collapsed due to advanced corrosion of the steel reinforcement. Remove any areas of spalled, loose and collapsed concrete. Treat all exposed corroded steelwork and with approved corrosion inhibitor in accordance with the manufacturer's instructions. Keep asphalt area clean from sand and debris build-up. (See Point Nepean Forts Conservation Management Plans 2006 pp.96-99 for details)	
		1942	subsequently moved to Cheviot Hill.		
35	Coastal Artillery Searchlight Emplacement.	1939			
36	ELER.	c1939	For Coastal Artillery Search Lights		
37	New Fort Pearce BOP. And ELDS.				
38	Eagles Nest Battery Gun Emplacement Barrel now displayed at Defence Road. (Adjacent is the site of the former Caretaker's Cottage & Observation Post).	1889	for 10" disappearing gun.	The mass concrete structure of the gun emplacement is severely cracked. The sea wall at the base of the adjacent northern cliff has been undermined causing erosion of the base of the cliff and subsequent landslips. The undermined gun emplacement has severe cracking in the roof on the main east/west tunnel. This cracking also extends around the walls and roof and floor of the northern circular tunnel. Monitor cracking to provide indication of potential risks to visitor safety and access. Seek funding for sea wall and cliff face stabilisation. Treat corrosion of metalwork in accordance with the general specification and with approved corrosion inhibitor in accordance with the manufacturer's instructions. Consider removal of the boardwalk-viewing platform. maintain drainage systems and remove damaging vegetation. (See Point Nepean Forts Conservation Management Plans 2006 pp.91-94)	
39	Fire Commander's Post.	1914	(Replaced earlier structure on same site c1900).		
		1985	Modified for Port Phillip Pilot's Radar Navigation Installation		
40	Machine Gun Emplacement	c1941	2 sites		
41	Water tank	c1941	50 000 Gal		
42	Dug-out shelter and Anti Aircraft Gun Emplacements.	c1942			
	Coastal Artillery Searchlight Emplacement.	1939			

POINT NEPEAN FORTS

REFERENCE NUMBER	ELEMENT NAME	DATE OF CONSTRUCTION	SIZE & USE	CONSERVATION RECOMMENDATIONS	INTERPRETATION + ACCESS RECOMMENDATIONS
43	Barrack site, - Happy Valley and Cheviot Camps (Concrete floor slabs of service buildings and ruins of some structures visible today) Nearby was site of Italian Prisoner-of-War camp.	1942 1945-46			
44 CH1& CH2	Cheviot Hill Battery: Gun Emplacement & Magazine	1942	(2 sites). 6" MK. VII BL Guns relocated from Fort Pearce. ERA gun shields remain on site	CH1 - This emplacement is currently not publicly accessible, and therefore of lower priority for substantial conservation works. The steel canopy is badly corroded and has collapsed into the pit. Treat gun shield and gun tracks steelwork. Should there be a requirement for the Emplacement to be made accessible to the public in the future, the steel hood should be lifted and propped. CH2 – Reinforced concrete structure in good condition. No structural repairs required. (See Point Nepean Forts Conservation Management Plans 2006 pp.109-112 for details)	
45 CH3	Cheviot Hill Battery Command Post & ELDS	c1942		The reinforced concrete and concrete encased steel frame structure is badly affected by spalling concrete due to severe rusting of steelwork. The structure is considered to be safe but load testing should be carried out before repair work commences. Remove spalling concrete from ceiling of BOP and treat exposed metal. Treat timber on the ceiling of the BOP. (See Point Nepean Forts Conservation Management Plans 2006 pp.109-112 for details)	
46	Two underground concrete water tanks.	c1942			
47	ELER.	1942	For Coastal Artillery Searchlights		
48	Gun emplacement	1942	(2 sites) for 6" MK VII BL. GUN. (Guns not emplaced; were to receive the two 6" MK VII guns from FORT Nepean. Move negated by improving over head protection by constructing concrete shields in 1942.)		
49	Coastal Artillery Searchlight Emplacement	1942	(3 sites). Timber construction. Only one light emplaced; other two not needed when Fort Nepean Guns were not relocated.		
50	Master Gunner's Cottage	1916			
51	6" guns return to location 10 0211				

LEGEND

BL = Breach Loading

BOP = Battery Observation Post

ELDS = Electric Light Directing Station

EIER = Electric Light Engine Room

HP Hydro-pneumatic mounting for gun

OME = Ordnance Mechanical Engineer

OF = Quick firing

RML = Rifled Muzzle Loading

POINT NEPEAN RANGE AREA

SIGNIFICANCE: The Point Nepean Range Area is on the d Victorian Heritage Register.

REFERENCE NUMBER	ELEMENT NAME	SIGNIFICANCE	DATE OF CONSTRUCTION	SIZE	CONSERVATION WORKS REQUIRED	INTERPRETATION + ACCESS RECOMMENDATIONS
1	Communications Buildings	Contributory	Pre WWII (1935)	1.82m Long x 1.975 Wide x 2.57m High	Short-Medium Term: Repair fencing around the structure and secure. Reinstall timber or metal door. Long Term: Manage fire risks to the site, control and slow decay process. Clean out cabling box pit and construct cover over to reduce encroachment of	
2	Dividing Fence	Contributory	c1938	2m high	Short-Medium Term: Secure loose stands of wiring. Long Term: manage fire risks to the site, control sand slow decay process to reduce the encroachment of debris.	
3	Monash Beacon Structure: Footings Only	Little or No	c1930	600mm square blocks; 200mm above ground	Nil	
4	Machine Gun Emplacement 1	Primary	c1945	1.8 high from external ground level, 7.25m wide and 4.6m deep	Short-Medium Term: Retain as is, rust conversion of any exposed reinforcing steel. Mortar any loose brick work on gun bed to ensure they are not removed. Fix timber elements securely. Dig out the path access to lower the sand build up at the entrance, fully dig out any drift sand inside. Long Term: Cement repair.	
5	Machine Gun Emplacement 2	Primary	c1945	1.8 high from external ground level, 7.18m wide and 4.6m deep	Short-Medium Term: Retain but ensure accessibility for continued management. Clear away drift sand. Sand bag entrance, formalise area to rear door with retaining walls and allow current track to be built up to remove erosion potential. Sand bag up machine gun openings (or create galvanised steel shutters) after moving soil from interior. Disallow public access to the roof area. Apply rust converter to exposed reinforcing (cut off fully exposed reinforcing). Cement repairs as required. Long Term: Concrete repairs as required.	Disallow public access to the roof area
6	Gun Emplacement CH - 1 (WWI)	Primary	Unknown	6" Mark VII gun emplacement	Short-Medium Term: Reduce fire load and invasive planting within a 5 meter radius of the emplacement, stabilise shield, remove drift sand, reinstate the removed window boxes in underground rooms into their original locations, sandbag areas to prevent entry of drift sand. Long Term: As the site is in a highly exposed location it will require ongoing protection from the coastal conditions and management. Clean exposed metal elements and coat with fish oil or similar to prevent further deterioration of fabric.	

POINT NEPEAN RANGE AREA

REFERENCE NUMBER	ELEMENT NAME	SIGNIFICANCE	DATE OF CONSTRUCTION	SIZE	CONSERVATION WORKS REQUIRED	INTERPRETATION + ACCESS RECOMMENDATIONS
7	Gun Emplacement CH - 3 (WWI)	Primary	c1942	Barbette platform with diameter 9.10m ; upstand to the edge with 400-500mm long sections	Short-Medium Term: Control and slow decay process to structure by removal of invasive plants. Clear away vegetation and debris from concrete 'bowl'. Long Term: As the site is highly exposed location, it will require ongoing protection from the coastal conditions and occasional management (ie 5 year interval clearing of debris).	
8	Gun Emplacement CH - 4 (WWI)	Primary	Mid WWII	As above	As for Element 7	
9	Electric Light Engine Room 1	Primary	Unknown	3.23m high x 3.2m wide x 6.4m long	Short-Medium Term: Clear out drift sand. Long Term: Reduce fire load around building by reducing quantity of vegetation hard up against the structure and clear out drift sand. Maintain a minor management track (walking) to the building. Allow public access.	Allow public access.
10	Electric Light Engine Room 2	Primary	c.1943	4.72m x 5.34m Footprint	Short-Medium Term: Cut away fully exposed and misshapen reinforcing bars. Coat remaining exposed reinforcement with rust converting inhibitor coating to prevent further corrosion. Cut back overhanging growth. Long Term: Nil.	
11	Defence Electric Light 2	Contributory	c.1943	2.6m x 3.4m Footprint	Short-Medium Term: Remove loose materials. If possible undertake a detailed survey of remnants including measured drawings, detailed photographs and site mapping. Long Term: Manage risks to the site, mark off and do not allow access. Allow to decay after removing loose materials.	
12	Defence Electric Light 3	Contributory	c.1943		Short-Medium Term: Remove loose materials. If possible undertake a detailed survey of remnants including measured drawings, detailed photographs and site mapping. Long Term: Manage risks to the site, mark off and do not allow access. Allow to decay after removing loose materials.	Manage risks to the site, mark off and do not allow access.
13	Defence Electric Light 3	Contributory	c.1943		Short-Medium Term: Remove loose materials. If possible undertake a detailed survey of remnants including measured drawings, detailed photographs and site mapping. Long Term: Manage risks to the site, mark off and do not allow access. Allow to decay after removing loose materials.	Manage risks to the site, mark off and do not allow access.

POINT NEPEAN RANGE AREA

REFERENCE NUMBER	ELEMENT NAME	SIGNIFICANCE	DATE OF CONSTRUCTION	SIZE	CONSERVATION WORKS REQUIRED	INTERPRETATION + ACCESS RECOMMENDATIONS
14	Happy Valley & POW Site	Primary	1941-1946		<p>Short-Medium Term: Clean away (sweep) drift sand, remove invasive plants, cut-back overhanging limbs in the area of the bases of the buildings. In the medium term, Determine the further extent of the site (sweep area with metal detection and ground radar) and carry out any simple sampling (by probing and minor sampling)</p> <p>Long Term: Maintain as ruins for public interpretation. Undertake the 5 management recommendations in the CHM archaeological report (related to existing signage, walkway, artefact finds, and future archaeological works).</p>	Maintain as ruins for public interpretation.
15	Portsea Basin	Contributory	Late WWII	capacity of 1.0 million gallons, 1.75m high	<p>Short-Medium Term: Remove unsafe fencing around the site but retain posts, remove access ladder.</p> <p>Long Term: Manage any public access to the site. In the long term consider removal and remediation.</p>	Manage any public access to the site. In the long term consider removal and remediation.
16	Nepean Basin	Contributory	1941-43		<p>Short-Medium Term: Cut back any growth directly in front of the structure. Manage any public dangers, remove any decaying metal work in the short term.</p> <p>Long Term: consider removal</p>	Manage any public access to the site. In the long term consider removal and remediation.
17	Hand Grenade Range 1: Fibrolite Pipe	Little or No	WWII		<p>Short-Medium Term: Nil.</p> <p>Long Term: Remove and remediate site. Consideration might be given to retaining a short section if it is considered worthwhile to interpret the remnants of the supply.</p>	Consideration might be given to retaining a short section if it is considered worthwhile to interpret the remnants of the supply.
18	Ramped Walkway Ruins within Hand Grenade Range 1	Little or No	WW II	6.0 m in length and 700mm wide	<p>Short-Medium Term: Nil.</p> <p>Long Term: Consider remediation however prior to that clear away sand and burnt debris. Excavate site to determine extent and possible original use.</p>	
19	Unknown Structure within Hand Grenade Range 1:	Little or No	Unknown but possibly WWII		<p>Short-Medium Term: Nil.</p> <p>Long Term: If time and funds permit, undertake further investigation of the structure to determine the extent. Otherwise no work. Remediate the site.</p>	
20	Bunker at rear of Hand Grenade Range 1:	Little or No	Unknown	Sub ground 3.8 m x 1.25 m	<p>Short-Medium Term: Nil.</p> <p>Long Term: If time and funds permit, clear out structure and identify extent. Otherwise fill structure with sand to remove public risk or do nothing if site remains inaccessible to public.</p>	

POINT NEPEAN RANGE AREA

REFERENCE NUMBER	ELEMENT NAME	SIGNIFICANCE	DATE OF CONSTRUCTION	SIZE	CONSERVATION WORKS REQUIRED	INTERPRETATION + ACCESS RECOMMENDATIONS
21	Building Foundations at rear of Hand Grenade Range 1:	Little or No	WWII	450mm above the ground; 2.8 m x 5.56 m	Short-Medium Term: Nil. Long Term: If funds permit: Clear out structure and identify original use. Otherwise do nothing.	
22	Rifle Range: Buildings and Range	Primary: Rifle Range, Tower, butts & counterweight target mechanism, mounds. Little or No: DART system, ablutions block & storage	1957	two storied observation tower	Short-Medium Term: Secure buildings to prevent further deterioration and vandalism, ie. Cover over windows, close over doorways and repair rainwater goods to enable them to function. Long Term: Retain the open rifle range as a firebreak area with management of scrub and grasses. Remove the storage and toilet building. Manage retention of tower over a long term	
23	Rifle Range: Stop Butt & Mantle	Primary	c1956	sub-ground level, sheltered area	Short-Medium Term: Clear away weeds and vegetation overgrowth. Long Term: Apply rust converter to exposed metal elements. Manage by removing invasive plants from time to time.	
24	Rifle Range: Shed	Little or No	c1970s	1 storey; 9.9 m x 4.9 m	Short-Medium Term: Secure to prevent collapse. Long Term: May be demolished in the short or long term depending on site requirements, remediate the site.	
25	Old 25 Metre (30 Yard) Range	Primary	OCS period	Ten rifle rests, spaced over a 28.3 m length; each 1.25m long 900mm high	Short-Medium Term: Nil. Long Term: Manage vegetation growth in the immediate area. Maintain as is with white painted blocks and mown lawn area.	
26	25 Metre (30 Yard) Range	Primary	OCS period	Ten rifle rests, spaced over a 28.3 m length; each 1.25m long 900mm high	Short-Medium Term: Nil works to range areas. Remove tower. Long Term: Maintain with low-level vegetation in the area. Maintain as a grassed area without trees.	
27	Hand Grenade Range 1: Range Breastworks	Contributory	early OCS period	within an area of 17m x 14m	Short-Medium Term: Secure loose elements to prevent further decay and public hazard Long Term: Remediate the site after undertaking some mapping and detailed recording of the area to locate individual elements. Retain the earthworks without any of the face sheeting or metal components.	
28	Hand Grenade Range 1: Blow Out Bowl	Contributory	c1951		Short-Medium Term: Nil. Long Term: erosion control	

POINT NEPEAN RANGE AREA

REFERENCE NUMBER	ELEMENT NAME	SIGNIFICANCE	DATE OF CONSTRUCTION	SIZE	CONSERVATION WORKS REQUIRED	INTERPRETATION + ACCESS RECOMMENDATIONS
29	Hand Grenade Range 2: Breastwork Maze & Tower	Primary	c1951	Tower: 3.6m high and 1.5m square; Maze: 3.9m deep to the inside walls & 5.2m deep & 9.7m wide, maze walls 1.5m high	Short-Medium Term: Clear away debris and scrub. Reinstate and secure loose materials. Prop bunkers where sinking. Ensure that sub-ground infrastructure is not made trafficable for safety and the longevity of the site. Foxhole: Fill foxhole with sand and mark with a permanent object (eg yellow concrete block) identifying its location. Long Term: Prop and shore areas of bunkers and maze where required. Shore up tower to restrict further lean. Corrosion management for corroded metal materials.	
30	Hand Grenade Range 2: Blow Out Bowl	Primary	c1951		Short-Medium Term: Clear away large vegetation growth, allow low ground covering plants. Long Term: Manage to achieve a low vegetation regrowth in the bowl area to allow interpretation	
31	Hand Grenade Range 2: Entry Gates	Little or No	OCS period		Short-Medium Term: Nil Long Term: Nil active management , gates may be removed.	
32	Sector Defence Training Range: Post 15	Contributory	OCS period (late)	1.65 x 3.6 long x 2- 2.3m high	Short-Medium Term: Generally secure materials to stop components blowing away in high winds. Long Term: Remove structure, remove ground wires remediate site.	
33	Sector Defence Training Range Foxholes	Contributory	c1951	Benched area of approx 5m x 30m; Foxholes approx 1.75m long x 1m wide x 1.2m deep	Short-Medium Term: Manage vegetation regrowth in the area, fill foxholes with sand and mark with a permanent object (eg yellow+F9 concrete block) Long Term: Nil	
34	Harrison's Bowl: Target Blow Out Bowl & Landscape	Primary	c1951	circular shaped depression in the ground	Short-Medium Term: Nil Long Term: Manage vegetation regrowth in the area.	
35	Harrison's Bowl: Breastworks 1	Contributory	c1951	'L' shaped Breastwork structure 2.5m x 3.5m x 1.0m high. Each arm 500mm wide	Short-Medium Term: Secure loose elements and reinstate Long Term: Remove portion of the structures but retain foot print and most stable elements of the works and remediate remaining area.	

POINT NEPEAN RANGE AREA

REFERENCE NUMBER	ELEMENT NAME	SIGNIFICANCE	DATE OF CONSTRUCTION	SIZE	CONSERVATION WORKS REQUIRED	INTERPRETATION + ACCESS RECOMMENDATIONS
36	Harrison's Bowl: Anti Tank Range, Breastworks 2	Contributory	c1951	Two of each rectangle and 'L' shaped structures approximately 20.0 m long, 1m to 1.5 m in height.	Short-Medium Term: Secure loose or deteriorated elements. Long Term: Retain minor quantity of breastworks to 1m high to allow interpretation. Remove loose elements, remediate general area.	Retain minor quantity of breastworks to 1m high to allow interpretation.
37	Harrisons Bowl: Bleacher Seating Remnants	Little or No	c1951	within an area of 6.0m x 4.5m	Short-Medium Term: Nil. Long Term: Do nothing- allow to decay.	
38	Harrison's Bowl: Unknown Struc	Little or No	c1951	bunker area in 2.0 m x 3.0 m	Short-Medium Term: Deconstruct pile of debris to determine extent of structure (if it exists) and remove unrelated objects, eg gate, metal sheeting to lower risk of debris being moved in high winds. Long Term: Remediate site	
39	Harrison's Bowl: Observation Fox Hole	Little or No	c1951	600mm above ground; a hole approx 1.5m deep	Short-Medium Term: Secure loose and deteriorated elements. Long Term: Remove and remediate site	
40	Harrison's Bowl: Foxholes	Little or No	c1951		Short-Medium Term: Nil Long Term: Remove and remediate site or fill with sand and mark location with a permanent marker.	
41	Bren Gun Carriers	Contributory	OCS period (late)		Short-Medium Term: Nil Long Term: Recover larger items spread around site, although each vehicle chassis should remain where they are. Maintain low growth around items (ie within a 5m radius)	
42	Harrisons Bowl: Warning Sign and Flagpole	Little or No	OCS period (late)		Short-Medium Term: Remove to a storage area as a useful interpretation item. Long Term: Remediate area	
43	Butlers Track: Sentry Shed	Little or No	OCS period (late)		Short-Medium Term: Shore up in the short term Long Term: Remove and remediate site. Manage vegetation regrowth in the area.	
44	Officer Cadet School Entry Fenc	Little or No	OCS period (late)	approx 360 x 190 x 190 block sizes	Short-Medium Term: Nil Long Term: The wall might be modified or removed according to need. If retained the modelling of the gatepost sections might be reconsidered.	

POINT NEPEAN RANGE AREA

REFERENCE NUMBER	ELEMENT NAME	SIGNIFICANCE	DATE OF CONSTRUCTION	SIZE	CONSERVATION WORKS REQUIRED	INTERPRETATION + ACCESS RECOMMENDATIONS
45	Port Beacon: Monash Light	Primary	c1988	7.0 m high	<p>Short-Medium Term: Nil while in the possession of the Port of Melbourne Corporation although the Corporation may wish to remove the Day Boards and this should be encouraged.</p> <p>Long Term: If and when the site is fully decommissioned, there should be a simple long-term management regime allowing public access. Continue to manage fire risks to the site, retain the firebreak clearing for management purposes. Provide continued management of structure and remnant equipment and if decommissioned consider use of the structure as a public viewing tower.</p>	If and when the site is fully decommissioned, there should be a simple long-term management regime allowing public access. Consider use of the structure as a public viewing tower
46	Port of Melbourne Corporation Lead Light	Little or No	c1900s		<p>Short-Medium Term: If decommissioned the structure should be removed.</p> <p>Long Term: Nil</p>	

SOUTH CHANNEL FORT

SIGNIFICANCE The South Channel Fort is included on the Victorian Heritage Register

REFERENCE NUMBER	ELEMENT NAME	DATE OF CONSTRUCTION	SIZE & USE	CONSERVATION WORKS REQUIRED	INTERPRETATION + ACCESS RECOMMENDATIONS
1	Jetties and Dock	2000 (original construction dated c.1912, extended c.1940)		Clear out debris on concrete deck and treat timber sleepers. Preserve timber sleepers.	Conserve and interpret the concrete deck that indicates the tramway. Maintain the jetty for public refuge and visitor access to the island.
2	Bomb Proof Room, Searchlights and Observation Station	1888-89	For 5"Hp emplacement	<p>Arrest further deterioration in both metal and surrounding concrete. Ensure remaining timber lining and all metal items such as brackets etc. are securely fixed to the walls so as to discourage further removal of these items.</p> <p>Steel corrosion treatment to soffits of searchlight posts and bomb-proof room. Steel should be treated in same manner as exposed steel at gun nos 5 and 6 at Pt. Nepea.</p> <p>Steel corrosion treatment to rails set in floor of tunnel. Concrete repair to the extent of protecting adjacent areas of steel. Clear the sand and expose the area above the entrance to the Observation Station tunnel entrance, fill the cracks and provide supplementary waterproofing treatment as required to prevent seepage into the tunnel below. Recover the area when completed & effective.</p> <p>Investigate and if possible rectify the west searchlight station tunnel's existing drainage system, otherwise investigate alternative methods of keeping the tunnel from static water.</p> <p>Refix steel fixings where loose and treat for corrosion.</p> <p>Refix existing timber lining where loose.</p>	Interpret the alterations in terms of the changing role of the fort.
		1899	gun removed. Emplacement converted	<p>Timber preservation treatment for timber in protected areas e.g. lining and sills. Although timber components in sheltered areas are at most risk from damage by visitors, periodic treatment with a natural oil such as linseed will provide greater longevity against deterioration from environmental impacts. For timbers directly exposed to the weather or sea spray, such as the Searchlight stations external sills, coat with the water repellent preservative treatment.</p> <p>Consider installation of steel gates to entrance to bomb-proof room similar to that to keep when warranted due to any increased incidence of vandalism</p> <p>Remove graffiti where this can be achieved without causing further damage to the fabric.</p> <p>Repair grilles as required over searchlight emplacements.</p>	
3	Gun Emplacement No.1	1888	6 pounder QF gun	Should the underground tunnels and chambers be cleared of sand in the future, the grilles to the lower magazine could be made openable and full height so that limited access can be made available. Corrosion treatment to mounting rings.	Preservation of remaining mountings.
4	Gun Emplacement No.2	1885/1886; Mounting removed in 1979	8 inch Hp gun	Preserve remaining timber lining and prevent further spalling of concrete. Investigate floor of emplacement. Prepare archaeological map of floor of emplacement. Remove steel fixings likely to cause further spalling of concrete. Refix timber lining and treat with timber preservative.	Prepare archaeological map of floor of emplacement.
5	Gun Emplacement No.3	1885/1886; gun dismantled in 1888	6 inch 4 ton gun;	Treat gun mounting drum as specified for gun no.4.	Preservation of remaining mountings.
		1888/1889	4.7 inch QF gun		

SOUTH CHANNEL FORT

REFERENCE NUMBER	ELEMENT NAME	DATE OF CONSTRUCTION	SIZE & USE	CONSERVATION WORKS REQUIRED	INTERPRETATION + ACCESS RECOMMENDATIONS
6	Gun Emplacement No.4	1885-1886	8 inch (12 ton) 'disappearing gun'	<p>Conservation of the gun mounting is a high priority. The remains should be preserved in situ but not restored fully. The basis for this is that a restored gun can be seen at Queenscliff. Full restoration of this gun would not only be expensive but would also mean that it would require more security and maintenance than its location on the island would allow. It is considered more important that this gun remains in its intended location and is appreciated in its abandoned state. There should be further investigation of the floor of the emplacement.</p> <p>Steel corrosion treatment of gun mounting as for gun no.1 at Pt Nepean. Maintain emplacement clear of encroaching vegetation and sand build-up. Provision of barriers to prevent public access onto the canopy shield Monitoring of concrete apron for any continuing structural movement. Stabilization of sand underneath and around concrete apron is desirable but only if ongoing movement is detected. As a priority, keep this emplacement clear of encroaching vegetation.</p>	The remains should be preserved in situ but not restored fully. The basis for this is that a restored gun can be seen at Queenscliff. There should be further investigation of the floor of the emplacement.
7	Gun Emplacement No.5	1888	6 pounder QF gun	Corrosion treatment to mounting rings as for Gun No. 1	Preservation of remaining mounting drum.
8	Gun Emplacement No.6	1887; removed to Fort Gellibrand in 1897	5 inch 2 ton disappearing gun	Arrest corrosion of railings. Steel corrosion treatment to railings. Following any major restoration involving full clearing out and structural stabilisation of the tunnels, the grille to lower magazine may be made openable and full height for limited access.	Interpret this emplacement as an alteration to the original design.
		1897	4.7" QF gun		
9	Battery Observation Post	c.1905		<p>Re-roofing the observation post in timber framed corrugated steel sheet as per drawing.</p> <p>Reconstruction of sand level to the original height as indicated by the extent of smooth render to the exterior walls. A small section of the timber parapet wall should be reconstructed at either side of the post.</p> <p>Re-flooring at original floor level.</p>	Partial reconstruction for interpretation and conservation purposes is desirable. This building is situated on the highest point of the island and provides a significant experience of the sweeping views of the bay. It provides an experience of the role of the fort commander. This experience could be enhanced for the visitor by a small amount of reconstruction work including roofing and putting back the framework of the shuttering in order to give the experience of looking out through a narrow slit. Roofing would also help prevent the deterioration of the tops of the concrete walls.

SOUTH CHANNEL FORT

REFERENCE NUMBER	ELEMENT NAME	DATE OF CONSTRUCTION	SIZE & USE	CONSERVATION WORKS REQUIRED	INTERPRETATION + ACCESS RECOMMENDATIONS
10	Keep	1885-1888		<p>Sand: The profile of sand over the keep was once exact and well defined with the optimum slopes for defence purposes. This is no longer recognizable as the constant shifting of sand, colonization by plants and birds contributes to a changing profile. No action is recommended as the disruption to the present colonies of birds would be unacceptable. Any sand removed from the tunnel should be returned to the slopes. Interpretation of the correct sand profile could be done by a model.</p> <p>Timber: Analysis of the original finish used on the external timber is desirable. The finish is most noticeable on the walkway at the western end of the keep. All external timbers should again be protected by this coating or a treatment compatible with it. Particular attention should be paid to the end grain of timbers when applying a protective coating. Where rot is evident in structural timbers structural stability is not thought to be affected. Alleviating the cause of the rot and treatment with an appropriate fungicide is recommended. The assistance of a timber conservator should be sought.</p> <p>Concrete roof: The 3 holes in the roof above the main passage need to be repaired in order that the passage can be cleared of sand. The repair should be done from outside after clearing of sand and propping of the passage is carried out. Opening the main passage to the public would improve the interpretation of the fort.</p> <p>Recommended Works: Preservation treatment of timber wall (see spec) Install flashing between concrete and timber, north elevation. Alter drainage outlet to discharge away from timber wall. Repair concrete roof by clearing sand at key locations where water penetration is evident above kitchen, and applying mastic asphalt before replacing sand. Provide modern steel shutters of similar design to existing doors to be fitted to the barracks and kitchen window openings. Return sand from tunnel to slopes</p>	
11	Barracks	Unknown		Provide galvanised steel capping to top of exposed timber wall, and flash back to concrete roof of keep. Provide new window shutters and door if evidence of original design permits.	Maintain in present condition. Provide new shutters to the window openings.
12	Kitchen and former Officer's Quarters (now Artillery Store)			Stabilization of the brick chimney by strapping (refer to figure 28). Provide appropriate fungicide treatment to timber beams.	Preservation of timber structure. Preservation of the remains of the oven.
13	4.7"QF Shell Store			Maintain in present condition.	
14	Tubes and Fuzes Store			Maintain in present condition.	
15	Examining Room			Basic interpretation	
16	Armourer's Shop	Alteration in 1990s		Construct small section of flooring for public access in expanded metal on existing bearers (refer to figures 28 and 33). Remove all later accretions. Depending on demand through visitor access and with due consideration of security issues, re-open original windows and provide new steel shutters to approved detail.	Remove added internal partitioning and interpret to public in present condition.

SOUTH CHANNEL FORT

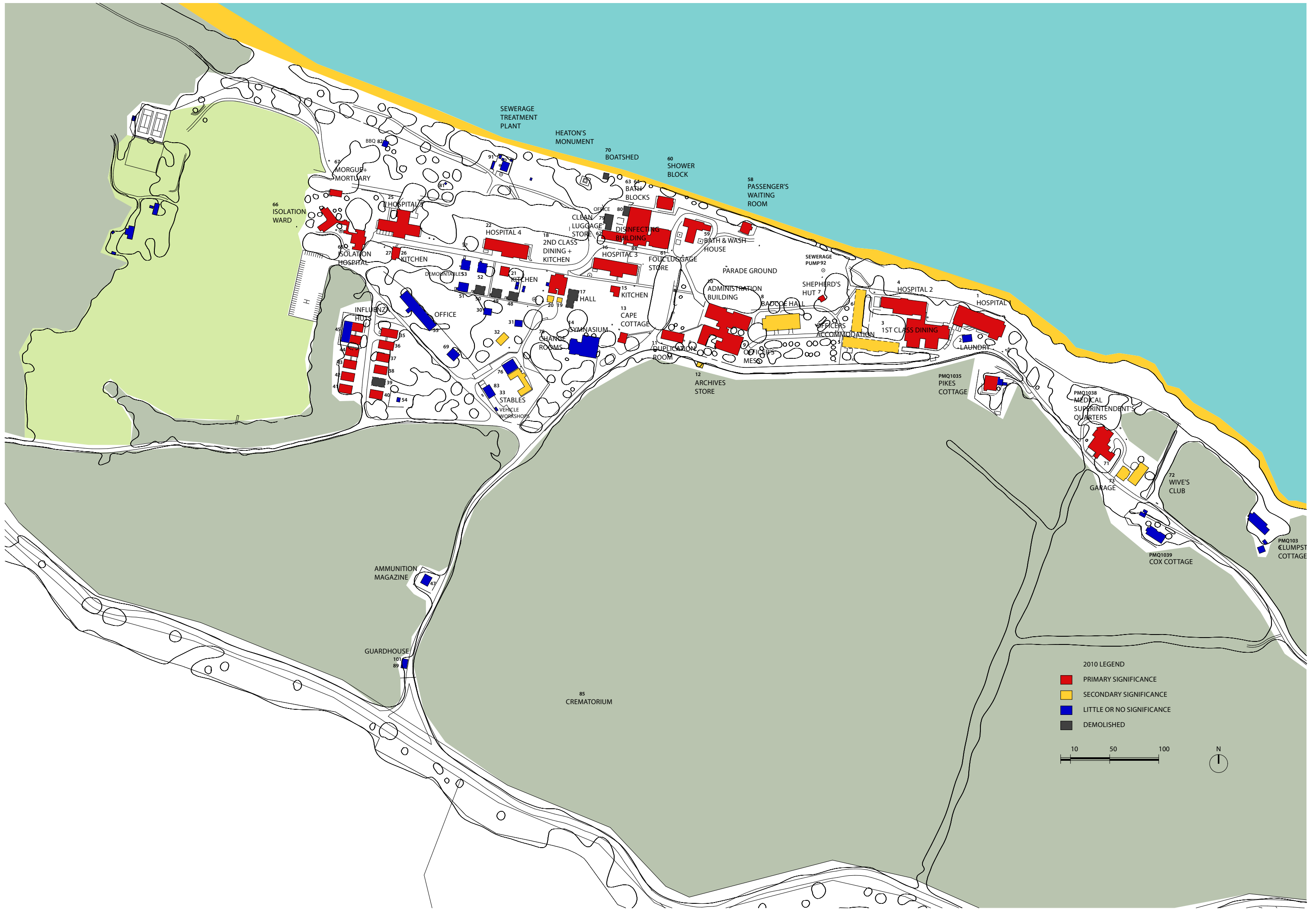
REFERENCE NUMBER	ELEMENT NAME	DATE OF CONSTRUCTION	SIZE & USE	CONSERVATION WORKS REQUIRED	INTERPRETATION + ACCESS RECOMMENDATIONS
17	Magazines 1 – 4			Sand should be removed from the two magazines closest to the main tunnel. Extend lighting to this area.	Further research the function of the three un-named magazines.
18	Lamp Passage and Lamp Room	1885-1888		Construction of a section of flooring in expanded metal on existing bearers to allow access through the lamp room to the armourer's shop. Remove sand from between bearers. The opening to the armourer's shop to be retained for circulation purposes. Interpretation of the design and purpose of the lamp passage and its windows to be provided.	
19	Test Room	1885-1888		On-going research into the function and detailed layout Further interpretation and possibly some limited reconstruction depending on extent of information. At this stage it appears that interpretation would be very difficult due to lack of any substantial evidence. Depending on demand through visitor access and with due consideration of security issues. re-open original	If further information can be found about the layout of this space then detailed interpretation or even limited reconstruction could take place. If not then simple interpretation of this space is recommended.
20	Engine Room			Reinstatement of power to the lighting wiring at this point is desirable, possibly from solar cells mounted on the weather station. The modern door to the lamp passage could be replaced with an open grille similar to others on the island to allow natural light into the passage if desired.	Maintain this room for a generator. The lamp passage end of this room is the preferred location for emergency accommodation.
21	Main Passage	1886-1889		Lining and propping of the main passage to enable clearing out of sand and repair of the roof. Suggest heavy duty formwork ply for lining and timber props (red-gum posts) as used in the tunnel to gun no. 5 at Pt. Nepean. Remnants of timber and rebates in concrete suggest that the tunnel was originally partially supported on timber beams. Following clearing and repair of the main passage, the tunnel entrance adjacent to Gun no.1 requires a full height openable metal grille as for Gun no. 6 and Gun no.1. Sand removed from tunnel to be placed on slopes.	Should in the future the Fort develop suitably high visitor access levels and a high demand for internal access and interpretation, the removal of sand from this space and the expansion of underground access is considered highly desirable and justified. Whilst not necessarily the highest priority for conservation purposes, the clearing of sand and repair of the tunnel roof would clearly be of long term benefit to the survival of the full extent of the underground extent of the fort.
22	Machine Gun Mountings			Apply steel corrosion treatment.	
23	Concrete Stairs			The external steps opposite the test room and the steps leading to upper parapet have been repaired and made safe for public access in recent times.	
24	Timber Fencing			Apply timber preservation treatment as specified. Reconstruction of section of fence either side of Battery Observation Post.	
25	Water Tanks, Boilers, etc.			Treat all metal artefacts for steel corrosion. See specification.	
26	Remains of Jetties, etc.			Treat all remaining timber with timber preservative as per specification.	



Option 3
ADAPTIVE REUSE OF
ADMIN BUILDING AS
VISITORS CENTRE

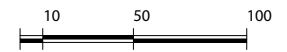
Option 2
NEW VISITORS
CENTRE IN
QUARANTINE SITE

Option 1
EXISTING VISITOR
CENTRE REFURBISHED



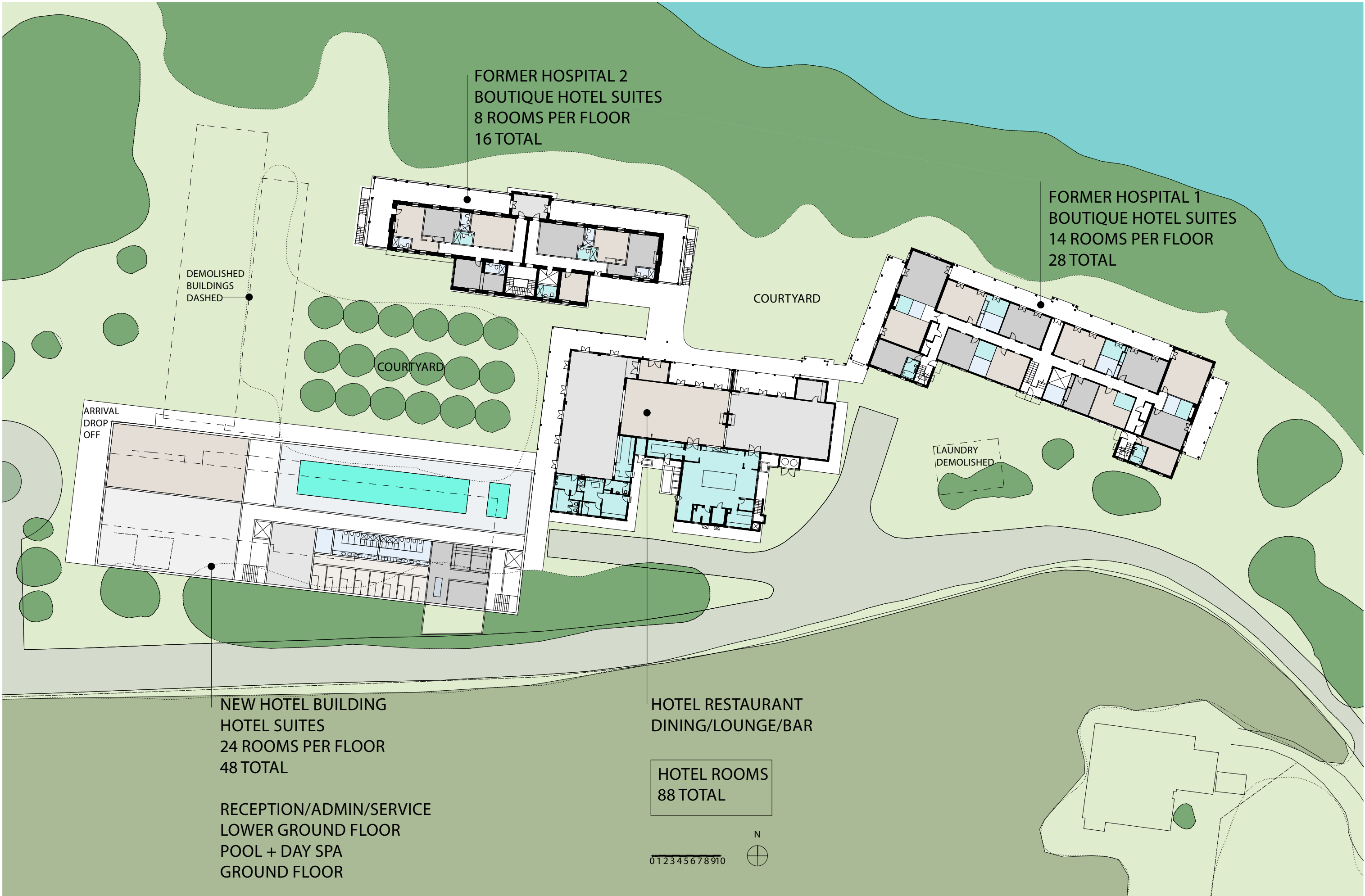


BUILDINGS PROPOSED
TO BE DEMOLISHED









FORMER HOSPITAL 2
BOUTIQUE HOTEL SUITES
8 ROOMS PER FLOOR
16 TOTAL

FORMER HOSPITAL 1
BOUTIQUE HOTEL SUITES
14 ROOMS PER FLOOR
28 TOTAL

DEMOLISHED
BUILDINGS
DASHED

COURTYARD

COURTYARD

LAUNDRY
DEMOLISHED

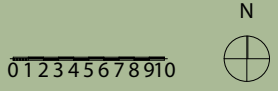
ARRIVAL
DROP
OFF

NEW HOTEL BUILDING
HOTEL SUITES
24 ROOMS PER FLOOR
48 TOTAL

HOTEL RESTAURANT
DINING/LOUNGE/BAR

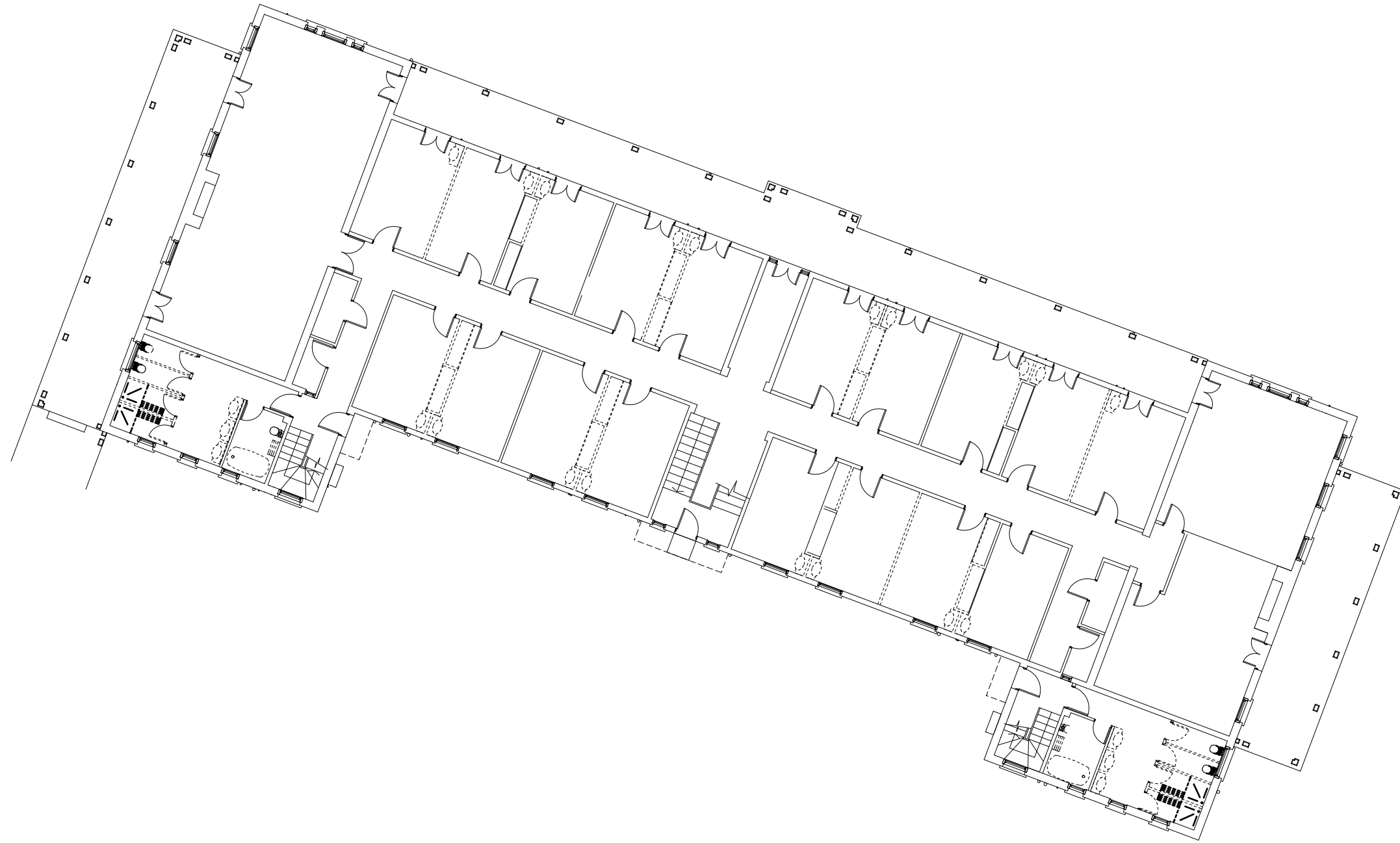
HOTEL ROOMS
88 TOTAL

RECEPTION/ADMIN/SERVICE
LOWER GROUND FLOOR
POOL + DAY SPA
GROUND FLOOR





FORMER HOSPITAL 1
HOTEL SUITES
14 ROOMS PER FLOOR
28 TOTAL



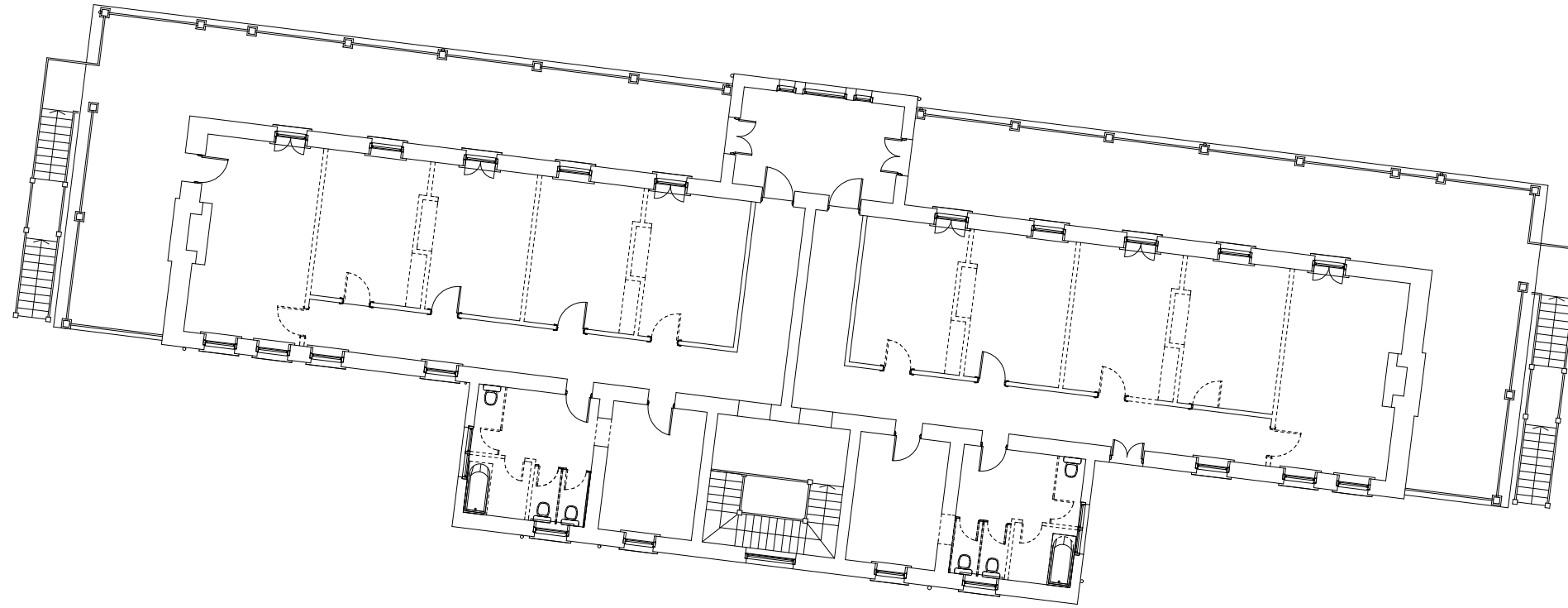
FORMER HOSPITAL 1
DEMOLITION



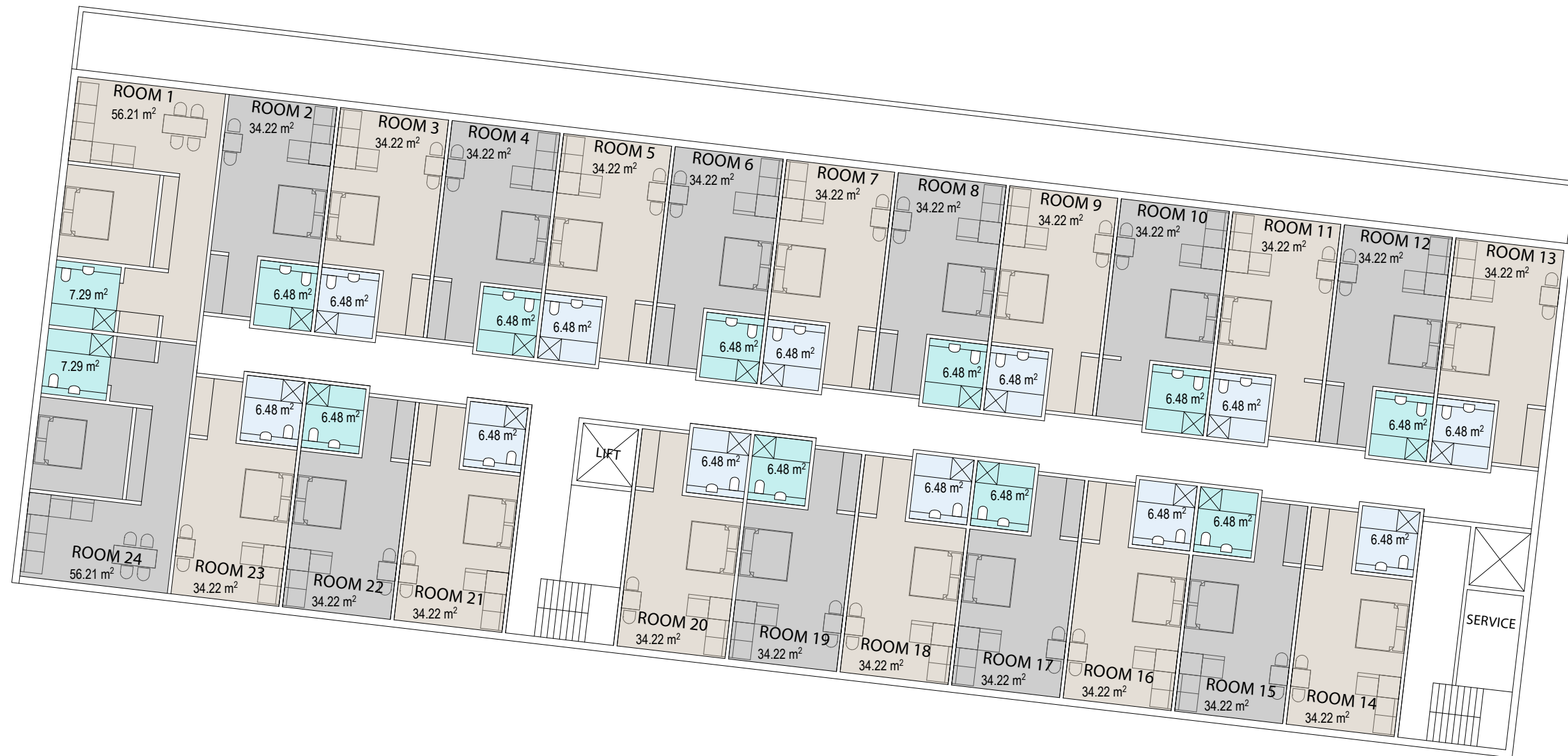
FORMER DINING ROOM
HOTEL DINING + BAR



FORMER HOSPITAL 2
 FIRST FLOOR PLAN
 HOTEL SUITES
 8 ROOMS PER FLOOR
 16 TOTAL



FORMER HOSPITAL 2
DEMOLITION PLAN



HOTEL FIRST FLOOR
HOTEL SECOND FLOOR
24 ROOMS PER FLOOR
48 ROOMS TOTAL



DROP OFF

RECEPTION
417.04 m²

STORES
214.83 m²

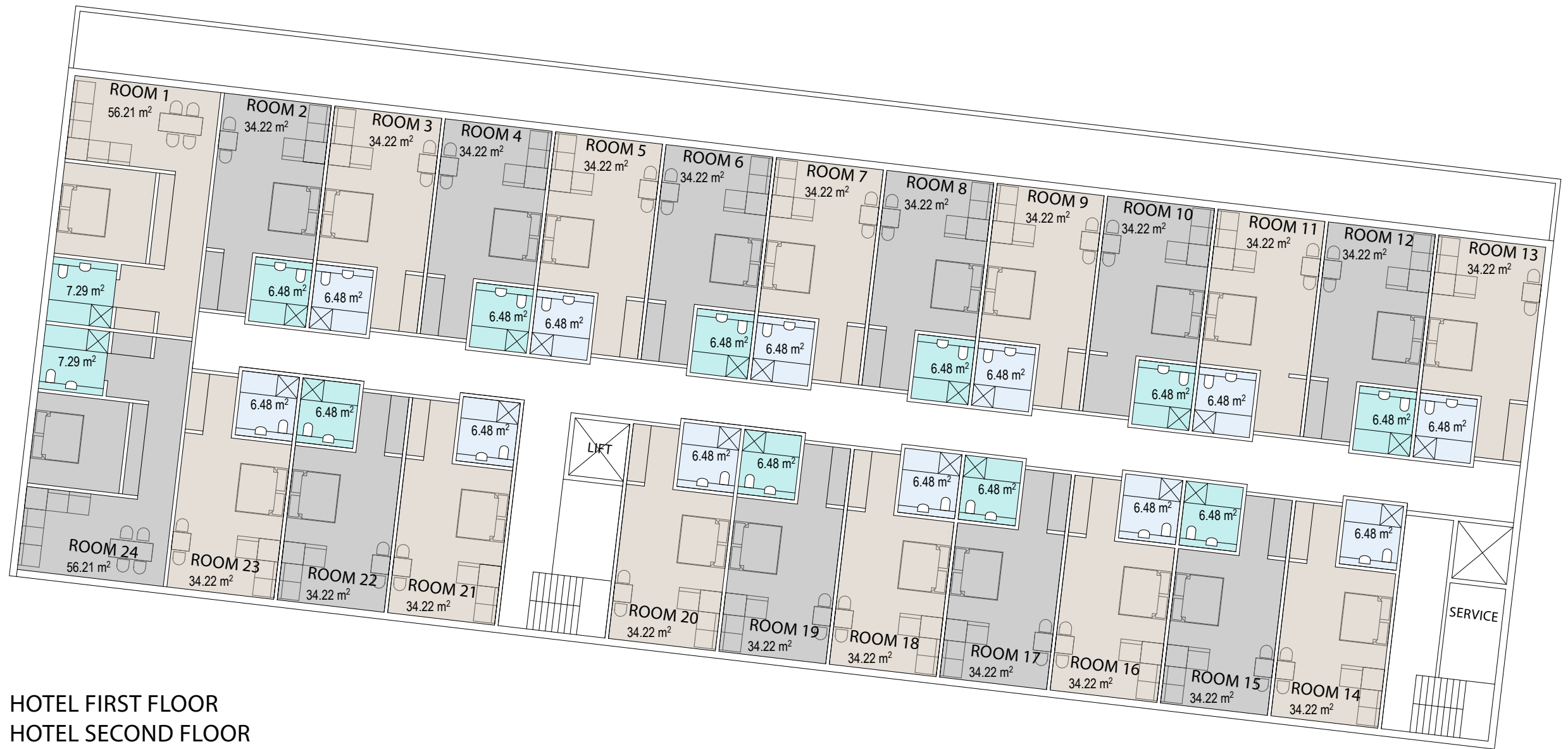
ADMINISTRATION
207.92 m²

PLANT
339.94 m²

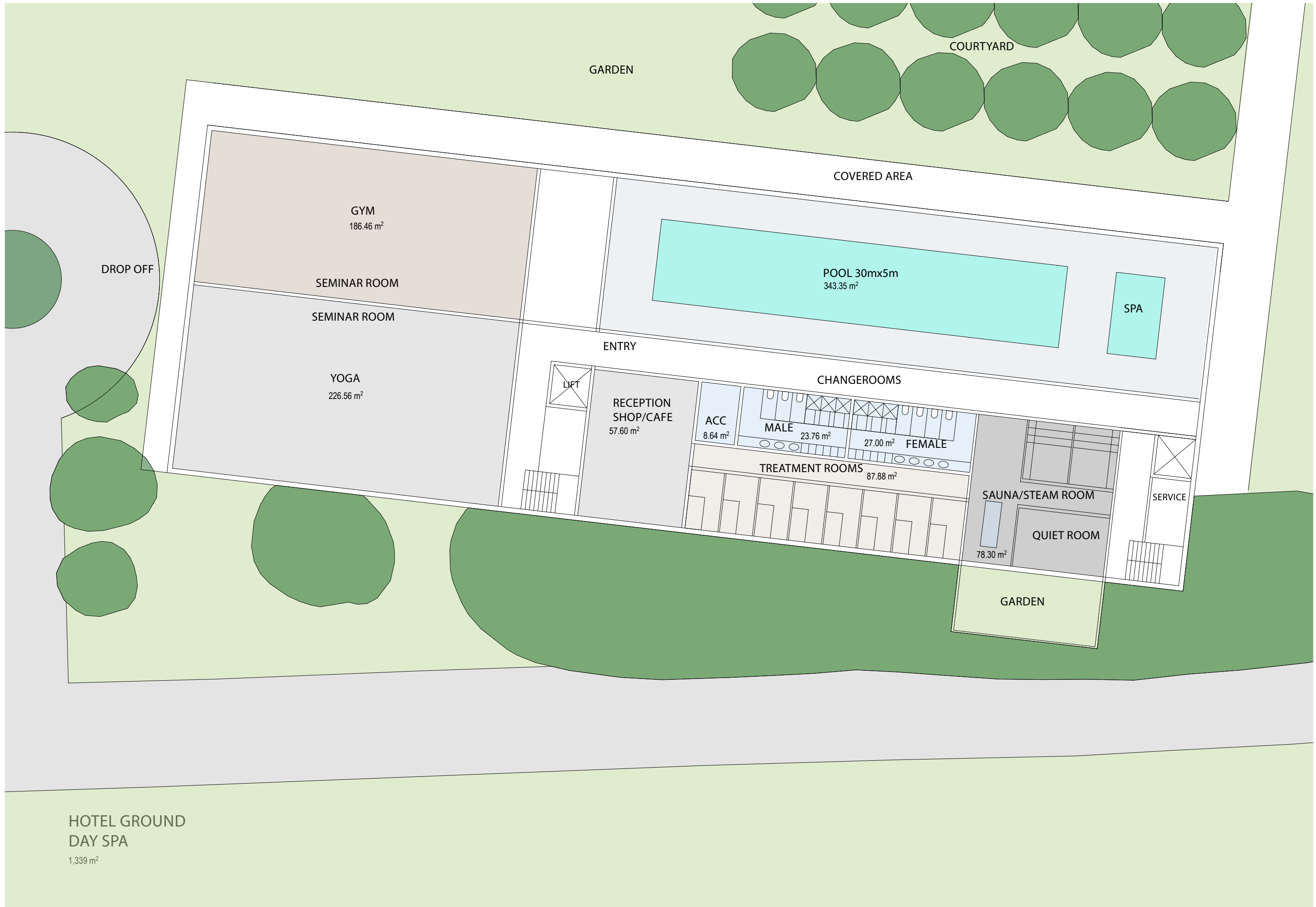
LIFT

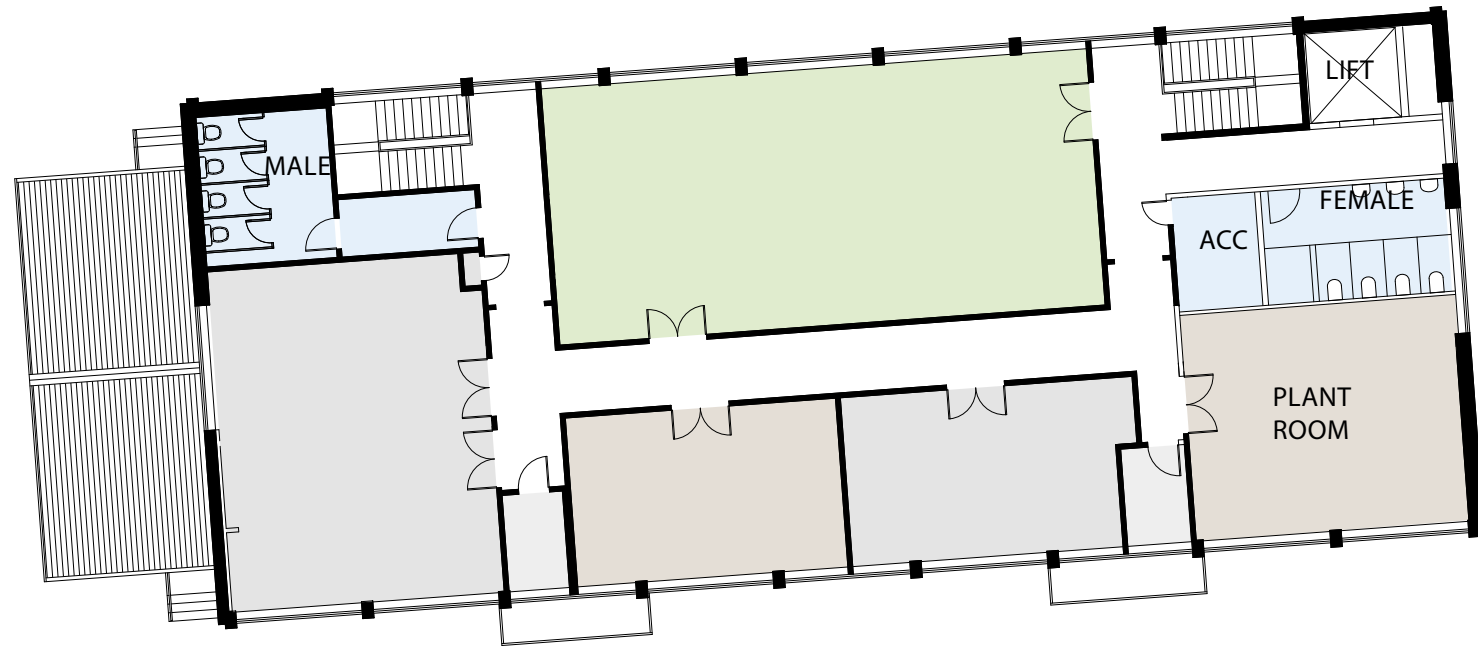
SERVICE

HOTEL LOWER GROUND
RECEPTION/ADMIN/
PLANT

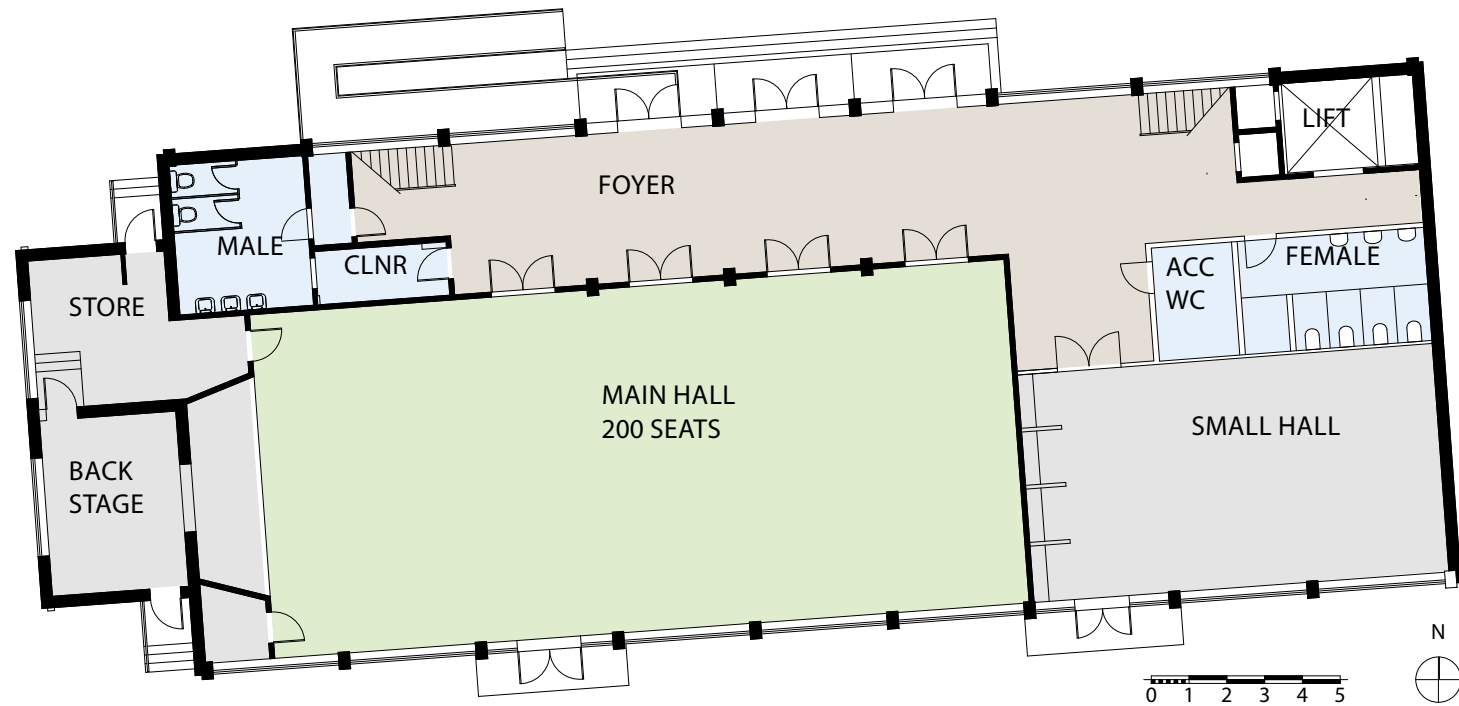


HOTEL FIRST FLOOR
HOTEL SECOND FLOOR
24 ROOMS PER FLOOR
48 ROOMS TOTAL



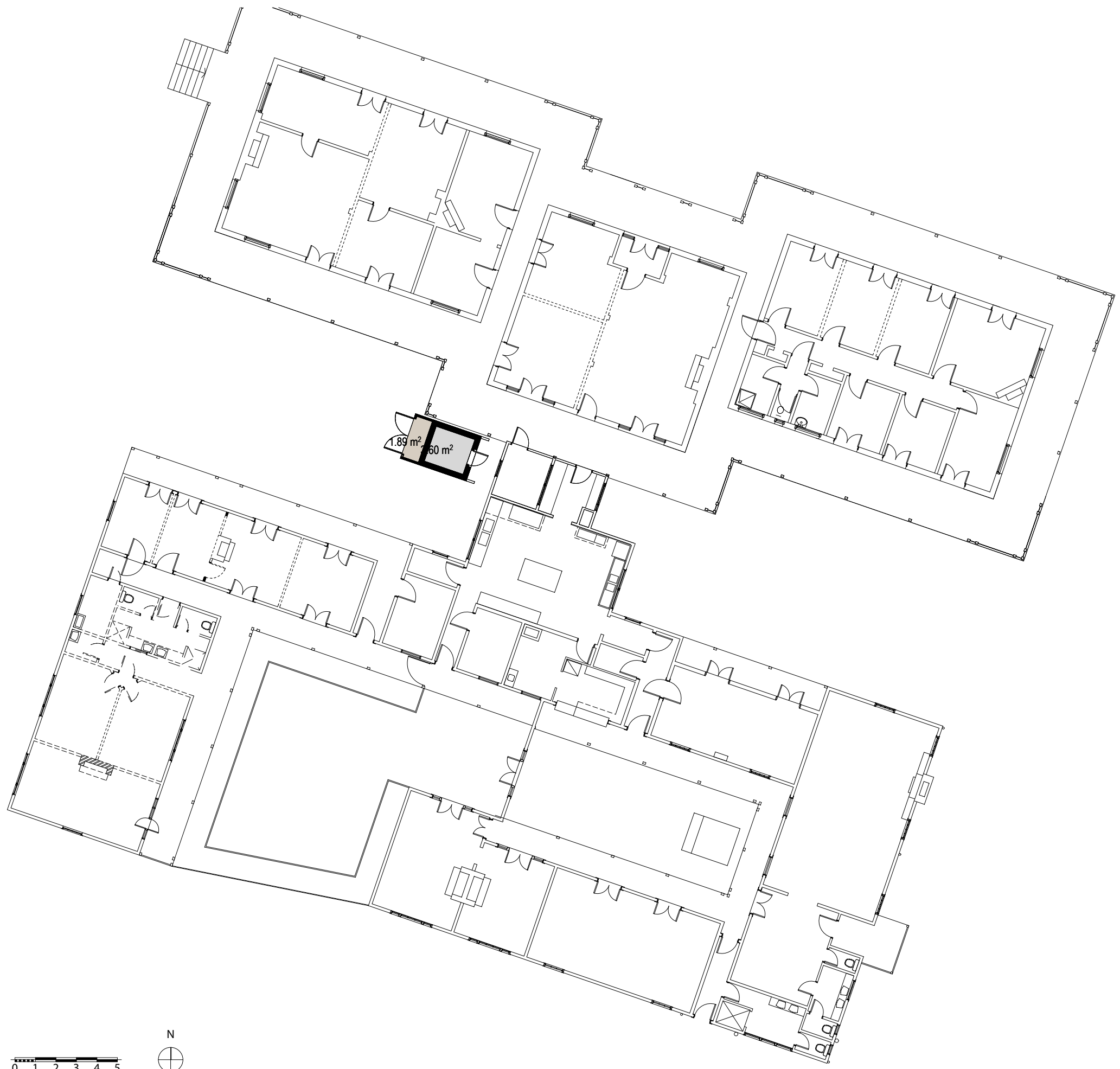


BADCOE HALL - FIRST
 CONFERENCE FACILITIES
 OR
 COLLECTION STORAGE



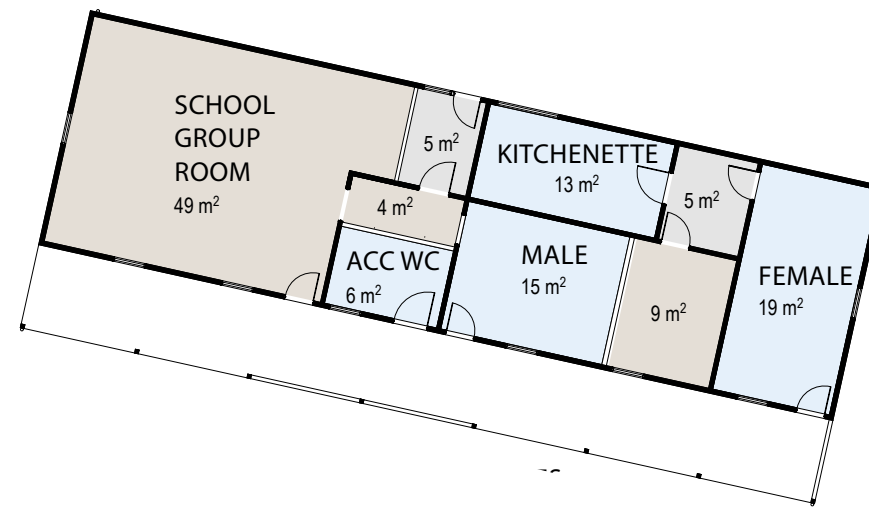
BADCOE HALL - GROUND
 CONFERENCE FACILITIES

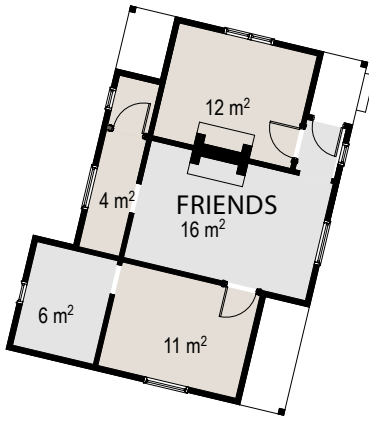


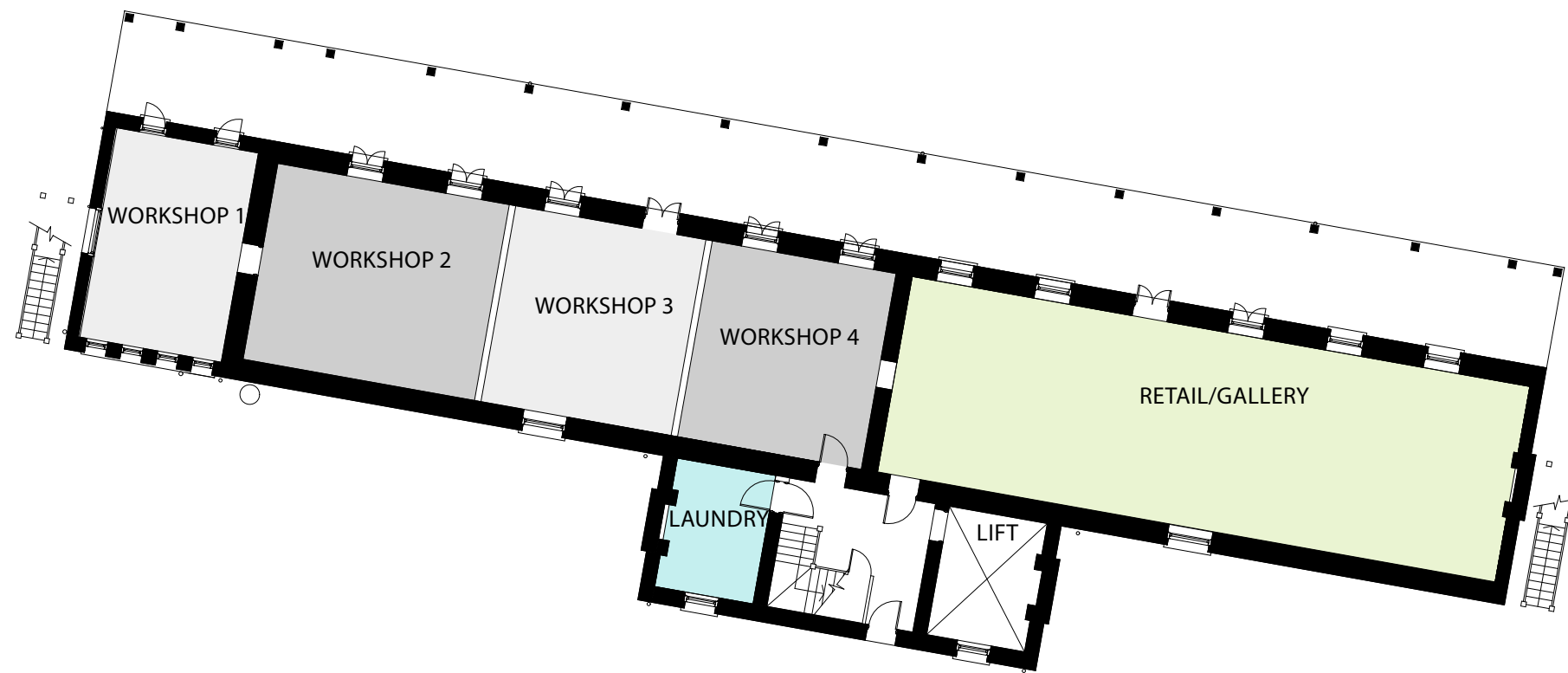


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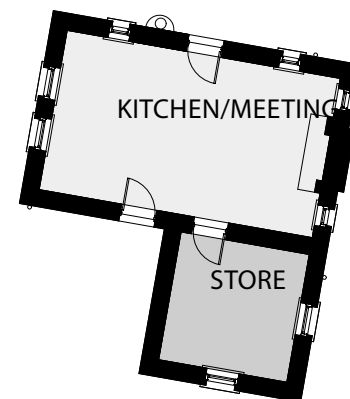


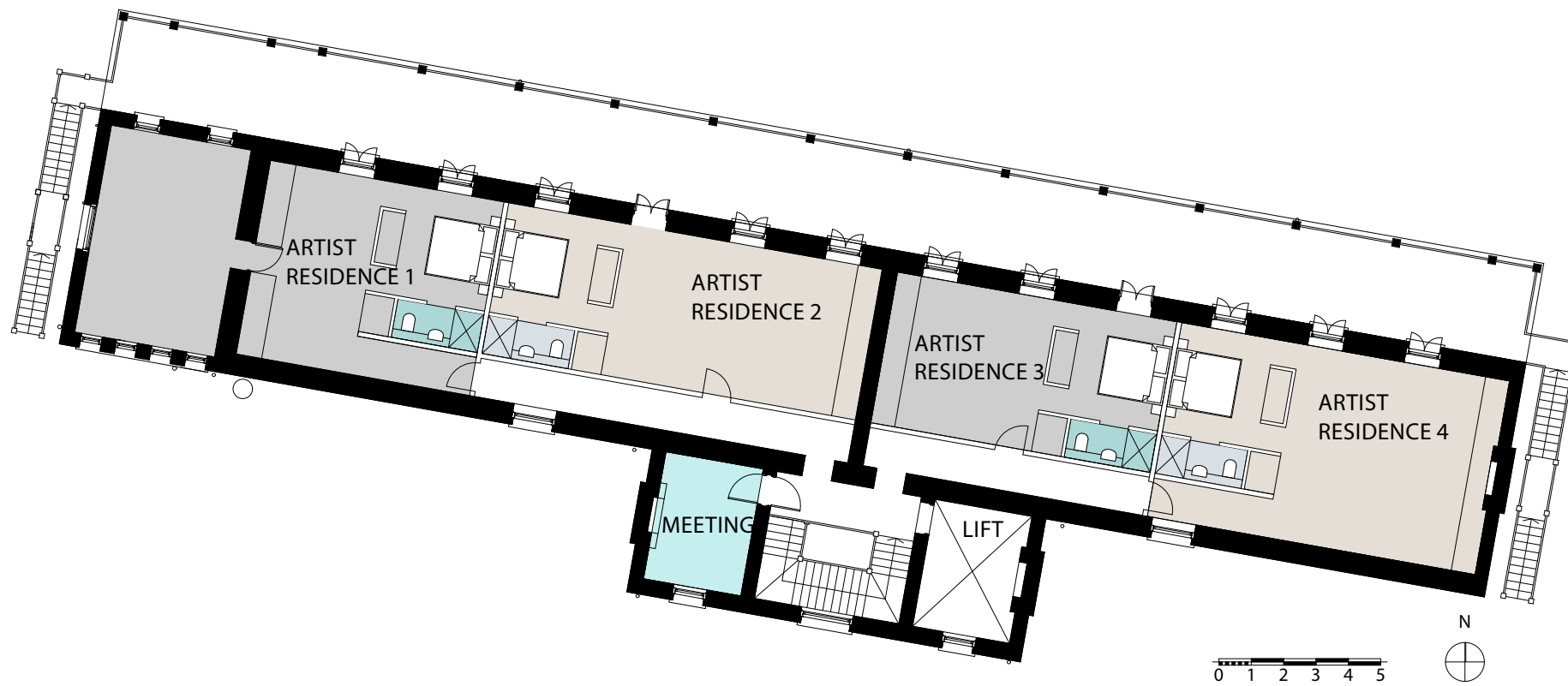




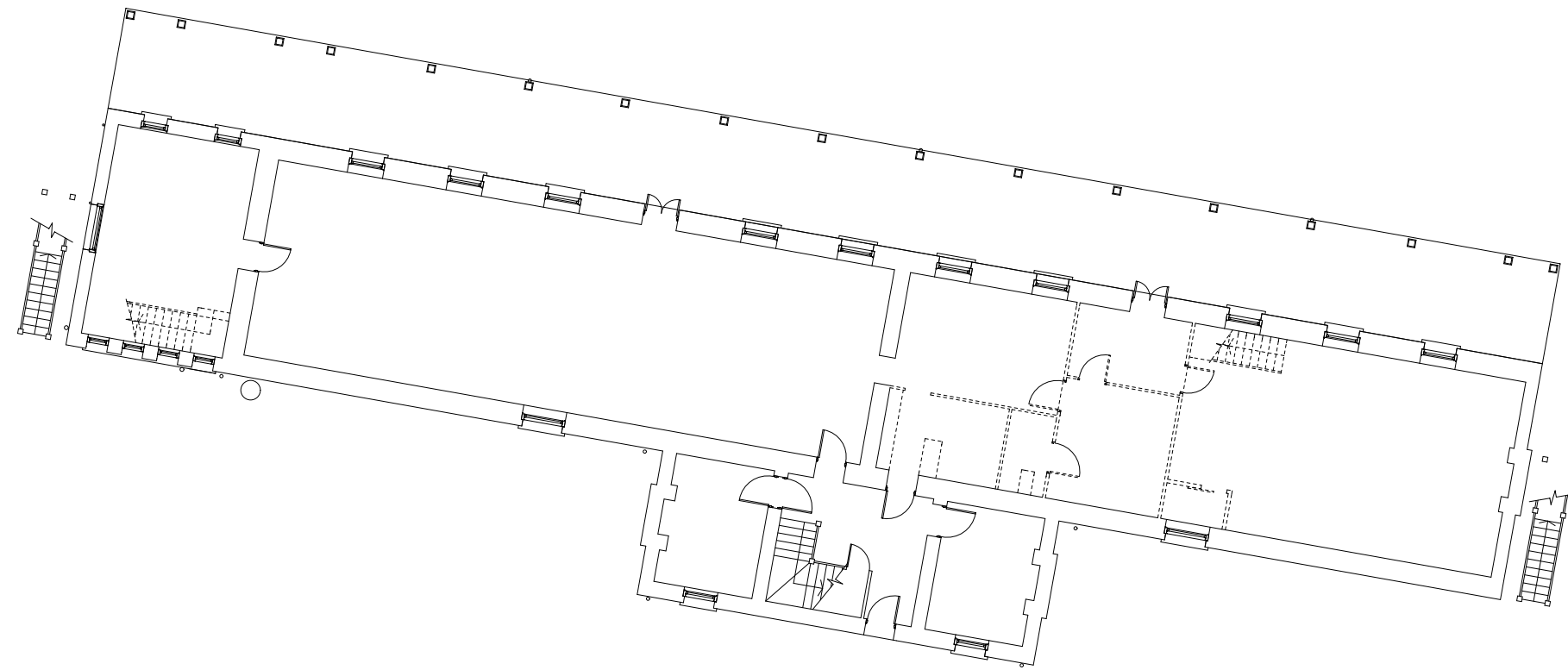


FORMER HOSPITAL 3 - GROUND
ARTISTS' WORKSHOPS X 4
KITCHEN/MEETING
RETAIL/GALLERY

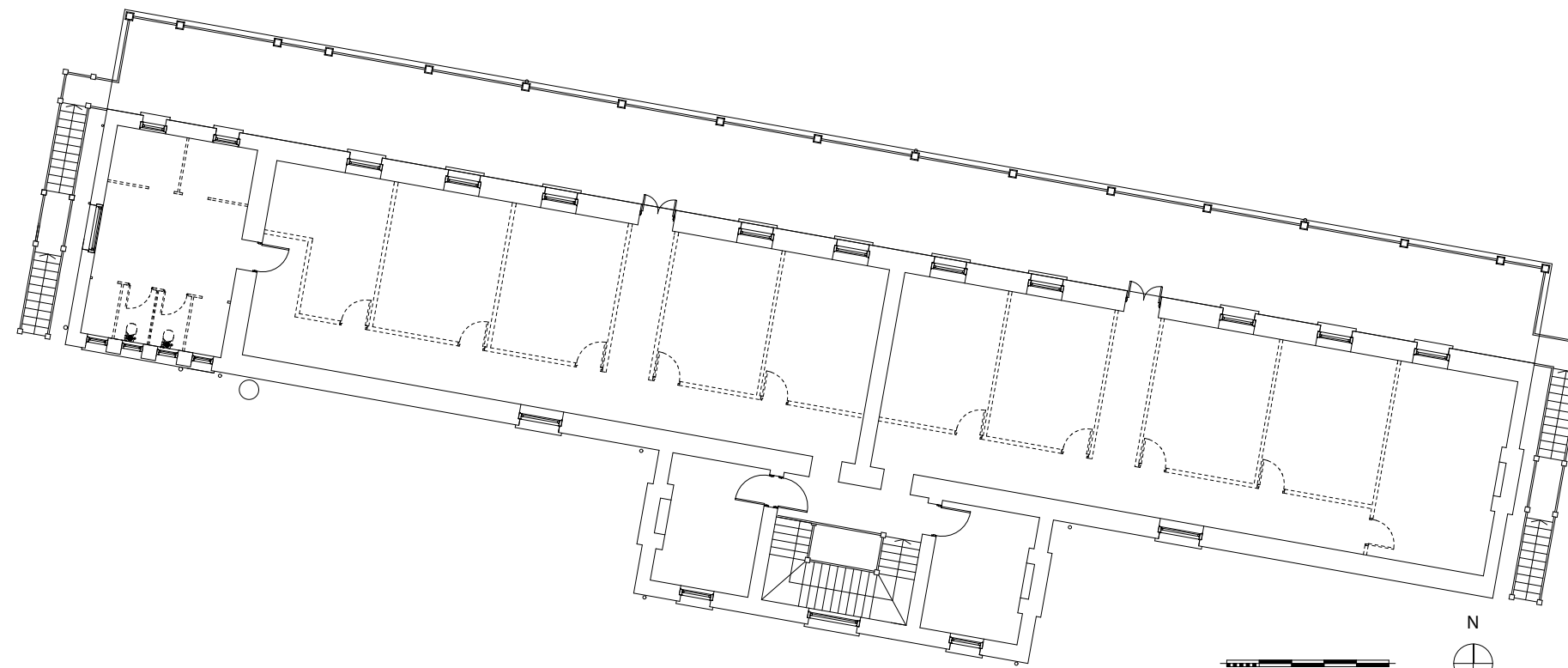




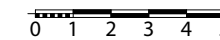
FORMER HOSPITAL 3 - FIRST
ARTISTS RESIDENCES

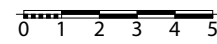
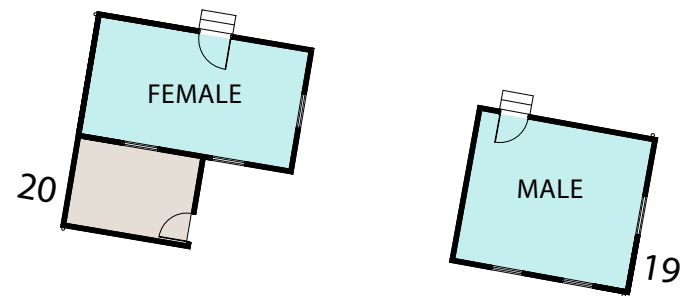
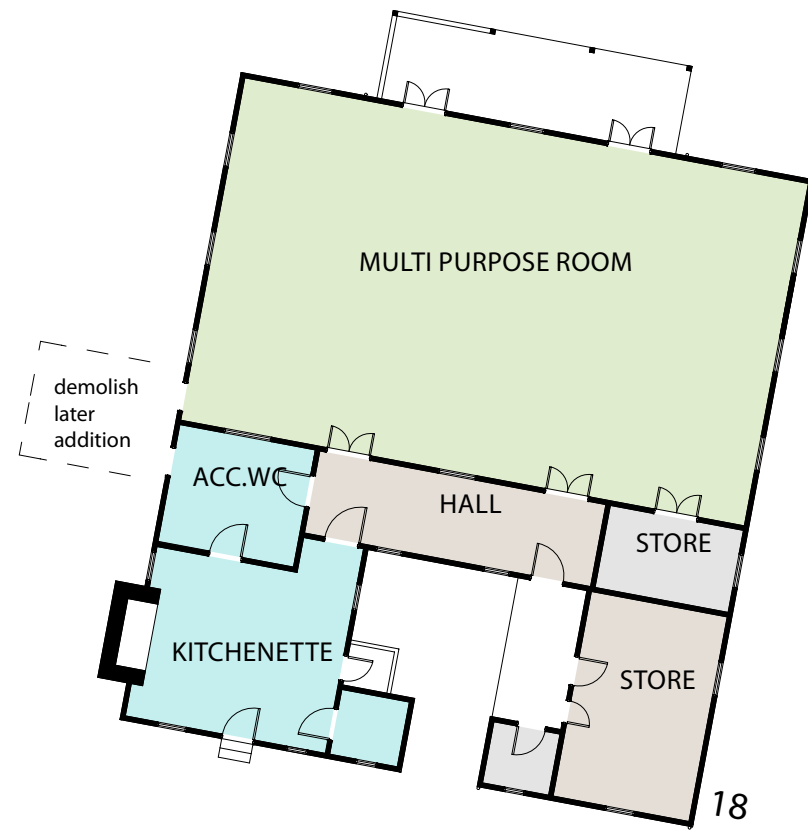


FORMER HOSPITAL 3 - GROUND
DEMOLITION



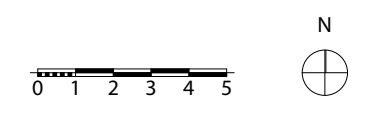
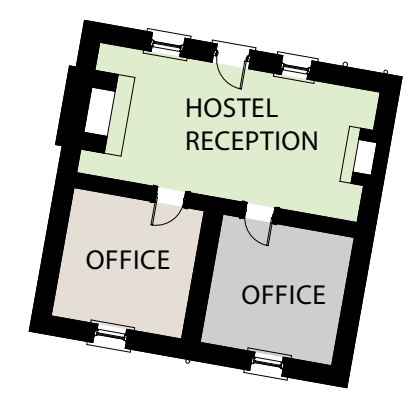
FORMER HOSPITAL 3 - FIRST
DEMOLITION

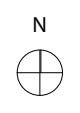
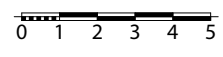
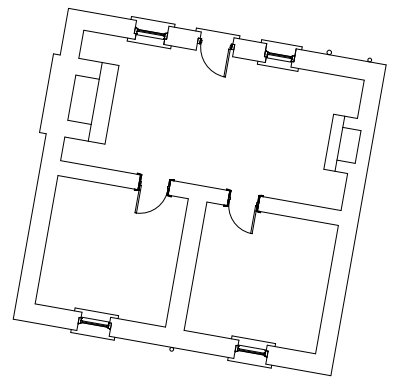
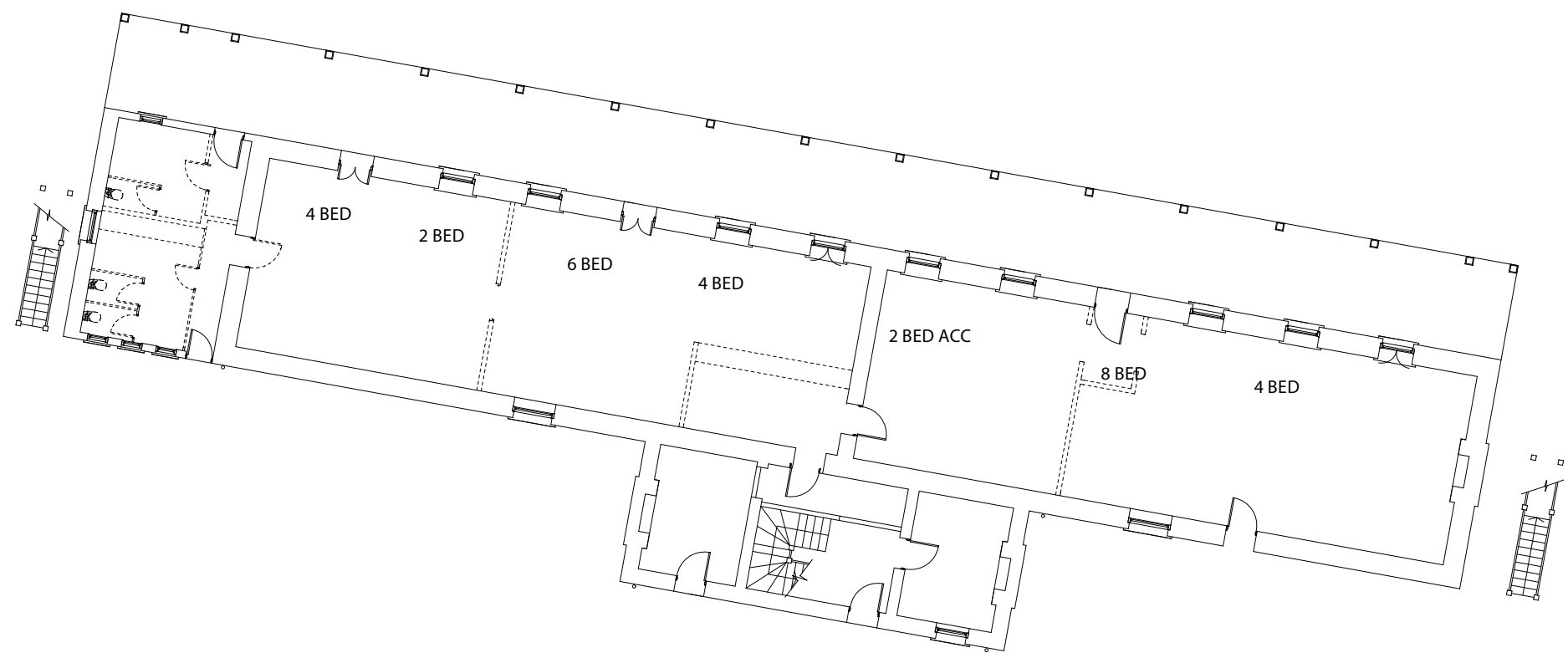


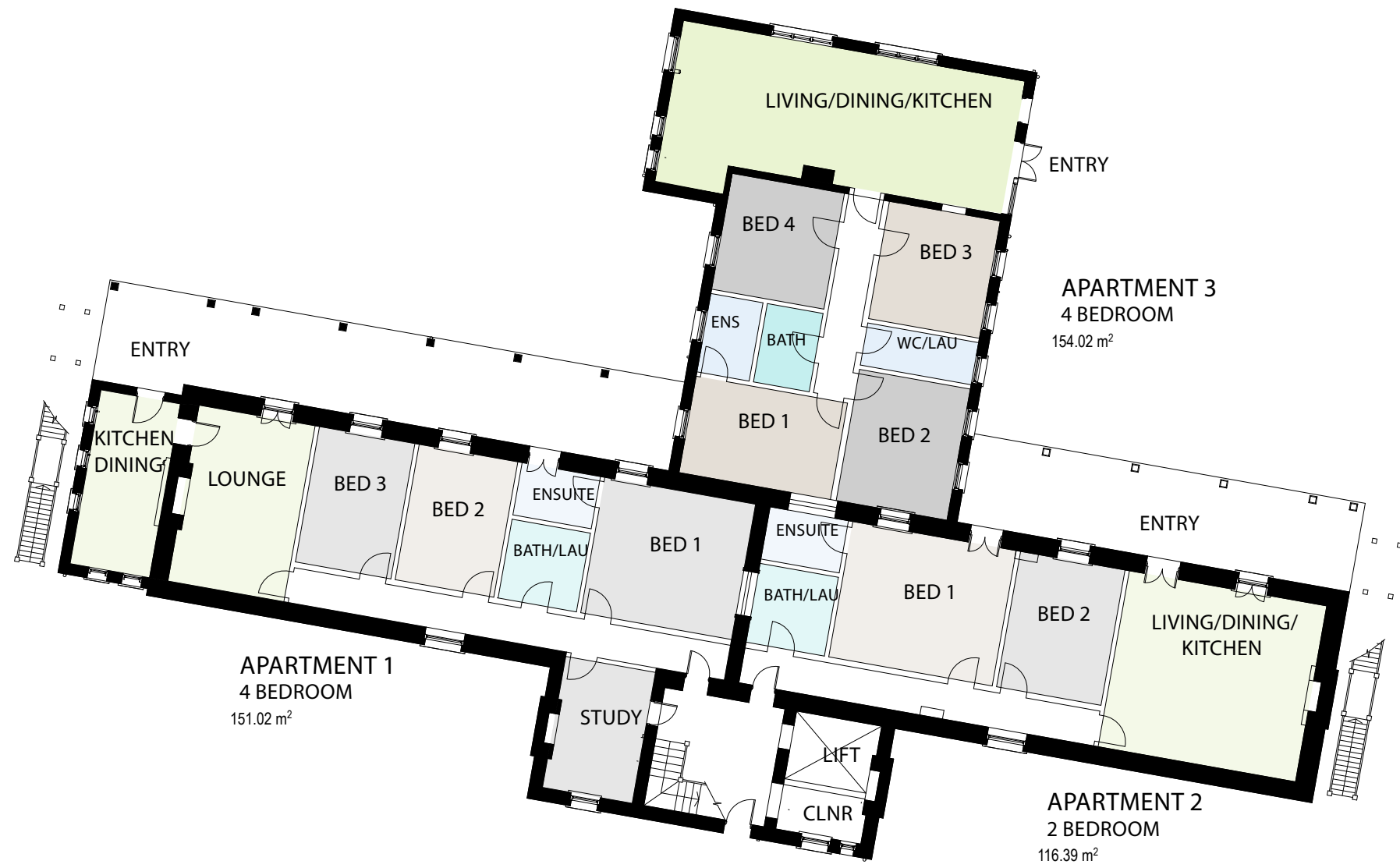




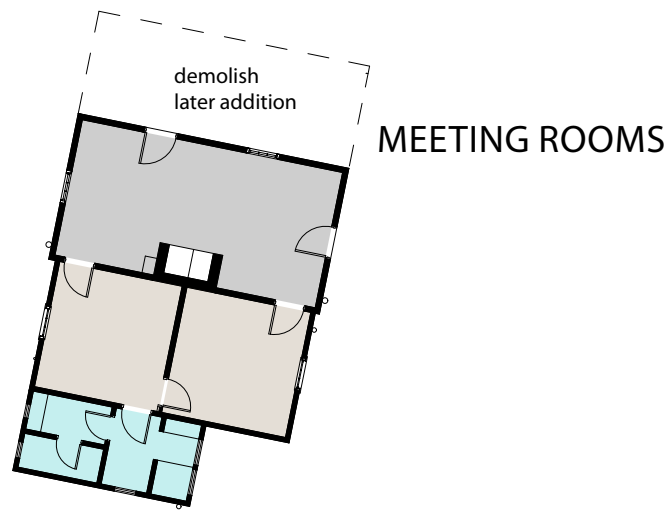
FORMER HOSPITAL 4
BUDGET ACCOMMODATION
7 ROOMS PER FLOOR
14 ROOMS TOTAL
60 BEDS



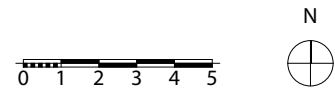


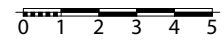
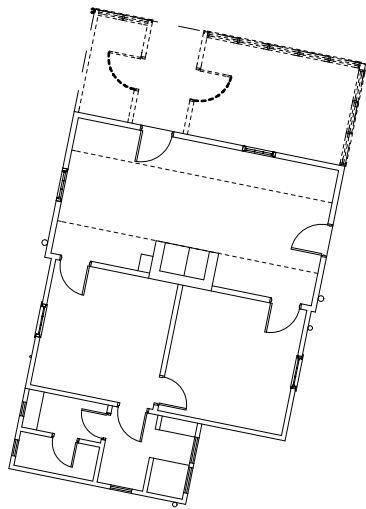
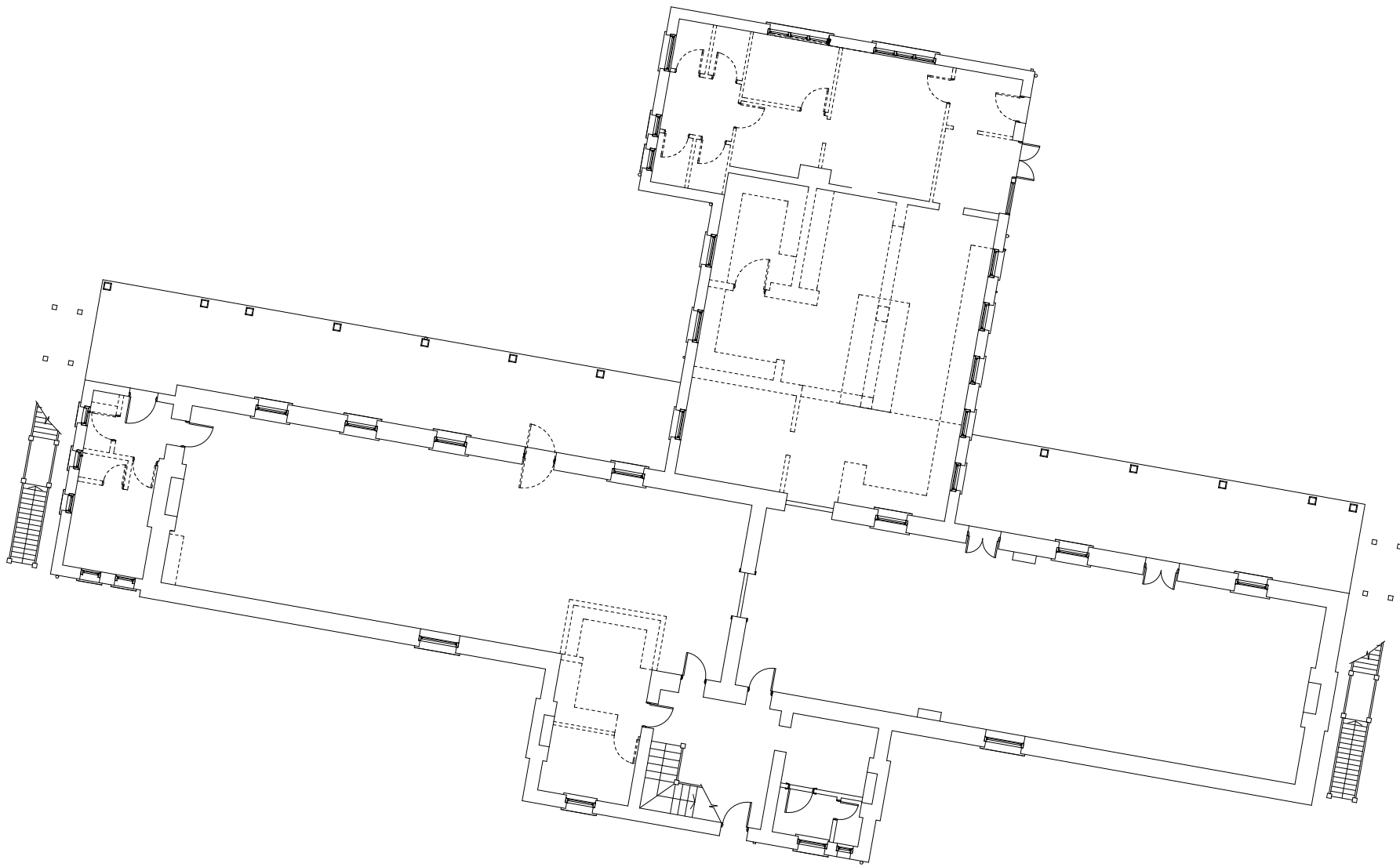


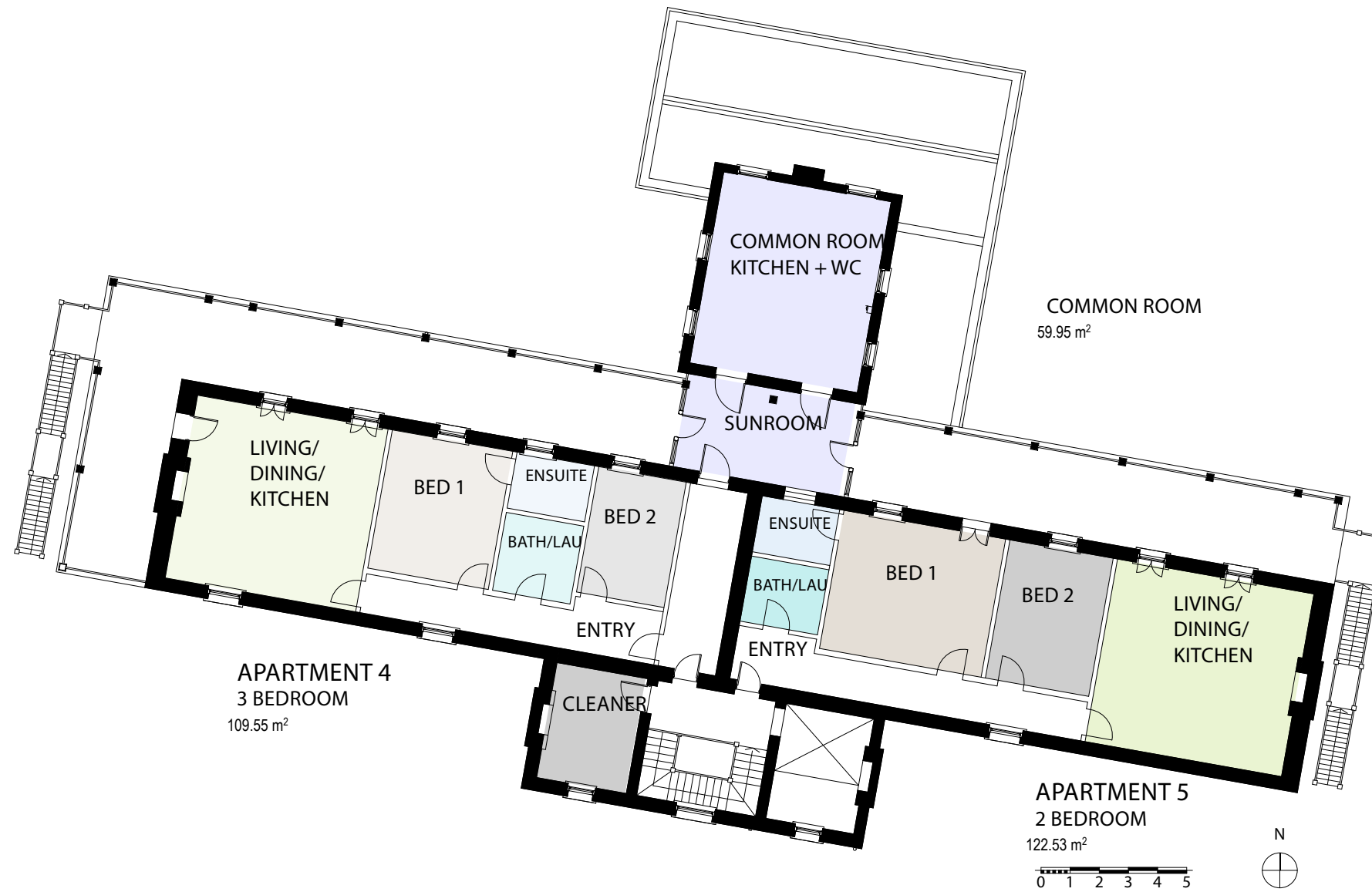
FORMER HOSPITAL 5
RESPITE CARE APARTMENTS
3 APARTMENTS



MEETING ROOMS



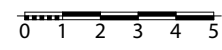
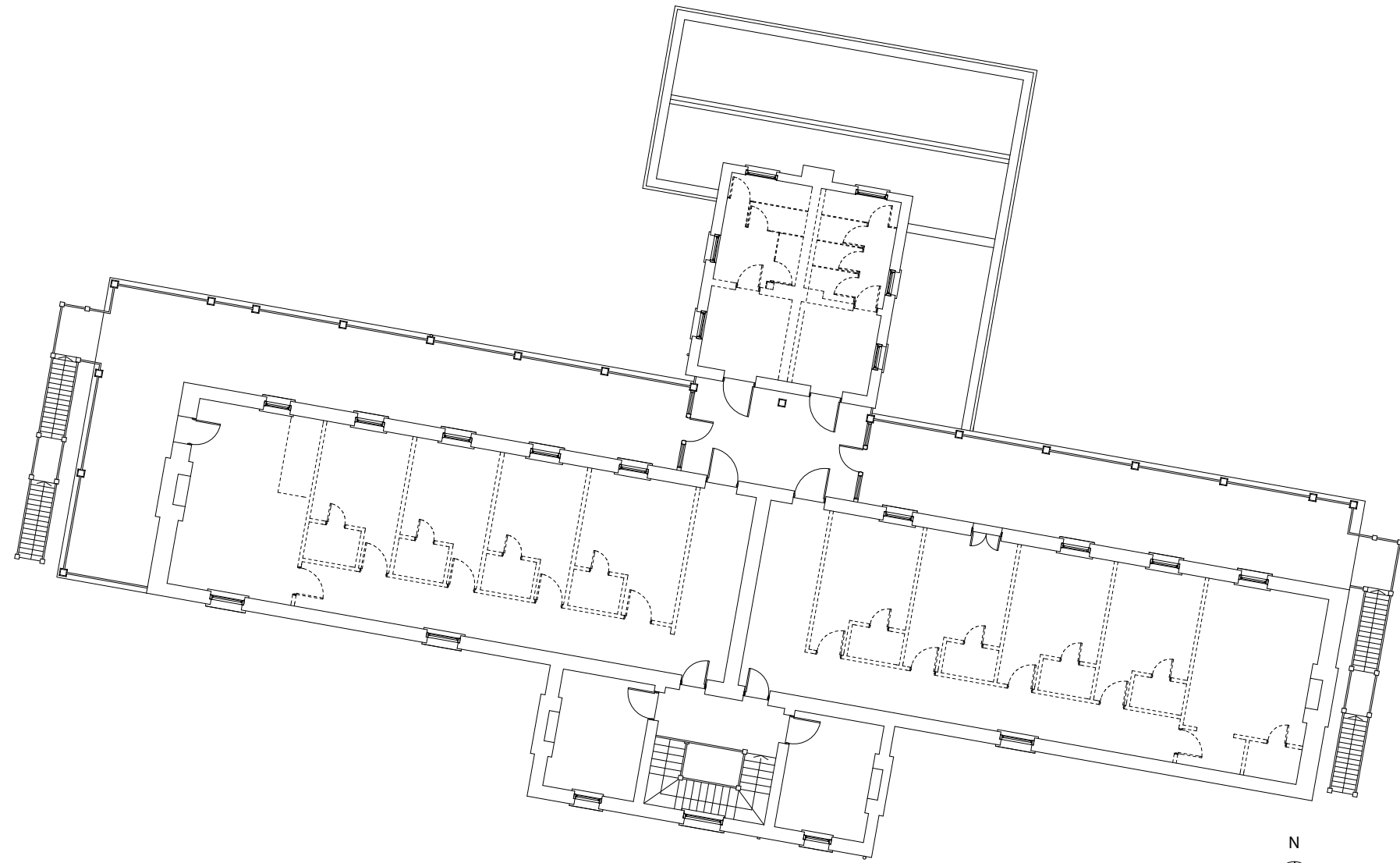


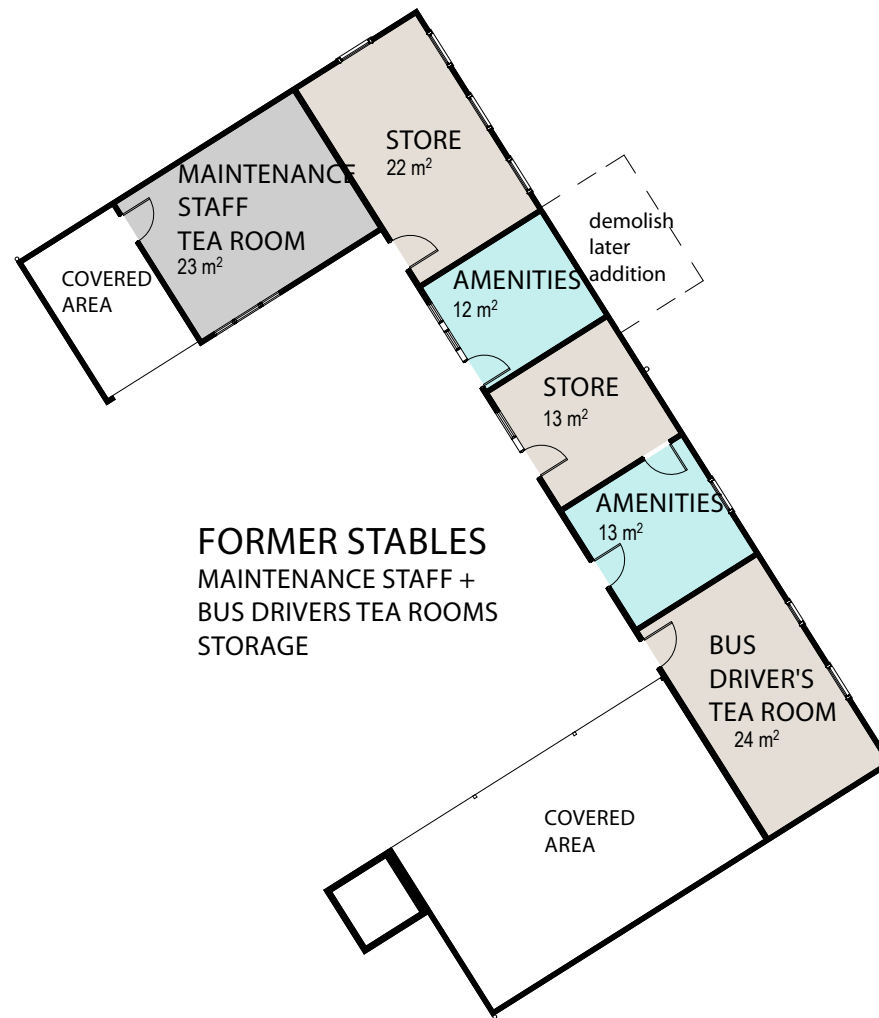


APARTMENT 4
3 BEDROOM
109.55 m²

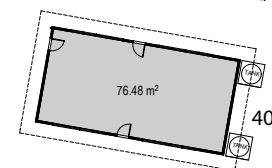
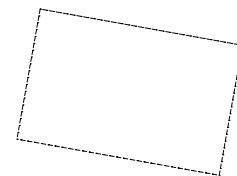
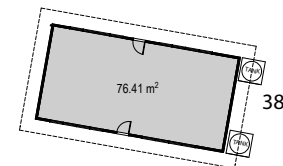
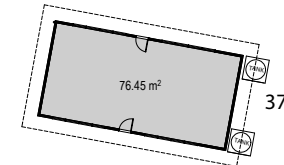
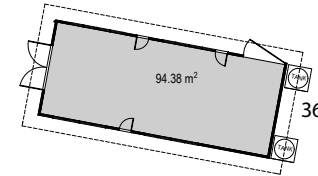
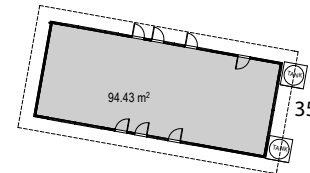
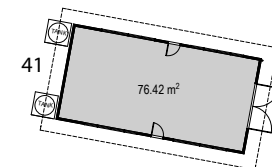
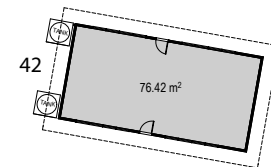
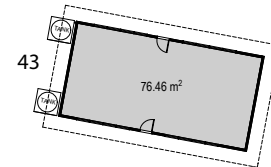
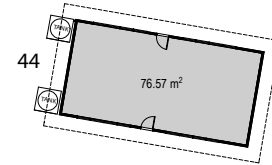
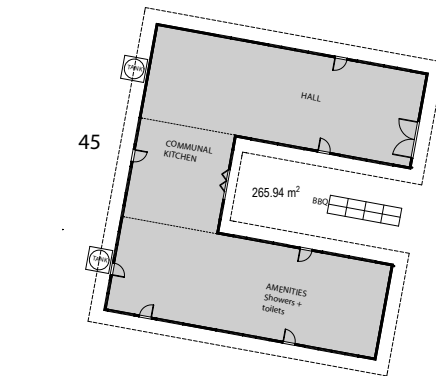
APARTMENT 5
2 BEDROOM
122.53 m²

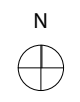
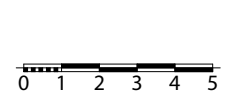
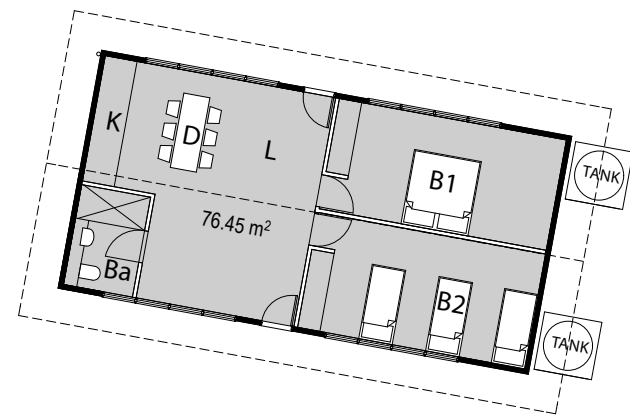
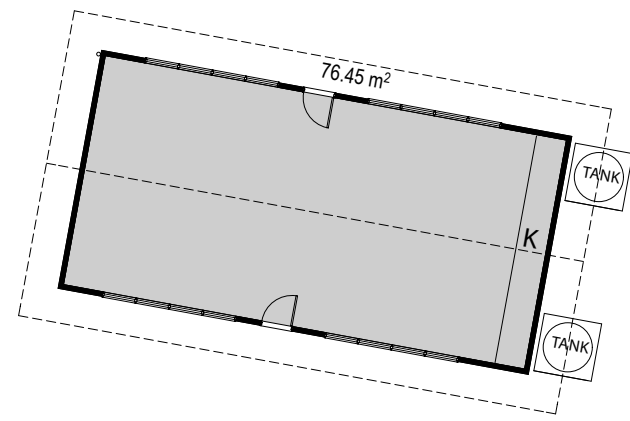
FORMER HOSPITAL 5
RESPITE CARE APARTMENTS
2 APARTMENTS + COMMON ROOM

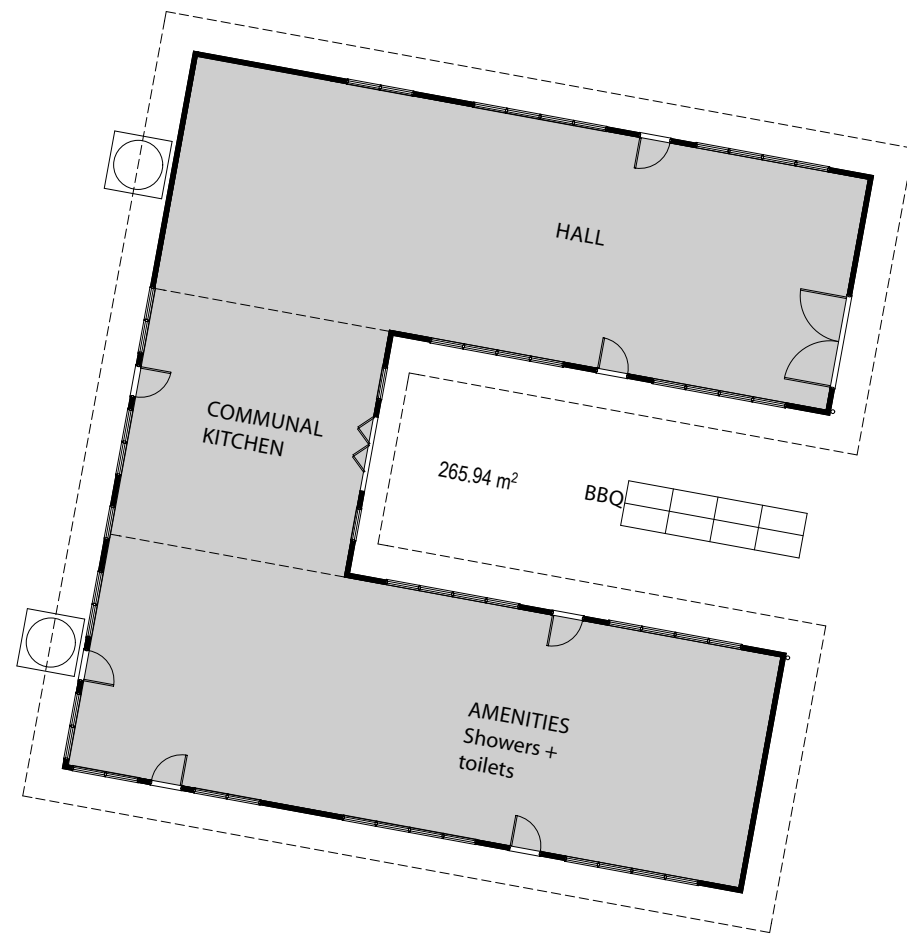


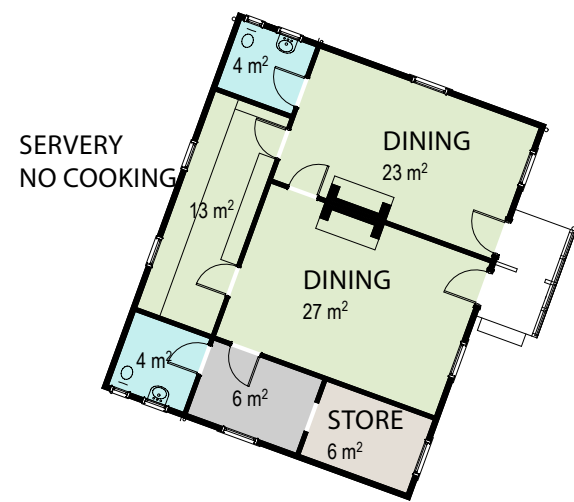


FORMER STABLES
MAINTENANCE STAFF +
BUS DRIVERS TEA ROOMS
STORAGE









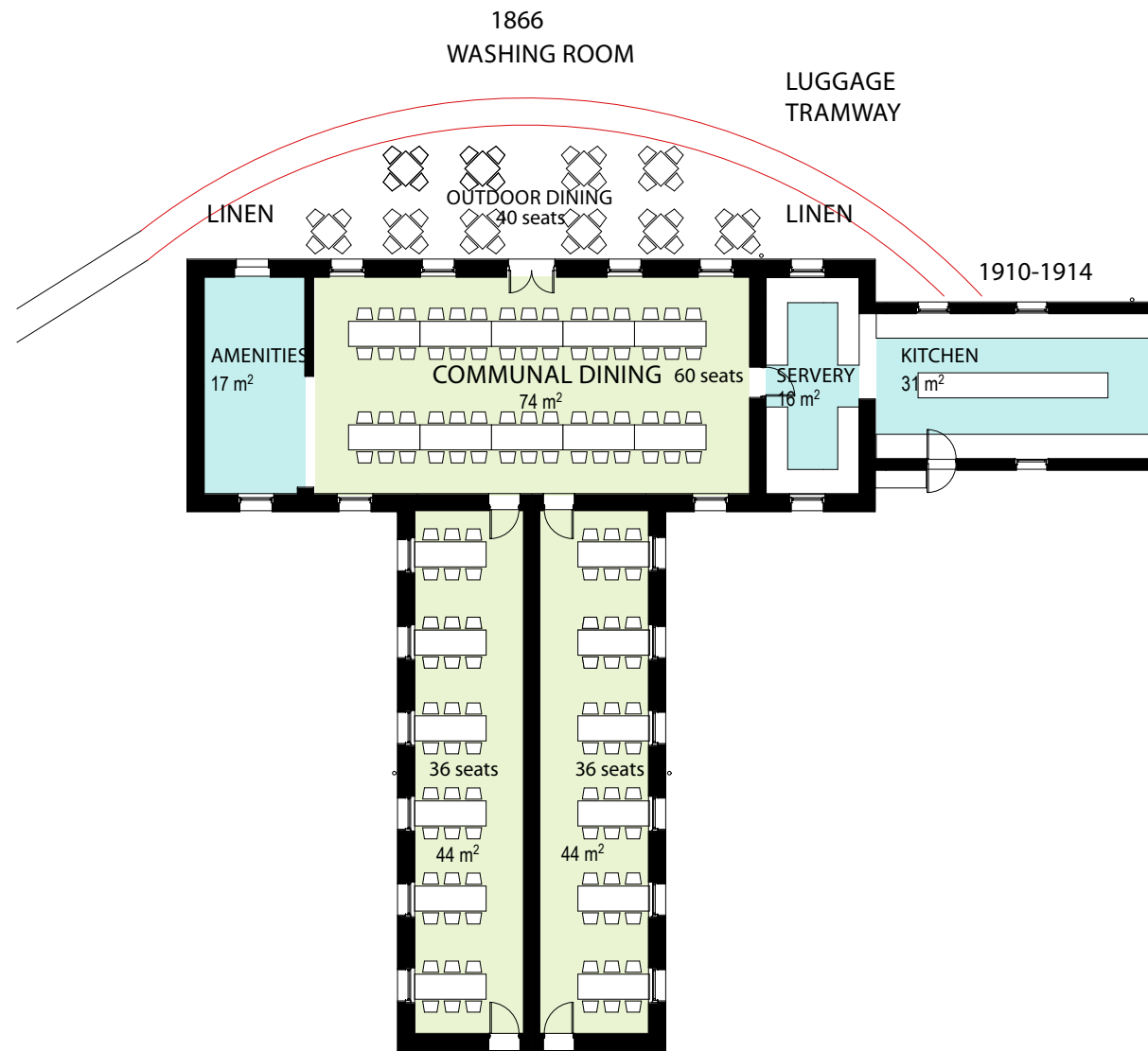
SERVERY
NO COOKING

DINING
23 m²

DINING
27 m²

STORE
6 m²

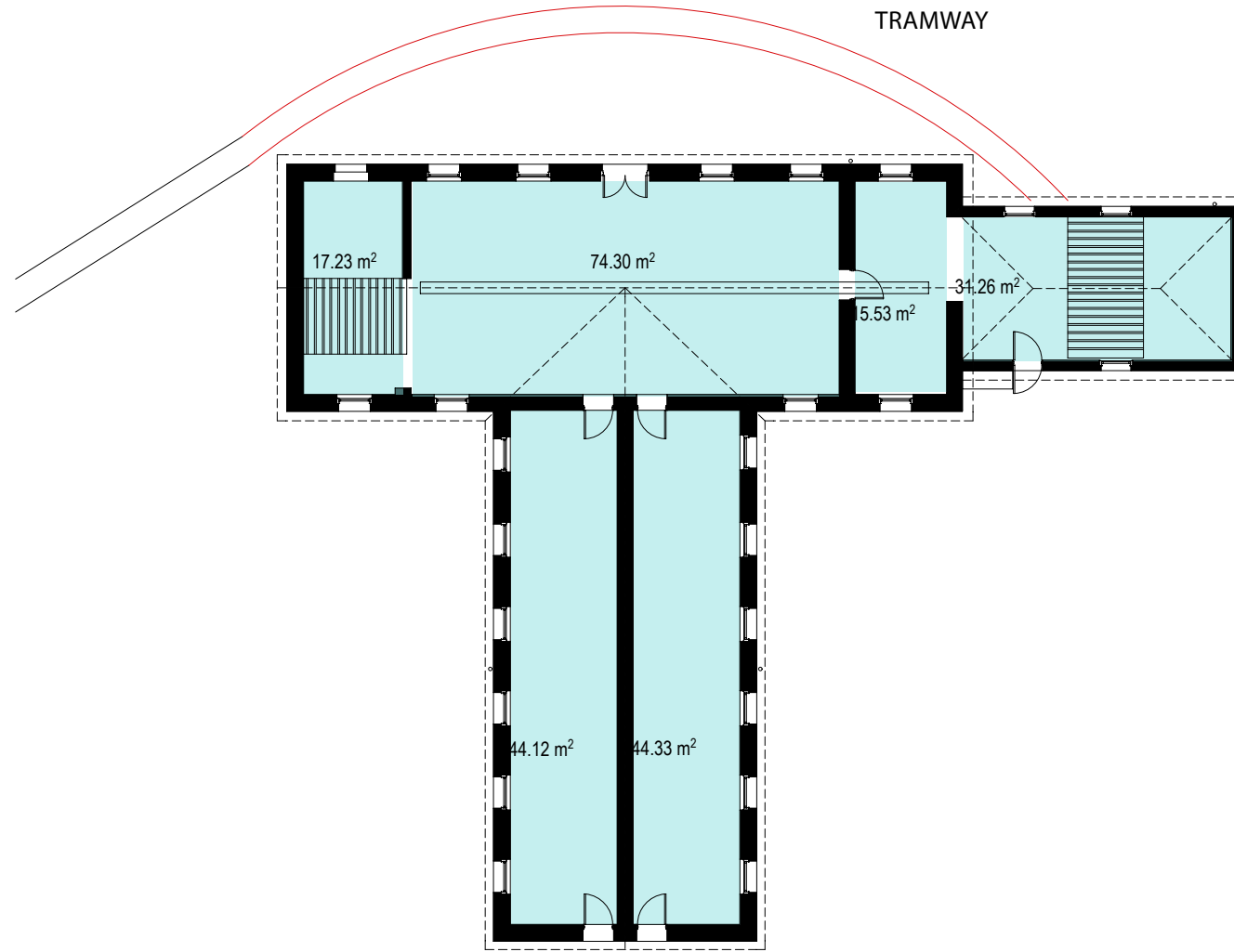
FORMER PASSENGER WAITING ROOM
TEA ROOMS



BATH HOUSE
DINING
FORMER BATH HOUSE
CAFE

1866
WASHING ROOM

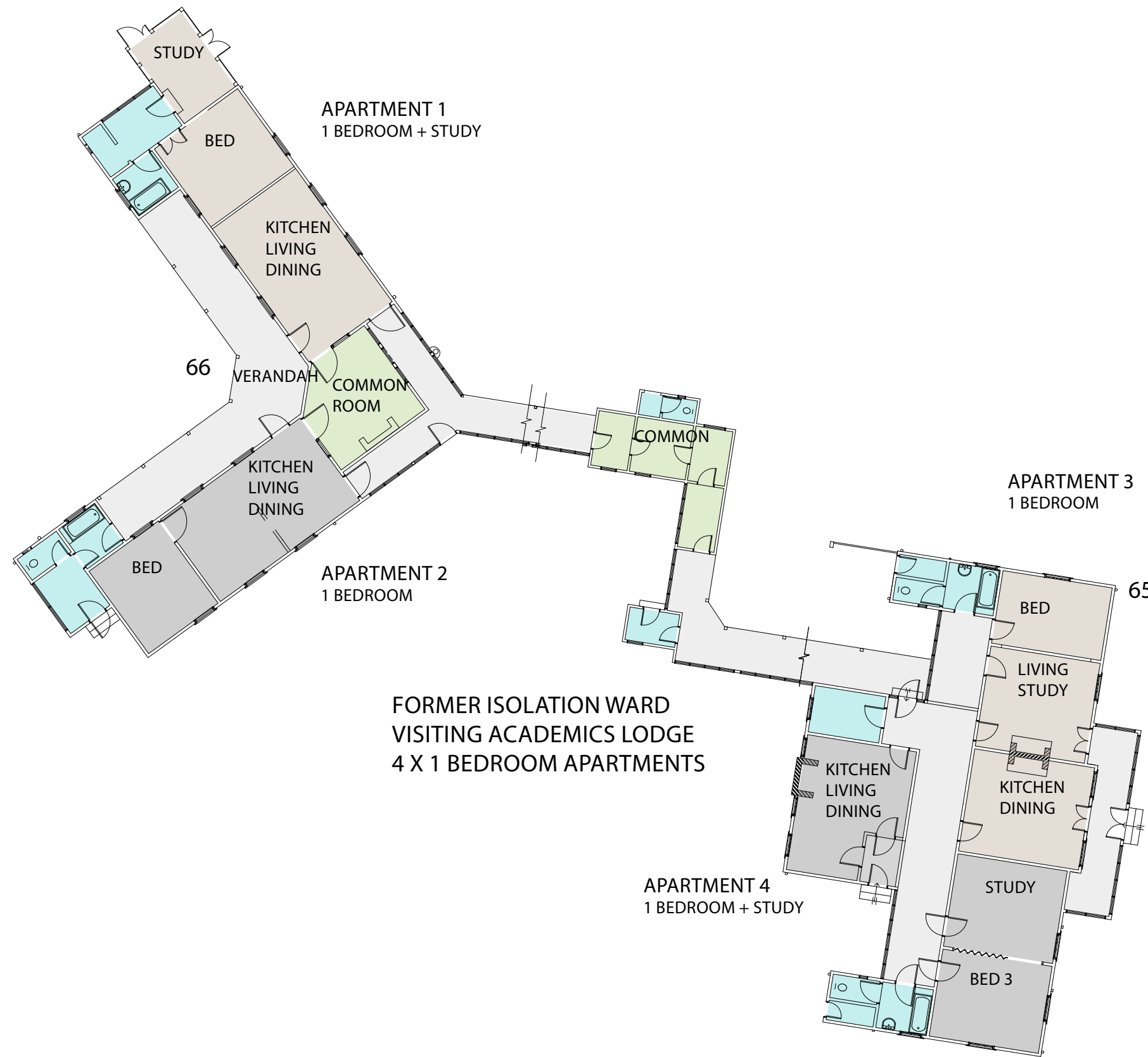
LUGGAGE
TRAMWAY

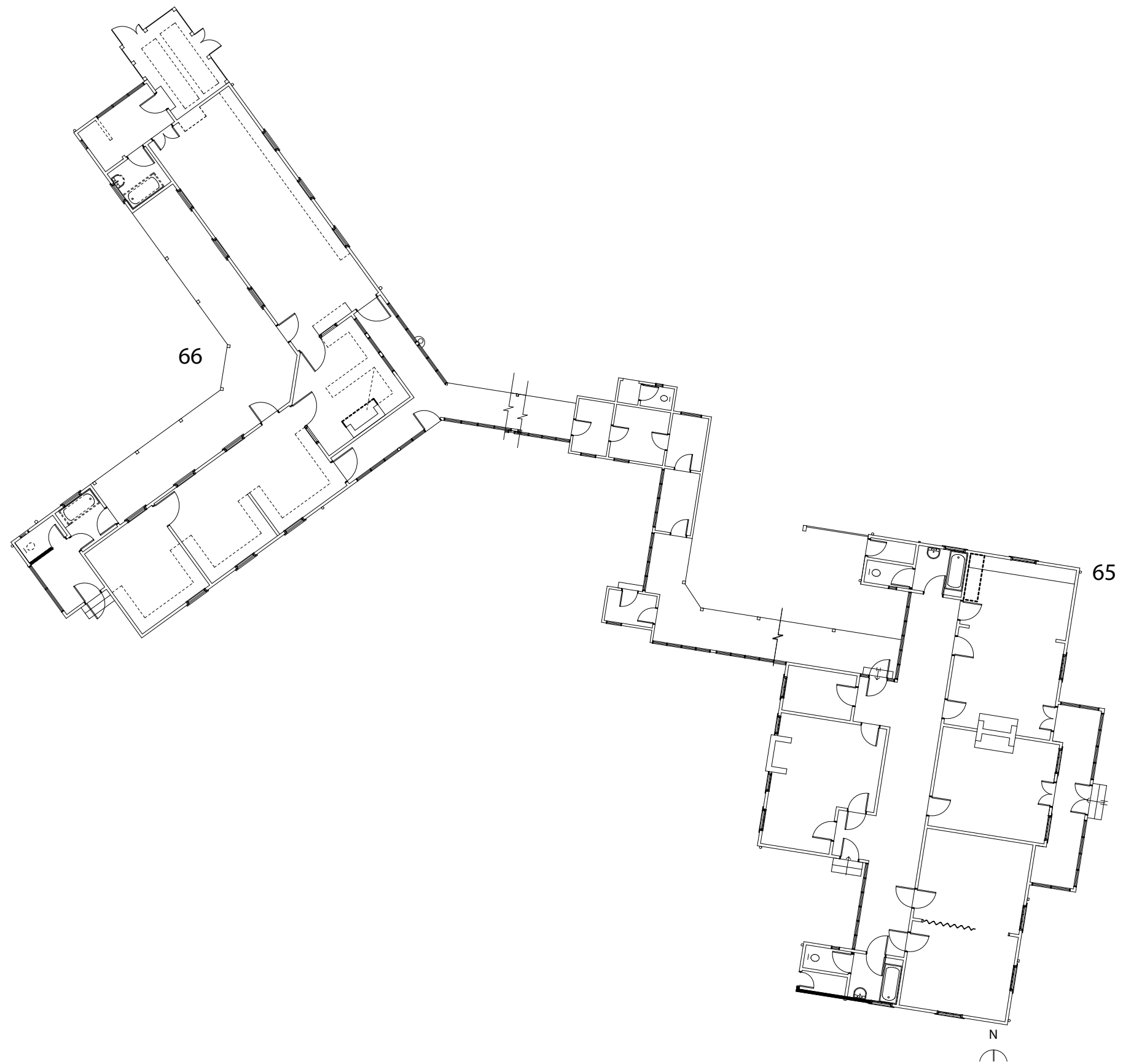


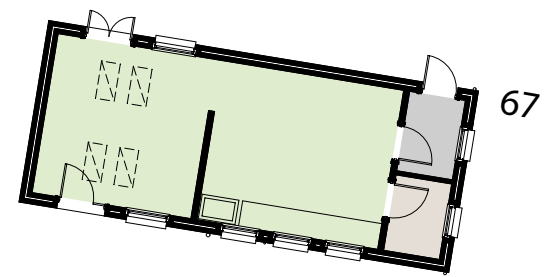
BATH HOUSE

FORMER BATH HOUSE

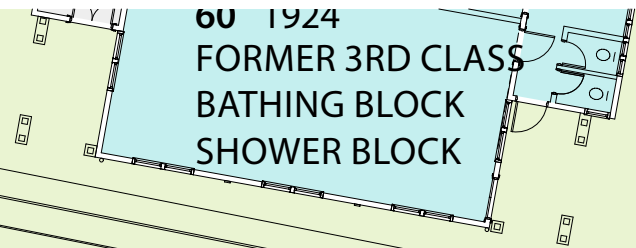




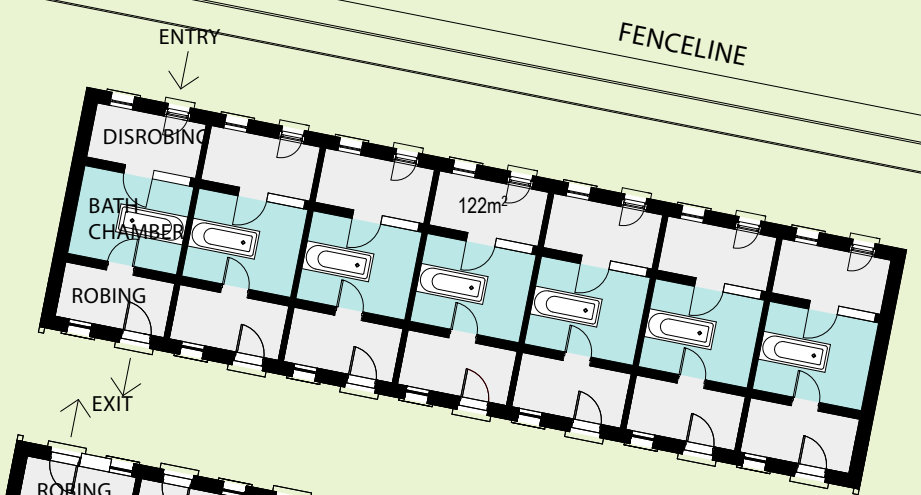




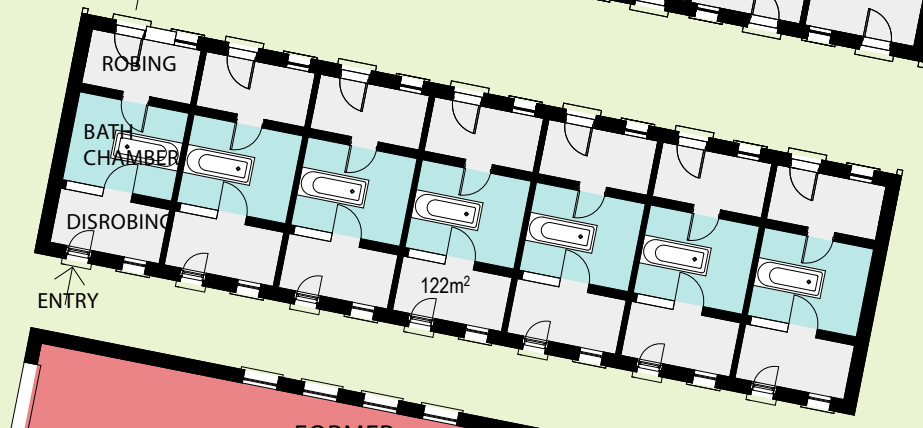
FORMER MORTUARY + MORGUE



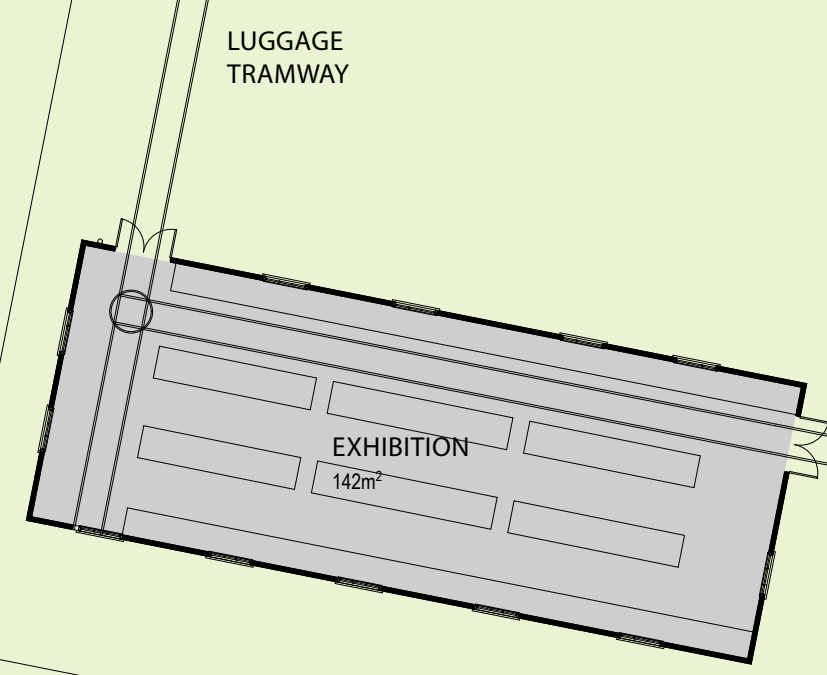
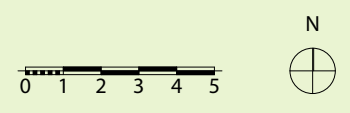
60 1924
 FORMER 3RD CLASS
 BATHING BLOCK
 SHOWER BLOCK



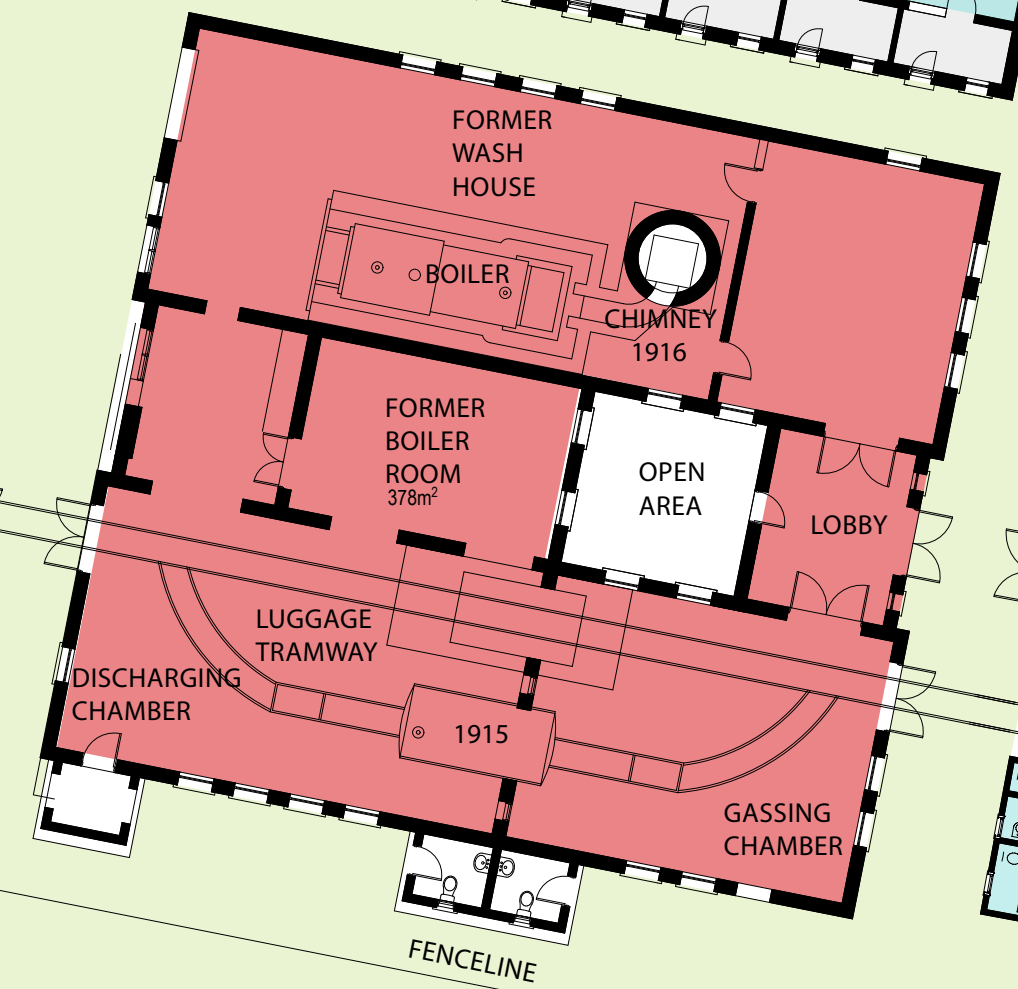
63 1900
 FORMER BATH HOUSE
 BATHING BLOCK
 RECONSTRUCTION
 INTERPRETATION



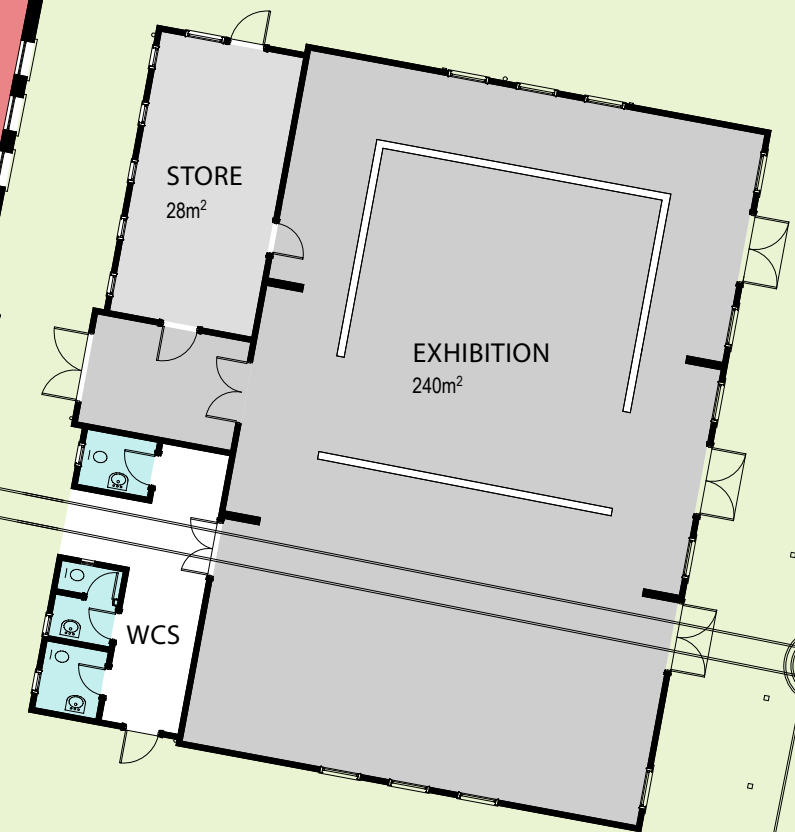
64 1900
 FORMER BATH HOUSE
 BATHING BLOCK
 RECONSTRUCTION
 INTERPRETATION



62 1910
 FORMER DISINFECTED STORE
 CLEAN LUGGAGE STORE
 INTERPRETATION



84 1899
 FORMER DISINFECTION BUILDINGS
 DISINFESTING BUILDING + BOILER HOUSE
 INTERPRETATION



61 1899
 FORMER INFECTED RECEIVING STORE
 FOUL LUGGAGE RECEIVING STORE
 INTERPRETATION

FENCELINE

FENCELINE

FENCELINE

FENCELINE

LUGGAGE TRAMWAY

EXHIBITION
 142m²

FORMER WASH HOUSE

BOILER

CHIMNEY
 1916

FORMER BOILER ROOM
 378m²

OPEN AREA

LOBBY

LUGGAGE TRAMWAY

DISCHARGING CHAMBER

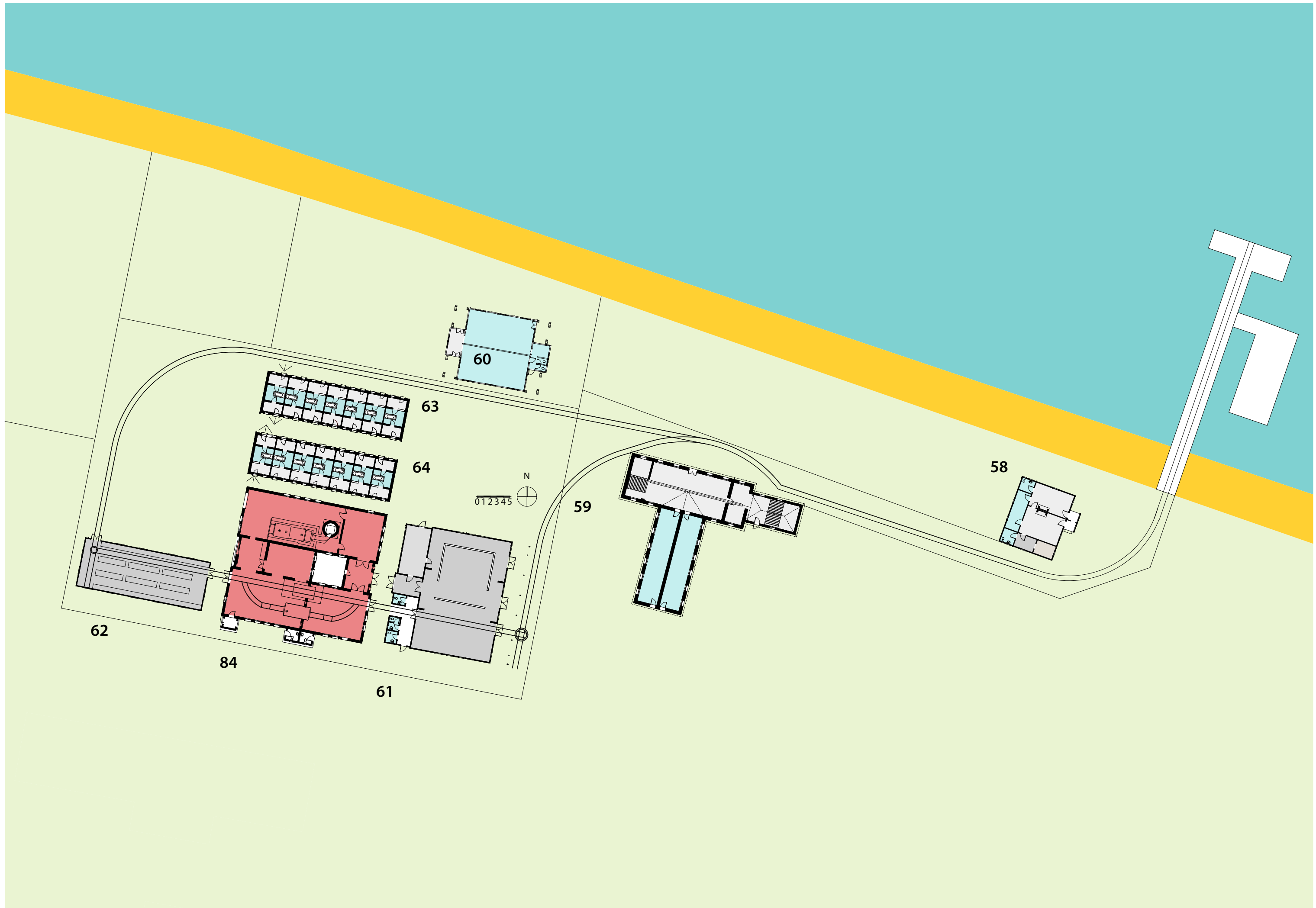
1915

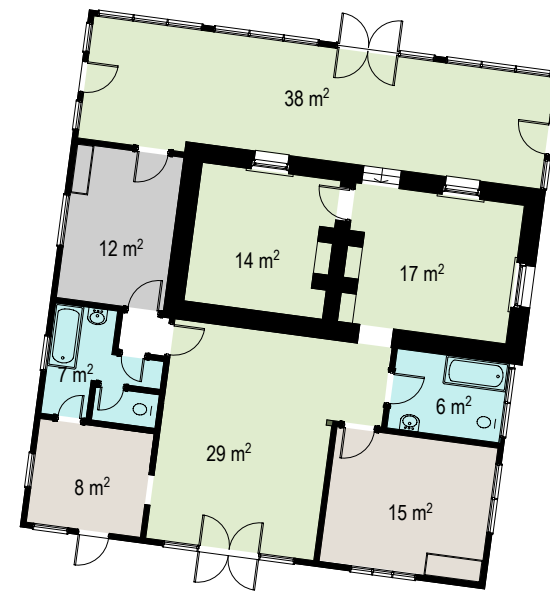
GASSING CHAMBER

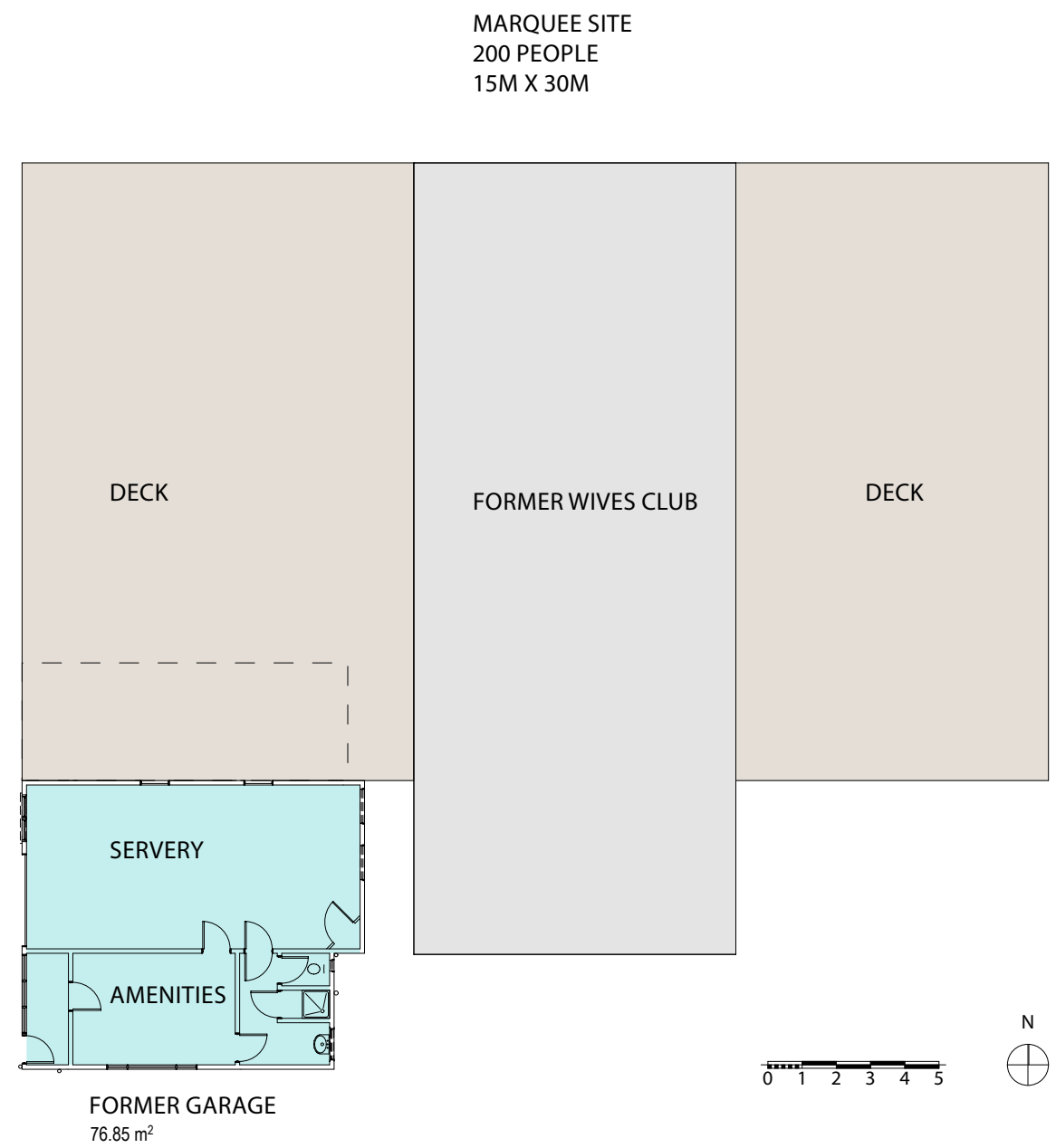
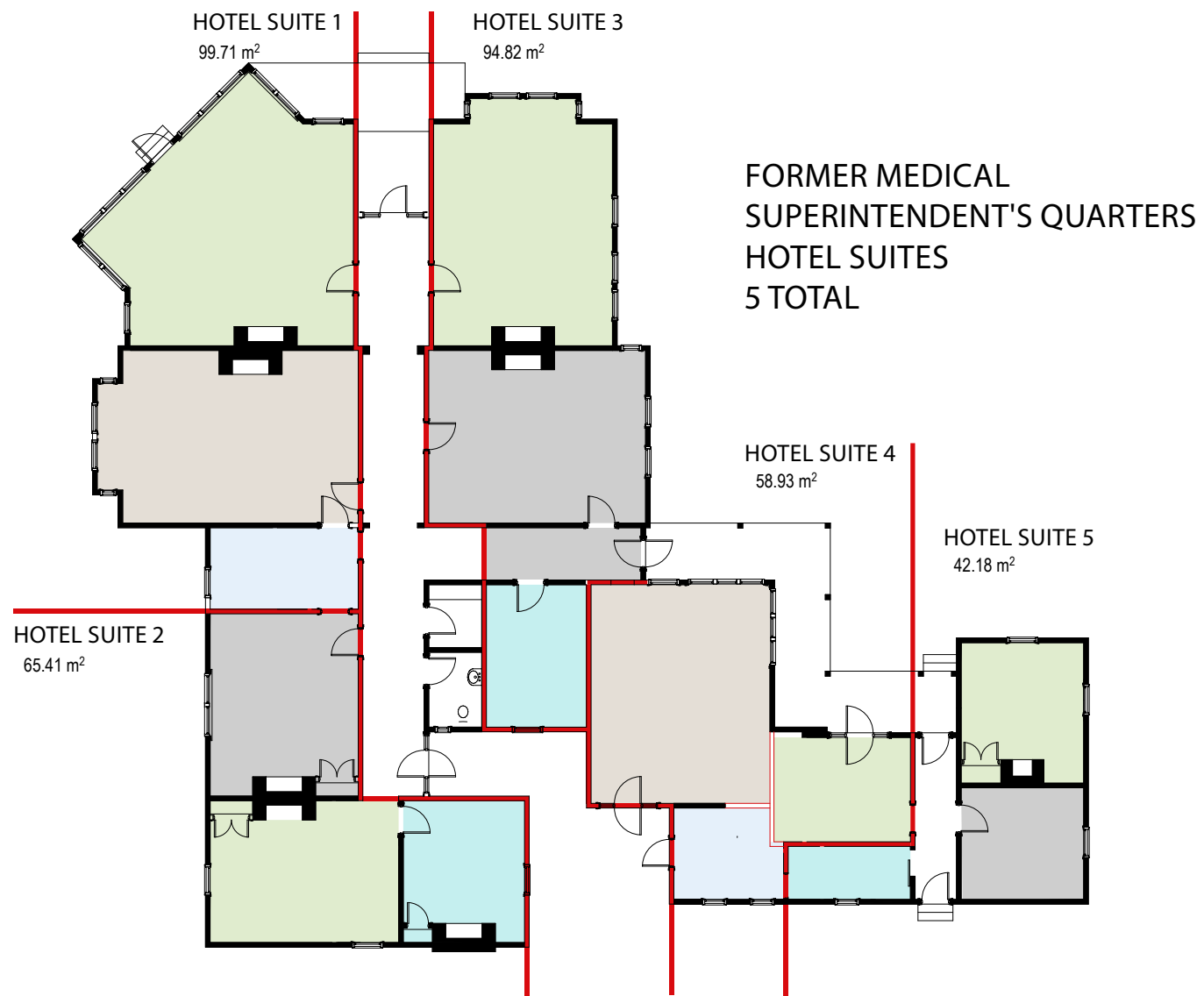
STORE
 28m²

EXHIBITION
 240m²

WCS







VISITOR CENTRE FUNCTIONS

- TICKETING - TOURS
- INFORMATION
- INTERPRETATION
- BICYCLE HIRE
- TOILETS
- CLOAK/BAG STORE
- EDUCATION ROOM
- RETAIL - TOURISM
- RETAIL - FOOD + BEVERAGE

- ADMINISTRATION
- STAFF OFFICES
- EVENT MANAGEMENT

