

**APPENDIX D      DATASHEETS - BUILDINGS OF SECONDARY  
SIGNIFICANCE**



BUILDING NUMBER	QUARANTINE STATION USE	ARMY USE	DATE OF CONSTRUCTION	PERIOD
5	-----	Officer Cadet Accommodation	1965	1951 >
6	-----	Officer Cadet Accommodation	1963	1951 >
8	-----	Badcoe Hall	1963	1951 >
12	Inflammable Store	Archives Store	1916	1900-1925
19	Kitchen Storeroom	Storehouse	between c. 1913 & c. 1919	1900-1925
20	Kitchen Storeroom	Storeroom	between c. 1913 & c. 1919	1900-1925
32	Shed	Shed	between 1920 and c. 1922	1900-1925
33	Stables	Transport Office	1916/17	1900-1925
72	Store	Wives Club	c. early 1950s	1952 >
73	Stables/Garage (assoc with 1038)	Garage	1899	1876-1899
85	Crematorium	-----	Not identified	
1037	Attendants Cottage No. 2	Married Accommodation	1916	1900-1925

QUARANTINE STATION, POINT NEPEAN

BUILDING NUMBER	QUARANTINE STATION USE	ARMY USE	DATE OF CONSTRUCTION	PERIOD
1041	Attendant's Cottage No. 1	Married Accommodation	1916	1900-1925
1042	Attendant's Cottage No. 3	Married Accommodation	1921	1900-1925
1043	Attendant's Cottage No. 4	Married Accommodation	1921	1900-1925



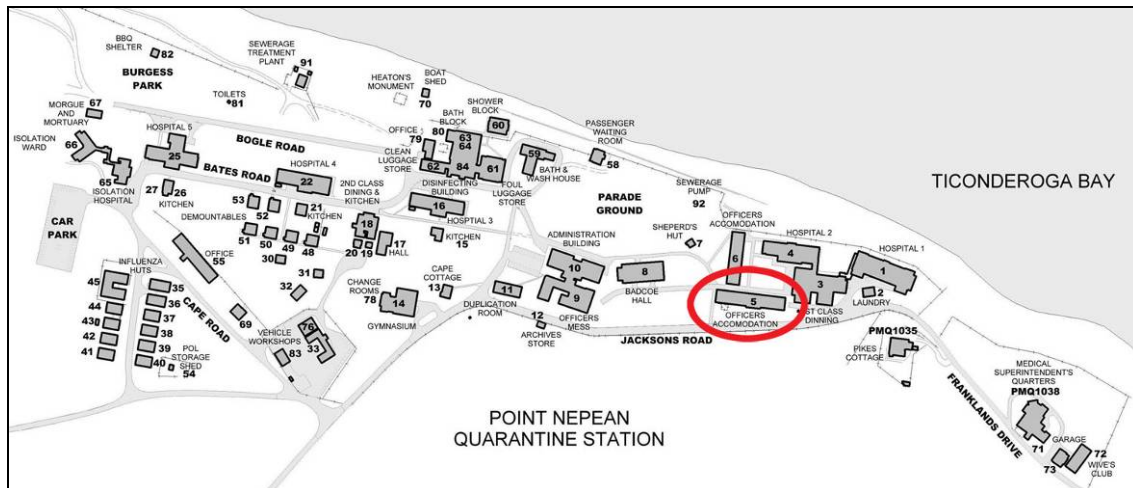
**BUILDING 5****DATE OF CONSTRUCTION:** 1965-67**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Officer Cadet Accommodation**OTHER NAMES:****LOCATION PLAN AND PHOTOGRAPHS:**

Figure 1 Building 5, north elevation.



Figure 2 Building 5, west end.

## HISTORY

The Australian Army Officer Cadet School was opened in temporary accommodation at the Quarantine Station during January 1952. In the early 1960s the Army began construction of additional facilities to support the officer training facility. Two barrack-style accommodation wings were built – No. 4 Officer Cadet Barrack in 1965 (Building 5) and No. 3 Officer Cadet Barrack in 1963 (Building 6), adjacent to Hospital No. 2.

This building was used for officer cadet accommodation and maintained that function for the School of Army Health; it also subsequently accommodated the Kosovar refugees.

## DESCRIPTION

Building 5 is a two storey building constructed of cream brick on a concrete plinth, with gable ends and a shallow gable roof with over-hanging eaves. It has a horizontal massing, and long rectangular plan on an east-west alignment. Fenestration includes timber framed windows located at regular intervals at both levels on the north and south elevations, with an infill panel located beneath the ground level windows. Two entrances are located on the north elevation, both with overhanging balconies surrounded by wrought iron balustrades. A double storey balcony is also located on the west gabled elevation, with an iron balustrade.

The interior has two staircases, central corridors at both levels with small bedrooms located either side of the corridors, each with built-in wardrobes, desks, and wash basins.

Building 5 is prominently sited on high ground, on the north side of Jackson's Road, overlooking the Parade Ground.

**INTEGRITY**

☒ **GOOD**                      ☐ **FAIR**                      ☐ **POOR**

**CONDITION**

☐ **GOOD**                      ☒ **FAIR**                      ☐ **POOR**

**SIGNIFICANCE AND SIGNIFICANT ELEMENTS**

Of Secondary significance: principally of historical significance as one of a collection of buildings which are associated with, and help to demonstrate, the post-WWII Army use of the former Quarantine Station, including the Officer Cadet School use. The building is of limited architectural interest and does not contribute to the valued character and qualities of the site, as associated with the historic Quarantine Station era. It did, however (unlike Building 6 to the north) maintain the historical east-west alignment of the historic Quarantine Station Buildings.

No specific elements or fabric of significance are identified.

**RECOMMENDATIONS**

This building preferably should be retained and conserved, as evidence of the OCS use, but as a secondary element and a building of limited architectural interest, 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 (see Appendix F), which is a courtyard area located immediately to the north.





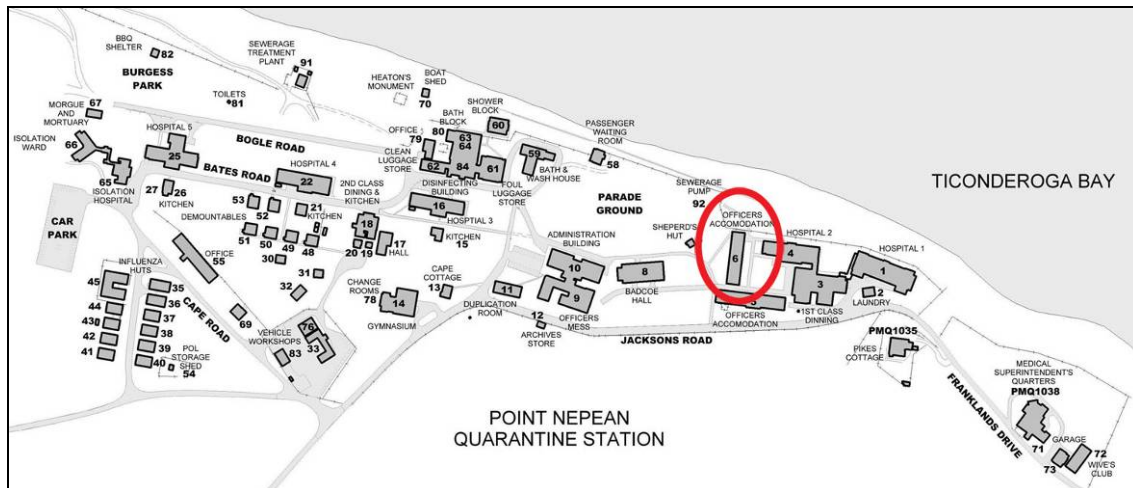
**BUILDING 6****DATE OF CONSTRUCTION:** 1963**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Officer Cadet Accommodation**OTHER NAMES:****LOCATION PLAN AND PHOTOGRAPHS:**

Figure 3 Building 6, west elevation.



Figure 4 Building 6, north end. Hospital No. 2 (Building 4) is visible at background left.



Figure 5 View looking across Parade Ground to Building 6 (foreground) with Hospital No. 2 (Building 4) visible beyond.

## HISTORY

The Australian Army Officer Cadet School was opened in temporary accommodation at the Quarantine Station during January 1952. In the early 1960s the Army began construction of additional facilities to support the officer training facility. Two barrack-style accommodation wings were built – No. 3 Officer Cadet Barrack in 1963 (Building 6), adjacent to Hospital No. 2, and No. 4 Officer Cadet Barrack in 1965 (Building 5).

This building was used for officer cadet accommodation and maintained that function for the School of Army Health; it also subsequently accommodated the Kosovar refugees.

## DESCRIPTION

Building 6 is a two storey building constructed of cream brick on a concrete plinth, with gable ends and a shallow gable roof with over-hanging eaves. It has a horizontal massing and long rectangular plan on a north-south alignment. Fenestration includes timber framed windows located at regular intervals at both levels on the east and west elevations, with an infill panel located beneath the ground level windows. The main entrance is located on the south elevation, with an overhanging balcony surrounded by wrought iron balustrade. A double storey balcony is also located on the north gabled elevation, with an iron balustrade.

The interior has two staircases, central corridors at both levels with small bedrooms located either side of the corridors, each with built-in wardrobes, desks, and wash basins.

Building 6 is prominently sited on high ground, east of the Parade Ground. The location and orientation of the building is considered to be intrusive. Its north-south alignment disrupts the overriding historical pattern of east-west orientation and placement for the hospital buildings in particular. This historical orientation is a very significant characteristic of valued development within the site, and highly visible and evident when the site is viewed from the Bay. The siting of Building 6 also has a visual impact on Hospital No. 2 to the east, and interrupts the visual connection between the latter building and the other historic hospitals to the west.

## INTEGRITY

☒ **GOOD**                      ☐ **FAIR**                      ☐ **POOR**

## CONDITION

☐ **GOOD**                      ☒ **FAIR**                      ☐ **POOR**

## CONDITION

This building has been the subject of condition assessments by the PNCT:

- Lovell Chen (2005) 'Existing Conditions Report'
- Lovell Chen (2005i) 'Exterior Paint Report'.
- Design Guide Consultants Pty Ltd (2006) 'Building Regulation Review'

## SIGNIFICANCE AND SIGNIFICANT ELEMENTS

Of Secondary significance: principally of historical significance as one of a collection of buildings which are associated with, and help to demonstrate, the post-WWII Army use of

the former Quarantine Station, including the Officer Cadet School use. The building is of limited architectural interest and does not contribute to the valued character and qualities of the site, as associated with the historic Quarantine Station era.

No specific elements or fabric of significance are identified.

## **RECOMMENDATIONS**

As a building of secondary significance, including historical significance, the recommendation for Building 6, to be consistent with this Plan, would be to preferably retain and conserve as evidence of the OCS use. However, given its intrusive placement and disruptive siting within the former Quarantine Station, demolition of this particular building could be seen as a positive heritage outcome in terms of enhancing an understanding of the historical pattern of development. Demolition would also enhance views of, and the presentation of Hospital No. 2 to the east and help to reinstate the visual connection between this building and the other historic hospitals to the west.

The building also offers opportunity for adaptation and alteration, although any works of this nature, including potential additions or extensions, should have regard for not further contributing to the building's intrusive appearance and visibility 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 (see Appendix F), which is a courtyard area located immediately to the east.



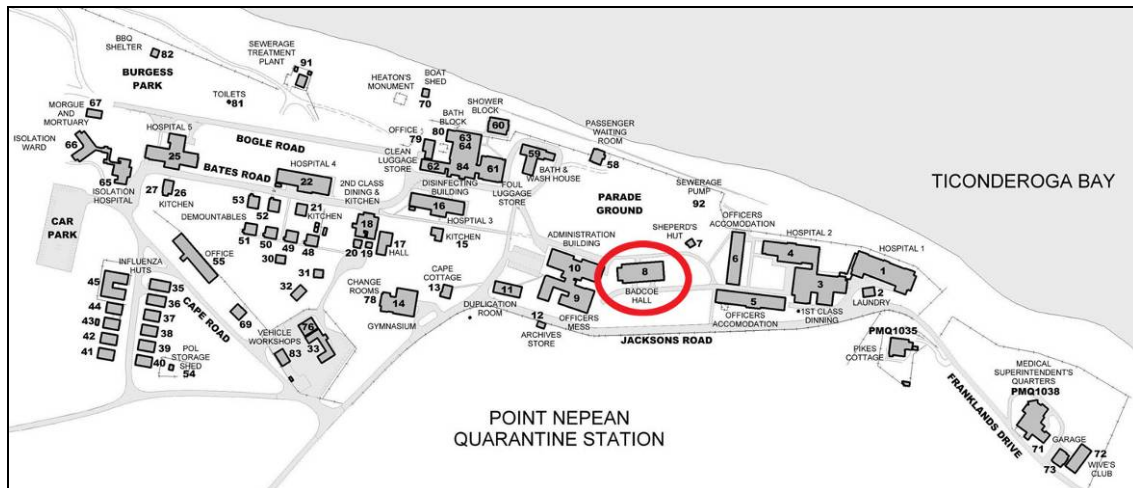
**BUILDING 8****DATE OF CONSTRUCTION:** 1963**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Badcoe Hall**OTHER NAMES:****LOCATION PLAN AND PHOTOGRAPHS:**

Figure 6 Building 8, north-west view.



Figure 7 Badcoe Hall, north elevation, as seen from the Parade Ground.

## HISTORY

The Australian Army Officer Cadet School was opened in temporary accommodation at the Quarantine Station during January 1952. In the early 1960s the Army began construction of additional facilities to support the officer training facility. A large hall and library building, named Badcoe Hall was erected at this time, adjacent to the Administration Building, and looking over what became the Parade Ground. Badcoe Hall was named after Major Peter Badcoe who trained at the Officer Cadet School. Major Badcoe was killed during the Vietnam War and posthumously awarded a Victoria Cross. The School of Army Health used the upstairs area of Badcoe Hall as a field hospital.

## DESCRIPTION

Badcoe Hall is a rectangular two storey building constructed of cream brick with a shallow gable roof and gable ends; a single-storey bay is located at the west end. The north and south elevations are delineated into bays with concrete pilasters and pebble-in-concrete panels; there are steel-framed windows in horizontal bands, and arched awnings over the entrances. The principal entrance on the north façade has three sets of double glazed doors, and is elevated and accessed via a short flight of steps. A later concrete ramp has been added to the north entrance, for disability access.

Internally, the building at ground floor level has a large hall space and other utility spaces, including a long foyer set inside the entrance, with staircases at the east and west ends. The first floor contains rooms and spaces accessed off a 'U' shaped corridor.

The building is also very prominently sited on the south side of the Parade Ground, where it forms a prominent backdrop to the Parade Ground landscape precinct (see Appendix F).

**INTEGRITY**

☒ **GOOD**                      ☐ **FAIR**                      ☐ **POOR**

**CONDITION**

☐ **GOOD**                      ☒ **FAIR**                      ☐ **POOR**

**CONDITION**

This building has been the subject of condition assessments by the PNCT, with priority maintenance works identified:

- Lovell Chen (2005) 'Existing Conditions Report'
- Lovell Chen (2005i) 'Exterior Paint Report'
- Design Guide Consultants Pty Ltd (2006) 'Building Regulation Review' –

**SIGNIFICANCE AND SIGNIFICANT ELEMENTS**

Of Secondary significance: principally of historical significance, the latter due to it being one of a collection of buildings which are associated with, and help to demonstrate, the post-WWII Army use of the former Quarantine Station, including the Officer Cadet School use. The naming of the building after Major Badcoe, an OCS graduate and Victoria Cross winner, is also of note. Architecturally, the building has some interest deriving from the external detailing, the entrance form and presentation, and the building's orientation (slightly off axis) to the Parade Ground which emphasises and reflects the military association with and use of the latter, but is otherwise not considered to be of architectural significance. As with the other post-WWII structures the building does not contribute to the valued character and qualities of the site which derive from the historic Quarantine Station era. The siting of Badcoe Hall (unlike Building 6 to the east) also maintained the historical east-west alignment of the historic Quarantine Station Buildings.

Elements of interest include the external detailing, entrance form, and the building's orientation and presentation to the Parade Ground.

**RECOMMENDATIONS**

This building preferably should be retained and conserved, as evidence of the OCS use, but as a secondary element and a building of limited 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.





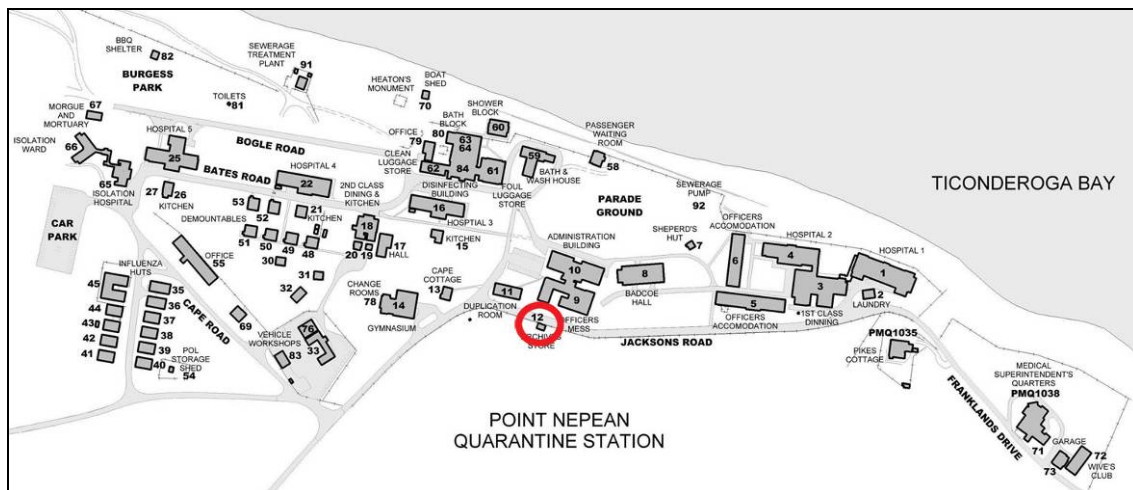
**BUILDING 12****DATE OF CONSTRUCTION:** 1916**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Inflammable Store**OTHER NAMES:** Archives Store**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 8 View of Building 12, west end.



Figure 9 Building 12, northwest view.

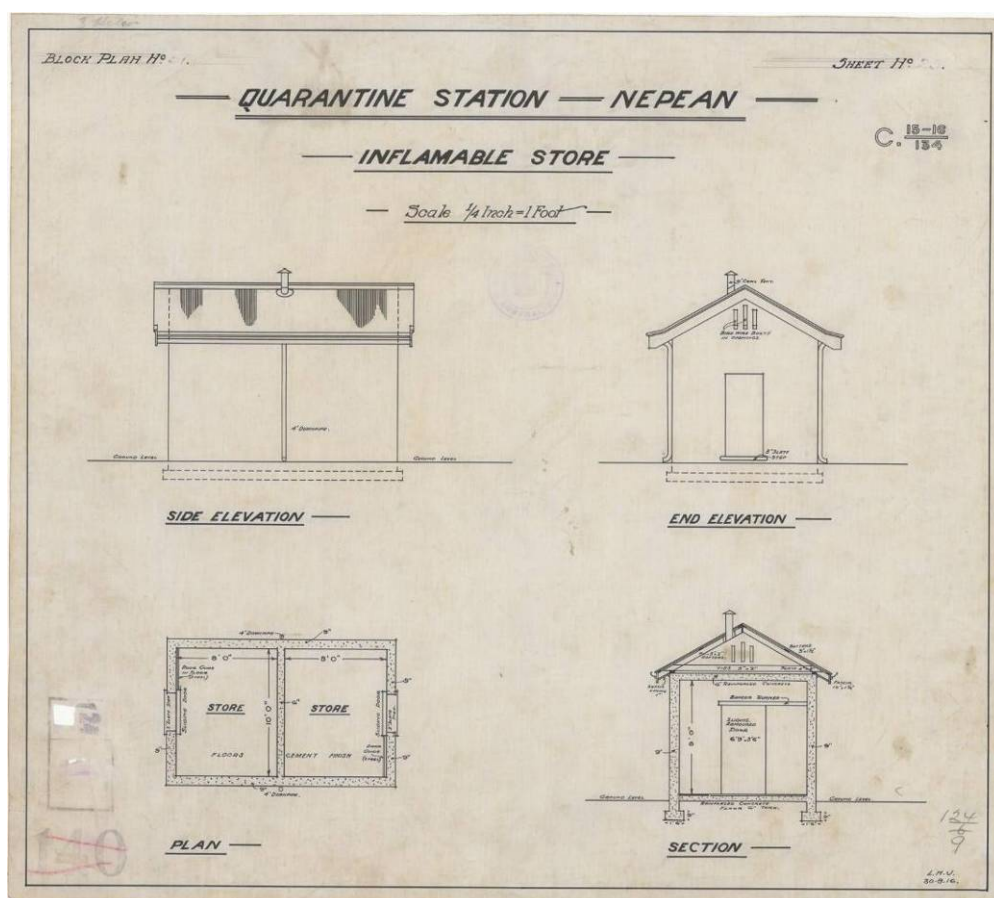


Figure 10 Quarantine Station, Nepean - Inflammable Store, dated 30 August 1916.  
Source: National Archives of Australia.

## HISTORY

This building was constructed as an inflammable store during the latter 1910s and was later used as an archives store during the Army occupation of the site.

## DESCRIPTION

Building 12 is a small, utilitarian, single storey building on a rectangular plan, constructed of reinforced concrete with a gabled roof clad in asbestos cement sheeting. Doors, to the two internal spaces, are located on the west and east elevations.

## INTEGRITY

☒ **GOOD**                      ☐ **FAIR**                      ☐ **POOR**

## CONDITION

☒ **GOOD**                      ☐ **FAIR**                      ☐ **POOR**

## CONDITION

This building has been the subject of condition assessments by the PNCT:

- Lovell Chen (2005) 'Existing Conditions Report'

## SIGNIFICANCE AND SIGNIFICANT ELEMENTS

Of Secondary significance: this is a former Quarantine Station building but one which was of secondary importance and associated with later quarantine operations. Historically, it is one of a number of buildings constructed during the 1900-1925 phase of Quarantine Station development. Architecturally it is a modest building which reflects its utilitarian function.

Elements of interest include the simple gabled building form, original fabric and original door openings.

## RECOMMENDATIONS

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.

QUARANTINE STATION, POINT NEPEAN



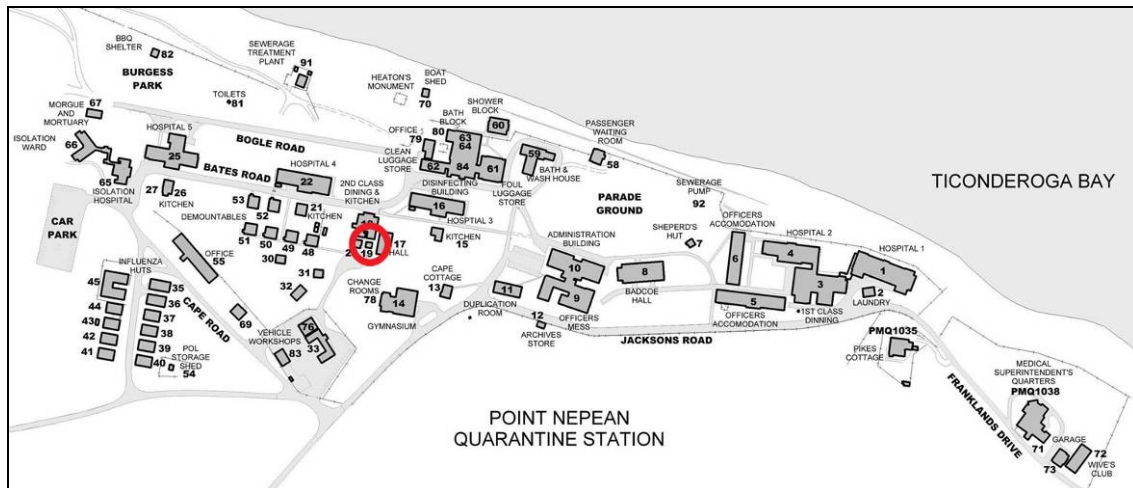
**BUILDING 19****DATE OF CONSTRUCTION:** 1913-16**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Kitchen Storeroom**OTHER NAMES:** Storehouse**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 11 Building 19, northeast view.



Figure 12 Building 19, with Building 20 (washhouse) at left, and Building 18 (dining room and kitchen) in background.

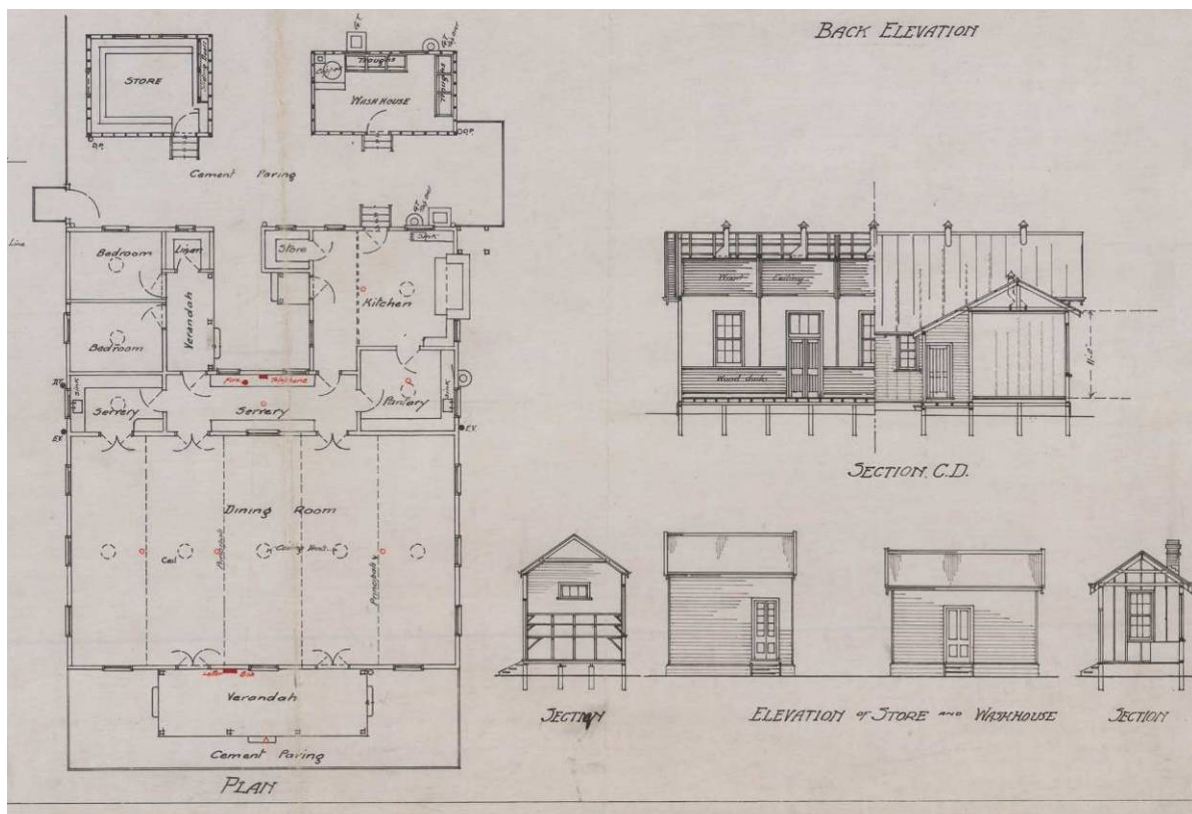


Figure 13 Detail of Quarantine Station, Point Nepean - Dining room and Kitchen Block. The store (Building 19) is in the top left corner. Source: National Archives of Australia.

## HISTORY

This building was constructed as a store in c. 1916 for the kitchen and dining room associated with Hospital Nos 3 and 4.

## DESCRIPTION

Building 19 is a simple, single-storey timber-framed structure, with weatherboard cladding and a corrugated asbestos sheet clad gable roof. The building has timber-framed, double hung sash windows and a timber door accessed by concrete steps.

## INTEGRITY

☒ **GOOD**                      ☐ **FAIR**                      ☐ **POOR**

## CONDITION

☒ **GOOD**                      ☐ **FAIR**                      ☐ **POOR**

## CONDITION

This building has been the subject of condition assessment by the PNCT:

- Lovell Chen (2005) 'Existing Conditions Report'
- Lovell Chen (2005i) 'Exterior Paint Report' –

## SIGNIFICANCE AND SIGNIFICANT ELEMENTS

Of Secondary significance: this is a former Quarantine Station building but one which was of secondary importance and associated with later quarantine operations. Historically, it is one of a number of buildings constructed during the 1900-1925 phase of Quarantine Station development and together with Building 20, a washhouse, and Building 18, the dining room and kitchen, supported the operation of Hospitals Nos 3 and 4; as such it gains some value from being one of this collection of buildings. Architecturally, it is a modest structure.

Elements of interest include the simple gabled building form and original fabric, including original timber-framed windows and doorway.

## RECOMMENDATIONS

This building preferably 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 also be retained, to help demonstrate their former functional relationship.





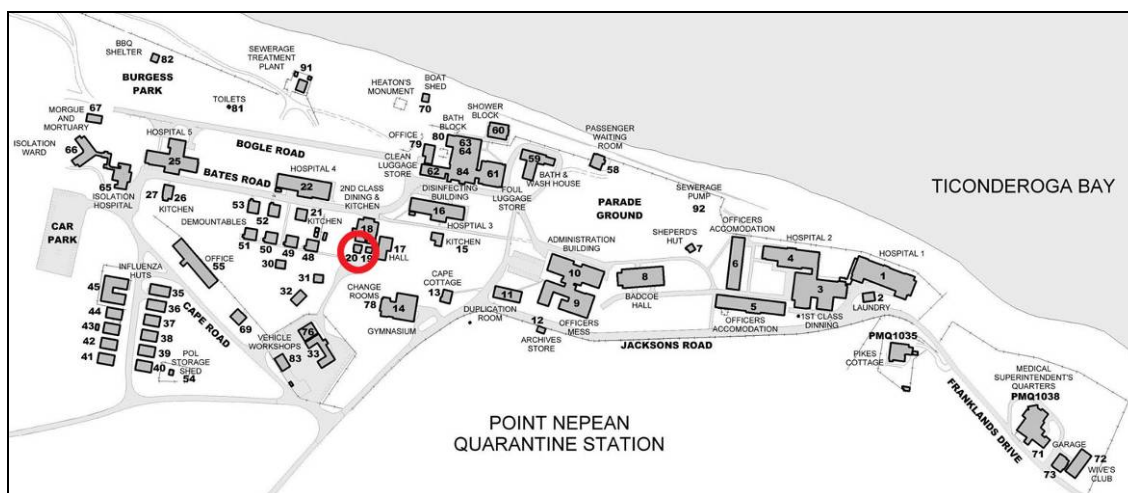
**BUILDING 20****DATE OF CONSTRUCTION:** 1913-16**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Washhouse**OTHER NAMES:****LOCATION PLAN AND PHOTOGRAPHS:**

Figure 14 Building 20, northeast view.



Figure 15 West elevation.

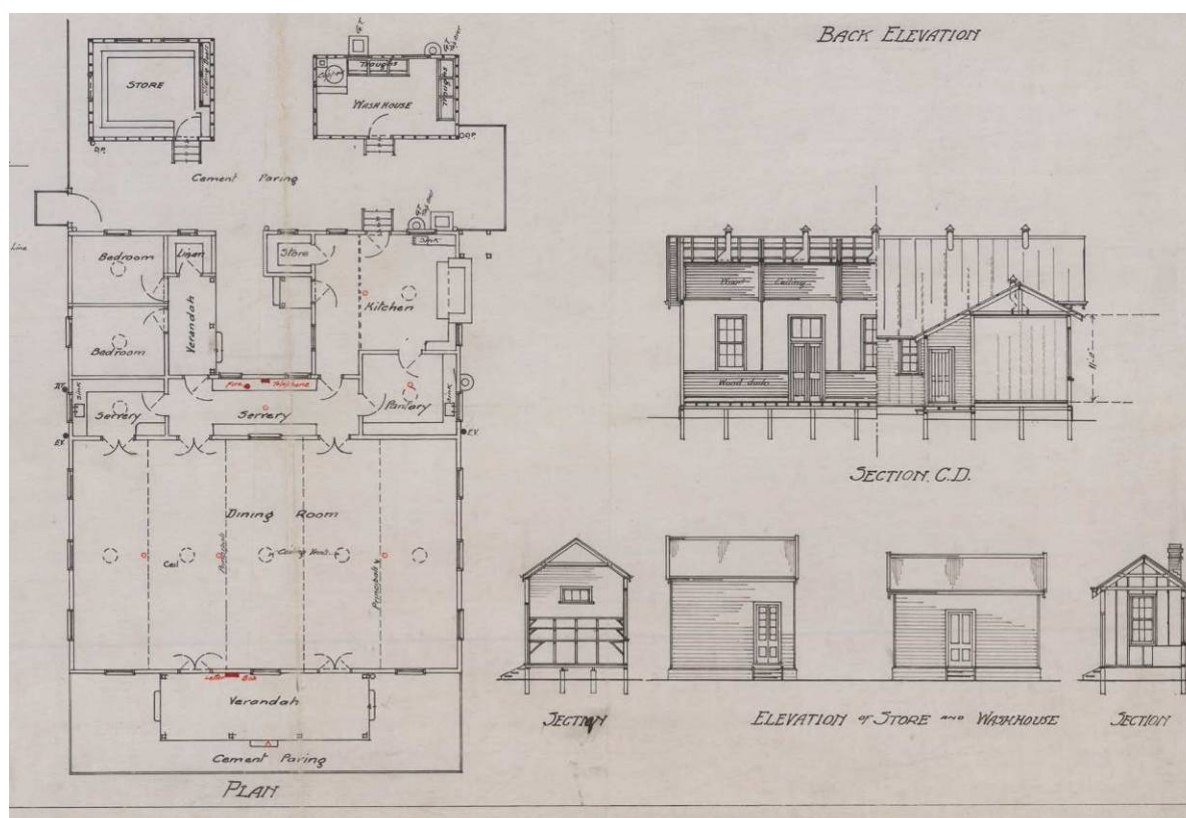


Figure 16 Detail of Quarantine Station, Point Nepean - Dining room and Kitchen Block.  
The subject building is second from left, at top of plan.  
Source: National Archives of Australia.

## HISTORY

This building was constructed as a washhouse for the dining room and kitchen to the north in c. 1916.

## DESCRIPTION

Building 20 is a simple, single storey timber framed structure, with weatherboard cladding and a corrugated asbestos sheet gable roof. A skillion room and verandah is of a later date. The building has timber-framed, double hung windows and a timber door accessed by concrete steps.

## INTEGRITY

[ ☒ ] GOOD                      [ ☐ ] FAIR                      [ ☐ ] POOR

## CONDITION

[ ☒ ] GOOD                      [ ☐ ] FAIR                      [ ☐ ] POOR

## CONDITION

This building has been the subject of condition assessment by the PNCT:

- Lovell Chen (2005) 'Existing Conditions Report'
- Lovell Chen (2005i) 'Exterior Paint Report'

## SIGNIFICANCE AND SIGNIFICANT ELEMENTS

Of Secondary significance: this is a former Quarantine Station building but one which was of secondary importance and associated with later quarantine operations. Historically, it is one of a number of buildings constructed during the 1900-1925 phase of Quarantine Station development and together with Building 19, storeroom, and Building 18, the dining room and kitchen, supported the operation of Hospitals Nos 3 and 4; as such it gains some value from being one of this collection of buildings. Architecturally, it is a modest structure which has been altered.

Elements of interest include the simple gabled building form and original fabric including timber-framed windows.

## RECOMMENDATIONS

This building preferably 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.





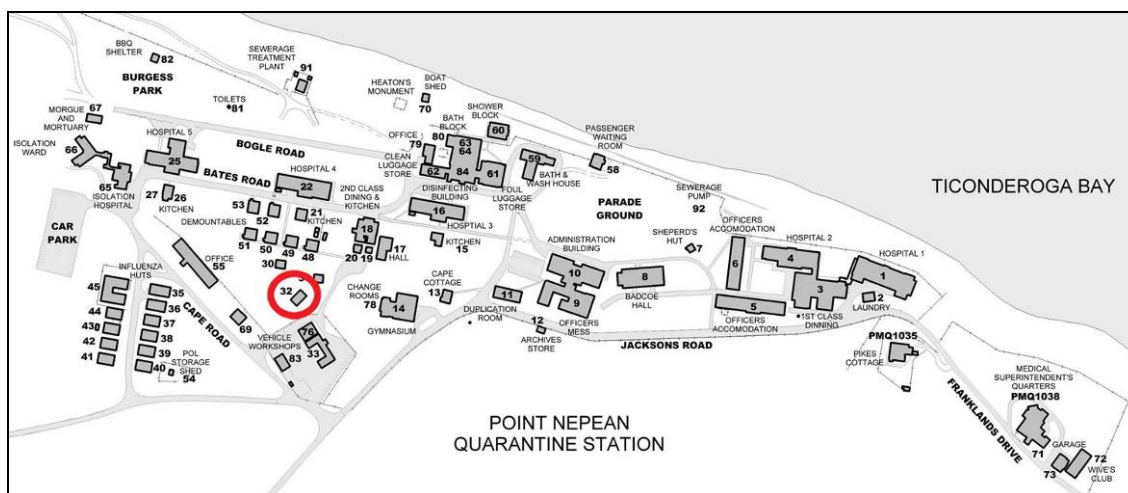
**BUILDING 32****DATE OF CONSTRUCTION:** Unknown, possible early twentieth century**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Unknown**OTHER NAMES:** Shed**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 17 View of Building 32.

## HISTORY

The history and use of this building is unknown. It appears on a c.1922 aerial photograph.

## DESCRIPTION

Building 32 is a single storey unlined weatherboard building with a corrugated iron gable roof and a rear skillion. The building contains a centrally located wide entrance, flanked by two high windows. A timber framed, asbestos sheet clad shelter has been constructed over a concrete slab to the side of the building.

## INTEGRITY

[ ☐ ] GOOD                      [ ☒ ] FAIR                      [ ☐ ] POOR

## CONDITION

[ ☐ ] GOOD                      [ ☐ ] FAIR                      [ ☒ ] POOR

## CONDITION

This building was assessed in the Lovell Chen (2005) 'Existing Conditions Report'.

## SIGNIFICANCE AND SIGNIFICANT ELEMENTS

Of Secondary significance and of limited interest architecturally save for the simple gabled building form.

## RECOMMENDATIONS

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.

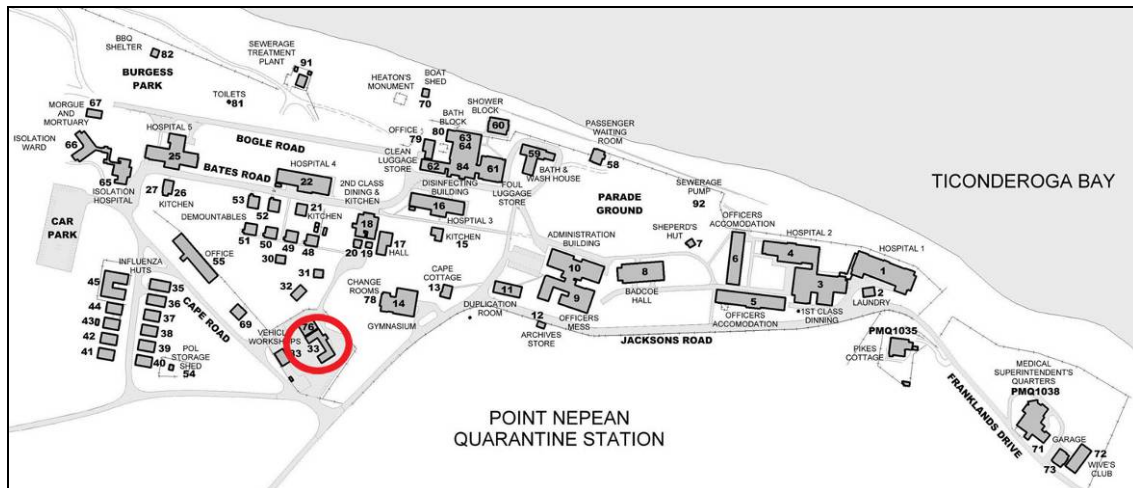
**BUILDING 33****DATE OF CONSTRUCTION:** 1915-16**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Stables**OTHER NAMES:** Transport Office**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 18 Building 33, southwest view.





Figure 19 East elevation, with skillion addition.

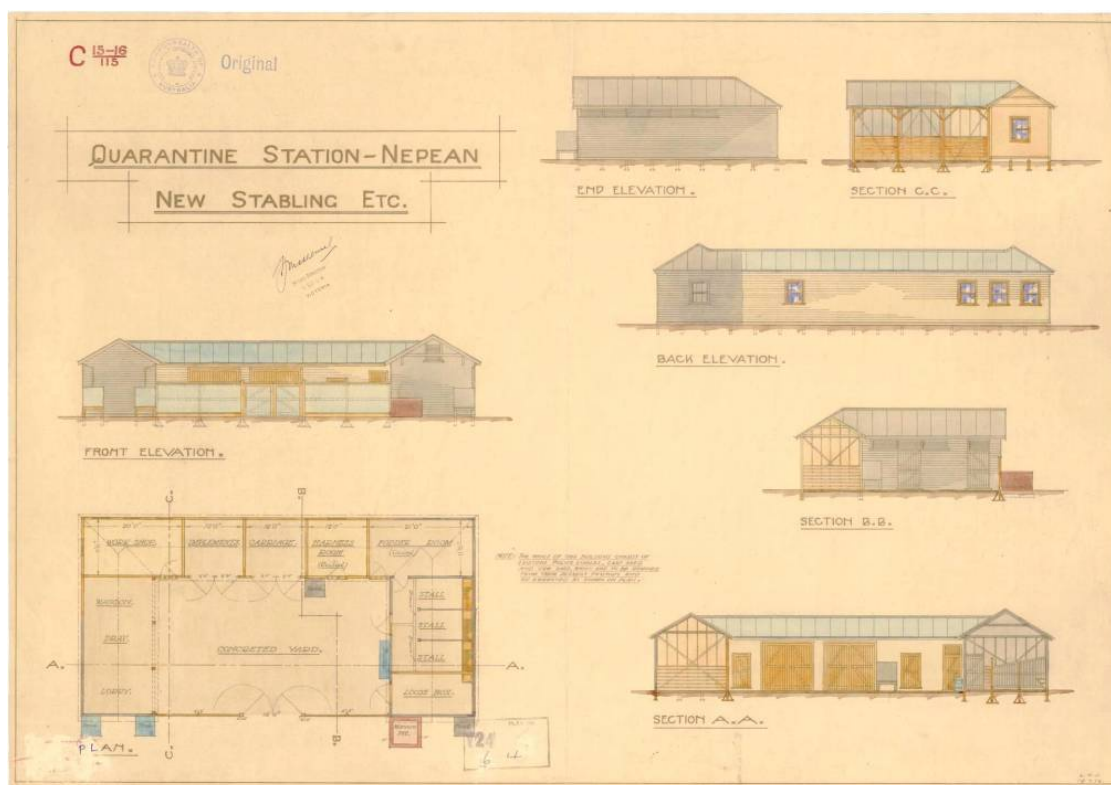


Figure 20 1919 plan of the stables.  
Source: National Archives of Australia.



Figure 21 Transport Office, Army use, undated.  
Source: Point Nepean Community Trust.

## HISTORY

The stable building was constructed in c. 1916 in this location, from pre-existing elements including the police stable at Police Point, and a cart shed and cow shed (original locations unknown) which were removed from their original locations and re-erected on the site (see annotation on plan at Figure 20). The building was used as a Transport Office when the Australian Army took over the site.

The plan at Figure 20 indicates that the yard within the 'U' was originally concreted and enclosed with a fence (wall?). The plan also indicates that the east wing's elevation to the yard contained large timber stable doors, which have been removed.

It was previously thought that this building was relocated to its present site in 1962, but a c.1922 aerial image indicates that the building was then in its current location.

## DESCRIPTION

Building 33 is a single-storey, timber-framed, weatherboard clad building on a 'U' plan, with a hipped roof and gable ends to the projecting north and south bays. The building has timber framed, double hung windows and corrugated asbestos cement sheet cladding to the roof. The southern wing and a portion of the northern wing remain open to the centre of the 'U', while the eastern wing is enclosed on both elevations, albeit with a series of door and window openings. A small skillion addition has been constructed on the eastern elevation.

The building is prominently located near the present main entrance to the site.

## INTEGRITY

☐ GOOD      ☒ FAIR      ☐ POOR

## CONDITION

[ ☐ ] GOOD                      [ ☒ ] FAIR                      [ ☐ ] POOR

## CONDITION

This building has been the subject of condition assessment by the PNCT:

- Lovell Chen (2005) 'Existing Conditions Report'
- Lovell Chen (2005i) 'Exterior Paint Report'

## SIGNIFICANCE AND SIGNIFICANT ELEMENTS

Of Secondary significance: this is a former Quarantine Station building associated with later quarantine operations. Historically, it is one of a number of buildings constructed during the 1900-1925 phase of Quarantine Station development; the building is also an amalgam of other structures relocated to this site, and has subsequently been altered since its 1916 construction/assemblage.

Elements of interest include the 'U' plan around the central yard, hipped roof and gable ends to the projecting north and south bays, and original fabric including timber-framed windows where retained.

## RECOMMENDATIONS

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, and of the evolving nature of the site where pre-existing structures were recycled and relocated, 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.

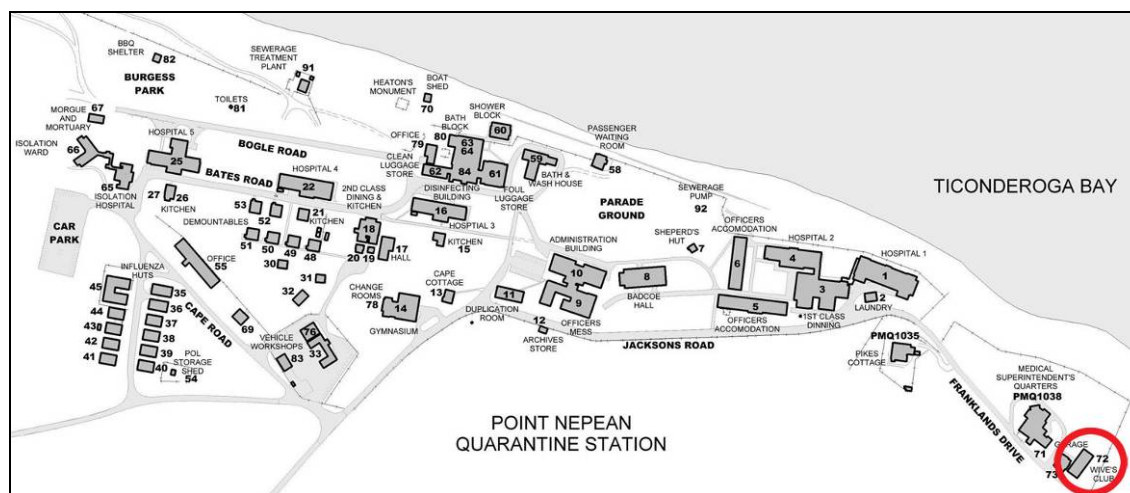
**BUILDING 72****DATE OF CONSTRUCTION:** post 1952**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Store**OTHER NAMES:** Wives' Club**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 22 Building 72, viewed from north.





Figure 23 Building 72, east elevation.

## HISTORY

The history of this building is not known, as is its exact date of construction. According to plans of the area, it appears that this building was constructed after 1952 but before 1974. It may have been used as the store for quarantine purposes after the quarantine operations were focused in the area of Building 1038 (adjacent to the west of this building). It was later used by the wives and family of married officers of the Officer Cadet School.

## DESCRIPTION

Building 72 is a single-storey timber-framed structure clad with asbestos cement sheeting, on a rectilinear plan, with a north-south orientation. It is elevated on stumps, following the fall in the topography of the site. The building has a corrugated cement sheet clad gable roof, with gable ends, and highlight windows along the east and west elevations. The latter are consistent with a structure dedicated to storage use.

## INTEGRITY

☒ Good                      ☐ Fair                      ☐ Poor

## CONDITION

☐ Good                      ☒ Fair                      ☐ Poor

This building has been assessed in the following:



- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

It is understood that the building is scheduled for demolition because of extensive asbestos contamination.

### **SIGNIFICANCE AND SIGNIFICANT ELEMENTS**

Of Secondary significance: although its history has not been confirmed, this building is believed to have been associated with later quarantine use, when the quarantine operations were concentrated in the east of the site around Building 1038. Architecturally, the building is a modest structure, which makes a very limited contribution to the historic character and qualities of the former Quarantine Station.

No specific elements or fabric of significance are identified.

### **RECOMMENDATIONS**

This building preferably 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.



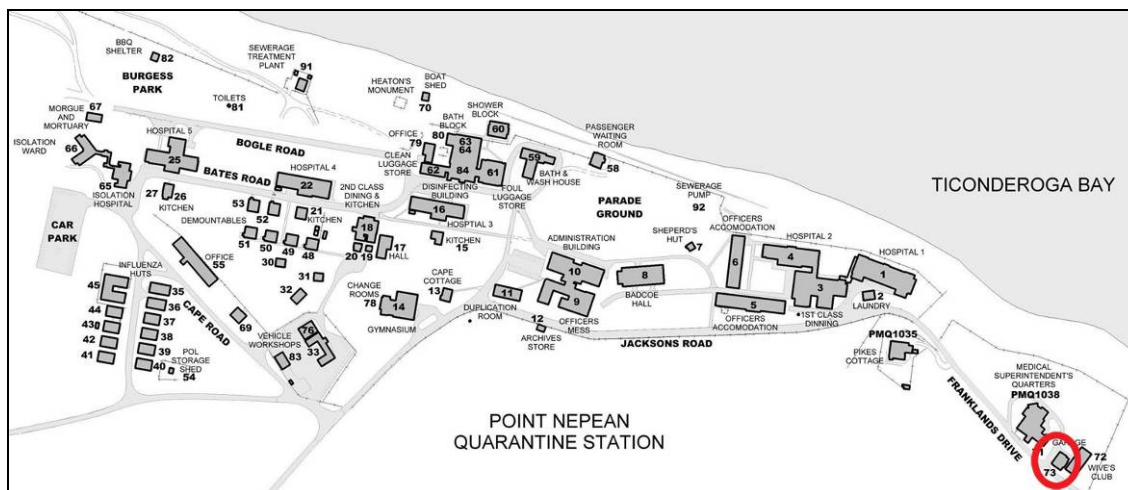
**BUILDING 73****Date of Construction:** c.1899**Level of Significance:** SECONDARY**Primary Name:** Stables/Garage (associated with Building 1038)**Other Names:****LOCATION PLAN AND PHOTOGRAPHS:**

Figure 24 View of Building 73, north elevation.



Figure 25 West elevation.

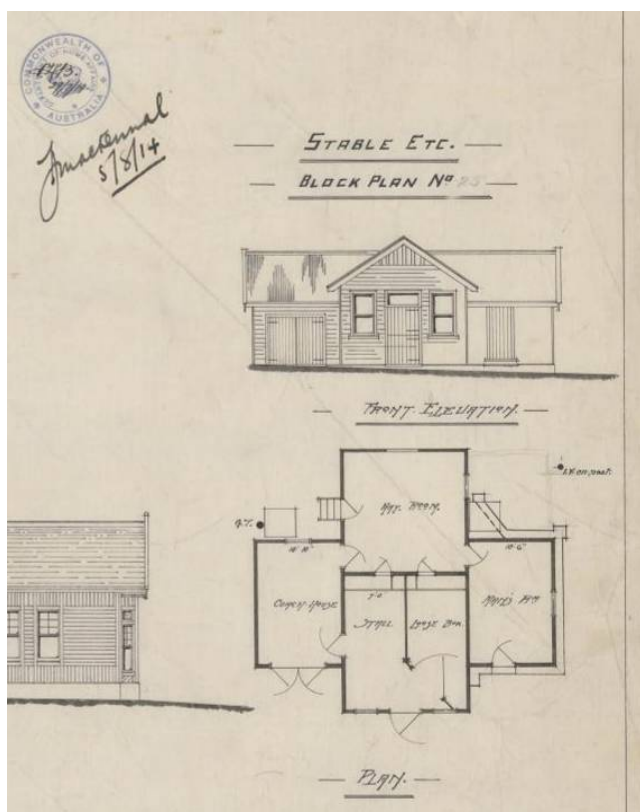


Figure 26 Existing conditions drawing of the subject building, dated 1914.  
Source: National Archives of Australia.

## HISTORY

This building was constructed c.1899 as the stables building associated with the Medical Superintendent's Quarters (Building 1038, also constructed in 1899) located immediately to the west. The drawing at Figure 26 indicates the building's original cruciform plan. It was later used as a vehicle garage.

## DESCRIPTION

Building 73 is a single-storey timber-framed structure clad in weatherboards. It has a corrugated iron clad roof with gables to the bays of the cruciform floor plan. The building has a variety of timber-framed window openings and forms, predominantly not original. Various alterations have been made to the building including skillion-roofed additions to the east and west elevations.

As with the Medical Superintendent's Quarters, the former stables is prominently located on the north side of Franklands Drive, which was the historic main approach and access way into the Quarantine Station.

## INTEGRITY

☐ GOOD                      ☒ FAIR                      ☐ POOR

## CONDITION

☐ GOOD                      ☒ FAIR                      ☐ POOR

## CONDITION

This building has been the subject of condition assessment by the PNCT:

- Lovell Chen (2005) 'Existing Conditions Report'
- Lovell Chen (2005i) 'Exterior Paint Report'

## SIGNIFICANCE AND SIGNIFICANT ELEMENTS

Of Secondary significance: this is a former Quarantine Station building which was historically associated with the Medical Superintendent's Quarters (Building 1038) when the latter was used as a residence. As a substantially altered building, its architectural values have been diminished and it is of secondary significance. The location of the Medical Superintendent's Quarters, with the associated stables, at some distance from the main complex of buildings helps demonstrate the historic separation of staff from the infectious areas of the site. The prominent location on Franklands Drive near the historic main entrance to the Quarantine Station additionally draws attention to the supervisory role of the Superintendent.

Elements of interest include the prominent siting, remnant cruciform floor plan with gable ends to bays, and original fabric.

## RECOMMENDATIONS

This building preferably 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.







Figure 28 View of structure from the rear.



Figure 29 View of interior of structure, showing gridded base and opening.



Figure 30 This 1906 image is of a crematorium at Springvale, during a cremation. The form of the structure (in the background) has similarities to the structure at Point Nepean.

Source: [www.necropolis.net.au/springvale/content/view/145/177](http://www.necropolis.net.au/springvale/content/view/145/177)

## HISTORY

The history of this structure is unknown and there is doubt as to its original function and subsequent use. It is popularly referred to as a crematorium, with the timber cross seemingly confirming this use, although the cross and fence surrounds are thought to be later additions (post-WWII) and it is not known if they replaced similar original elements. The c.1922 aerial photograph does not indicate either the structure, clearing around it, or the fence, although the vegetation in this period may have concealed these small elements from the aerial view.

An article on 'Early Cremation' on the Springvale Botanical Cemetery website has photographs of a similar structure (see Figure 30) which it dates to 1906 and describes as a crematorium.<sup>1</sup>

Building 85 may also have been constructed as a chamber for burning infected material. Records indicate that in 1892-93 a contract was let for the construction of a 'destructor' or incinerator, at a cost of 120 pounds.<sup>2</sup> This element has not otherwise been identified within the site and may be Building 85.

The lack of a chimney does not necessarily preclude the structure being used as a crematorium or an incinerator.

## DESCRIPTION

This is an open brick structure on a rectilinear plan, overpainted on the external elevations, and with face brick to the internal walls. An elevated square opening is placed at one end, with an iron door, behind which is an iron grill. The wall opening also provides access to

<sup>1</sup> See [www.necropolis.net.au/springvale/content/view/145/177](http://www.necropolis.net.au/springvale/content/view/145/177)

<sup>2</sup> PRO, VPRS 972, Summary Contracts Book, index p. 195.

material below the grill. The floor of the structure is otherwise paved with stone pitchers. Another free-standing brick wall is setback from the opening.

A timber picket fence with posts is located on three sides of the structure, enclosing a cleared area. The date of the fence is not known. The fence also has notched posts and a large opening located to the rear of the structure, possibly indicating that gates were formerly placed in this area. A timber cross is additionally mounted on one of the fence posts, the date of which is also unknown.

#### **INTEGRITY**

☒ **GOOD**                      ☐ **FAIR**                      ☐ **POOR**

#### **CONDITION**

☐ **GOOD**                      ☒ **FAIR**                      ☐ **POOR**

#### **SIGNIFICANCE AND SIGNIFICANT ELEMENTS**

Of Secondary significance: this structure, based on the available information, and without its date of construction, history and subsequent use being known, is considered to be of secondary importance. Should further research and investigation confirm its use, particularly if it proves to be a crematorium for the disposal of human remains, then its level of significance should be reconsidered.

The whole of the brick structure is of interest, as is its cleared setting and the enclosing fence.

#### **RECOMMENDATIONS**

This element should be retained and conserved, with additional research undertaken to try to confirm its origin and 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 more utilitarian element, such as a 'destructor' or incinerator for disposing of infected material, then the cross should be removed.



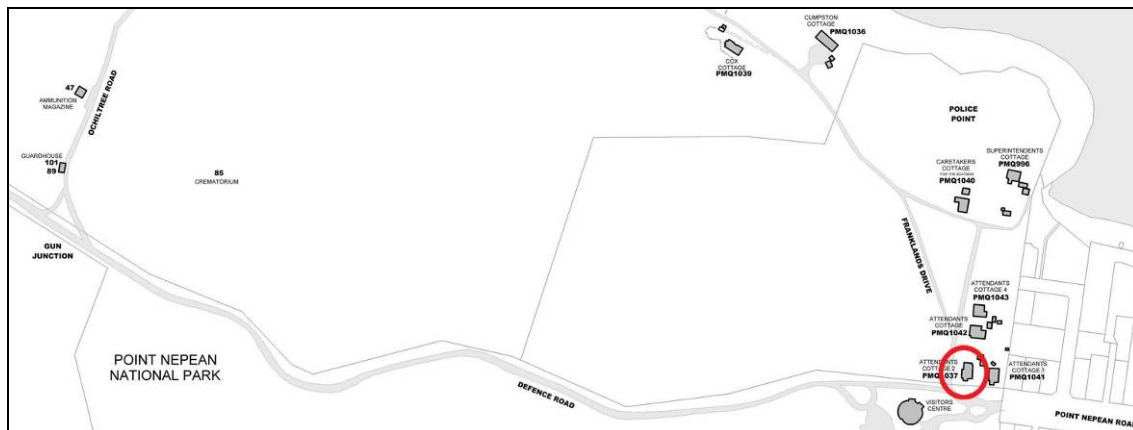
**BUILDING 1037****DATE OF CONSTRUCTION:** 1916**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Attendant's Cottage No. 2**OTHER NAMES:** Married Accommodation**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 31 Building 1037, southeast view.





Figure 32 Building 1037, north view.



Figure 33 Garage and outbuildings to the rear of the dwelling.

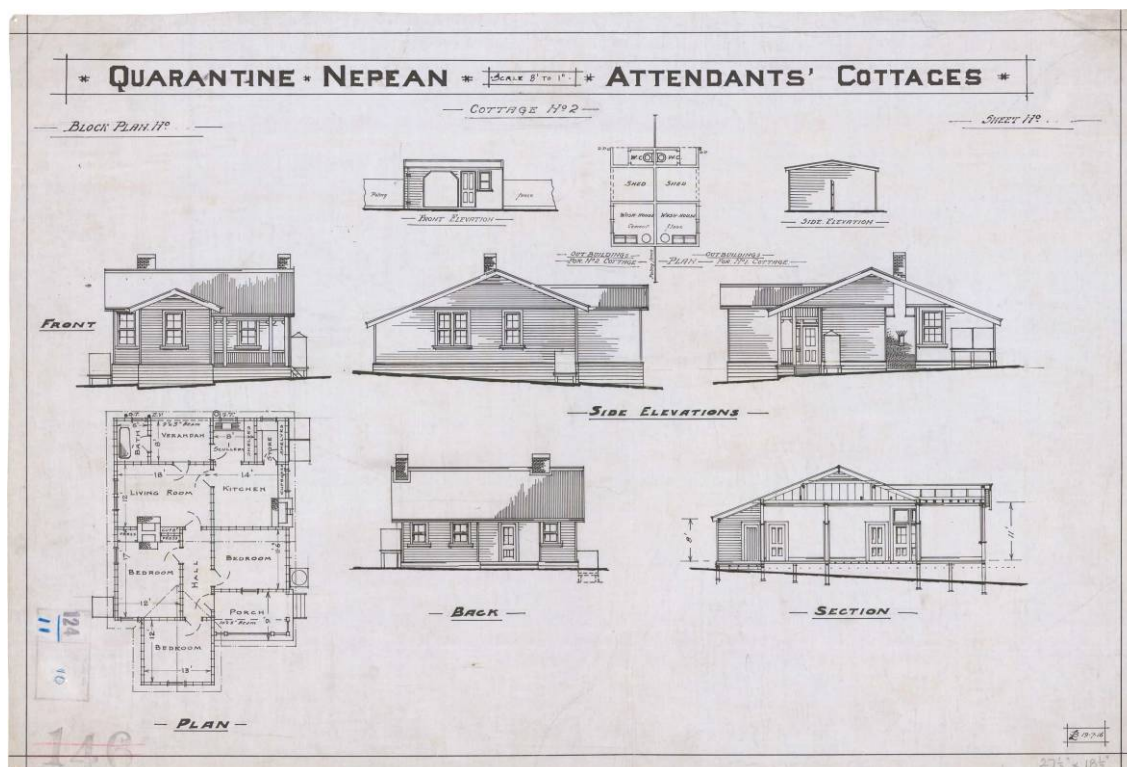


Figure 34 Attendants' Cottage No. 2 plan, July 1916.  
Source: National Archives of Australia.

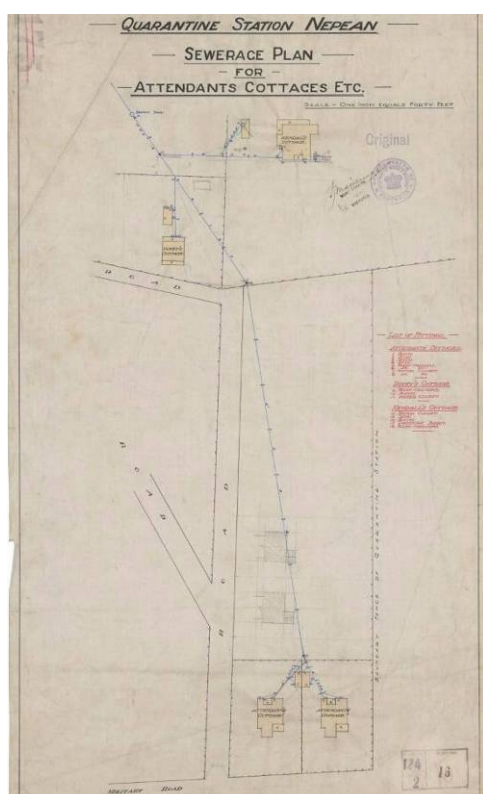


Figure 35 Sewerage Plan for Attendants Cottages (shown at bottom of plan) June 1917.  
Source: National Archives of Australia.



## HISTORY

This cottage was constructed in c.1916, and appears in the Sewerage Plan dated June 1917 (Figure 35) along with the adjacent Attendant's Cottage No. 1 (Building 1041) to the east. The Sewerage Plan also indicates small structures on the site of the current outbuildings located to the north of the dwelling. The Attendants' Cottages (known as the Police Point Residential Group) are at a considerable distance from the core of the complex and the hospital buildings. The dwelling was later used as residential support for the Officer Cadet School.

## DESCRIPTION

Building 1037 is a single-storey timber framed weatherboard clad residence, in a simple bungalow style, with a gabled bay on the south side, and an adjoining covered elevated verandah with timber balustrade and posts, and steps up to the entrance. The rear and side elevations are also gable ended, and windows are timber-framed and double-hung, many with awnings. The main portion of the house has a gabled roof with Colorbond cladding and two brick chimneys. A skillion roofed verandah supported by posts is a later addition to the rear (north) side of the dwelling; this elevation has also been altered with the introduction of three non-original windows. The building additionally has an informal garden setting with shrubs, a concrete path, timber paling fence on the side and rear boundaries, and a cyclone wire fence to the front boundary. A double garage and timber outbuildings are located to the north of the dwelling.

This building is located within the Police Point Shire Park which is managed by Mornington Peninsula Shire.

## INTEGRITY

☒ **GOOD**                      ☐ **FAIR**                      ☐ **POOR**

## CONDITION

☒ **GOOD**                      ☐ **FAIR**                      ☐ **POOR**

## SIGNIFICANCE AND SIGNIFICANT ELEMENTS

Of Secondary significance: this is a former Quarantine Station building associated with later quarantine operations. Historically, it is one of a number of buildings constructed during the 1900-1925 phase of Quarantine Station development, and was used in a supporting role to the main quarantine function in that it provided accommodation for Station staff. This building, and others in the Police Point Residential Group, also reflects aspects of the planning and layout of the place, including the need to the separate staff quarters from quarantine detainees. Architecturally, the building is a modest structure albeit a reasonably intact example of a simple bungalow residence. Its setting within an enclosed garden area/allotment emphasised its domestic role; its location near the entrance also marks the building as an element outside and distant to the main quarantine area.

Elements of interest include the overall building plan and form, including original fabric, chimneys and windows, but excluding the non-original skillion roofed verandah to the north side of the dwelling. The domestic character, including the placement of this building within a garden setting, is also important. The timber outbuildings are of limited interest.

**RECOMMENDATIONS**

This building preferably should be retained and conserved, 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. 1 (Building 1041) to the east is also important, and this visual connection should be maintained.





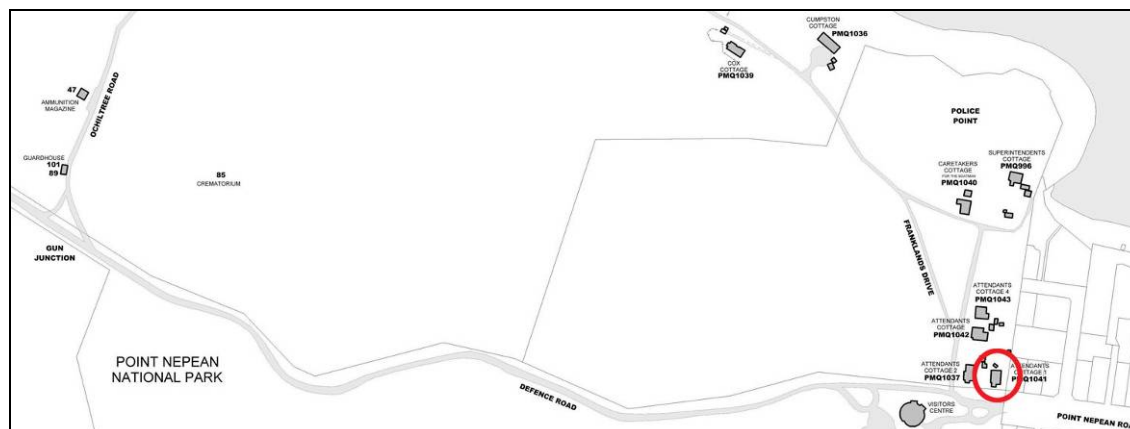
**BUILDING 1041****DATE OF CONSTRUCTION:** 1916**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Attendant's Cottage No. 1**OTHER NAMES:** Married Accommodation**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 36 Building 1041, south view.



Figure 37 Rear (north) side of building.  
Source: Point Nepean Community Trust

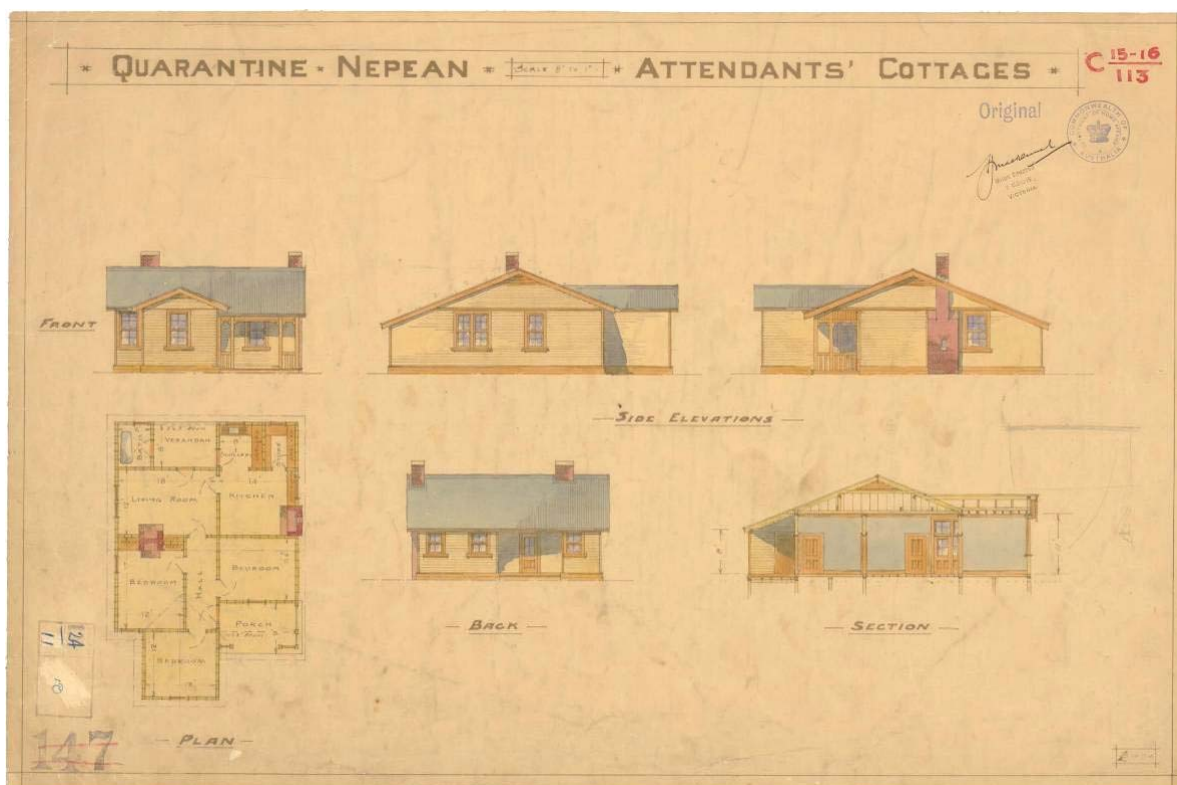


Figure 38 Attendants Cottage No. 1 plan, July 1916.  
Source: National Archives of Australia.



## HISTORY

This cottage was constructed in c.1916, and appears in the Sewerage Plan dated June 1917 (Figure 35) along with the adjacent Attendant's Cottage No. 2 (Building 1037) to the west. The Sewerage Plan also indicates small structures on the site of the current outbuildings located to the north of the dwelling. The Attendants' Cottages (known as the Police Point Residential Group) are at a considerable distance from the core of the complex and the hospital buildings. The dwelling was later used as residential support for the Officer Cadet School.

## DESCRIPTION

Building 1041 is a single-storey timber framed weatherboard clad residence, in a simple bungalow style, with a gabled bay on the south side, and an adjoining covered verandah providing access to the entrance. The rear and side elevations are also gable ended, and windows are timber-framed and double-hung. The gabled roof is clad with corrugated asbestos cement sheeting, with two brick chimneys. A skillion addition, in the form of a partly enclosed verandah, has been added to the rear (north) side of the dwelling. The building additionally has an informal garden setting with shrubs, a concrete path, timber paling fence on the side and rear boundaries, and a cyclone wire fence to the front boundary. A double garage and timber outbuildings are located to the north of the dwelling.

This building is located within the Police Point Shire Park which is managed by Mornington Peninsula Shire.

## INTEGRITY

☒ **GOOD**                      ☐ **FAIR**                      ☐ **POOR**

## CONDITION

☐ **GOOD**                      ☒ **FAIR**                      ☐ **POOR**

## SIGNIFICANCE AND SIGNIFICANT ELEMENTS

Of Secondary significance: this is a former Quarantine Station building associated with later quarantine operations. Historically, it is one of a number of buildings constructed during the 1900-1925 phase of Quarantine Station development, and was used in a supporting role to the main quarantine function in that it provided accommodation for Station staff. This building, and others in the Police Point Residential Group, also reflects aspects of the planning and layout of the place, including the need to the separate staff quarters from quarantine detainees. Architecturally, the building is a modest structure but albeit a reasonably intact example of a simple bungalow residence. Its setting within an enclosed garden area/allotment emphasised its domestic role; its location near the entrance also marks the building as an element outside and distant to the main quarantine area.

Elements of interest include the overall building plan and form, including original fabric, chimneys and windows, but excluding the non-original partly enclosed verandah to the rear (north) side of the dwelling. The domestic character, including the placement of this building within a garden setting, is also important. The timber outbuildings are of limited interest.

## **RECOMMENDATIONS**

This building preferably should be retained and conserved, 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.



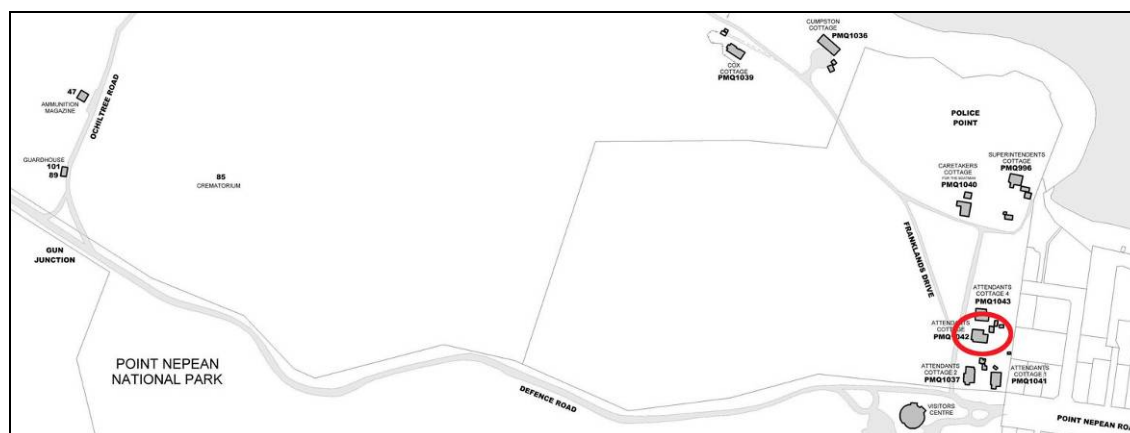
**BUILDING 1042****DATE OF CONSTRUCTION:** 1921**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Attendant's Cottage No. 3**OTHER NAMES:** Married Accommodation**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 39 Building 1042, west view.  
Source: Point Nepean Community Trust



Figure 40 East elevation, showing gabled extension to rear.

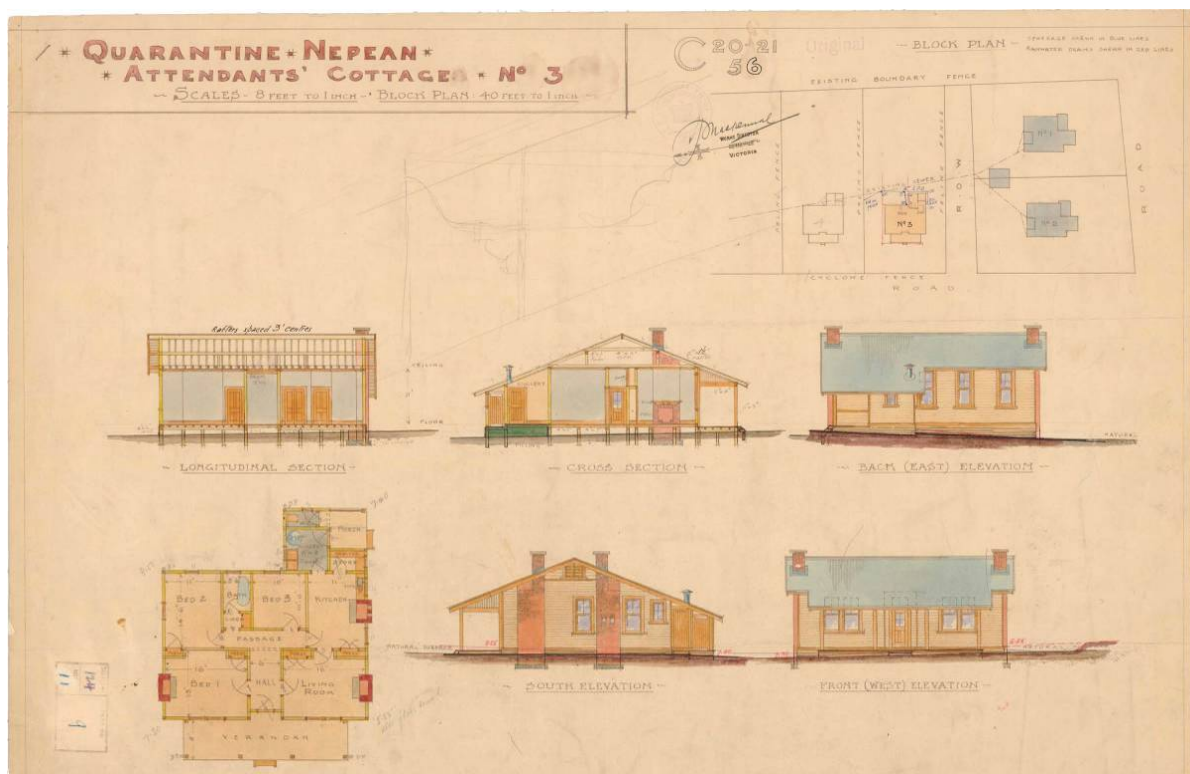


Figure 41 Attendants Cottage No. 3, October 1921.  
Source: National Archives of Australia.

## HISTORY

This cottage was constructed in c. 1921 in the area now known as the Police Point Residential Group; it is the same design as the adjacent (to the north) Attendants Cottage No. 4 (Building 1043). The Attendants' Cottages were built near the entrance gates, away from the hospital buildings, to house staff whilst working at the Quarantine Station. The 1917 Sewerage Plan at Figure 35 indicates the (as yet unbuilt) locations of Cottages 3 and 4. The dwelling was later used as residential support for the Officer Cadet School.

## DESCRIPTION

Building 1042 is a single-storey timber- framed structure with weatherboard cladding. It has a transverse gable roof with Colorbond cladding and chimneys (three in total) located to the north and south elevations, and a non-original gabled addition to the rear (east side). The roof form to the front (west) elevation continues over (and is integrated with) a post-supported verandah with timber floor. There are timber-framed double-hung windows on each elevation. As with the other cottages, this dwelling is within an informal garden setting, with mature shrubs and trees, a timber picket fence to the front garden, and modern outbuildings/garage constructed of steel decking.

This building is located within the Police Point Shire Park which is managed by Mornington Peninsula Shire.

## INTEGRITY

☐ GOOD                      ☒ FAIR                      ☐ POOR

## CONDITION

☒ GOOD                      ☐ FAIR                      ☐ POOR

## SIGNIFICANCE AND SIGNIFICANT ELEMENTS

Of Secondary significance: this is a former Quarantine Station building associated with later quarantine operations. Historically, it is one of a number of buildings constructed during the 1900-1925 phase of Quarantine Station development, and was used in a supporting role to the main quarantine function in that it provided accommodation for Station staff. This building, and others in the Police Point Residential Group, also reflects aspects of the planning and layout of the place, including the need to the separate staff quarters from quarantine detainees. Architecturally, the building is a modest structure albeit a reasonably intact example of a simple bungalow residence. Its setting within an enclosed garden area/allotment emphasised its domestic role; its location near the entrance also marks the building as an element outside and distant to the main quarantine area.

Elements of interest include the overall building plan and form, including original fabric, chimneys and windows, but excluding the non-original gabled addition to the rear (east side). The domestic character, including the placement of this building within a garden setting, is also important. The outbuildings are of no interest.

## RECOMMENDATIONS

This building preferably should be retained and conserved, 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 (east) 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 north is also important, and this visual connection should be maintained.



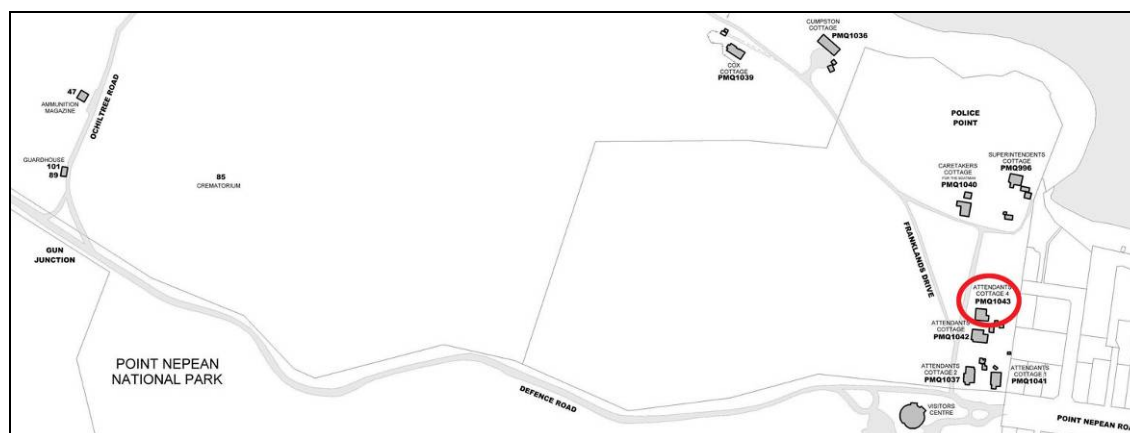
**BUILDING 1043****DATE OF CONSTRUCTION:** 1921**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Attendant's Cottage No. 4**OTHER NAMES:** Married Accommodation**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 42 Building 1043, west view.





Figure 43 East elevation.

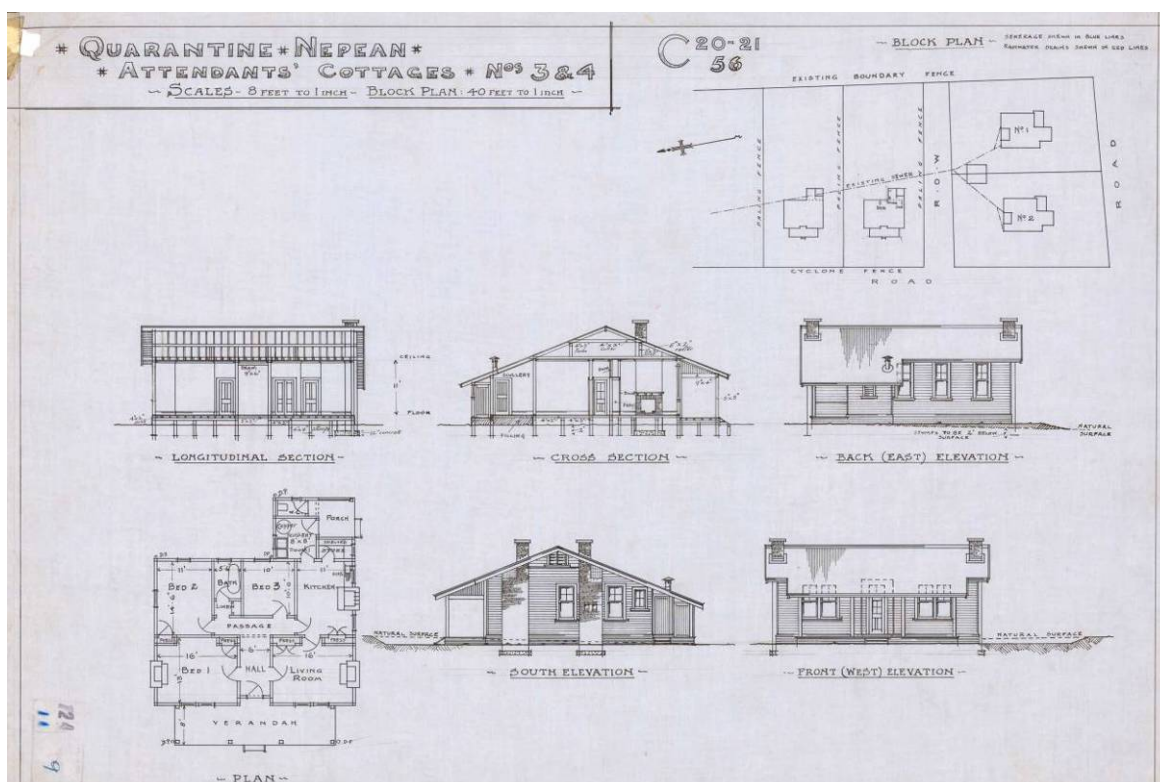


Figure 44 Attendants Cottages No. 4, October 1921.  
Source: National Archives of Australia.

## HISTORY

This cottage was constructed in c. 1921 in the area now known as the Police Point Residential Group; it is the same design as the adjacent (to the south) Attendants Cottage No. 3 (Building 1042). The Attendants' Cottages were built near the entrance gates, away from the hospital buildings, to house staff whilst working at the Quarantine Station. The 1917 Sewerage Plan at Figure 35 indicates the (as yet unbuilt) locations of Cottages 3 and 4. The dwelling was later used as residential support for the Officer Cadet School.

## DESCRIPTION

Building 1043 is a single-storey timber- framed structure with weatherboard cladding. It has a transverse gable roof with corrugated asbestos sheet cladding and chimneys (three in total) located to the north and south elevations. The roof form to the front (west) elevation continues over (and is integrated with) a post-supported verandah with timber floor. The roof similarly extends down over an original bay on the rear (east side). There are timber-framed double-hung windows on each elevation. As with the other cottages, this dwelling is within an informal garden setting, with mature shrubs and trees, concrete paths, a cyclone wire fence to the front garden, and modern outbuildings/garage constructed of steel decking.

This building is located within the Police Point Shire Park which is managed by Mornington Peninsula Shire.

## INTEGRITY

☒ GOOD                      ☐ FAIR                      ☐ POOR

## CONDITION

☐ GOOD                      ☒ FAIR                      ☐ POOR

## SIGNIFICANCE AND SIGNIFICANT ELEMENTS

Of Secondary significance: this is a former Quarantine Station building associated with later quarantine operations. Historically, it is one of a number of buildings constructed during the 1900-1925 phase of Quarantine Station development, and was used in a supporting role to the main quarantine function in that it provided accommodation for Station staff. This building, and others in the Police Point Residential Group, also reflects aspects of the planning and layout of the place, including the need to the separate staff quarters from quarantine detainees. Architecturally, the building is a modest structure albeit a substantially intact and externally original example of a simple bungalow residence. Its setting within an enclosed garden area/allotment emphasised its domestic role; its location near the entrance also marks the building as an element outside and distant to the main quarantine area.

Elements of interest include the overall building plan and form, including original fabric, chimneys and windows. The domestic character, including the placement of this building within a garden setting, is also important. The outbuildings are of no interest.

## RECOMMENDATIONS

This building preferably should be retained and conserved, as evidence of the need for staff accommodation during a later phase of Quarantine Station development and use. While

buildings of secondary importance typically offer opportunity for alteration and addition, this is most intact of the four residences in this Police Point Residential Group and accordingly works of this nature should have regard for this high degree of intactness and consider such works carefully so as to retain some evidence of the original rear building form in particular (the rears of the other cottages have all been altered). 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 south is also important, and this visual connection should be maintained.

**APPENDIX E DATASHEETS - BUILDINGS OF LITTLE OR NO SIGNIFICANCE,  
OR INTRUSIVE**





BUILDING NUMBER	QUARANTINE STATION USE	ARMY USE	DATE OF CONSTRUCTION	PERIOD	LEVEL OF SIGNIFICANCE
2	-----	Laundry	1960s	1951 >	Little or No
14	-----	Gymnasium	1965	1952 >	Little or No
17	-----	Army Hall, Weight Room	1970s	1952 >	Intrusive
30	-----	Training Shelter	1960s	1952 >	Little or No
31	-----	Training Shelter	1960s	1952 >	Intrusive
47	-----	Ammunition Magazine	c. 1980	1952 >	Little or No
51-53	-----	Portable Classrooms	c. 1980	1952 >	Intrusive
54	-----	Petrols, Oils and Liquids Store	c. 1980	1952 >	Little or No
55	-----	Army Administration Building	c. 1980	1952 >	Little or No
57	-----	Gardener's Store	c. 1960	1952 >	Little or No
69	-----	Gardener's Store	1980s	1952 >	Little or No
70	-----	Boat Shed	1960	1952 >	Intrusive

BUILDING NUMBER	QUARANTINE STATION USE	ARMY USE	DATE OF CONSTRUCTION	PERIOD	LEVEL OF SIGNIFICANCE
<b>76 &amp; 83</b>	-----	RAEME Vehicle Maintenance Buildings, Garage and Fire Station	1980s	1952 >	Intrusive
<b>78</b>	-----	Change Rooms (associated with Gymnasium B14)	c. 1960s	1952 >	Little or No
<b>79</b>	-----	Quartermaster's Store Offices (Q Store)	1980s	1952 >	Intrusive
<b>81</b>	-----	Toilets	1980s	1952 >	Little or no
<b>82</b>	-----	BBQ Shelter	1980s	1952 >	Little or no
<b>86</b>	-----	Toilet and Shower Block	c. 1970	1952 >	Little or no
<b>87</b>	-----	Boiler Room	c. 1970	1952 >	Little or no
<b>89&amp;101</b>	-----	Guard House and Carport	c. 1990	1952 >	Little or No
<b>1036</b>	-----	Cumpston Cottage Permanent Married Quarters,	1980s	1952 >	Little or no
<b>1039</b>	-----	Cox Cottage - Permanent Married Quarters	1980s	1952 >	Little or no

## BUILDING 2

DATE OF CONSTRUCTION: 1960s

LEVEL OF SIGNIFICANCE: LITTLE OR NO

PRIMARY NAME: Laundry

OTHER NAMES:

LOCATION PLAN AND PHOTOGRAPHS:

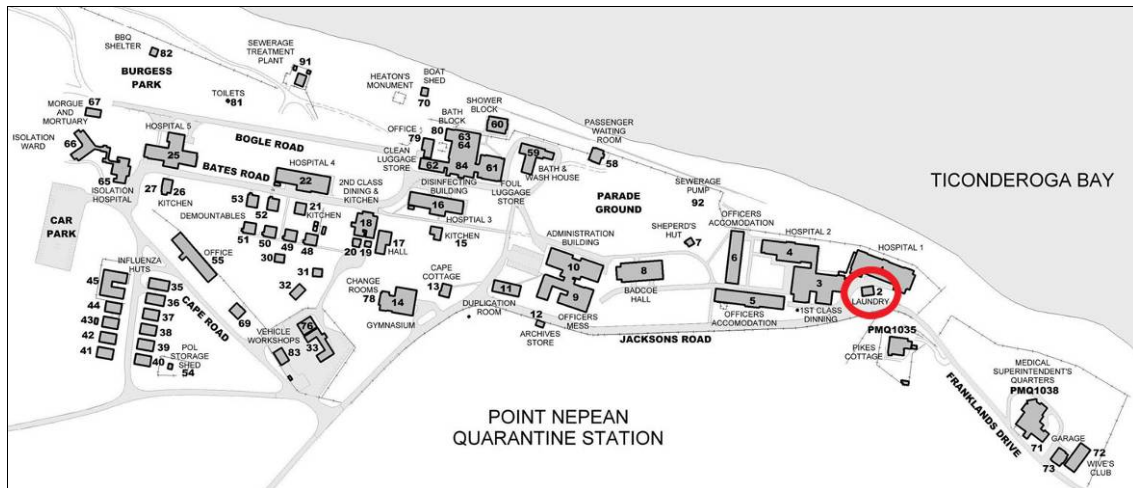


Figure 1 Building 2, northwest view.



## **HISTORY**

This building was constructed by the Army by the early 1960s to service building 1.

## **DESCRIPTION**

This is a rectangular single-storey brick building with a flat corrugated iron roof.

The building is visible in views of the south side of Building 1 from Franklands Drive.

**LOCATION PLAN AND PHOTOGRAPHS:**

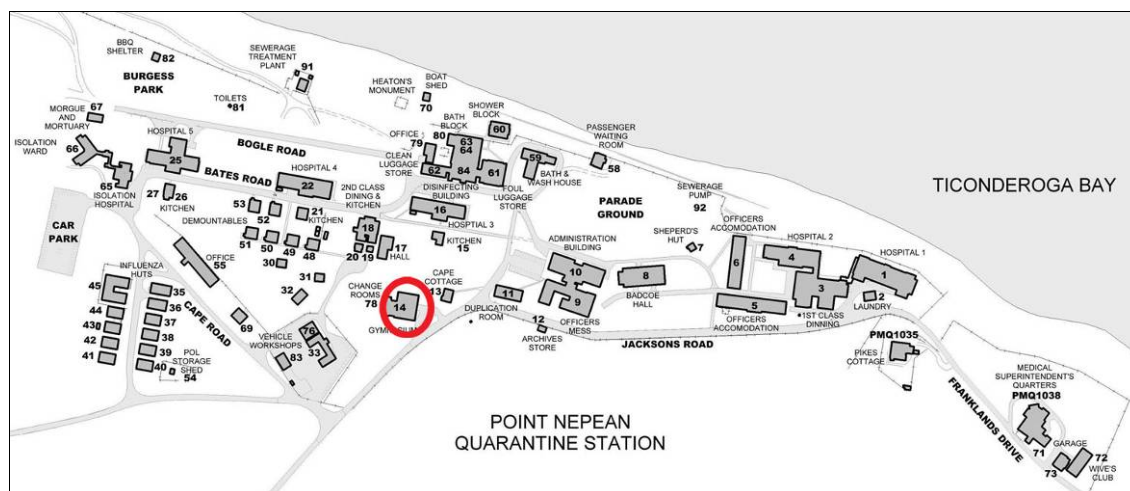


Figure 2 Building 14, front view.



Figure 3 Building 14, side and rear view.

## **HISTORY**

This building was constructed in 1965 at a cost of £25,000 as part of the Officer Cadet School. It was one of a number of buildings constructed at the former Quarantine Station by the OCS between 1963 and 1965.

## **DESCRIPTION**

This building has a steel frame with brick infill and highlight windows, and metal cladding to the west elevation. Internally, the structure has a double-height space.

## BUILDING 17

**DATE OF CONSTRUCTION:** 1970s

**LEVEL OF SIGNIFICANCE:** INTRUSIVE

**PRIMARY NAME:** Army Hall, Weight Room

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

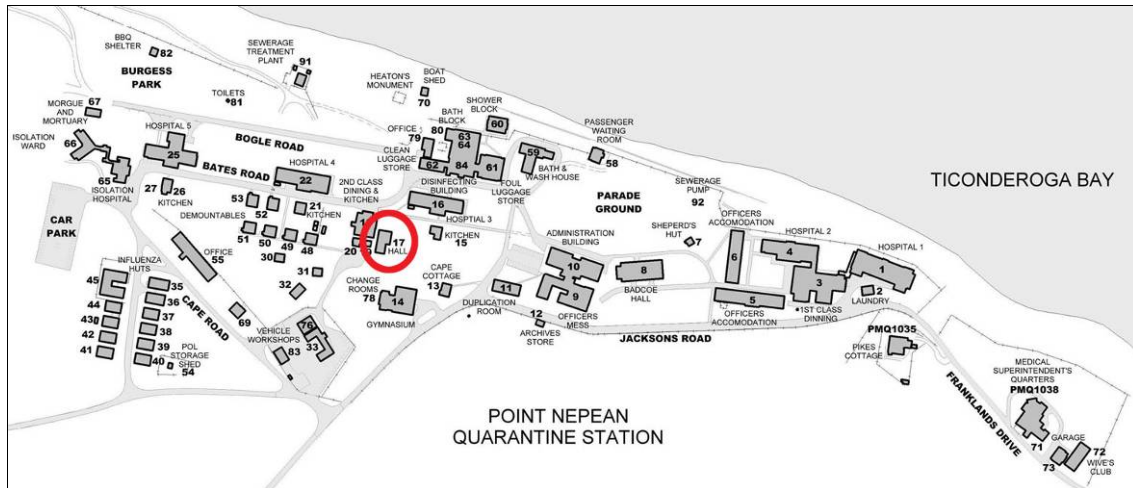


Figure 4 Building 17, southeast view.  
Source: Point Nepean Community Trust.



## **HISTORY**

This building was constructed by the Army in the 1970s for use as a weight room and hall.

## **DESCRIPTION**

This is a rectangular cement sheet building with corrugated iron roof. This building is considered to be a visually intrusive element within the Central Hospital Group, with a visual impact on Buildings 18, 19 and 20.

**DATE OF CONSTRUCTION:** 1960s

**LEVEL OF SIGNIFICANCE:** LITTLE OR NO

**PRIMARY NAME:** Training Shelter

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

**DATE OF CONSTRUCTION:** 1960s

**LEVEL OF SIGNIFICANCE: LITTLE OR NO**

**PRIMARY NAME:** Training Shelter

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

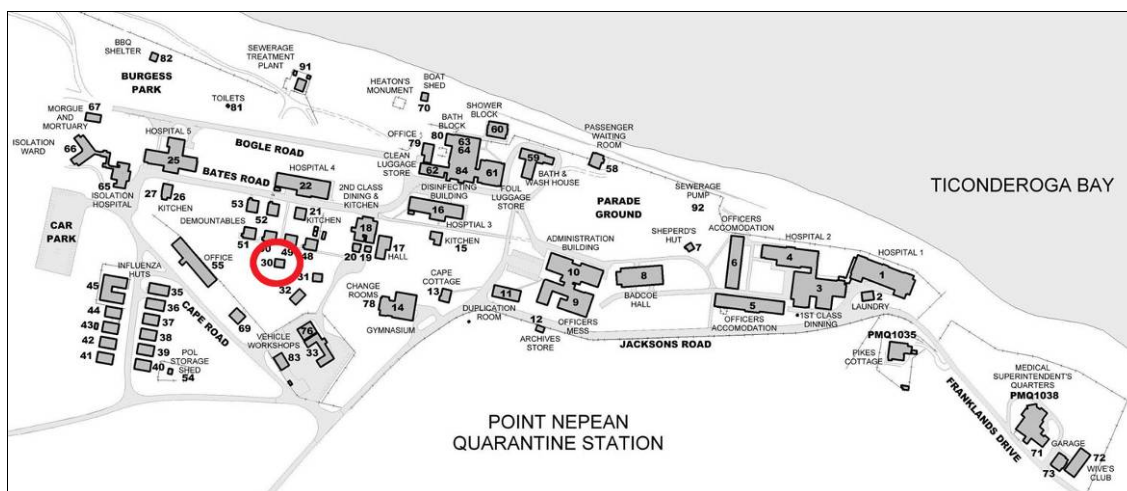


Figure 5 View of Building 30.

## **HISTORY**

This structure is believed to be part of the Officer Cadet School training installations constructed in the 1960s.

## **DESCRIPTION**

This is a metal framed corrugated iron roofed shed with concrete base and open sides.

## BUILDING 31

**DATE OF CONSTRUCTION:** 1960s

**LEVEL OF SIGNIFICANCE:** INTRUSIVE

**PRIMARY NAME:** Training Shelter

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

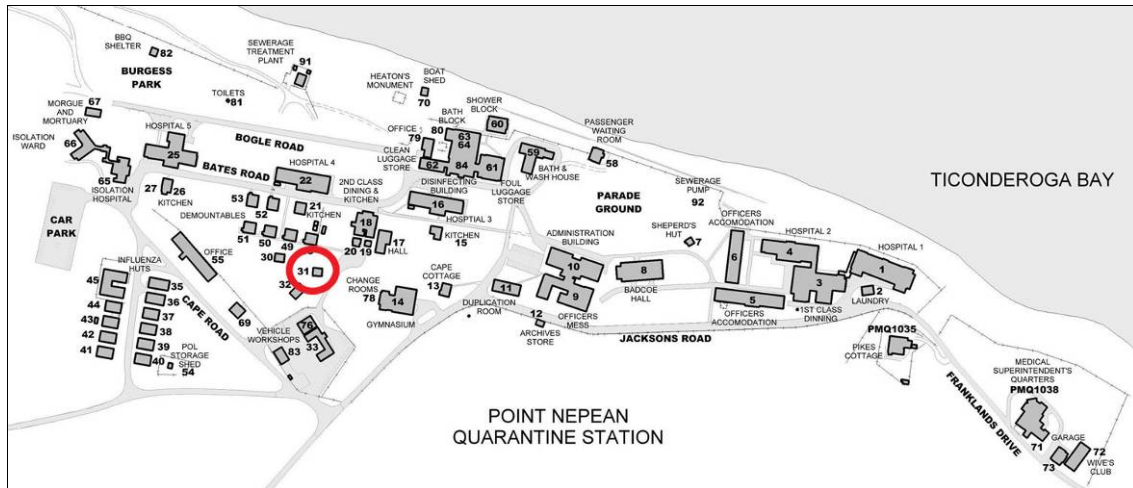


Figure 6 View of Building 31.

## **HISTORY**

This structure is believed to be part of the Officer Cadet School training shelters used in the 1960s.

## **DESCRIPTION**

This is a three sided corrugated iron shed with concrete floor.



## BUILDING 47

**DATE OF CONSTRUCTION:** c. 1980

**LEVEL OF SIGNIFICANCE:** LITTLE OR NO

**PRIMARY NAME:** Ammunition Magazine

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

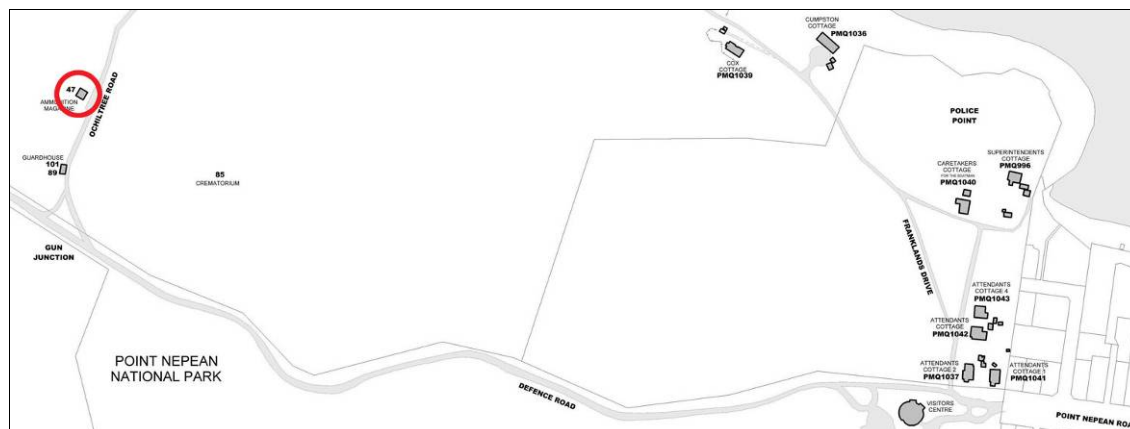


Figure 7 View of Building 47.  
Source: Point Nepean Community Trust.

## **HISTORY**

A magazine was also located in this area in 1961.<sup>1</sup>

## **DESCRIPTION**

This is a red brick rectangular single room building with corrugated iron gabled roof and verandah, within a cyclone wire fenced compound (for security purposes), and located adjacent to and running parallel with Ochiltree Road.

---

<sup>1</sup> Portsea OCS Zoning Plan Drawing 61/538 July 1961, Master Plan OCS Portsea National Archives of Australia Series MT 113/1

## BUILDINGS 51-53

**Date of Construction:** c. 1980

**Level of Significance:** INTRUSIVE

**Primary Name:** Portable Classrooms

**Other Names:** Demountables

**Location Plan and Photographs:**

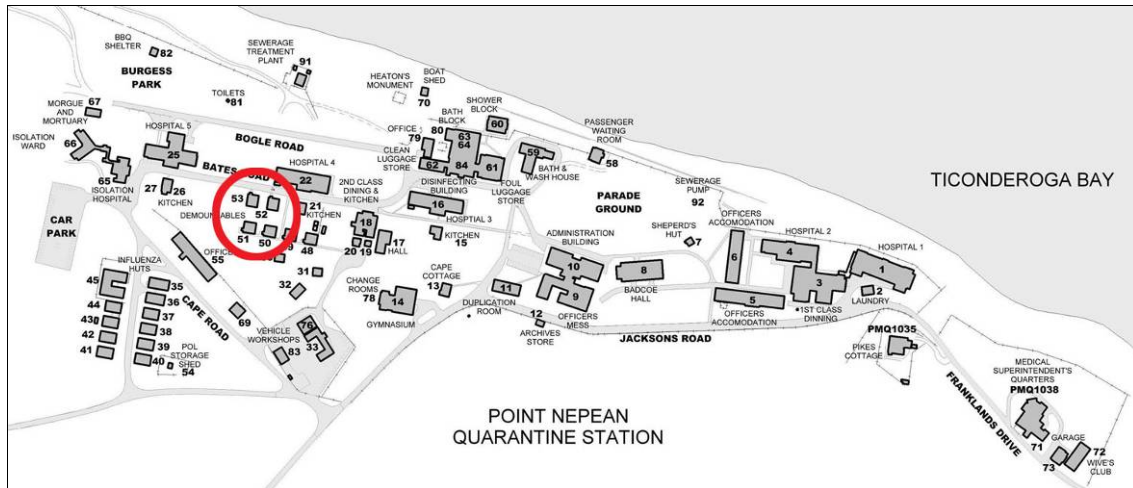


Figure 8 Views of Buildings 51-53.  
Source: Point Nepean Community Trust.



Figure 9 Views of Buildings 51-53.  
Source: Point Nepean Community Trust.

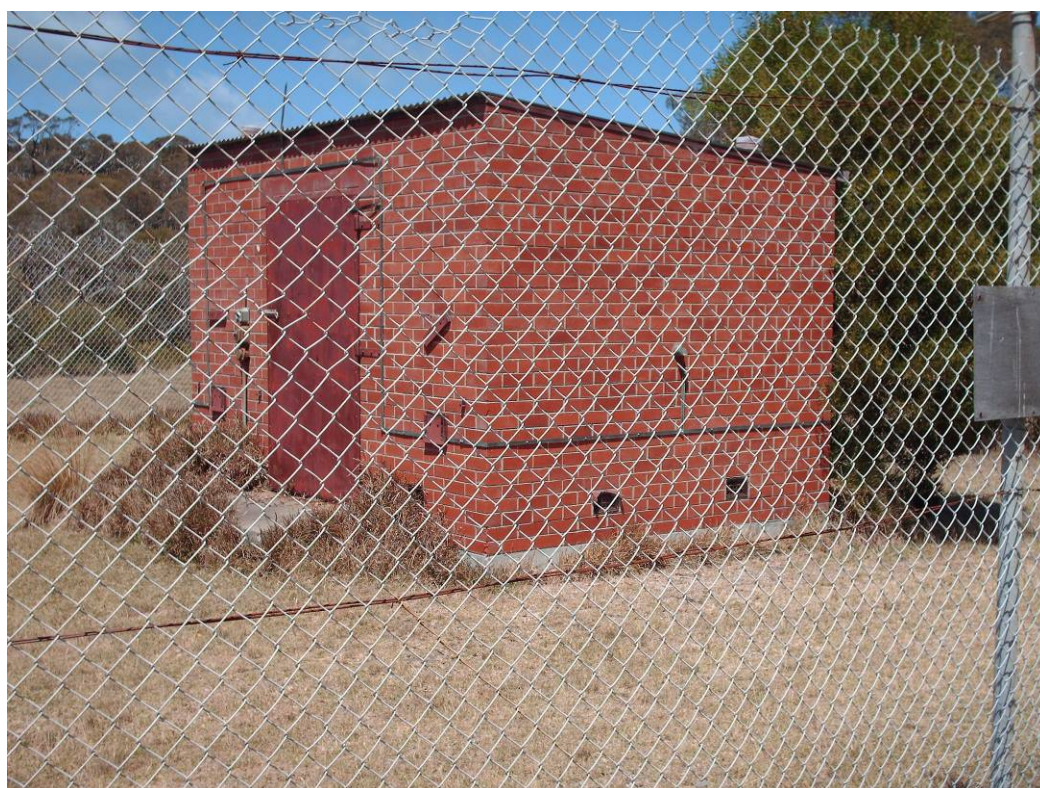
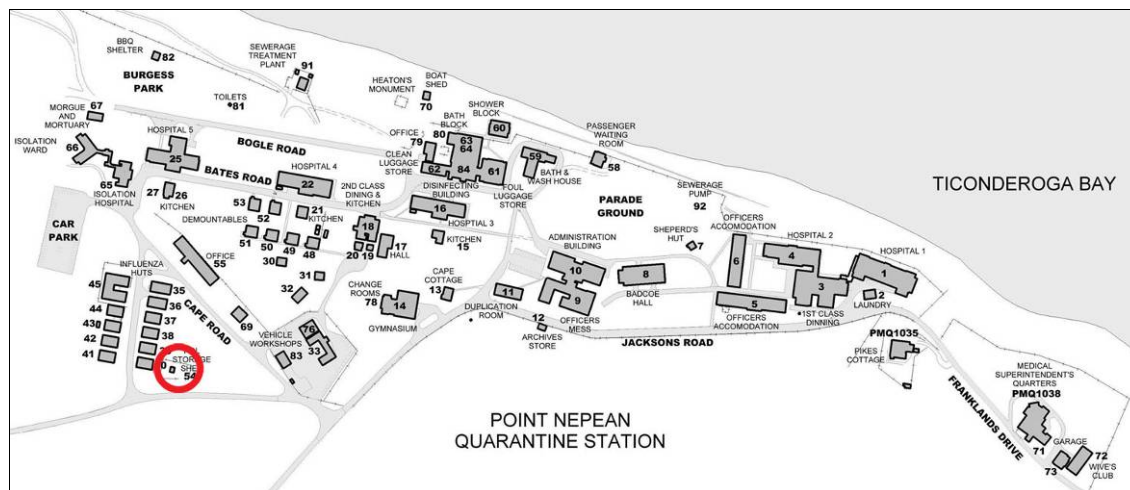
**History:**

Following the occupation of the Quarantine Station by the Officer Cadet School, the School of Army Health occupied the site from 1985 to 1998. During this time, additional educational facilities were required, and these portable classrooms met that demand. Some portable classrooms, Buildings 48-50, have recently been removed from the site.

**Description:**

These are demountable classroom buildings located on open ground. They are north facing with path access to the south, and occupy a prominent position to the south of Hospital No. 4.



**LOCATION PLAN AND PHOTOGRAPHS:**

E19



## **HISTORY**

This small building was constructed by the Army during the period of occupation by the Officer Cadet School, to store petrol, oils and liquids.

## **DESCRIPTION**

This is a red brick rectangular building with sloping galvanized iron roof. The building is located to the southeast of the Influenza Emergency Huts and has no formal vehicle or footpath access.

**BUILDING 55**

**DATE OF CONSTRUCTION:** c. 1980

**LEVEL OF SIGNIFICANCE:** LITTLE OR NO

**PRIMARY NAME:** Army Administration Building

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

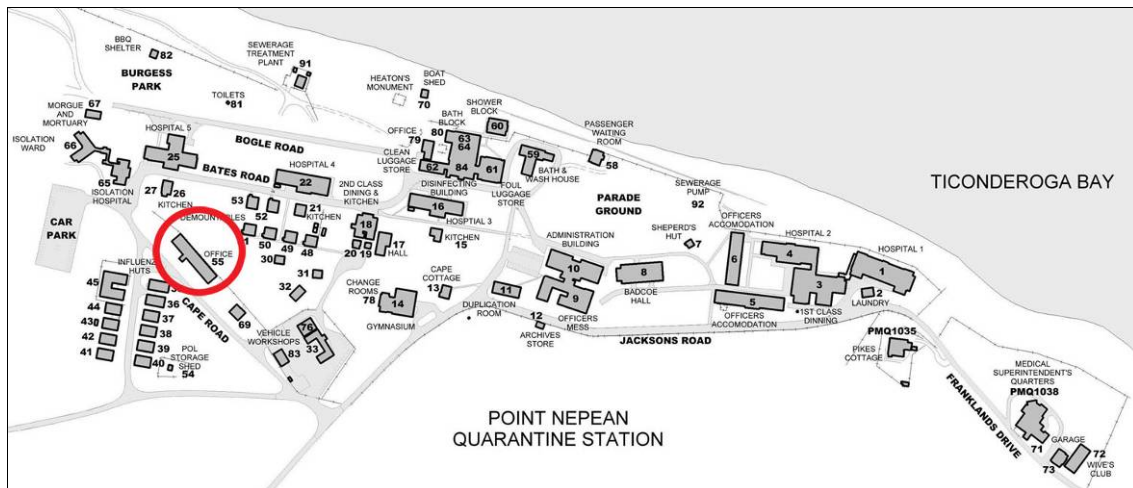


Figure 11 Building 55, south view.

## **HISTORY**

The history of this building is not known, although it is likely to have been constructed or installed by the Officer Cadet School during the 1980s.

## **DESCRIPTION**

This is a lightweight cement sheet rectangular building on an elongated plan, with corrugated iron gabled roof and on elevated stumps.

**BUILDING 57**

**DATE OF CONSTRUCTION:** c. 1960

**LEVEL OF SIGNIFICANCE:** LITTLE OR NO

**PRIMARY NAME:** Gardener's Store

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

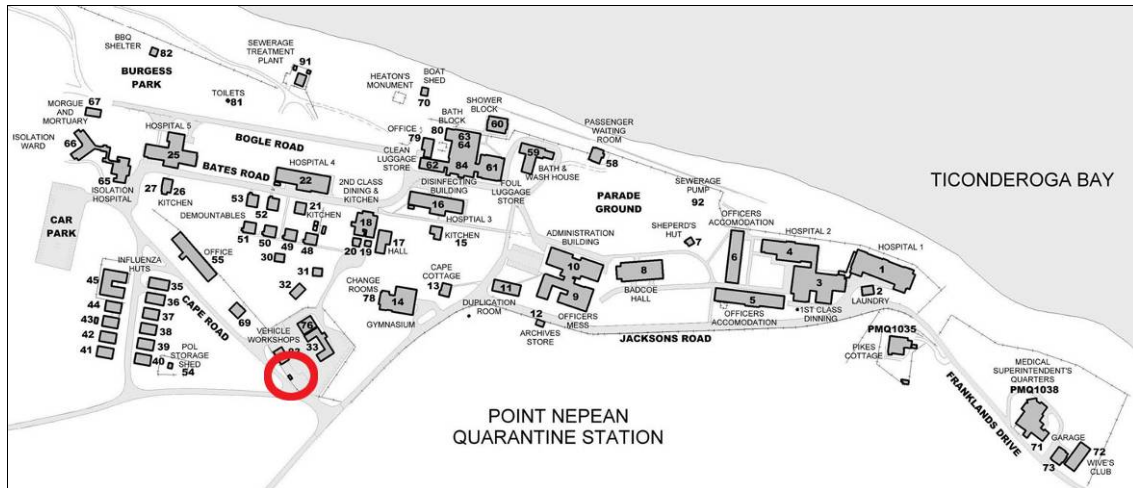


Figure 12 View of Building 57.  
Source: Point Nepean Community Trust.



## **HISTORY**

The history of this building is not known, although it is likely to have been constructed or installed by the Officer Cadet School during the 1960s.

## **DESCRIPTION**

This is a small shed with corrugated iron sheet walling and a skillion roof.

It is located east of the Transport Depot and occupies a highly visible position from the Ochiltree Road entry.

**BUILDING 69**

**DATE OF CONSTRUCTION:** 1980s

**LEVEL OF SIGNIFICANCE:** LITTLE OR NO

**PRIMARY NAME:** Gardener's Store

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

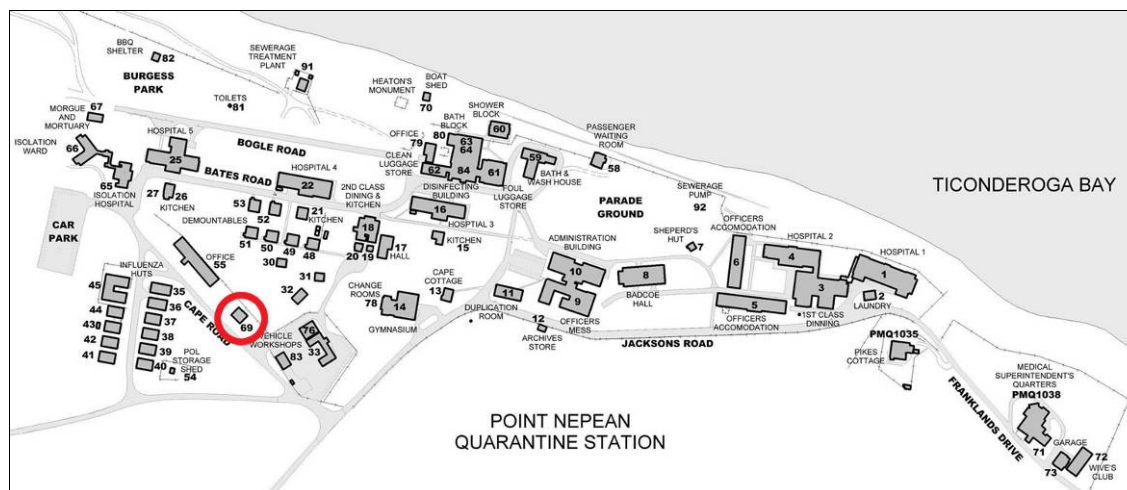


Figure 13 View of Building 69.  
Source: Point Nepean Community Trust.

## **HISTORY**

This is one of a number of utilitarian lightweight structures constructed for grounds maintenance and field training or ancillary purposes during the period of Army occupation of the 1960s, 1970s and 1980s.

## **DESCRIPTION**

Constructed of galvanized iron, this large rectangular structure has a pitched galvanised iron roof.

The building is prominently located on Cape Road.

## BUILDING 70

DATE OF CONSTRUCTION: 1960

LEVEL OF SIGNIFICANCE: INTRUSIVE

PRIMARY NAME: Boat Shed

OTHER NAMES:

LOCATION PLAN AND PHOTOGRAPHS:

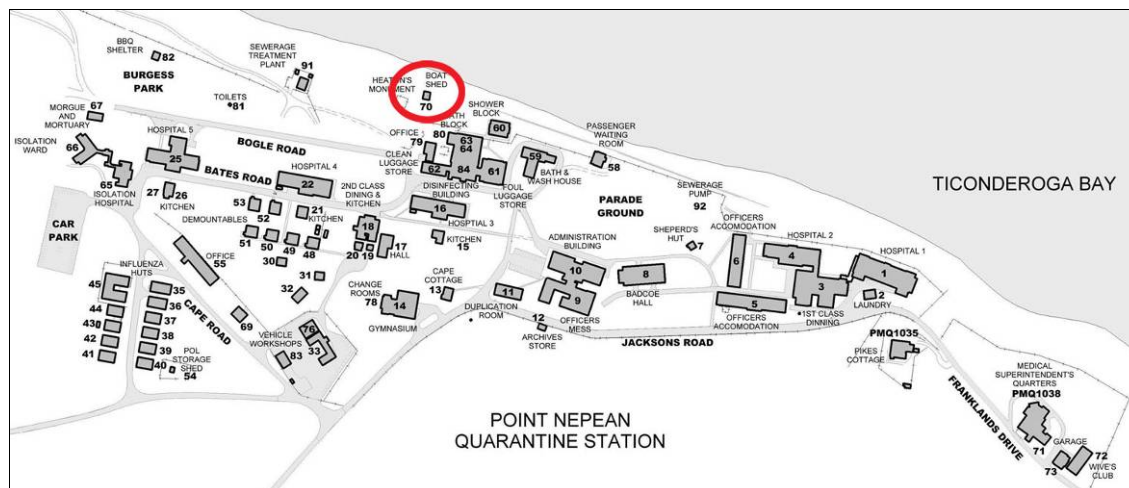


Figure 14 Building 70, northeast view.  
Source: Point Nepean Community Trust.



## **HISTORY**

The Officer Cadet School constructed this building during the Army occupation of the site in the early 1960s. It was probably constructed after the demise of the jetty with its built-in boathouse.

## **DESCRIPTION**

This is a brick rectangular building with gabled corrugated iron roof and north facing roller door with slipway to the foreshore area.

It is prominently and inappropriately located in the historic foreshore area, and has a visual impact on the important Disinfecting and Cleansing complex, when viewed from the northwest.

## BUILDINGS 76 & 83

**DATE OF CONSTRUCTION:** 1980s

**LEVEL OF SIGNIFICANCE:** INTRUSIVE

**PRIMARY NAME:** RAEME Vehicle Maintenance Buildings, Garage and Fire Station

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

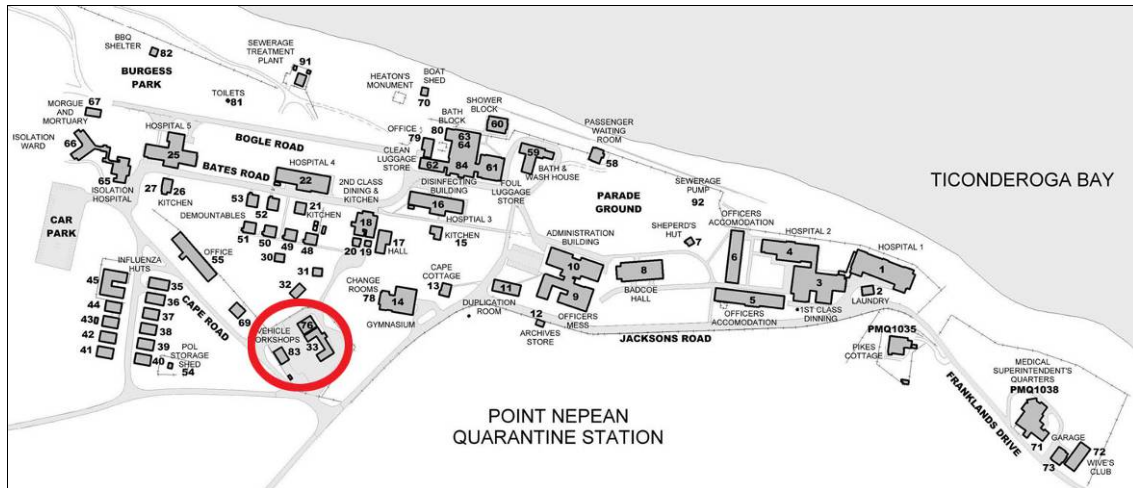


Figure 15 View of Building 76.

Source: Point Nepean Community Trust.



Figure 16 View of Building 83.

Source: Point Nepean Community Trust.

## HISTORY

This is one of a number of utilitarian lightweight structures constructed for grounds maintenance and field training or ancillary purposes during the period of Army occupation of the 1960s, 1970s and 1980s. It is located in the vehicle workshops area of the site.

## DESCRIPTION

These are steel framed and clad rectangular structures with no windows and double roller door fronting a bitumen paved area. Adjacent to these buildings is a vehicle inspection ramp.

The buildings are located adjacent to the stables (Building 33) and the main vehicle entry to the Quarantine Station, and as such they are considered to be visually intrusive. The extensive paving around the buildings is also intrusive in this area of the site.



## BUILDING 78

**DATE OF CONSTRUCTION:** c. 1960s

**LEVEL OF SIGNIFICANCE:** LITTLE OR NO

**PRIMARY NAME:** Change Rooms (associated with Gymnasium B14)

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

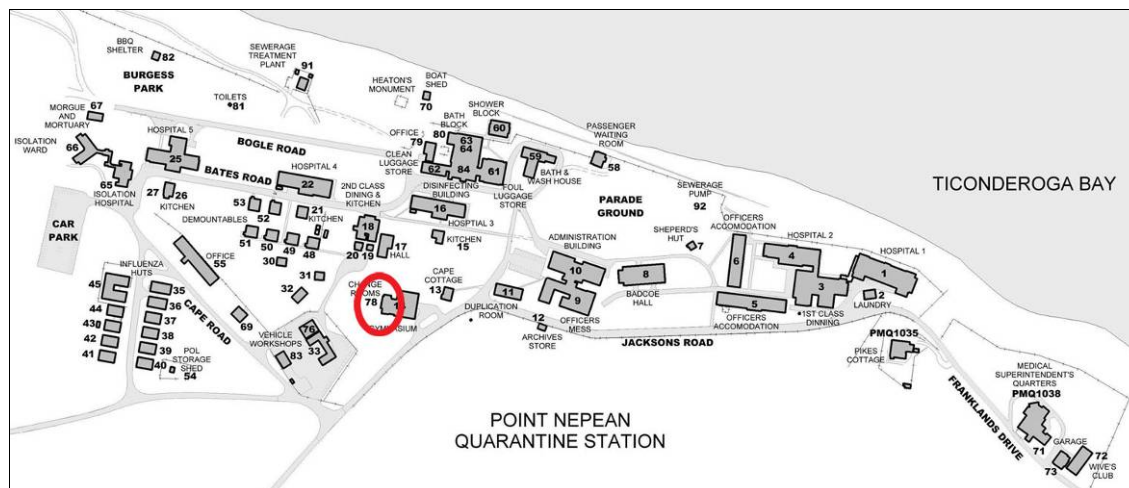


Figure 17 Building 78, rear view with Building 14 (gymnasium) behind.  
Source: Point Nepean Community Trust.



## **HISTORY**

Army occupation of the Quarantine Station introduced several substantial buildings to support the training functions of the Officer Cadet School including the gymnasium (Building 14), Badcoe Hall (Building 8) and cadet accommodation blocks (Buildings 5 and 6). It also introduced several other permanent but lightweight buildings, and this building performed the function of a change room for the adjacent gymnasium.

## **DESCRIPTION**

This is a single storey two room wooden building on elevated stumps, with a north facing semi enclosed verandah and offset rear room and a corrugated iron gable roof. A carport and connection link it to Building 14.

**BUILDING 79**

**DATE OF CONSTRUCTION:** 1980s

**LEVEL OF SIGNIFICANCE:** INTRUSIVE

**PRIMARY NAME:** Quartermaster's Store Offices (Q Store)

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

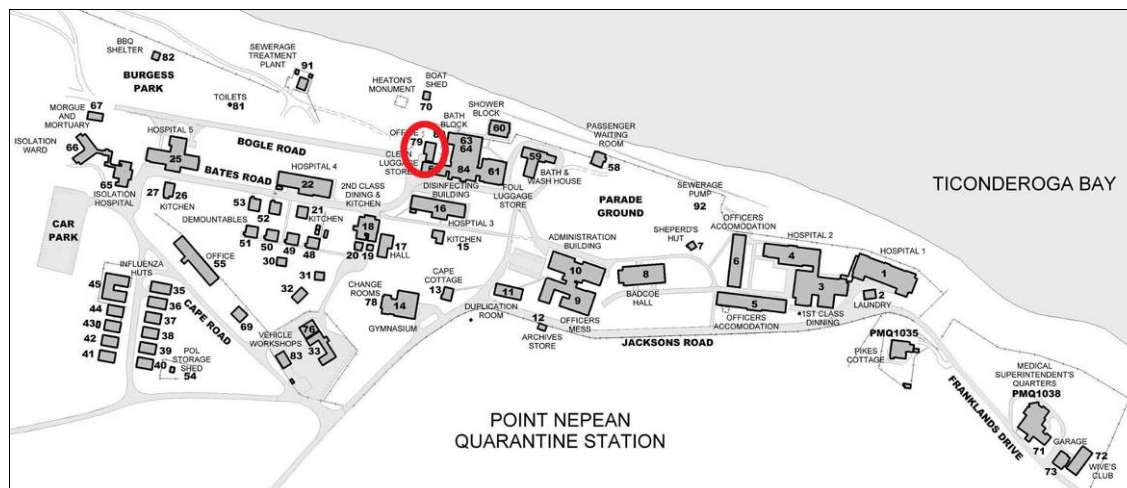


Figure 18 View of Building 79.

Source: Point Nepean Community Trust.

## **HISTORY**

This building was constructed as an Army Quartermaster's office, known as the Q Store, during the Army occupation of the former Quarantine Station.

## **DESCRIPTION**

This is a two-roomed lightweight prefabricated asbestos clad rectangular building with offset front room and corrugated gable roof.

It is sited in a visually intrusive location on the western edge of the important Disinfecting and Cleansing complex, and in terms of views from the foreshore area.

## BUILDING 81

**DATE OF CONSTRUCTION:** c. 1980s

**LEVEL OF SIGNIFICANCE:** LITTLE OR NO

**PRIMARY NAME:** Toilet block

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

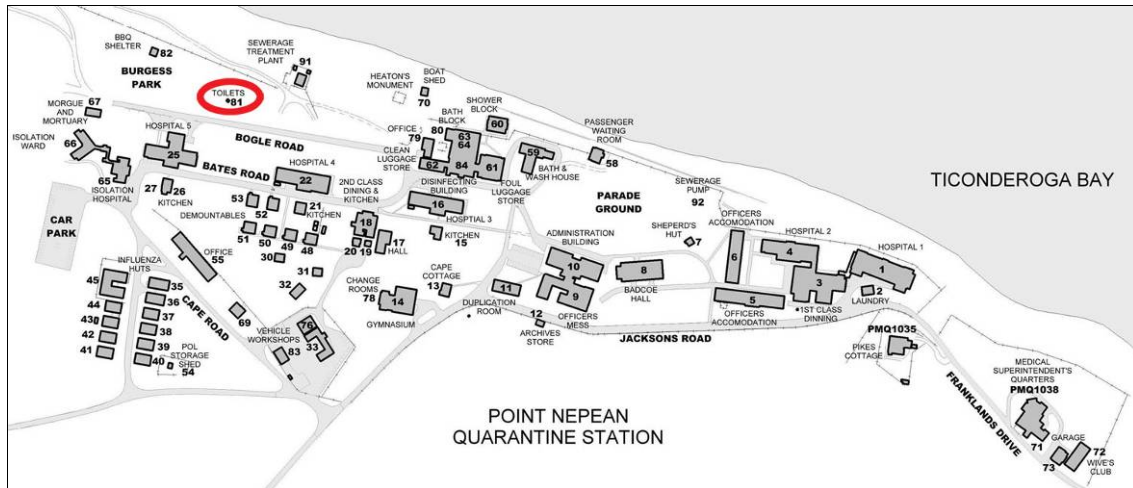


Figure 19 View of Building 81.

Source: Point Nepean Community Trust.



## **HISTORY**

This building appears to have been constructed during the Army occupation of the site as part of the development of the Burgess Park, Jarman Oval and foreshore area.

## **DESCRIPTION**

This is a small lightweight toilet block, constructed on a rectangular concrete slab, with a galvanised iron gabled roof and lattice screening across the front.

## BUILDING 82

**DATE OF CONSTRUCTION:** c. 1980s

**LEVEL OF SIGNIFICANCE:** LITTLE OR NO

**PRIMARY NAME:** BBQ Shelter

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

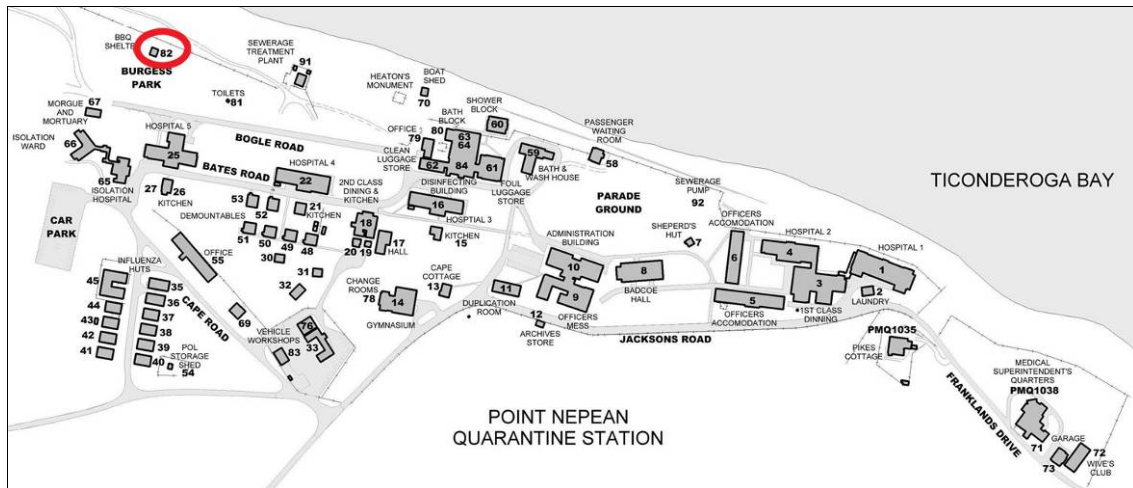


Figure 20 View of Building 82.  
Source: Point Nepean Community Trust.

## **HISTORY**

This building appears to have been constructed during the Army occupation of the site as part of the development of the Burgess Park, Jarman Oval and foreshore area.

## **DESCRIPTION**

This timber framed BBQ shelter is constructed over a concrete paved area. The shelter is partially enclosed by lattice screening around the redbrick BBQ.

## BUILDING 86

**DATE OF CONSTRUCTION:** c. 1970

**LEVEL OF SIGNIFICANCE:** LITTLE OR NO

**PRIMARY NAME:** Shower Block site

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

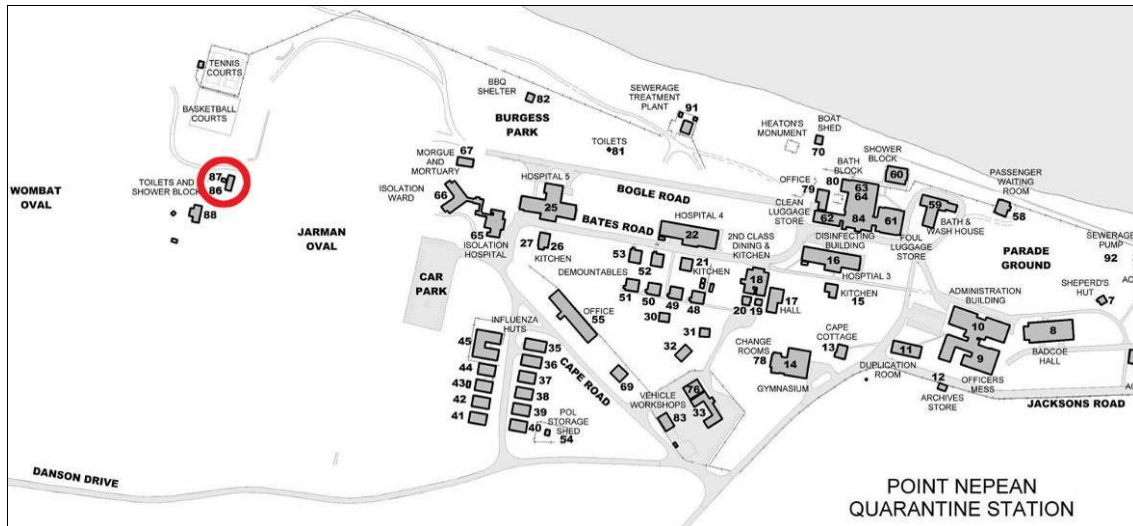


Figure 21 View of site of Building 86.  
Source: Point Nepean Community Trust.



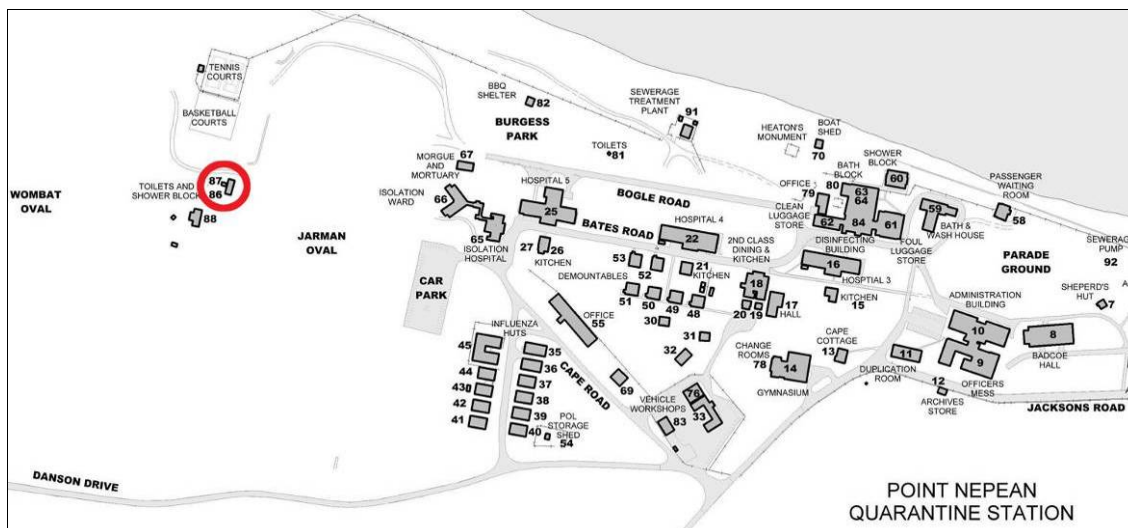
## **HISTORY**

This building was constructed during the Army occupation of the site as part of the development of the Burgess Park, Jarman Oval and foreshore area, and has been removed.

## **DESCRIPTION**

This building has been removed; two rectangular concrete slabs remain.

**LOCATION PLAN AND PHOTOGRAPHS:**



No image.

## HISTORY

This building appears to have been constructed during the Army occupation of the site as part of the development of the Burgess Park, Jarman Oval and foreshore area.

### DESCRIPTION

N/A



## BUILDINGS 89 & 101

**DATE OF CONSTRUCTION:** c. 1990

**LEVEL OF SIGNIFICANCE:** LITTLE OR NO

**PRIMARY NAME:** Guard House and Carport

**OTHER NAMES:**

**LOCATION PLAN AND PHOTOGRAPHS:**

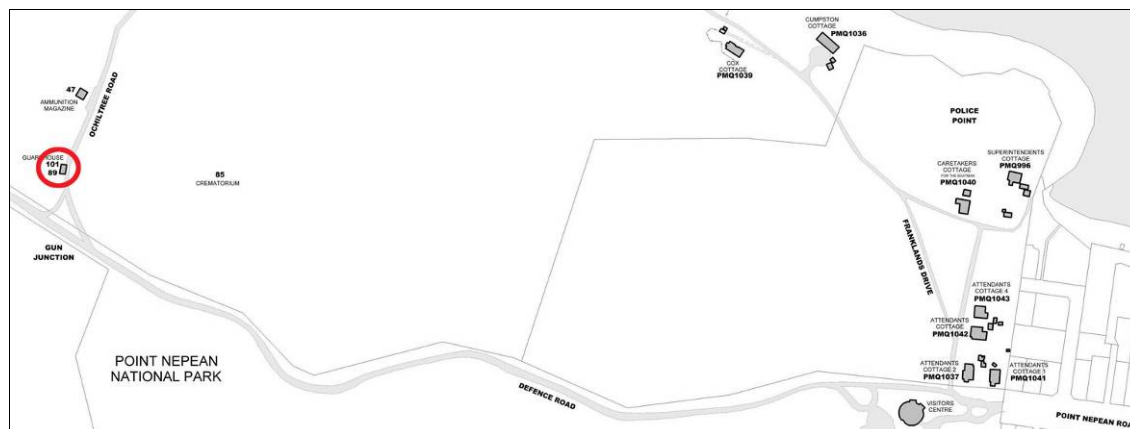


Figure 22 View of Building 89.  
Source: Point Nepean Community Trust.



## **HISTORY**

These buildings were constructed by the Army at the main access points to the Quarantine Station – Police Point and Defence Road.

## **DESCRIPTION**

These buildings are rectangular painted brick buildings with corrugated iron gabled roof sloping to form an open verandah.

## BUILDING 1036

**DATE OF CONSTRUCTION:** 1974

**LEVEL OF SIGNIFICANCE:** LITTLE OR NO

**PRIMARY NAME:** Cumpston Cottage

**OTHER NAMES:** Permanent Married Quarters

**LOCATION PLAN AND PHOTOGRAPHS:**

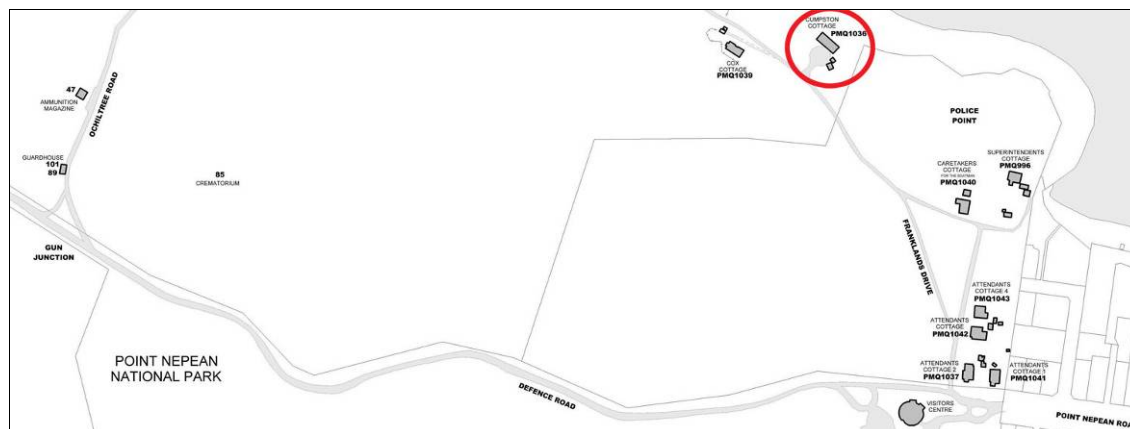


Figure 23 View of Building 1036.

## **HISTORY**

The Commonwealth Department of Health constructed two new buildings during the early 1970s to meet accommodation demands after quarantine activities had resumed at the site following the opening of Tullamarine airport. These two buildings were the FE Cox Block (1972) and the JHL Cumpston Block (1974). In 1980 the Department of Health vacated the site and both the buildings became surplus. They were subsequently used as Army residences.

## **DESCRIPTION**

This 2-3 bedroom house is a timber-frame rectangular dwelling with Shadowclad timber plywood walls and a corrugated iron roof. It was designed and built by Fairweather Homes for the Department of Health.

## BUILDING 1039

**DATE OF CONSTRUCTION:** 1972

**LEVEL OF SIGNIFICANCE:** LITTLE OR NO

**PRIMARY NAME:** Cox Cottage

**OTHER NAMES:** Permanent Married Quarters

**LOCATION PLAN AND PHOTOGRAPHS:**

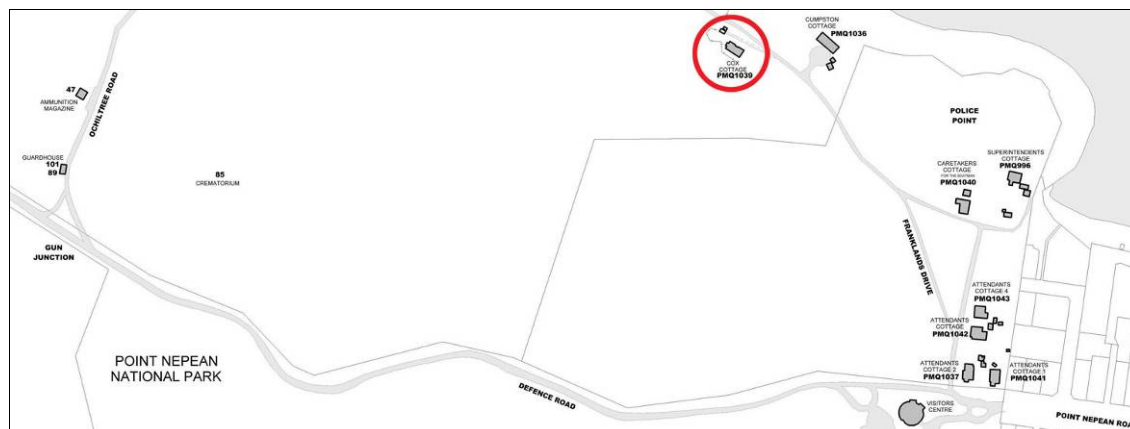


Figure 24 View of Building 1039.



## **HISTORY**

The Commonwealth Department of Health constructed two new buildings during the early 1970s to meet accommodation demands after quarantine activities had resumed at the site following the opening of Tullamarine airport. These two buildings were the FE Cox Block (1972) and the JHL Cumpston Block (1974). In 1980 the Department of Health vacated the site and both the buildings became surplus. They were subsequently used as Army residences.

## **DESCRIPTION**

This 2-3 bedroom house is a timber-frame rectangular dwelling with Shadowclad timber plywood walls and a corrugated iron roof. It was designed and built by Fairweather Homes for the Department of Health.

## APPENDIX F      LANDSCAPE



NAME	DATE	SIGNIFICANCE	PAGE NO
Police Point Park Precinct	c. 1850s - present	Primary	F5
Foreshore Precinct (includes Old Cemetery and Heaton's Monument)	1852 – c. 1960s	Primary	F11
Point Nepean Cemetery	1854 - 1952	Primary	F19
Lower Hospital Precinct	1858 – c. 1970s	Primary	F23
Superintendents Precinct	1899 – c. 1930s	Primary	F31
First Class Dining Precinct (Courtyard)	1916 - present	Primary	F37
Parade Ground	1850s – 1990s	Primary/Secondary	F41
Jarman/Wombat Ovals	1950s – 1960s	Secondary	F49
Officer Accommodation Precinct	1960s	Secondary	F55
Badcoe Hall Precinct	c. 1963 - 1966	Secondary	F61
Administration Precinct	1916 - present	Little or No/Primary	F65
Police Point Residential Precinct	1880s - 1920s	Little or No	F71
Influenza Hut Precinct	1919 - present	Little or No	F77
Matrons Cottage Garden	Mid 20th century – 1980s	Little or No	F83
Cumpston Cox Gardens	c. 1980s	Little or No	F85





**POLICE POINT PARK PRECINCT****DATE OF DEVELOPMENT:** c. 1850s - present**LEVEL OF SIGNIFICANCE:** PRIMARY**PRIMARY NAME:** Police Point Shire Park**OTHER NAMES:****LOCATION PLAN AND PHOTOGRAPHS:**



Figure 2 Recent municipal plantings in east of area adjacent to escarpment Tea Trees



Figure 3 View to the south along Franklands Drive. Red Flowering Gum on left side of carriageway

## HISTORY

The area of Police Point Shire Park was the entry point to the Quarantine Station and the setting to a residential group of buildings. The first of these were the original Police Barracks, since demolished. Land access to the Quarantine Station was initially through this area, and by 1891 the general form of access roads extant today were already in place.

Building 1040 was constructed in 1888 and used as the residence of boat crewmen, caretaker and gatekeeper. Building 966 was constructed to the east in the early twentieth century on the site of the old Police Barracks, and in the 1920s the residential group in the south of the area were constructed.

An oblique aerial photograph from this period shows the placement of buildings throughout the area and the configuration of access roads. The northern part of the site was open, with fencing and hedges defining the two residential yard areas. Scrub vegetation is located on the coastal escarpments, between the northern and southern building groups, and to the west of the diagonal line of Franklands Drive. The 17 hectare extent of the Park was transferred from the Commonwealth to Mornington Peninsula Shire in 2004.



Figure 4 Detail of c.1922 oblique aerial photograph.  
Source: National Archives of Australia.

## DESCRIPTION

[See also 'Police Point residential precinct' below.]

The precinct consists of two building groups located at the southern entry and central area of the Park respectively. The central residential buildings are contained within domestic scale garden settings, in generally poor condition. Like the building group to the south, fruit trees – figs (*Ficus carica*) – are amongst the few notable plantings. The garden areas are defined by low timber paling fences and timber pickets.

Notable tree plantings within the Park include a row of Southern Mahogany (*Eucalyptus botryoides*) along the entry from Defence Road towards the centre of the site, which show signs of lopping and mature regrowth. A dense avenue planting of Coast Tea Tree (*Leptospermum laevigatum*) is located along the diagonal alignment of Franklands Drive. Two mature Red Flowering Gums (*Corymbia ficifolia*) are located within the avenue alignment. The size of these trees suggests they pre-date the Officer Cadet School period of development. The coastal perimeter and western side of the Park is covered with Coastal Tea Tree Scrub. The central and northern sections of the Park are open turfed areas.

The coastal perimeter is bounded by a timber railing barrier. The boundary with the Quarantine Station proper is defined by a cyclone mesh fence.

**INTEGRITY**

☐ **Good**                      ☒ **Fair**                      ☐ **Poor**

The general character of coastal scrub and open turfed areas are consistent with the Quarantine Station period of development, as is the configuration of roads within the Park. New municipal plantings have been introduced within the site that have the potential to alter the character of the place.

**CONDITION**

☐ **Good**                      ☒ **Fair**                      ☐ **Poor**

The garden areas associated with the two residential buildings are in generally poor condition although the form of the areas is well defined by fencing. Trees within the site, notably the Southern Mahogany, show historical signs of poor management practices such as lopping. These trees require specialist arboricultural assessment.

**LEVEL OF SIGNIFICANCE**

Police Point Shire Park is of primary significance as the setting for an important residential precinct of the Quarantine Station, illustrating the separation of residential and institutional functions within the site. The road alignment dates from at least the late nineteenth century as the primary controlled entry point into the Station past, initially, the Police Quarters, and later the Gatekeeper's residence. The mix of open space in the north of the site and perimeter of dense coastal scrub is consistent with the character of the site during the period as Quarantine Station, and the two Red Flowering Gums along Franklands Drive were likely planted during this period. The two northern residential garden areas are significant as evidence of the residential nature of the area, illustrating the separation of functional uses across the Quarantine Station site. The fabric and plantings of these gardens are not considered significant.

**SIGNIFICANT ELEMENTS**

- Open turfed area in northern section of the park.
- Perimeter of coastal scrub.
- Road alignment dating from at least the late nineteenth century.
- Form of the two central residential gardens.
- Two Red Flowering Gums along Franklands Drive

**RECOMMENDATIONS**

Retain the overall character of the Park of open turf with a perimeter of dense coastal scrub.

Retain and interpret the residential garden areas associated with Buildings 996 and 1040. Limit plantings within these gardens to taxa of a domestic scale, designed to avoid interpretation as a period garden.

Retain the distinctive alignment of roads within this area with the goal of re-establishing access into the Quarantine Station from this Point, illustrating the prior functional use of the area as the control point for land access, and as a part of the original Quarantine complex.

Limit new landscape works within the Park to avoid over-ornamentation in line with the character of the broader Quarantine Station landscape, balanced with the contemporary use of the precinct as public open space and passive recreational requirements inherent in that use.

Manage the mature trees within the Park as part of an Arboricultural Management Plan. Assess the structure of the row of Southern Mahogany due to past lopping practices and the propensity of this taxon to drop large limbs.





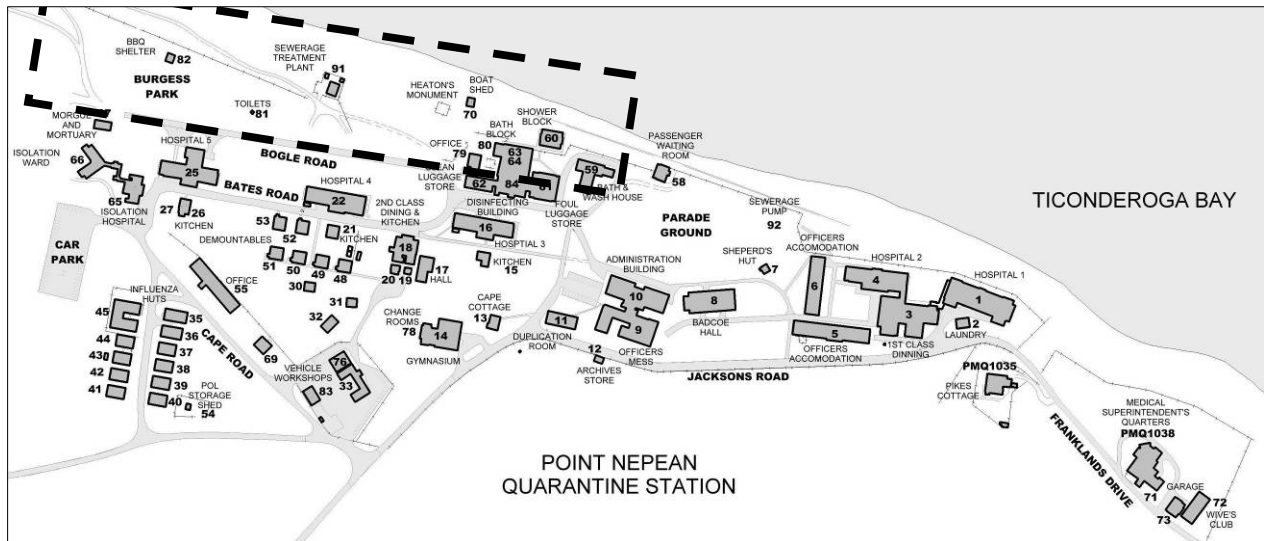
**FORESHORE (OLD CEMETERY/HEATON'S MONUMENT) PRECINCT****DATE OF CONSTRUCTION:** 1852 – c. 1960s**LEVEL OF SIGNIFICANCE:** PRIMARY**PRIMARY NAME:** Foreshore Precinct**OTHER NAMES:** Old Cemetery and Heaton's Monument**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 5 View of the Bathing and Disinfection complex environs.



Figure 6 Old Cemetery with Heaton's Monument in the background.



Figure 7 Scattered indigenous trees and turf area of Burgess Park.

## HISTORY

The landscape around the Bathing and Disinfection complex is directly related to the function of the buildings in this area, developed from the 1850s through to the 1920s. As a critical phase in the processing of new arrivals, these environs have been developed for utilitarian purposes, with an overwhelmingly industrial character.

A trolley system, developed in the early twentieth century, ran from the jetty into the Foul Luggage area before being sanitised. Trolley lines linked the buildings used for processing luggage and the area was enclosed with post and wire fencing. The c.1922 oblique aerial photograph shows the spartan nature of this area at that time. During the 1930s another aerial view reveals limited hedge plantings along the boundary with the seafront and around the perimeter of the buildings.

To the west, the cemetery was created in response to the pressing need to bury victims from the Ticonderoga in 1852. However the location chosen proved unsatisfactory and concerns were raised over its close location to the balance of the Quarantine Station complex. A new cemetery was established to the west by September 1854 (Point Nepean Cemetery), and burials ceased at this site. Heaton's Monument was constructed 1856-58 with a single burial vault. Measuring 175 feet by 115 feet (53.3m by 35m), the area was defined by a white picket fence, visible in a number of views taken during the early twentieth century. A white picket fence was also located immediately around Heaton's Monument.

By the mid-twentieth century the cemetery appears to have been in a state of neglect. The white picket fencing was in a state of disrepair, and pioneer coastal vegetation was well established within the area. In 1952 the extant memorial remains (with the exception of Heaton's Monument) were transferred to Point Nepean Cemetery located to the west. However the remains of approximately 100 interments are believed to remain within the site. A white picket fence has been reconstructed around Heaton's Monument, but the perimeter fence has been removed.

The balance of the foreshore precinct has remained relatively undeveloped throughout the site history. The aerial photographic record (1920s onward) reveals the area to the west was wooded with scattered coastal scrub, denser closer to the shoreline. In recent decades the density of the scrub cover has been reduced. In the 1970s a Sewage Treatment Plant was located in the foreshore area. Burgess Park, including a BBQ shelter (c. 1980s) was established as a turfed area with retained coastal trees.



Figure 8 Detail of c.1922 aerial. Note the open nature of the cemetery grounds and density of foreshore vegetation to the west.

Source: National Archives of Australia





Figure 9 Detail of early twentieth century photograph, illustrating the industrial character of the area. Post and wire fencing can also be seen.  
Source: Point Nepean Community Trust



Figure 10 Hedges and fencing can be seen in this c. 1938 view. A white picket fence is visible around the perimeter of the cemetery at top right of picture.  
Source: State Library of Victoria





Figure 11 Mid-twentieth century view of the cemetery and Heaton's Monument. Pioneer coastal vegetation had established within the area.

Source: Point Nepean Community Trust

## DESCRIPTION

The foreshore precinct includes the landscape immediately around the former Bathing and Disinfecting complex (Buildings 59-64, 84), the cemetery and Burgess Park.

The eastern extent of the area around the former Bathing and Disinfecting complex is a spartan, open area developed for utility and devoid of almost any concessions to landscape ornamentation. The northern side of the complex is open to Port Philip Bay. Ground surfaces around and between the buildings are paved in concrete and asphalt, containing remnant sections of the trolley system rails used to transport luggage into and through the building complex.

The cemetery area is almost indiscernible from the balance of the foreshore extending westwards to Burgess Park. The presence of the fenced Heaton's Monument and a commemorative stone are the only indications that this was the first burial ground of the former Quarantine Station. The cemetery area is covered with mown turf interspersed with Coast Tea Tree and Moonah.

A sewage treatment plant is located between the cemetery and Burgess Park. Burgess Park, like the cemetery, consists of open turf scattered with mature Moonah (*Leptospermum laevigatum*) and Coast Tea Tree (*Leptospermum laevigatum*). Willow Myrtle (*Agonis flexuosa*) has also been planted in this area. A timber barbeque shelter is located adjacent to the northern cyclone mesh fence, which restricts access to the beach and cemetery area.

**INTEGRITY**

☐ **Good**                      ☒ **Fair**                      ☐ **Poor**

The institutional/industrial character of the Bathing and Disinfection complex has been maintained throughout the twentieth century. Hard landscaping and remnant trolley tracks assist in interpreting the prior use of the site. The interpretation of the cemetery has been diminished somewhat by the relocation of funerary monuments to Point Nepean Cemetery and the removal of the perimeter fence. The reduction over recent decades in the density and area of coastal vegetation from the west of the precinct has also diminished the area's character.

**CONDITION**

☐ **Good**                      ☒ **Fair**                      ☐ **Poor**

**LEVEL OF SIGNIFICANCE**

The foreshore precinct is of primary significance. The stark landscape setting of the Bathing and Disinfection complex is characteristic of the broader Quarantine Station landscape, and reflects the utilitarian nature of the area. Remnant elements of the trolley system between the buildings assist in conveying an understanding of its prior use.

The site of the old cemetery area is of primary significance as one of the earliest extant features of the Quarantine Station site. It contains the remains of approximately 100 people who died during the early years of the Quarantine Station, many victims of the first detained ship, *Ticonderoga*. Heaton's Monument is also of primary significance, including for its aesthetic and architectural values as well as its historical significance, and assists in conveying a sense of gravitas to the cemetery zone.

The scattered coastal vegetation throughout the area is a consistent feature of the precinct throughout the site's history. Burgess Park as a discrete landscape feature is not considered to be of significance. The sewage treatment plant is visually intrusive within the area.

**SIGNIFICANT ELEMENTS**

- Configuration of hard paved surfaces around Bathing and Disinfection complex, including remnant sections of trolley lines.
- Site of old cemetery.
- Heaton's Monument.
- Scattered coastal vegetation throughout the western sections of the precinct.

**RECOMMENDATIONS**

Retain and conserve the remnant sections of trolley track embedded in paving within the Bathing and Disinfection complex.

Give consideration to reconstructing the white picket fencing around the perimeter of the old cemetery to assist in the interpretation of the area as a burial ground. Sufficient photographic and documentary evidence exists to ensure accurate style and placement can be achieved.

Control spread of coastal vegetation within cemetery area, retaining existing trees as specimens in turf.

Remove the visually intrusive cyclone mesh fencing. If required, new fencing should be less obtrusive and located closer to the shoreline to allow access to the cemetery area.

Consider relocating the visually intrusive sewage treatment plant, if practicable. Dense coastal screening vegetation should be established if relocation is not possible.

Re-establish dense coastal vegetation cover along the foreshore west of the cemetery area including Burgess Park.

Retain or remove the BBQ structure in Burgess Park.



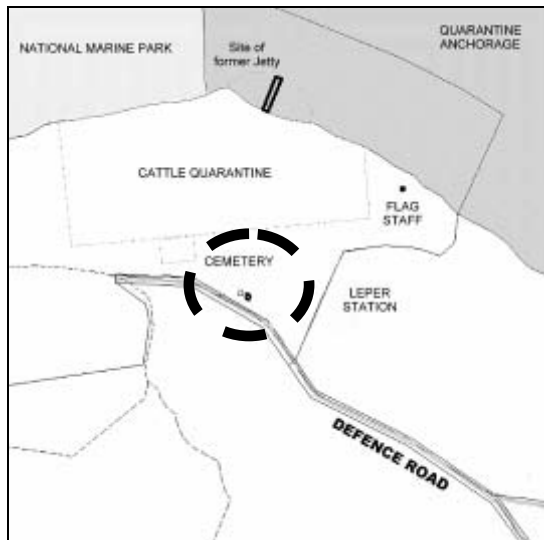
**POINT NEPEAN CEMETERY PRECINCT****DATE OF DEVELOPMENT:** 1854 - 1952**LEVEL OF SIGNIFICANCE:** PRIMARY**PRIMARY NAME:** Point Nepean Cemetery**OTHER NAMES:** New Cemetery**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 12 Row of relocated funerary memorials from the first Quarantine Station cemetery.





Figure 13 Self-sown indigenous trees within gravesites.

## HISTORY

The cemetery was established in 1854, only two years after the first burials for victims of the *Ticonderoga* at the first cemetery, located to the east. The location for these first interments proved unsatisfactory, particularly the close location to the balance of the Quarantine Station complex.

Many early settlers were buried in the new cemetery, as well as sailors from the ships *Tornado* (1868) and *Cheviot* (1887), wrecked at the Heads. This cemetery was also used by local residents until the General Cemetery at Sorrento was opened to the public in 1890. In 1952 the surface remains (several stone monuments and the remains from the Heaton Monument vault) in the old cemetery were relocated to the new cemetery.<sup>1</sup>

---

<sup>1</sup> *Point Nepean Quarantine Station Conservation Management Plan*. Response to submissions version. 2007, p. 139



Figure 14 Views of the cemetery, 1983. The white picket fencing was yet to be constructed.

Source: Point Nepean Conservation Trust.

## DESCRIPTION

The cemetery is located within a clearing in the western part of the study area, managed by Parks Victoria as part of Point Nepean National Park. The area is bounded by a white painted picket fence on the south, west and north sides. An asphalt access path is located on the eastern side, part of the National Park's walking trail system. A white angled timber fence partially encloses the cemetery on the east side.

Defined gravesites are bounded by low white picket fence enclosures. Some graves feature original headstones and iron railings or timber markers with bronze plaques.

Six of the graves on the eastern boundary are re-burials from the old Quarantine Station, undertaken in 1952.<sup>2</sup>

Grave locations are marked by simple numbered metal stakes with a symmetrical Clover Cross.

The area is open, and in the main turfed, but self sown *Acacia* (*Acacia sp.*), Coastal Tea Tree (*Leptospermum laevigatum*) and Moonah (*Melaleuca lanceolata*) are scattered throughout the area, especially within enclosed grave sites where mowing does not control seedlings. A

<sup>2</sup> It is not entirely clear if the remains were transferred with the memorial fabric.

commemorative plaque to those who died on the Ticonderoga, sponsored by descendant emigrants, is located near the asphalt access path.

## INTEGRITY

☒ **Good**                      ☐ **Fair**                      ☐ **Poor**

Whilst the earlier form of the area is not entirely clear, the fenced nature of the cemetery, retention of grave memorials and surrounds and generally cleared nature of the grounds assist in the reading of the area as a cemetery.

## CONDITION

☐ **Good**                      ☒ **Fair**                      ☐ **Poor**

Whilst the cemetery is neatly maintained, a number of elements require conservation works. These include the fabric of a number of memorials, some of which lie broken at the grave site; fencing throughout the area which is showing signs of damage or decay; and self-sown woody vegetation, particularly that growing within grave enclosures, which has the ability to damage heritage fabric and eventually mask the interpretation of the site as a burial ground.

## LEVEL OF SIGNIFICANCE

Point Nepean Cemetery is of primary significance, reflecting the sometimes fatal outcome of infectious disease, and broadening the understanding of the role of the Quarantine Station. Burials at the cemetery also help illustrate the maritime history of the area, including maritime disasters, as well the early settlement and military history of Point Nepean. The isolated nature of the site in relation to the main Quarantine Station complex also illustrates concerns regarding the burial of those who have died of infectious disease, particularly in the early history of the Station site and measures undertaken to limit contamination.

## SIGNIFICANT ELEMENTS

- Funerary memorials and grave surrounds.
- Use of perimeter picket fencing and grave surround fencing.
- Open, turfed ground treatment.
- Below ground remains.

## RECOMMENDATIONS

Remove all woody self-sown vegetation from the cemetery area and implement a weed control program.

Maintain open, cut grass groundcover.

Replace damaged, rotted or missing pickets from the timber fencing, including grave surrounds and perimeter fence. Assess general integrity of fencing posts and rails.

Assess and repair broken and damaged headstones and iron grave surrounds.

Protect surface from disturbance.

## LOWER HOSPITAL PRECINCT

**DATE OF DEVELOPMENT:** 1858 – c. 1970s

**LEVEL OF SIGNIFICANCE: PRIMARY**

**PRIMARY NAME:** Central and Isolation Hospital Precinct

**OTHER NAMES:**

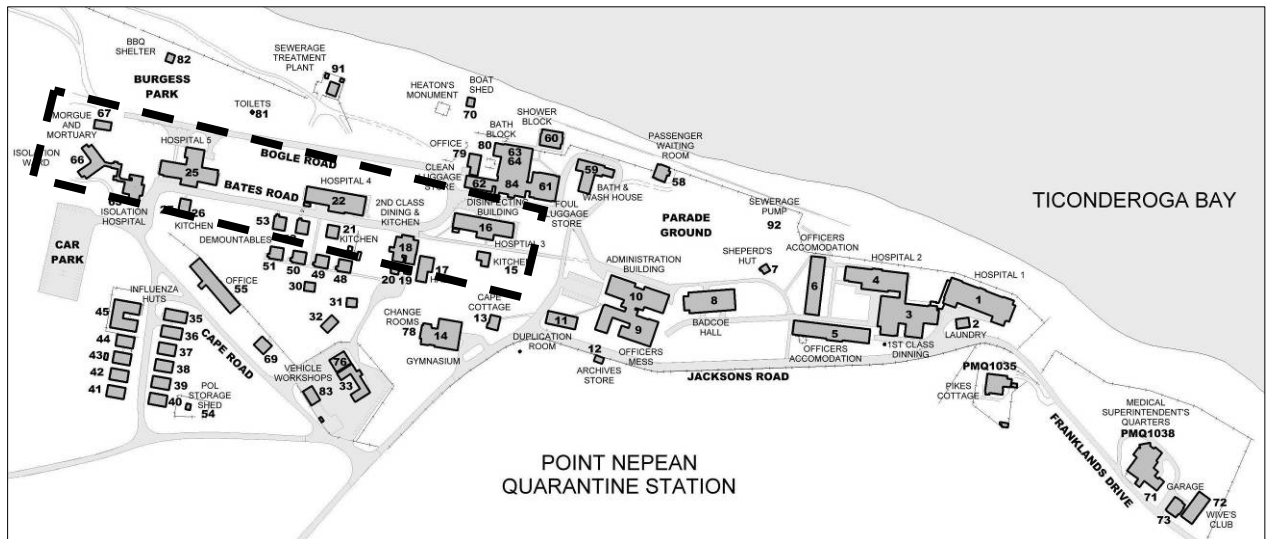
**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 15 View of precinct from north east.





Figure 16 Double Cypress Row from the west.



Figure 17 Overgrown section of clipped hedge, north east of Building 25.





Figure 18 Remnant section of Isolation Building fencing (known as Building 27). Note the jagged top.

## HISTORY

The general form of the precinct was established with the construction of the three main hospital buildings in the 1850s. These were part of the five northern-orientated hospital buildings placed in alignment across the Port Phillip Bay frontage. The buildings dominated the landscape for much of the early history of the Quarantine Station, a landscape devoid of substantial tree plantings.

The character of the western end of the precinct differed somewhat with its use as a dedicated Isolation area. Corrugated iron fencing contained the Isolation Buildings (initially Buildings 25 and 26, and later Buildings 65, 66 and 67) and tree plantings were contained within the fenced area, from as early as the 1890s. The intention of the fencing, with a jagged, toothed top appears to be not only for isolation, but also to control access. The balance of the area, around Buildings 16 and 22 was maintained as sparse, open ground with post and wire fencing defining the boundary of the area.

This scheme appears to have been maintained into the early twentieth century. In the 1930s Monterey Cypress (*Cupressus macrocarpa*) were planted as rows at key points within the site. The most substantial of these was the double row centred in front of Building 22. The current form of the row suggests it is an avenue planting with an almost ceremonial quality, however it was planted to the south of Bogle Road and appears simply to have been planted as a windbreak. A hedged section of close-planted and clipped Cypress were planted at the western end of the row, and appear to be associated with the enclosed nature of the

Isolation building group landscape. The eastern side of the containing fence was removed by this time, possibly relocated to the west.

Changes undertaken during the period of the Officer Cadet School include the planting of trees, notably Radiata Pines (*Pinus radiata*) within the precinct, the construction of Bates Road to the south of Buildings 22 and 25 and the eventual removal of the Isolation Buildings fence – date unknown. The fence was at least partially intact as late as 1965.<sup>3</sup>



Figure 19 View of precinct, c. 1900, showing the sparse character of the landscape between Buildings 16 and 22. Post and wire fencing is visible in the middle distance.

Source: Point Nepean Community Trust

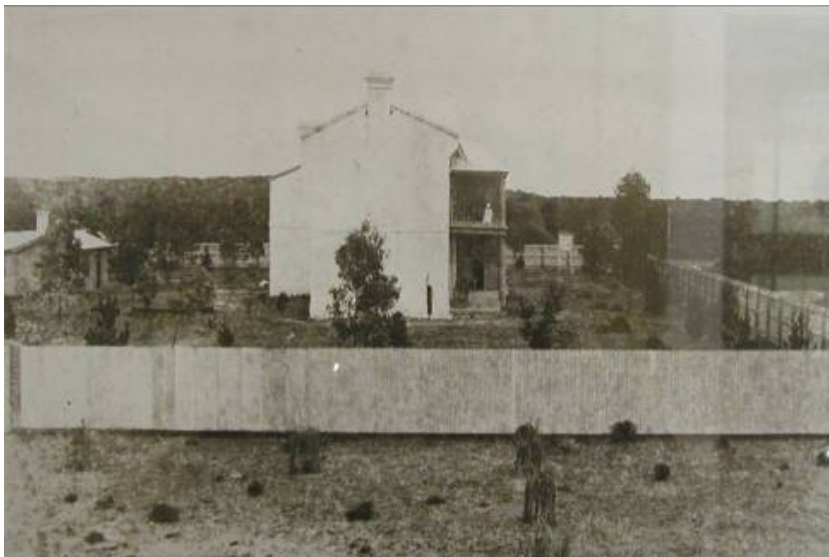


Figure 20 View of Building 25, c. 1890, showing the corrugated iron perimeter fence and tree plantings around the building.

Source: Point Nepean Community Trust

---

<sup>3</sup> Photographs dated 1965, [www.ocsportsea.com.au](http://www.ocsportsea.com.au)



Figure 21 Circa 1938 aerial view showing the developing double row of Cypress. The close planted hedge section can be seen in front of Building 25.  
Source: State Library of Victoria



Figure 22 The western side of the Isolation Buildings fencing is clearly visible in this image from 1965.  
Source: [www.ocsportsea.com.au](http://www.ocsportsea.com.au).

## DESCRIPTION

The landscape area around former Hospitals 3, 4 and 5 (Buildings 16, 22 and 25) is characterised, as with much of the former institutional setting, by utility over ornamentation. The eastern section of the precinct is covered with mown turf with limited tree plantings between the major hospital buildings and no substantial shrub plantings. Two maturing Radiata Pines (*Pinus radiata*) are located at the western end of Hospital No. 4 (Building 22).



A cluster of mature trees are located immediately around Building 25 and the former Isolation Hospital group, including a number of mature Monterey Cypress (*Cupressus macrocarpa*) around Building 25 and a pair of Italian Cypress (*Cupressus sempervirens*) on the southern side of the former Morgue and Mortuary (Building 67).

The dominant landscape feature within this precinct is the mature double row of Monterey Cypress extending in an east west alignment in front of Buildings 22 and 25. A close planted row of Monterey Cypress is located towards the western end of the row and appears to be an overgrown clipped hedge. A section of concrete post and wire fencing is located within the overgrown hedge. The cypress row continues to the west along the north of Building 25, with an extended section of more recently planted trees.

A car parking area is located on the northern side of Building 16. A low cyclone mesh fence is located between the Cypress row and Buildings 16 and 22. A remnant section of the former Isolation Buildings perimeter fence has been incorporated into a service structure on the south side of Building 25.

## INTEGRITY

☐ Good                      ☒ Fair                      ☐ Poor

The cluster of mature trees in the Isolation area is consistent with the treatment of this area from at least the late nineteenth century. Although the perimeter fence has been substantially removed, a short section is extant to the south of Building 25. Similarly, a section of overgrown hedge remains on the north side of the same building. Both assist in the understanding of the earlier layout and use of this area.

The double row of Monterey Cypress is substantially intact and remains as a continuous and cohesive landscape element. The Monterey Pines planted during the Officer Cadet School period of development are considered intrusive for their potential to alter the character of the eastern side of the precinct, which has otherwise remained open and devoid of substantial plantings throughout the site's history.

## CONDITION

☐ Good                      ☒ Fair                      ☐ Poor

The mature Cypress within the precinct, as part of the double row and those associated with the Isolation area are generally in good condition, particularly in comparison to other Cypress within the broader site.

The Cypress planted as part of the former clipped hedge, are generally in poor condition. They have lost their clipped form and are overshadowed by larger trees in the adjacent double row.

## LEVEL OF SIGNIFICANCE

The Central and Isolation Hospital Precinct is of primary significance as a relatively intact setting for the former Quarantine Station Buildings. The general character of sparseness and utility around the buildings has been consistent throughout the area's history. The cluster of mature tree plantings, remnant perimeter fence (Building 27) and clipped hedge associated with Building 25 and the former Isolation area assist in illustrating the specific use as a place of isolation and confinement.

The Monterey Cypress Row is of significance as one of the few major tree plantings of the Quarantine Station period of development, and for its considerable aesthetic contribution to the broader landscape. The trees are amongst the most prominent features of the site visible from Port Philip Bay. The agricultural nature of the plantings reinforces the over-riding utilitarian character of the Quarantine Station landscape.

### **SIGNIFICANT ELEMENTS**

- Open turfed areas around Buildings 16 and 22.
- Mature tree plantings in former Isolation Area and adjacent to Building 25.
- Double row of Monterey Cypress.
- Remnant section of Cypress hedge.
- Remnant section of Isolation Buildings fencing (Building 27).

### **RECOMMENDATIONS**

Manage the Cypress double row and trees from the former Isolation area as part of a broader Arboricultural Management Plan for the site. The retention and long term replacement strategy for the double row should be considered in conjunction with the other Cypress rows within the site to ensure:

- Rows are replaced as entire entities, not individual specimens, in a staged and considered manner.
- Replacement of each row should be planned so replacements have sufficient time to develop before another row is removed and replaced, thereby minimising the impact of replacement within the site.

Remove the intrusive Radiata Pines adjacent to Building 24.

Retain and interpret the remnant section of Isolation Fence to illustrate the earlier form and usage of the area.





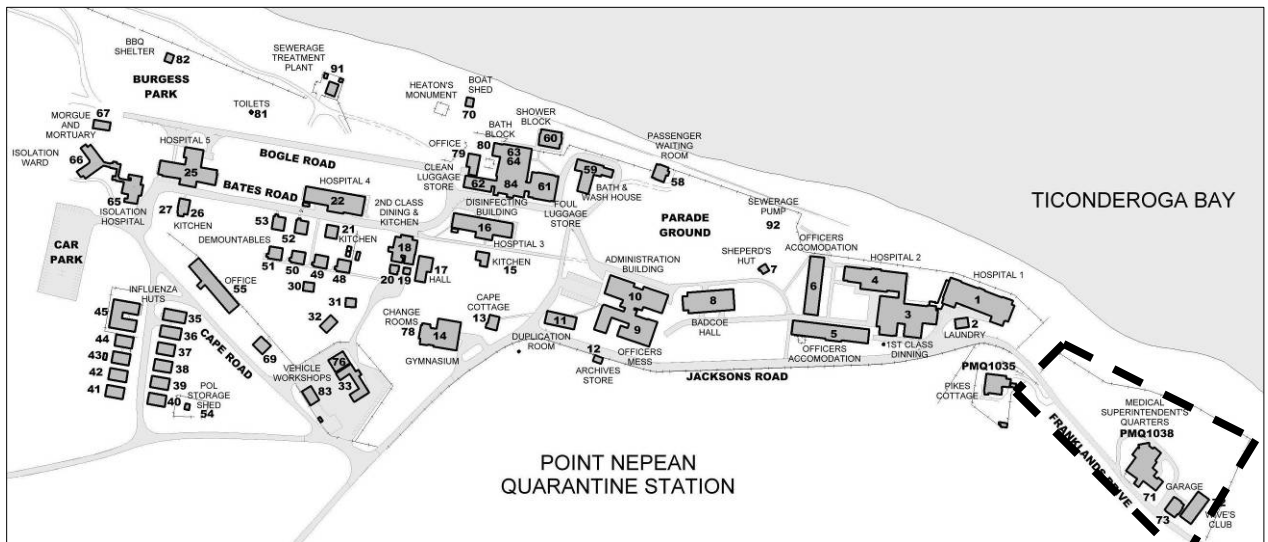
**SUPERINTENDENTS PRECINCT****DATE OF DEVELOPMENT:** 1899 – c. 1930s**LEVEL OF SIGNIFICANCE:** PRIMARY**PRIMARY NAME:** Building 1038 Landscape Precinct**OTHER NAMES:****LOCATION PLAN AND PHOTOGRAPHS:**

Figure 23 Two Moreton Bay Figs and circuitous path to the north of Building 1038. Note the views to Port Philip Bay.



Figure 24 View across the lawn to Building 1038.



Figure 25 Norfolk Island Pine on the south side of Building 1038.



Figure 26 The landmark Norfolk Island Pine is visible at centre picture (top of this view), as seen from the Point Nepean National Park foreshore.



Figure 27 Another image showing the prominence of the Norfolk Island Pine from Police Point Park.



## HISTORY



Figure 28 Detail of c.1922 aerial photography showing Building 71 landscape treatment.  
Source: National Archives of Australia.

The early form of this landscape area is not clear. A view of the Superintendent's Quarters from c. 1930 shows mown turf around the building area, but little else that conveys much about the character of the precinct.

Aerial photography of the 1920s reveals that the circuitous path system around Building 1038 was in place and the broader area consisted of trees located in turf, much as the current scheme is today. White fencing, likely to be timber pickets, is located along the Franklands Drive frontage, extending from west of Building 1038 beyond the frontage of Building 73. Two trees are visible in the same location as the extant Moreton Bay Figs and it is likely these are indeed the same trees. A larger tree is visible closer to the escarpment, but has since been removed. Its identity is unknown.

The Norfolk Island Pine that features so prominently within the site today is not visible, however its current size suggests it was planted in the first half of the twentieth century and certainly predates other Norfolk Island Pines located elsewhere within the site.

## DESCRIPTION

The landscape area associated with the former Medical Superintendent's Quarters (Building 1038) is characterised by open, turfed areas dotted with trees, affording fine views over Ticonderoga Bay. A circuitous asphalt path with concrete edge provides access around Building 1038 and a short flight of stone steps with a single timber handrail leads from the path to the lower garden level. A contemporary light on a galvanised steel post is located on the north side of Building 1038. Low cyclone mesh fencing divides the site from the coastal escarpment. A white timber picket fence is located on the boundary with Franklands Drive, near the south west corner of Building 1038.

Two large Moreton Bay Figs (*Ficus macrophylla*) are located on the north side of Building 1038. The western tree is showing signs of stress with epicormic growth and a thinning canopy. The eastern tree is larger and appears in generally better health. A clump of



*Agapanthus* (*Agapanthus praecox*) is located around the base of this tree, with a basalt pitcher edging treatment.

Two very sparse mature figs (*Ficus carica*) are located at the north east corner of Building 1038 and are suckering at the base, apparently in response to mechanical damage.

A very fine, mature Norfolk Island Pine (*Araucaria heterophylla*) is located on the southern side of the building complex close to Franklands Drive. Branches cloth the trunk almost to the ground and the canopy exhibits a strong symmetrical form. This tree, located on one of the highest developed points on the site, provides a local landmark which is visible throughout and beyond the confines of the former Quarantine Station.

Large, mature Coast Tea Tree (*Leptospermum laevigatum*) and Moonah (*Melaleuca lanceolata*) are scattered on the north and west sides of the area in mown turf.

## INTEGRITY

☒ **Good**                      ☐ **Fair**                      ☐ **Poor**

Many of the elements visible from 1920s views of the area are generally intact, including the main path system, mature exotic trees and scattered indigenous trees set in turf.

## CONDITION

☒ **Good**                      ☐ **Fair**                      ☐ **Poor**

The area is generally well maintained. The western Moreton Bay Fig is stressed. Likewise, the two fruiting figs are exhibiting signs of stress and possible mechanical damage to their lower trunks.

## LEVEL OF SIGNIFICANCE

The Building 1038 landscape precinct is considered to be of primary significance. The current form of the area, including the circuitous path system, plantings of exotic trees close to the building complex and outer garden of scattered indigenous trees set in turf date from the Quarantine Station period of development.

The Moreton Bay Figs contribute significantly to the amenity of the local precinct and with the Norfolk Island Pine are amongst only a few extant plantings undertaken during the Quarantine Station period of development. The Norfolk Island Pine is of considerable aesthetic significance. Located at the one of the highest developed points within the site, it is a local landmark and prominent in views beyond the Quarantine Station environs.

## SIGNIFICANT ELEMENTS

- Circuitous path system and associated steps (and use of handrail).
- Two mature Moreton Bay Figs to the north of Building 71.
- Norfolk Island Pine on the south side of Building 71.
- Scattered indigenous trees set in mown turf extending to the west of the precinct.

## RECOMMENDATIONS

Retain the combination of mature introduced tree specimens close to Building 1038 with an outer zone of scattered Tea Tree and Moonah in mown turf.

Retain sparse landscape treatment throughout the area to ensure its current character is maintained and not lost by introduction of new, inappropriate plantings.

Retain the open landscape scheme, retaining fine views across Ticonderoga Bay.

Retain alignment of circuitous path around Building 1038 and steps to lower garden level, and preferably also a handrail.

Remove build up of soil around the base of eastern Moreton Bay Fig, and, if necessary, Agapanthus and basalt pitcher edge to prevent rot at base of tree.

Monitor health of smaller, western-most Moreton Bay Fig and two fruiting figs as part of site-wide Arboricultural Management Plan.

Establish and maintain Tree Protection Zone (TPZ) around Norfolk Island Pine due to its location adjacent to Franklands Drive and the possibility of root damage by excavations, compaction, or direct mechanical damage from cars.

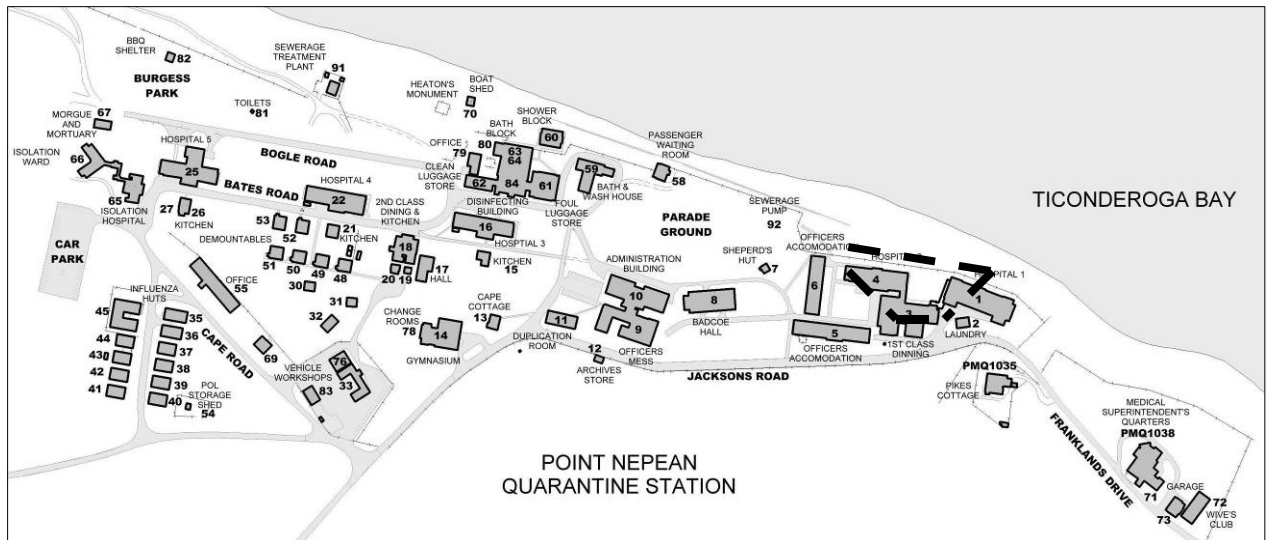
**FIRST CLASS DINING PRECINCT (COURTYARD)****DATE OF DEVELOPMENT:** 1916-1950s - present**LEVEL OF SIGNIFICANCE:** PRIMARY**PRIMARY NAME:** Courtyard Precinct – 1st Class Dining Hall**OTHER NAMES:****LOCATION PLAN AND PHOTOGRAPHS:**

Figure 29 View of the courtyard area. Note the form and foliage variation of the Japanese Spindle Trees.



Figure 30 Detail of c.1922 oblique aerial.  
Source: National Archives of Australia.



Figure 31 Detail of 1960s oblique aerial. The hedge is visible in the lower left of the image.  
Source: Point Nepean Community Trust



Figure 32 Image showing hedge, Japanese Spindle tree and shrubberies, December 1976.  
Source: [www.ocsportsea.com](http://www.ocsportsea.com)

## HISTORY

The current form of the courtyard space was finalised by the construction of the 1st Class Dining Hall (Building No. 3) and Hospital Number 1 (Building No. 1) in 1916.

Broad scale aerial photography of the 1920s reveals this area, like much of the institutional landscape, was sparse and devoid of ornamental plantings. Cut turf is visible in the landscape areas around Building 1, and fencing was located along the top of the coastal escarpment.

By the period of the Officer Cadet School a hedge was located along the boundary with the escarpment vegetation outside Building 1, and by the 1970s the extant Japanese Spindle Trees were planted, clipped in a columnar form, with small-scale shrub plantings along the western façade of Building 1. Clotheslines can also be seen located between the hedge and buildings. All but the Japanese Spindle Trees have since been removed.

## DESCRIPTION

This is a partially enclosed courtyard space between Buildings 1, 3 and 4 on the east, south and west sides respectively. The north side is open, affording fine views over Ticonderoga Bay. As for much of the landscape within the institutional building precinct, the plantings are spare with few concessions to ornamentation.

Two mature Variegated Japanese Spindle Trees (*Euonymus elatus* 'Aureomarginatus') frame the view to the bay, the area is otherwise an open expanse of mown turf. Indigenous vegetation on the adjacent escarpment has been partially cleared. Turf is located along the northern facades of Buildings 1 and 4.

A concrete path is located on the western and southern sides of the courtyard area, adjacent to the enclosing buildings.

## INTEGRITY

☒ **Good**                      ☐ **Fair**                      ☐ **Poor**

Much of the landscape treatment introduced during the period of the Officer Cadet School has been removed.

## CONDITION

☒ **Good**                      ☐ **Fair**                      ☐ **Poor**

## LEVEL OF SIGNIFICANCE

The form of the Courtyard Precinct is considered to be of primary significance. Although the character of the area was slightly altered during the period of the Officer Cadet School by new plantings, most of these have since been removed and the current layout of open turf is much the same as during the early twentieth century when the space was formed by surrounding building works.

The sparseness of landscape treatment of the courtyard and extending along the northern facades of Buildings 1 and 4 is representative of the character of the landscape during the period of use as a Quarantine Station.



The Japanese Spindle trees are not considered to be of significance as their tight columnar form has been lost. Their location, size and current form are not considered intrusive within this area.

### **SIGNIFICANT ELEMENTS**

- Overall form of the courtyard.
- Open expanse of turf in courtyard area, extending to north of Buildings 1 and 4.

### **RECOMMENDATIONS**

Retain the sparse landscape treatment of mown turf within the courtyard area, extending along the northern facades of Buildings 1 and 4. New plantings are not considered appropriate to this area.

Although not considered to be of significance the Japanese Spindle Trees can be retained as low-key plantings in character with the broader precinct.

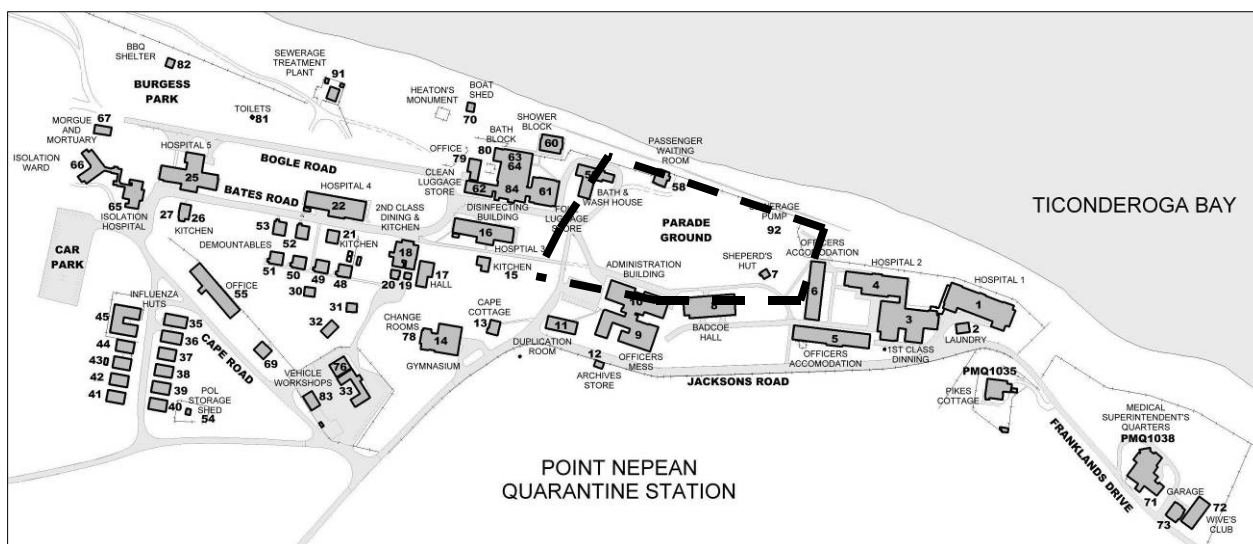
**PARADE GROUND****DATE OF DEVELOPMENT:** 1850s – 1990s**LEVEL OF SIGNIFICANCE:** PRIMARY/SECONDARY**PRIMARY NAME:** Parade Ground**OTHER NAMES:****LOCATION PLAN AND PHOTOGRAPHS:**

Figure 33 View from the south of the Parade Ground across to the flagpole.



Figure 34 Row of Monterey Cypress and Norfolk Island Pines on the south side of Parade Ground.



Figure 35 Row of Monterey Cypress on west side of Parade Ground.





Figure 36 Indigenous vegetation and weeds on embankment on east side of Parade Ground.

## HISTORY

The Parade Ground has always been at the functional, if not social, centre of the site, located adjacent to the jetty and sanitation block and between the two groupings of main hospital buildings. Outdoor group activities were held here, such as dancing and summer school instruction, as reported in the *Weekly Times* of 1910. The area was also the site of a number of early (since demolished) buildings.

Two large trees were located within the main turfed area, one located centrally, most likely a Monterey Pine (*Pinus radiata*), and a second closer to the Shepherds Hut (Building 7). The c.1922 oblique aerial provides some detail on the precinct. By this time a well-defined path system ran across the area, splitting near the jetty at the flagpole leading to the upper hospital group to the east, and the Administration Building and hospital group to the west. The two aforementioned trees are visible, the central Pine separated from the former Administration Building (Building 10) by a fence.

In about 1930, rows of Monterey Cypress (*Cupressus macrocarpa*) were planted about the site, including two within the Parade Ground precinct. An east-west row was planted across the façade of the Administration Building (Building 10), and a row in a north-south alignment was planted to the west. A hedge was also located between the Parade Ground area and the Bath and Wash House (Building 59) and an unidentified tree located near the southern end of the same building, extant until at least 1970.<sup>4</sup>

---

<sup>4</sup> Photographs of 1970 Graduation class, OCS Alumni web site.

During the period of the Officer Cadet School the Parade Ground earned its current moniker, being the location of graduation parades. A large central flagpole towards the seafront was flanked by smaller flagpoles on both sides in an east-west alignment and artillery pieces were positioned at various points around the perimeter.

Around 1970 the two Norfolk Island Pines were planted near the northern façade of Badcoe Hall (Building 8). A third was planted near the Shepherds Hut (Building 7), but has since been removed.



Figure 37 Oblique aerial, c. 1922.  
Source: National Archives of Australia.





Figure 38 Circa 1938 aerial view showing the developing Western Monterey Cypress row and the hedge between the Parade Ground and Building 59.  
Source: Point Nepean Community Trust

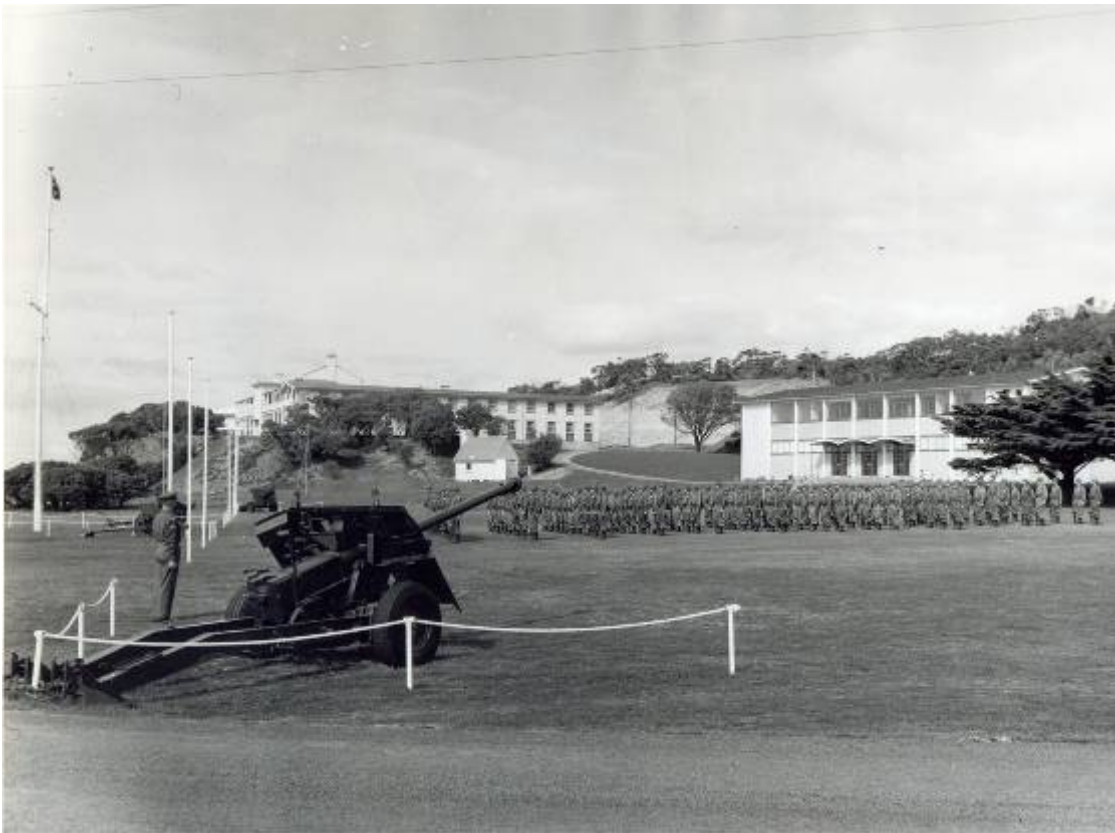


Figure 39 Parade Ground in 1965, showing artillery pieces and flagpole configuration.  
Source: Point Nepean Community Trust

## DESCRIPTION

The Parade Ground is an expansive, open area located at the centre of the institutional area of the site. The area is defined by an asphalt road and coniferous trees on the south side, the building complex to the west and a slope to the east. The northern boundary is Port Phillip Bay.

The main built features of the Parade Ground are the Shepherds Hut (Building 7), a fenced sewage pumping station and a flagpole on the northern side. A steel barrier fence runs the length of the area immediately adjacently to the seafront.

The Parade Ground is covered by mown turf. The slope on the eastern side of the area behind the Shepherds Hut contains a mix of locally indigenous shrubby vegetation interspersed with weeds such as Mirror Bush (*Coprosma repens*) and African Boxthorn (*Lycium ferocissimum*). A set of steps is located on the slope, between Building 6 at the upper level and the Parade Ground below.

A number of mature tree plantings are located with the Parade Ground precinct. These include two rows of Monterey Cypress (*Cupressus macrocarpa*) on the south and west sides of the area, and two Norfolk Island Pines (*Araucaria heterophylla*) in front of Badcoe Hall.

## INTEGRITY

☐ Good                      ☒ Fair                      ☐ Poor

The general form of the precinct is relatively intact. Elements from the Officer Cadet School period have been removed, including artillery pieces, barriers and smaller flanking flagpoles.

## CONDITION

☒ Good                      ☐ Fair                      ☐ Poor

The precinct is maintained in neat order. The two rows of Monterey Cypress are over-mature and frequently drop large limbs.

## LEVEL OF SIGNIFICANCE

The Parade Ground is of primary significance as an integral part of the site throughout all phases of its development. It was the first land detainees set foot on upon arrival at the Quarantine Station. It also served as the setting for outdoor social activities, strategically located at the centre of the site.

During the period of the Officer Cadet School, the Parade Ground was the setting for graduation parades for officer cadets.

The continued open nature of the area is fundamental to the former Quarantine Station landscape, contributing significantly to the institutional character of the site. The openness affords key view-lines to a number of buildings within the site, as well as views into the site from Port Phillip Bay. These were similar views for detainees, into a stark and foreboding Quarantine Station complex.

The two rows of Monterey Cypress are considered to be of primary significance to the site as major features of, and amongst only a few tree plantings of, the Quarantine Station period of development. The dark, sombre forms of the trees contribute strongly to the character of the place, and are a major feature of views into the site from the bay.

The two Norfolk Island Pines are of secondary significance as a major landscape feature added during the phase of the Officer Cadet School. The trees frame the façade of Badcoe Hall and are sympathetic to the general character of the Parade Ground Precinct.

The use of a flagpole is of primary significance. The current pole dates from the Officer Cadet School period of development, but a flagpole has been a feature of this area at least since the late-nineteenth century.

### **SIGNIFICANT ELEMENTS**

- Overall form of Parade Ground
- Open turfed ground treatment.
- Two rows of Monterey Cypress on the south and west sides of the precinct.
- Two Norfolk Island Pines on the south side of the precinct.
- Flagpole.

### **RECOMMENDATIONS**

Retain the open, turfed nature of the Parade Ground as an integral feature of the Quarantine Station landscape.

Remove weeds from the shrub vegetation behind Building 7.

Establish Tree Protection Zones for the Cypress rows and Norfolk Island Pines to limit the possibility of damage from excavation works, compaction or mechanical trunk damage.

Manage the Cypress rows and Norfolk Island Pines as part of a broader Arboricultural Management Plan for the site. The retention and long-term replacement strategy for the rows should be considered in conjunction with the other Cypress rows within the site to ensure:

- Rows are replaced as entire entities, not individual specimens, in a staged and considered manner.
- Replacement of each row should be planned so replacements have sufficient time to develop before another row is removed and replaced, thereby minimising the impact of replacement within the site.

Recommend do not introduce new plantings (except replacements) into the precinct to ensure the open, sparse and institutional character of the space is retained and current view lines are maintained.









Figure 41 Terracing on the west side of Jarman Oval.



Figure 42 Derelict tennis courts on the west side of Jarman Oval. Note the self-sown Pine (emergent tree) in the background.



Figure 43 Wombat Oval and green waste depository.



Figure 44 Jarman Oval close to its current form, c. 1950s. Wombat Oval had not at this time been cleared/established.

Source: Point Nepean Community Trust



Figure 45 'J Blacket breaking the mile record'. Athletics on Jarman Oval, c. 1967.

Source: [www.ocsportsea.com.au](http://www.ocsportsea.com.au)

## HISTORY

Jarman and Wombat Ovals were developed during the Officer Cadet School phase of development. Jarman Oval was cleared from coastal scrub in the west of the site by 1957, and by 1960 Jarman Oval was extended to the south, abutting the alignment of Danson Drive. By 1966 the clearing of Wombat Oval is visible in a number of aerial views of the site. Jarman Oval was used for outdoor sporting activities including athletics, polo, rugby union and cricket, as well as basketball and tennis on the adjacent ball courts. The past uses of Wombat Oval are not clear.

## DESCRIPTION

Jarman Oval consists of a broad expanse of turf in a north-south alignment, located to the west of the former Quarantine Station buildings. The ground layer is generally flat with a slight incline at the northern end. Low, terraced mounds defined by rows of white painted basalt pitchers are located on the west side of the Oval. Two asphalt ball courts and two clay surfaced tennis courts are located west of the oval. Both sets of courts are in poor condition.

Groups of coniferous trees are located at the southern and north western sides of the oval. Included are a number of self-sowing Radiata Pines (*Pinus radiata*) and Monterey Cypress (*Cupressus macrocarpa*). The trees appear to be of recent origin, and it is not known if they are the progeny of older, since removed specimens or were initially deliberately planted.

Wombat Oval is located to the west and is essentially an isolated, turfed clearing cut out of the coastal scrub. It is currently used as a depository for green waste. Jarman Oval is used for parking for major events held within the site.

**INTEGRITY**

☒ **Good**                      ☐ **Fair**                      ☐ **Poor**

The turfed form of the area and presence of ball courts appear to be the major permanent elements of Jarman Oval

**CONDITION**

☐ **Good**                      ☒ **Fair**                      ☐ **Poor**

The open grassed surface and terraced mounds appear to be in fair condition. The asphalt and clay ball courts are in poor condition.

**LEVEL OF SIGNIFICANCE**

Jarman Oval is considered to be of secondary significance as a major landscape development of the Officer Cadet School period. It illustrates the range of activities that were undertaken within the site by cadets during this period, and the importance of sporting activities in the day-to-day life of the Officer Cadet School.

Until the past uses and origins of Wombat Oval can be ascertained, its significance remains indeterminate.

**SIGNIFICANT ELEMENTS**

- The overall form of Jarman Oval.
- The open, grassed surface of Jarman Oval.
- Low terracing and basalt pitchers on the west side of Jarman Oval.

**RECOMMENDATIONS**

Retain Jarman Oval as an open turfed area with associated low terraced mounds.

The use of the area for infrequent event parking is considered appropriate due to the peripheral location of the area, away from more significant eastern precincts, and the limited occurrence of this use. The surface of the oval should be assessed for damage after events, and ameliorative measures undertaken if required.

Whilst the ball courts are contemporary with the Oval area, they are in a state of disrepair and can be retained or removed as required.

Remove Pines and Cypress from the south and northwest of the precinct due to their location adjacent to indigenous coastal scrub and the evidence of self sowing as woody weeds.





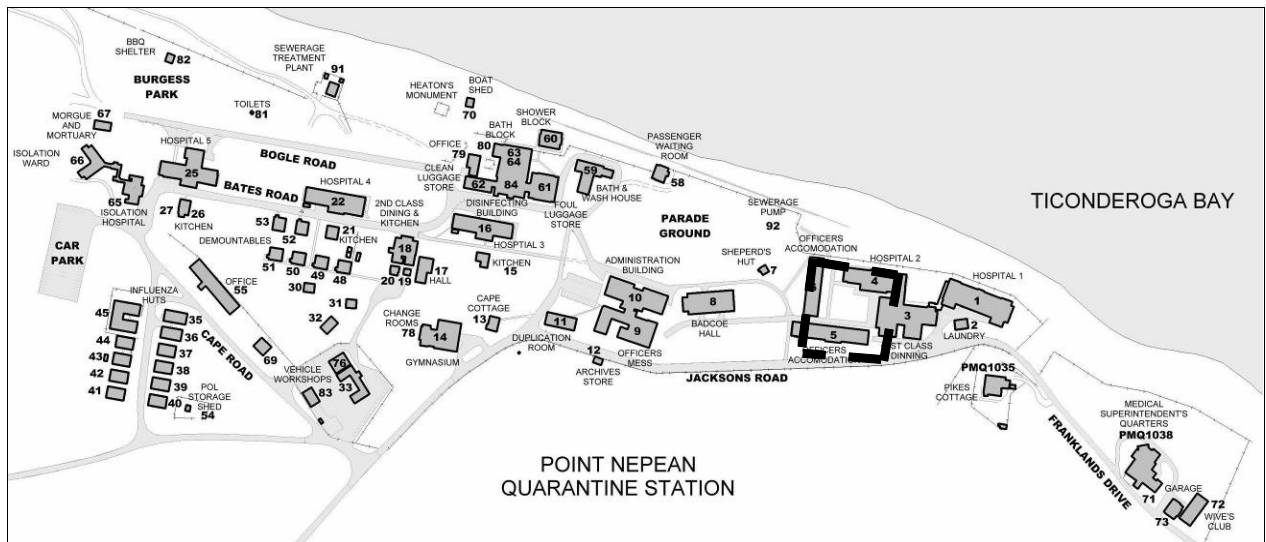
**OFFICER ACCOMODATION PRECINCT****DATE OF DEVELOPMENT:** 1960s**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Former Officers' Accommodation Precinct**OTHER NAMES:** Pittosporum Courtyard**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 46 Maturing Pohutukawas within the courtyard.



Figure 47 Three Karo on the east side of Building 6.

## HISTORY

Jacksons Road, prior to realignment in the 1960s, ran in an alignment closer to Building 3, the area currently occupied by one of the former Officers' Accommodation wings, Building 5. A row of trees ran along the northern side of Jacksons Road.

With the re-alignment of Jacksons Road and construction of the two Officers' Accommodation wings in the 1960s, the courtyard space was formed.

The newly formed courtyard was simply treated with a central lawn area. Rows of Pohutukawa were planted in the central section, a gift planting from the New Zealand armed forces c. 1966. A row of Karo was also planted adjacent to the eastern façade of Building 6.



Figure 48 Detail of Officers' Accommodation Precinct, prior to re-alignment of Jacksons Road and Army works. Note the row of trees along Jacksons Road, removed as part of re-alignment works.

Source: Point Nepean Community Trust





Figure 49 Courtyard area, July 1964.  
Source: [www.ocsportsea.com](http://www.ocsportsea.com)



Figure 50 The newly planted courtyard, c.1966.  
Source: Point Nepean Community Trust

## DESCRIPTION

This is an enclosed courtyard space located between Buildings 3, 4, 5 and 6. The dominant feature of the space is the semi-formal rows of Pohutukawa (*Metrosideros excelsa*). The trees are maturing and in generally good health.

At the western end of the courtyard is a row of three maturing Karo (*Pittosporum crassifolium*), located along the façade of Building 6. The Pohutukawa rows are bounded on the eastern, northern and southern sides by a concrete perimeter path.

The embankment on the southern side of Building 5, adjacent to Jacksons Road is covered in native coastal scrub.

## INTEGRITY

☒ **Good**                      ☐ **Fair**                      ☐ **Poor**

The simple landscape treatment of turf and small New Zealand trees is consistent with its development during the period of the Officer Cadet School.

## CONDITION

☒ **Good**                      ☐ **Fair**                      ☐ **Poor**

The area is cleanly maintained. Patches of dead wood are evident in some of the trees, but they are generally in good health.

## LEVEL OF SIGNIFICANCE

The Former Officers' Accommodation Precinct is considered to be of secondary significance. The form of the courtyard is representative of the second major phase of stewardship in the history of the site, the landscape and building works associated with the Officer Cadet School.

The Pohutukawa and Karo shrub plantings are significant for their association with, and the ability to demonstrate, the international reach of the Officer Cadet School and the presence of New Zealand cadets specifically.

The scale and massing of the plantings offer considerable amenity to the courtyard area. The formality of the planting does not detract from the institutional character of the broader setting.

## SIGNIFICANT ELEMENTS

- Overall form of the courtyard.
- Grassed area planted with rows of Pohutukawa.
- Row of Karo at western end of courtyard.

## RECOMMENDATIONS

Retain and maintain Pohutukawa and Karo plantings and integrate into site-wide Arboricultural Management Plan for the site.

Retain mown lawn surface treatment within courtyard area, extending to north and west sides of Building 6. Recommend to not introduce new plantings, except replacements, which would otherwise alter the institutional character of the area.

Whilst not considered significant, the indigenous vegetation adjacent to the south of Building 5 is considered appropriate to their location and character of the broader site. Implement weed control measures and develop area from palette of locally indigenous taxa.





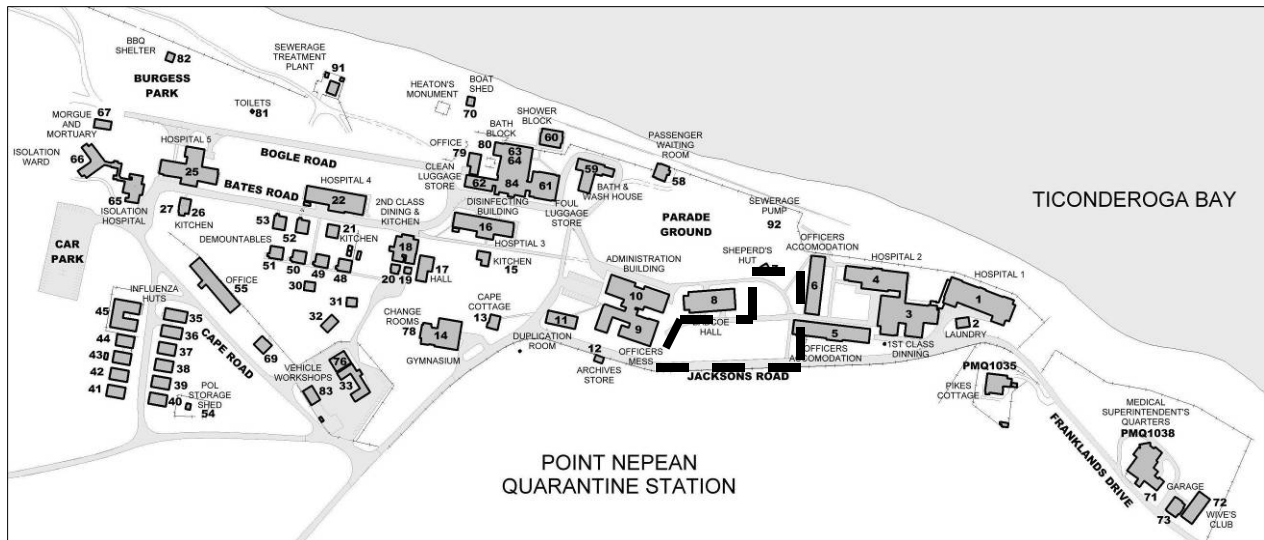
**BADCOE HALL PRECINCT****DATE OF DEVELOPMENT:** c. 1963 - 1966**LEVEL OF SIGNIFICANCE:** SECONDARY**PRIMARY NAME:** Badcoe Hall (Building 8) Precinct**OTHER NAMES:****LOCATION PLAN AND PHOTOGRAPHS:**

Figure 51 Rows of Weeping She-Oaks and Pohutukawa, from the east.



Figure 52 Memorial Wall, Anzac Day 1967. Note the new plantings behind the wall.  
Source: Point Nepean Community Trust



Figure 53 Newly planted trees behind Badcoe Hall, c.1966. The Memorial Wall does not appear to have been constructed at this time.  
Source: Point Nepean Community Trust

## HISTORY

The entry drive (Jacksons Road) was realigned during the 1960s, necessitating the removal of a row of trees that ran through this area. The service road at the rear (southern side) of Badcoe Hall appears to follow the alignment of the previous road. The memorial wall 'In memory of cadets who died on service' appears to have been erected following the road re-alignment and building works to the east. By 1967, an arc of shrub plantings was in place on the east side of the memorial, which was set on an expanse of turf.

The extensive row plantings to the south of Badcoe Hall were planted during the mid-1960s; a photograph from this period shows the newly planted trees in chicken wire enclosures.

The memorial wall has since been relocated to the Royal Military College, Duntroon.

## DESCRIPTION

An extensive plantation is located on the embankment on the southern side of Badcoe Hall (Building 8). The plantation consists of semi-formal rows of native and exotic trees set in mown turf, including Pohutukawa (*Metrosideros excelsa*) and Weeping She-Oak (*Allocasuarina verticillata*). Individual specimens of Willow Myrtle (*Agonis flexuosa*), Bushy Yate (*Eucalyptus conferruminata*) and Sweet Hakea (*Hakea suaveolens*) are located at the eastern end of the plantation within a mulched garden bed.

At the eastern end of Badcoe Hall is the footprint of the since removed memorial wall. A garden bed backdrop of Oleander (*Nerium oleander*) and Karo (*Pittosporum crassifolium*) is located on the eastern side of the memorial footings.

## INTEGRITY

☒ **Good**                      ☐ **Fair**                      ☐ **Poor**

The layout of the plantings within turf appears to be consistent with the original 1960s layout.

## CONDITION

☒ **Good**                      ☐ **Fair**                      ☐ **Poor**

The overall condition of the trees in this precinct is good.

## LEVEL OF SIGNIFICANCE

The Badcoe Hall precinct plantings are considered to be of secondary significance. They are representative of landscape works undertaken during the period of the Officer Cadet School and are considered to be an appropriate landscape treatment between the buildings group to the north, and the semi-natural bushland setting to the south.

The footings of the Memorial Wall are not considered to be of significance.

## SIGNIFICANT ELEMENTS

- Row tree plantings and turfed area to the south of Badcoe Hall.
- Shrubbery plantings and turf at the east end of Badcoe Hall.

## **RECOMMENDATIONS**

Retain the current tree plantations set in turf as an appropriate buffer planting.

Incorporate the tree plantings into an overall Arboricultural Management Plan for the site.

Establish mulched zones beneath each tree to reduce competition from turf and weeds and minimise evaporation from the root zone.



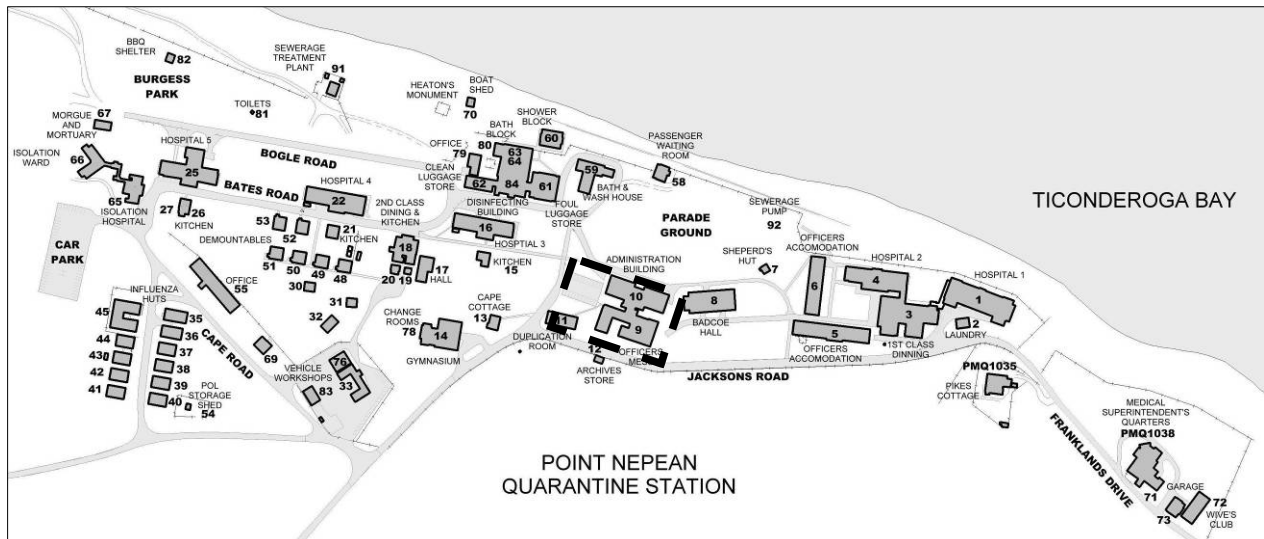
**ADMINISTRATION PRECINCT****DATE OF DEVELOPMENT:** 1916 - present**LEVEL OF SIGNIFICANCE:** LITTLE OR NO/PRIMARY**PRIMARY NAME:** Former Officers' Accommodation Precinct**OTHER NAMES:****LOCATION PLAN AND PHOTOGRAPHS:**

Figure 54 View across car park to western side of former Administration Building.



Figure 55 Hibiscus and basalt water feature in courtyard area.



Figure 56 Mature Monterey Cypress at the east of former Administration Building.

## HISTORY

The form of this area during the 1920s can be discerned from aerial photographs of this period. The courtyard area was formed by the construction of Buildings 9 and 10 in c. 1916, and it appears that, as with much of the Quarantine Station landscape, plantings were minimal and turf was the dominant landscape treatment.

During the 1930s the Monterey Cypress on the eastern side of the complex was planted. A row of trees was located on the road between Building 10 and the hospital buildings located on the bluff. These were removed, probably as part of road re-alignment works undertaken in c. 1960.

Other works undertaken during the period of the Officer Cadet School included the construction of a carpark and tree planting on the west side of the Administration complex.



Figure 57 Detail of c.1922 oblique aerial showing sparse landscape treatment around Buildings 9 and 10.

Source: National Archives of Australia.





Figure 58 Car park and tree plantings on the west side of the complex, c. 1970.

Source: Point Nepean Community Trust

## DESCRIPTION

An open turfed area and car park are located on the western side of the Former Administration Building complex. A few shrub plantings of recent origin, such as Coastal Correa (*Correa alba*) and Coast Rosemary (*Westringia fruticosa*) are located on the western side of Building 9.

The area between Buildings 9 and 10 consists of a turfed courtyard with a raised basalt pitcher water feature located as a central focal point. Two maturing Hibiscus (*Hibiscus rosa-sinensis*) are located nearby.

Poorly maintained garden beds are located on the eastern side of Buildings 9 and 10. The space is dominated by the towering form of a mature Monterey Cypress (*Cupressus macrocarpa*). A poor, mature Lilly Pilly (*Acmena smithii*) is located against the eastern side of Building 9.

An asphalt car park is located on the west side of the buildings complex.

## INTEGRITY

☐ Good                      ☐ Fair                      ☒ Poor

The current layout of this area reflects works undertaken during the later stages of the Officer Cadet School.

**CONDITION**

☐ Good                      ☐ Fair                      ☒ Poor

The shrubberies in the courtyard and eastern areas are generally in poor condition.

**LEVEL OF SIGNIFICANCE**

The landscape areas within the Former Administration Buildings Gardens are not considered to be of significance.

The Monterey Cypress on the eastern side of the complex is of primary significance as a remnant tree from the Quarantine Station period of development. With the other Cypress on the nearby Parade Ground, it is representative of the limited, utilitarian plantings that were undertaken during this phase of development. It is also the last surviving tree from a row that extended along the former entry drive alignment.

**SIGNIFICANT ELEMENTS**

- Mature Monterey Cypress at the east end of Buildings 9 and 10.

**RECOMMENDATIONS**

Retain the Monterey Cypress and manage as part of a broader Arboricultural Management Plan for the site.

Retain or remove garden bed plantings throughout the area.

Retain or remove the basalt water feature within the courtyard.

Investigate removal of the car park to a less conspicuous area of the site, or a reduction in the total area of asphalt due to the central location and high visibility of this precinct, adjacent to the Parade Ground.









Figure 60 Twisted form of the Eucalypt behind Building 1041



Figure 61 Picket fencing and domestic scale plantings in the front garden of Building 1922





Figure 62 Southern Mahogany and Radiata Pine at the rear of Building 1043.

## HISTORY

The residential complex was established c.1920-22 when four attendant's cottages were built in the east of the site to house staff from the Quarantine Station (Buildings 1037, 1041, 1042, 1043). The location of these buildings was consistent with the separation of the residential area for staff to the east of the Quarantine Station, away from the institutional buildings to the west. A site plan dated 1927<sup>5</sup> shows the location of the four buildings, their landscape areas and the central right of way within the building group. An oblique aerial photograph, c.1922 shows the building cluster set within cleared and fenced yards, within a broader coastal scrub setting. A large tree is visible to the rear of Buildings 1037 and 1041.

## DESCRIPTION

The precinct consists of four, discrete fenced gardens, the settings for Buildings 1037, 1041, 1042 and 1043. All gardens are in a generally poor condition. Common elements include fruit trees (*Prunus* spp. and *Ficus carica*), underlying the domestic nature of these gardens. Mirror Bush hedges are located within the gardens for Buildings 1041 and 1042, and these have self sown throughout the precinct as weeds.

Notable tree plantings include a pair of Common Coral Trees (*Erythrina x sykesii*) (Building 1037), the twisted form of a mature Eucalypt (*Eucalyptus* sp.) (Building 1041) and maturing Southern Mahogany (*Eucalyptus botryoides*) and Radiata Pine (*Pinus radiata*) (Building 1042).

---

<sup>5</sup> Power, S. (1984). *Maritime Quarantine and the Former Quarantine Station Point Nepean* p.195

Individual gardens are defined by timber paling, cyclone mesh and picket fencing, of recent origin. Paving and driveways throughout the gardens are surfaced with concrete. Other built elements include a number of sheet metal sheds and brick BBQs/incinerators.



Figure 63 Detail of c.1922 aerial photograph showing the Police Point Residential Group.  
Source: National Archives of Australia

#### INTEGRITY

☐ Good ☒ Fair ☐ Poor

The domestic form of the gardens and associated plantings illustrates their prior use.

#### CONDITION

☐ Good ☐ Fair ☒ Poor

The gardens are infested with woody weeds such as Mirror Bush as *Cotoneaster* (*Cotoneaster* sp.). Other taxa, such as Sweet Pittosporum (*Pittosporum undulatum*) are potential weed seed sources, especially in consideration of the nearby National Park. There are a number of dead or senescent trees throughout the precinct, and the Southern Mahogany and Radiata Pine are inappropriate to a domestic setting. The paling fence on the north side of Building 1043 has partially collapsed.

#### LEVEL OF SIGNIFICANCE

Whilst the gardens within the Police Point Residential Precinct are not considered to be of significance, they do assist in illustrating the domestic uses of this building group during the twentieth century.



**ELEMENT OF INTEREST**

- The fruit trees, Coral Trees and Eucalypts.

**RECOMMENDATIONS**

Retain the fenced and discrete garden settings for each of the four former residential buildings.

Landscape development within these four gardens should be domestic in scale and style, reflecting the past use of these buildings as residences. The fruit trees and Coral Trees should be retained as representative of such plantings. New developments should be obviously contemporary in presentation and not seek to reconstruct a particular period (hypothetical reconstruction).

Remove woody weeds including the Sweet Pittosporum and Mirror Bushes due to their capacity to act as weed seed sources adjacent to the National Park.

Remove dead and senescent trees.

Manage trees within this precinct as part of an overall Arboricultural Management Plan for the former Quarantine Station.



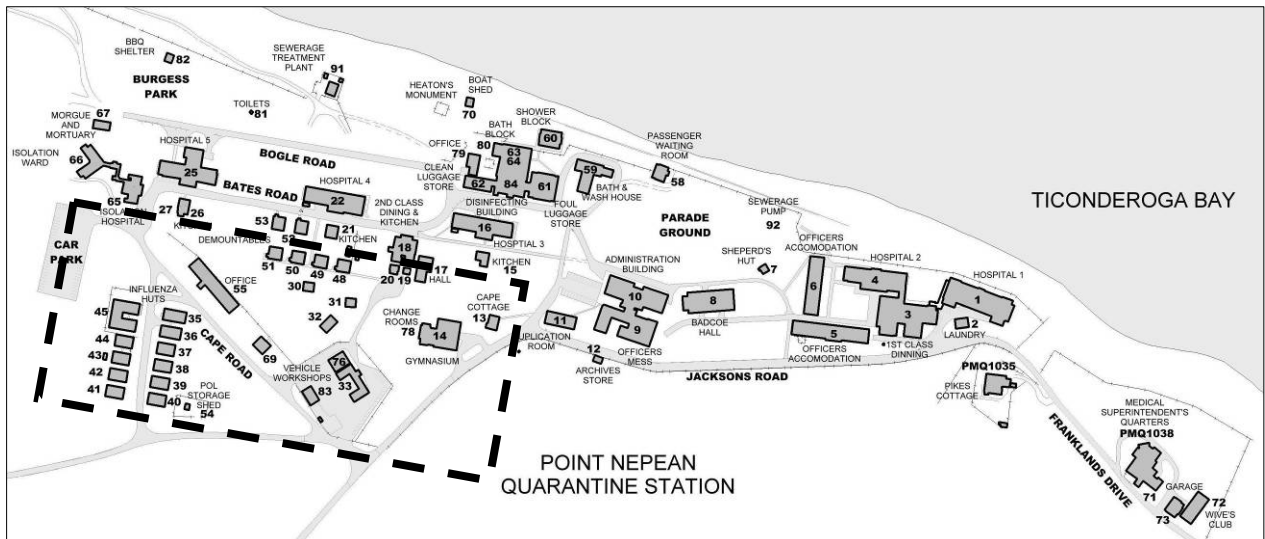
**INFLUENZA HUT PRECINCT****DATE OF DEVELOPMENT:** 1919 - present**LEVEL OF SIGNIFICANCE:** LITTLE OR NO**PRIMARY NAME:** Influenza Huts and Southern Precinct**OTHER NAMES:****LOCATION PLAN AND PHOTOGRAPHS:**

Figure 64 Indigenous vegetation around perimeter of Influenza Huts



Figure 65 Scattered indigenous and exotic trees in the northern part of the precinct.



Figure 66 Norfolk Island Pine row along Ochiltree Road.

## HISTORY

The form of this precinct is directly related to the construction of buildings throughout the area. Construction of the Influenza Huts in 1919 and development of the stables to the east cut into the native vegetation that lay behind (to the south) of the three western hospital buildings. Aerial views from the 1920s show that the vegetation layer was dense throughout this area, other than where it had been removed for the two building groups and associated access roads. The stables sat in a clearing and were apparently well screened from the rest of the site.

Examination of later aerial photographs dating from the 1950s onwards reveals the density of native vegetation was gradually reduced as buildings were constructed in this area. The development of Jarman Oval to the west over the same period also impacted on the vegetation cover throughout this precinct. During the period of the Officer Cadet School the character of the precinct developed from buildings sited within a bush setting, to a building precinct with associated scattered trees set in turf.

In addition to the clearing of locally indigenous vegetation, extensive planting activities were undertaken throughout the site by the Army/Department of Defence during the 1960s, and many of these trees are extant within this precinct. One of the few cohesive planting initiatives undertaken during this period were the Norfolk Island Pines (*Araucaria heterophylla*) planted along Ochiltree Road in c. 1970.



Figure 67 Detail of c.1922 aerial photograph showing cleared area around huts (bottom of picture) and stables (centre picture).

Source: National Archives of Australia





Figure 68 Detail of c. 1950s aerial view showing the generally dense vegetation cover in the south of the site. The Influenza Huts are in the distance.

Source: Point Nepean Community Trust

## DESCRIPTION

The precinct consists of a combination of locally indigenous, exotic trees and large shrubs set in maintained turf between the various buildings and building groups. The Influenza Hut group (Buildings 35 - 45) is bounded by a plantation of Moonah (*Melaleuca lanceolata*) and Coastal Tea Tree (*Leptospermum laevigatum*). A row of maturing Norfolk Island Pines (*Araucaria heterophylla*) is located along Ochiltree Road.

A cyclone mesh fence bounds the former stables (Building 33) group. Asphalt access roads bound the area to the east and south (Ochiltree Road and Danson Drive) and Cape Road runs diagonally through the precinct. All roads are paved with asphalt.

## INTEGRITY

☐ Good                      ☐ Fair                      ☒ Poor

From building groups set in dense vegetation, the character of this precinct was transformed, predominantly over the period of the Officer Cadet School, as more buildings were constructed in the area and vegetation was cleared between buildings.

## CONDITION

☐ Good                      ☒ Fair                      ☐ Poor

The tree cover within the precinct is in generally fair condition.

## LEVEL OF SIGNIFICANCE

Whilst containing elements of visual interest such as the maturing Norfolk Island Pines and scattered indigenous trees, the general form and layout of this precinct is not considered significant, although some significant vegetation is identified below.

**ELEMENTS OF INTEREST**

- Remnant individual specimens and groupings of Coastal Tea Tree, Moonah and Sweet Bursaria (*Bursaria spinosa*).

**RECOMMENDATIONS**

Retain the indigenous tree cover in this precinct.

Reinforce the differentiation between this precinct and the hospital group to the north by reintroducing dense indigenous screening along the northern boundary.

Future landscape developments in this precinct should be limited to a palette of locally indigenous taxa.



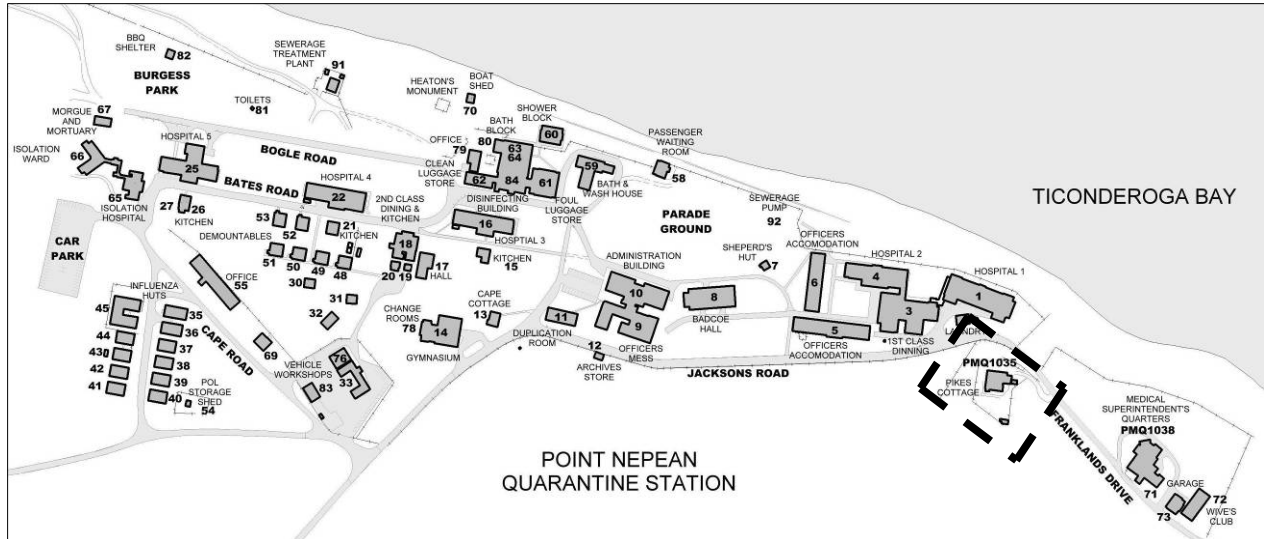
**MATRONS COTTAGE GARDEN****DATE OF DEVELOPMENT:** Mid 20th century – 1980s**LEVEL OF SIGNIFICANCE:** LITTLE OR NO**PRIMARY NAME:** Building 1035 (Former Matron's Quarters) Garden**OTHER NAMES:****LOCATION PLAN AND PHOTOGRAPHS:**

Figure 69 Maturing Blue Gum and low timber paling fence at rear of Cottage.

## HISTORY

It is difficult to ascertain from available photographic or documentary evidence what the early form or layout of this garden area may have been. Residential usage of Building 1035 throughout the period of Quarantine Station and Officer Cadet School use, and the fruit trees in the southern section of the garden (mid-twentieth century in origin) suggest a domestic garden of modest scale.

The forms of the remnant garden beds, retaining wall treatment and paving are all of late twentieth century origin.

## DESCRIPTION

This is a cleared garden setting for Building 1035, located on a raised site on the south side of Franklands Drive. Red Gum sleepers are utilised to manage the level changes between the flattened garden and the steeply sloping remnant indigenous bushland.

The area is predominantly turfed, with a small number of retained/re-established indigenous trees within the garden area, along the boundary of the adjacent bushland. A low timber-paling fence defines the perimeter of the garden area.

A poor Apple (*Malus cv*) and Loquat (*Eriobotrya japonica*) are located at the rear (south) of the house. A maturing Southern Blue Gum (*Eucalyptus globulus* subsp *globulus*) is also located in this area, close to the boundary fence. This species is not indigenous to this area.

The surface area around the cottage is paved with concrete unit paving of late twentieth century origin.

## INTEGRITY

☐ Good                      ☒ Fair                      ☐ Poor

## CONDITION

☐ Good                      ☒ Fair                      ☐ Poor

## LEVEL OF SIGNIFICANCE

The garden area associated with Building 1035 is of little or no significance.

## SIGNIFICANT ELEMENTS

None noted.

## RECOMMENDATIONS

Maintain domestic scale to plantings in this area, reflecting the Cottage's use throughout the site history. Plantings should respect their location abutting a semi-natural vegetation community, avoiding exotic taxa with the potential to spread into the adjacent bush.

Retain fruit trees as representative domestic scale plantings.



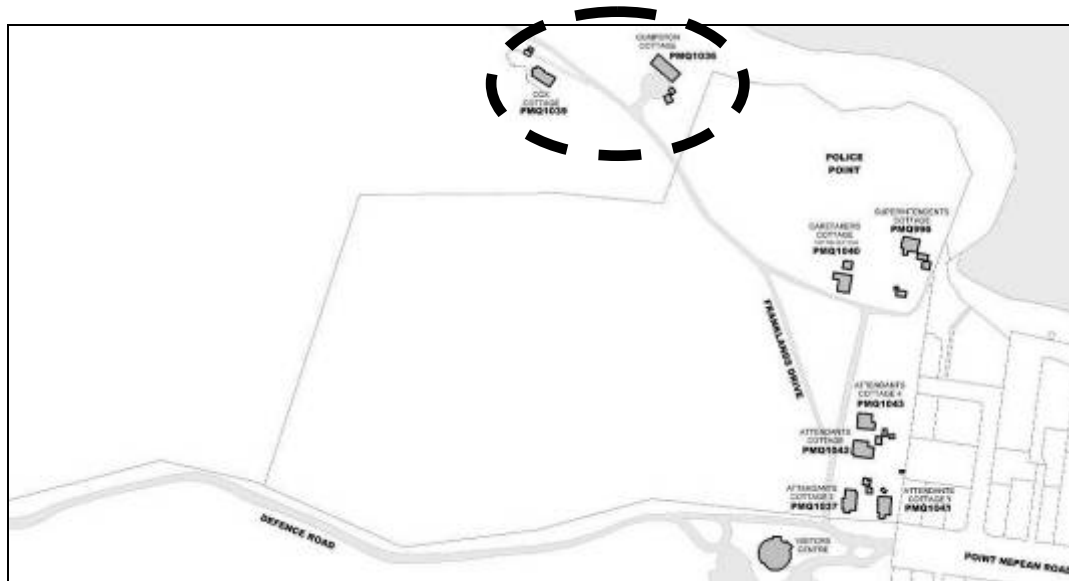
**CUMPSTON COX GARDENS****DATE OF CONSTRUCTION:** c. 1980s**LEVEL OF SIGNIFICANCE:** LITTLE OR NO**PRIMARY NAME:** Building 1036 & 1039 Gardens**OTHER NAMES:****LOCATION PLAN AND PHOTOGRAPHS:**

Figure 70 Garden setting to Building 1036.



Figure 71 Garden setting to Building 1039.

## HISTORY



Figure 72 Detail of c.1922 oblique aerial, showing open grassed area in the vicinity of the present Building 1036.

Source: National Archives of Australia.

Early plans of the site do not offer any insight into the form or layout of this area. The earliest information is derived from a c.1922 oblique aerial photograph, showing an open grassed area on the north side of Franklands Drive, bordered by a row of trees or large shrubs along the roadway edge. The south side of the roadway, in the vicinity of Building 1039, is covered by coastal scrub.

These two garden areas appear to have been developed with the construction of the two residences in the 1980s.

## DESCRIPTION

The landscape associated with Building 1036 consists of an open, turfed area around the house and associated outbuildings. An asphalt driveway leads from Franklands Drive into the garden area and terminates at a turning circle on the south side of the house. A low black cyclone mesh fence separates the garden from surrounding escarpment bushland on the northern side.

Three mature Sweet Pittosporum (*Pittosporum undulatum*) are located in the central turning area, a possible remnant of an earlier hedge as suggested by their alignment and low multi-stemmed branching habit. Juvenile Sweet Pittosporum are scattered throughout the adjacent bushland.

The garden associated with Building 1039 is set within a cleared area on the south (upper) side of Franklands Drive. The site is set on a flattened area on an otherwise steep gradient, levelled with a concrete crib retaining wall. The driveway from Franklands Drive is paved with two concrete strips, terminating at a shed. The upper slope adjacent to the driveway is retained by basalt pitchers. A mature Desert Ash (*Fraxinus angustifolia*) is located at the north east corner of the house and is in very poor condition.

Both garden areas are similar in their domestic scale and general lack of established shrubberies, or indeed any significant plantings. They are visually isolated from the balance of the former Quarantine Station by the surrounding, dense coastal scrub.

### INTEGRITY

☐ Good                      ☒ Fair                      ☐ Poor

The forms of the garden beds within both areas are intact, although most small scale plantings have been removed.

### CONDITION

☐ Good                      ☒ Fair                      ☐ Poor

The turf in both areas is maintained as mown lawn, and garden beds are generally weed-free. However the Sweet Pittosporum at Building 1036 has escaped into the adjacent coastal scrub, and the Desert Ash at Building 1039 is in very poor condition and requires removal.

### LEVEL OF SIGNIFICANCE

These two garden areas are of little or no significance due to their recent development, lack of significant plantings and generally low aesthetic value.

### SIGNIFICANT ELEMENTS

None noted

### RECOMMENDATIONS

Retain or remove plantings and hard landscaping as required.

Remove Sweet Pittosporum shrubs and adjacent seedlings from Building 1036 garden, which are weedy in this context.

Remove Desert Ash from Building 1039 garden due to weed potential.

Both landscape areas provide opportunities for new plantings or garden development; these should be domestic in scale and not impede on significant view-lines, particularly from Police Point to Building 71. The location of these sites, amidst semi-natural coastal scrub, should limit planting to locally indigenous taxa.

QUARANTINE STATION, POINT NEPEAN

## **APPENDIX G      1870s Inventory of the Point Nepean Quarantine Station buildings and their contents.**

This document was located in National Archives of Australia Correspondence File CA3168, Series B3169, Unit 1 Sanatory Station – Portsea – Quarantine, general 1873 & 1874.

The last page of the hand-written inventory is annotated with 'Total £3500' and 'JW' along with the date '1/9/75'. James Walker, the Superintendent of the Quarantine Station at the time, produced a substantial *Report on the Sanatory Station for the year 1875* to the Legislative Assembly (see Victorian Parliamentary Papers, 1875-76). This was the finalisation of a report compiled in the latter half of 1873, around the time that the hospitals were undergoing repairs. The drying house erected in 1864 is not listed on the inventory but is shown on the formal report.

The tabulation of the information reflects that of the original document. The building numbers have been altered by hand in some instances. The original document had a total value sum broken down to fittings, furniture and bedding. These figures did not tally correctly, and for ease of understanding have been omitted.





<b>List of buildings at the Quarantine Station with a report of their present condition – also a statement of the approximate value of the stores fittings and furniture they contain belonging to the Government</b>			
<b>Building no.</b>	<b>Description of buildings</b>	<b>Report</b>	<b>Value of fittings, furniture and stores within building</b>
No. 1	A detached building of two storeys used as a hospital or reception house for Immigrants, built with sandstone, rough cast and roofed with slates, and consisting of 4 large wards each 60ft x 20ft and 4 small rooms each 12ft x 12ft, a verandah, balcony and lavatories. Balcony roof is lined with boards and covered with corrugated iron. The inside partition walls are 2ft thick the same as the outside walls, and plastered. A fireplace in each room.	Main building in good repair. Verandah and balcony undergoing repair.	£315
No. 2	A detached building of two storeys used as a hospital or reception house for Immigrants, built with sandstone, rough cast and roofed with slates, and consisting of 4 large wards each 60ft x 20ft and 4 small rooms each 12ft x 12ft, a verandah, balcony and lavatories. Balcony roof is lined with boards and covered with corrugated iron. The inside partition walls are 2ft thick the same as the outside walls, and plastered. A fireplace in each room.	Main building in good repair. Verandah and balcony undergoing repair.	£305
No. 3	A detached building of two storeys used as a hospital or reception house for Immigrants, built with sandstone, rough cast and roofed with slates, and consisting of 4 large wards each 60ft x 20ft and 4 small rooms each 12ft x 12ft, a verandah, balcony and lavatories. Balcony roof is lined with boards and covered with corrugated iron. The inside partition walls are 2ft thick the same as the outside walls, and plastered. A fireplace in each room.	Main building in good repair. Verandah and balcony undergoing repair.	£530
No. 4	A detached building of two storeys used as a hospital or reception house for Immigrants, built with sandstone, rough cast and roofed with slates, and consisting of 4 large wards each 60ft x 20ft and 4 small rooms each 12ft x 12ft, a verandah, balcony and lavatories.	Main building in good repair. Verandah and balcony undergoing repair.	£305

<b>List of buildings at the Quarantine Station with a report of their present condition – also a statement of the approximate value of the stores fittings and furniture they contain belonging to the Government</b>			
<b>Building no.</b>	<b>Description of buildings</b>	<b>Report</b>	<b>Value of fittings, furniture and stores within building</b>
	Balcony roof is lined with boards and covered with corrugated iron. The inside partition walls are 2ft thick the same as the outside walls, and plastered. A fireplace in each room.		
No. 5	A detached building of two storeys used as a hospital or reception house for Immigrants, built with sandstone, rough cast and roofed with slates, and consisting of 4 large wards each 60ft x 20ft and 4 small rooms each 12ft x 12ft, a verandah, balcony and lavatories. Balcony roof is lined with boards and covered with corrugated iron. The inside partition walls are 2ft thick the same as the outside walls, and plastered. A fireplace in each room.	Main building in good repair. Verandah and balcony undergoing repair.	£305
No. 6	The Surgeon's Quarters. A detached two storied building. Built of wood on a stone foundation, roofed with galvanised iron and consisting of 11 rooms with verandah.	In good repair.	£40
No. 7	Four stall stable. A detached building built of wood. The frame of rough timber. The sides, ends and roof enclosed with palings.	In fair order.	No value given
No. 8	A detached cottage built with sandstone, rough cast and roofed with slates – consisting of 2 rooms with a fireplace in each.	In good repair.	No value given
No. 9	Cook House. A detached building built of sandstone, rough cast and roofed with slates. Consisting of 3 rooms, fitted with 2 iron boilers, shelves and cupboards.	In good repair.	£15
No. 10	Clothing and Bedding Store. A detached building in 2 compartments, each 30ft x 20ft with fireplaces and having a verandah. Built of wood on a stone foundation and roofed with galvanized iron tiles [Original wooden hospital]	In good repair.	

<b>List of buildings at the Quarantine Station with a report of their present condition – also a statement of the approximate value of the stores fittings and furniture they contain belonging to the Government</b>			
<b>Building no.</b>	<b>Description of buildings</b>	<b>Report</b>	<b>Value of fittings, furniture and stores within building</b>
No. 11	The Surgery. A detached building built with sandstone, rough cast and roofed with slates and consisting of 2 rooms and 1 fireplace.	In good repair.	£50
No. 12	A one roomed detached house with cellar underneath. Built of limestone and roofed with corrugated iron. Officers private store house. [Shepherd's Hut]	In good repair.	No value given
No. 13	A limestone building, detached, in 3 compartments, one of which is used as a carpenters workshop, one as a paint store and the other as a lime store for sundries, roofed with zinc. [Thought to have been Patrick Sullivan's stone house]	In good repair.	£60
No. 14	The General Store. A detached building 60ft x 20ft, built with sandstone and roofed with zinc – flagged floor.	In good repair.	£200
No. 15	The Storekeeper's Quarters. A detached building consisting of 4 rooms with verandah. Built with sandstone, rough cast and roofed with slates. Also a detached kitchen of one room, built with sandstone, rough cast and roofed with slates, flagged floor.	In good repair.	No value given
No. 16	Wash House. A detached building consisting of one room, finished with 2 large copper boilers. Built with sandstone, rough cast and roofed with slates. Flagged floor, furnaces outside.	In good repair.	£30
No. 17	Bath and Wash House. A detached building fitted with 24 baths, 4 copper boilers, 2 washing machines and 8 washing troughs. Built with sandstone, roofed with shingles, flagged and boarded floor.	In good repair.	£230
No. 18	Cook House. A detached building consisting of 2 rooms. Built with sandstone and roofed with slates. Fitted with 2 copper boilers, shelves and cupboards. One room flagged,	In good repair.	£25

<b>List of buildings at the Quarantine Station with a report of their present condition – also a statement of the approximate value of the stores fittings and furniture they contain belonging to the Government</b>			
<b>Building no.</b>	<b>Description of buildings</b>	<b>Report</b>	<b>Value of fittings, furniture and stores within building</b>
	the other boarded.		
No. 19	Laborer's Cottage. A detached building consisting of 2 rooms. Built with sandstone, rough cast and roofed with slates.	In good repair.	
No. 20	Cook House. A detached building consisting of 3 rooms. Fitted with 2 iron boilers, cupboards and shelves. Built with sandstone, rough cast and roofed with slates. One room flagged the other two boarded, 2 fireplaces.	In good repair.	£10
No. 21	Laborer's Cottage. A detached building consisting of 2 rooms. Built with sandstone, rough cast and roofed with slates.	In good repair.	
No. 22-27 [sic]	Six stone water tanks each fitted with a pump	In good repair.	
No. 22-32	Five separate earth closets each in 4 compartments, built of wood on stone foundations and roofed with shingles	In good repair.	
No. 33-36	Four separate stone privies each in 2 compartments, roofed with zinc.	In good repair.	
No. 37	A stone privy roofed with galvanized iron.	In good repair.	
No. 38	A stone privy in 3 compartments roofed with slates	In good repair.	