

**APPENDIX C      DATASHEETS - BUILDINGS OF PRIMARY SIGNIFICANCE**



BUILDING NUMBER	QUARANTINE STATION USE	ARMY USE	DATE OF CONSTRUCTION	PERIOD
1	First Class Accommodation	Officers Accommodation	1916 (replaced original Hospital 1 constructed in 1858-59)	1900-1925
3	First and Second Class Dining Rooms	Mess and Kitchen	1915/16	1900-1925
4	Hospital No. 2	Other Rank Officers Accommodation	1857/59 1915/16 alterations to rear	1856-1875
7	Storekeeper's office Dispensary	Regimental Sergeant Major's Office	pre-1852 underground section c.1854 above ground section	pre-1855
9	Visiting Staff Quarters	Accommodation / Officers Mess	1916	1900-1925
10	Administration	Army Headquarters	1916	1900-1925
11	'New' Store	Duplication Room	1916	1900-1925
13	Post Office and Medical Officer's Consulting Room then Maternity Hospital	Officers VIP Accommodation (Cape Cottage)	c.1913 constructed c.1925 relocated	1900-1925
15	Kitchen for Hospital No.3 (B16)	Store Room and Armoury	1869	1856-1875
16	Hospital No. 3	Accommodation	1857/59 1915/16 alterations west end	1856-1875
18	Dining Room and Kitchen	Health Service Museum	c.1913	1900-1925
21	Kitchen for Hospital No. 4 (B22)	Corps Shop	1858/59	1856-1875

QUARANTINE STATION, POINT NEPEAN

<b>BUILDING NUMBER</b>	<b>QUARANTINE STATION USE</b>	<b>ARMY USE</b>	<b>DATE OF CONSTRUCTION</b>	<b>PERIOD</b>
<b>22</b>	Hospital No. 4	Accommodation	1857/59 1915/16 alterations west end	1856-1875
<b>25</b>	Hospital No. 5	Sergeants Mess / Accommodation	1857/59 1892/93 north annexe added	1856-1875
<b>26</b>	Kitchen for Hospital No. 5 (B25)	Sergeant's Mess / Annexe	c. mid-1880s	1876-1899
<b>27</b>	Includes original fence	Cattle Shed / Carport	c. mid-1880s	1876-1899
<b>35-38 &amp; 40-45</b>	Influenza Emergency Huts	Workshop / Storage	1919	1900-1925
<b>58</b>	Discharged Passengers Waiting Room	Regimental Aid Post	1911	1900-1925
<b>59</b>	Bath and Wash House	Ration Store	1866 btn 1910 & 1914 – east addition	1856-1875
<b>60</b>	Shower Block	Store Room	1924	1900-1925
<b>61</b>	Foul Luggage Receiving Store	Model Room	1900	1900-1925
<b>62</b>	Clean Luggage	Store Room	c.1910 first part constructed 1915 extended	1900-1925
<b>63</b>	Bathing Block	Cadet Accommodation Long Term	1900	1900-1925
<b>64</b>	Bathing Block	Cadet Accommodation Long Term	1900	1900-1925

BUILDING NUMBER	QUARANTINE STATION USE	ARMY USE	DATE OF CONSTRUCTION	PERIOD
65	Isolation Hospital Administration Building	Dental Training	c.1912	1900-1925
66	Isolation Ward	Dental Laboratory	c.1912	1900-1925
67	Mortuary and Laboratory	Sportsmans' Club	1921	1900-1925
71	See Building 1038			
84	Disinfecting Building and Boiler House	(Quarantine Museum)	1900 1916/17 chimney added	1900-1925
966	Superintendent's Cottage	Married Accommodation	pre-1900 main part constructed btn 1900 & 1914, and 1917 - additions	1876-1899
1035	Laborer's cottage, Pikes Cottage, Matron's Cottage	Married Accommodation	1857	1856-1875
1038 (& 71)	Medical Superintendents Quarters	Commanding Officer's Residence	1899	1876-1899
1040	Cottage for Boatman / Caretaker's Cottage	Married Accommodation	1889	1876-1899

The following elements of primary significance are included in Appendix F 'Landscape'

	Cemetery			pre-1855
	Former Cemetery			pre-1855
	Heaton's Monument			pre-1855



**BUILDING 1**

**DATE OF CONSTRUCTION:** 1916 (replaced Hospital No. 1 constructed 1857-59)

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** First Class Accommodation

**OTHER NAMES:** Officers Accommodation

**LOCATION PLAN AND PHOTOGRAPHS:**

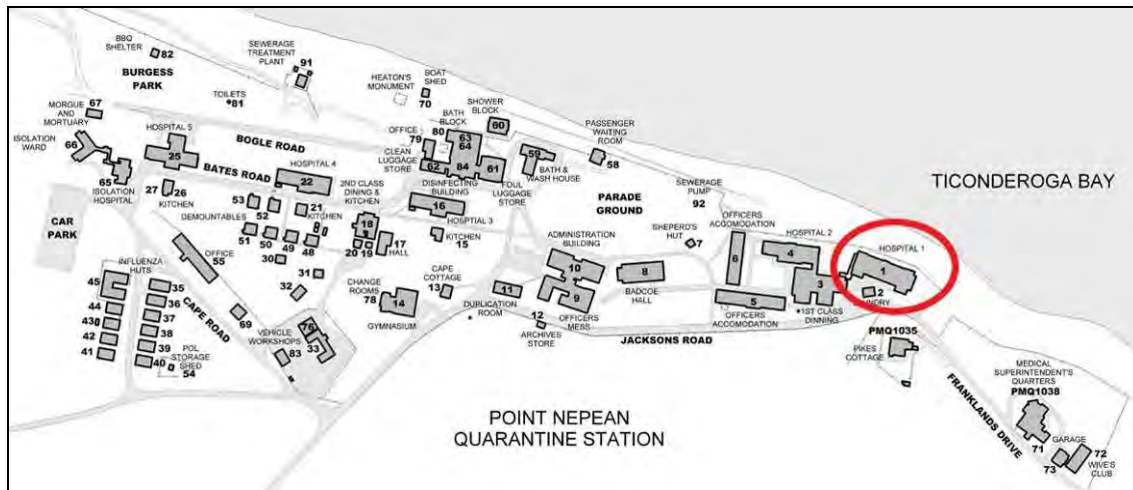


Figure 1 Building 1, partial view of north façade.



Figure 2 Building 1, partial view of south façade.



Figure 3 Building 1, west façade (the east façade is similar) – part of Building 3 can be seen at right.



## HISTORY

### Summary of relevant dates:

#### **1856-1875 period:**

1857/59                      Original Hospital No. 1 constructed

#### **1900-1925 period:**

c.1915                      Proposal to add a two-storey pavilion wing to the east end of Hospital No. 1

November 1915            Original Hospital No. 1 demolished by this date

1915/16                    Contract No. 15-16/102 allocated to construction of new building on site of original Hospital 1

February 1916            Roughly sketched drawing dated 9 February 1916 shows the location of 'Proposed Hospital No. 1'

1916                        Present Building 1 constructed as 'New Quarters for 1<sup>st</sup> Class Passengers'

#### **1950-1998 period:**

c.1951 - 1984            Used by the Officer Cadet School as accommodation for the Cadets

1986 – 1998              Used by the Army School of Health as Officer Accommodation

#### **other:**

1999                        Used to house a group of refugees from Kosovo.

Building 1 was constructed in 1916 as accommodation for First Class passengers. It replaced Hospital No. 1, the construction of which dated from the early phase of the development of the Quarantine Station. It was also constructed during an intense phase of development from 1900-1925 within which time, the Commonwealth took over national responsibility for maritime quarantine.

Previous histories have claimed that Hospital No. 1 burnt down in 1916 and was replaced by the present building in 1917, 1919 or 1923.<sup>1</sup> However, it appears that the building was intentionally demolished to make way for a larger building to accommodate First Class Passengers although there was likely an initial proposal to add a two-storey pavilion wing at the east end of Hospital No. 1 (see the drawing at Figure 4). Based on its stylistic appearance, this undated drawing was probably generated in about 1915, around the same time as the drawings for the adjacent Dining Room (see Building 3 Datasheet). Nevertheless, it appears that a decision was made late in 1915 to demolish the original

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1            The date identified depends on the source – in his article 'The Nepean Peninsula in the Nineteenth Century' in *Victorian Historical Magazine*, 1959, Charles Hollinshed says that the building was rebuilt in 1923; while in his thesis on *Maritime Quarantine and the Former Quarantine Station, Point Nepean: an Assessment of Cultural Significance*, 1984, Shane Power says that the building burnt down in 1916 and was rebuilt in the following year – he cites a personal communication with a P Collins.

Hospital No. 1, possibly because the proposed addition to the existing 1857/59 hospital building would not provide sufficient additional accommodation.

A Sewerage Plan drawing, signed in late November 1915 by the head of the Victorian office of Commonwealth Works, Horace J Mackennal, shows only a dashed outline for 'Demolished Hospital 1' along with the annotation 'Space for No 1 Hospital and Single men's Quarters' (see Figure 5). A separate roughly sketched drawing dated 9 February 1916 shows the location of 'Proposed Hospital 1' and identifies that Contract No. 15-16/102 had already been allocated to the new building (see Figure 6). By early 1916, detailed plan and elevation drawings for a new two storey brick building had been produced. On 7 January 1916 they were signed off by Percy Owen who was the Director General of Works for the Department of Home Affairs, Melbourne. On 8 March 1916 amended floor plans (the same as the present day layout except for the later introduced partitions) were further approved by Owen (see Figure 7).

The plans for 'New Quarters for 1<sup>st</sup> Class Passengers' show that it was a wider, and visually different, building than the original Hospital No. 1 (see Figure 8 & Figure 9). The layout featured a series of bedrooms (each with a built-in wardrobe and a washbasin) arranged either side of an internal corridor on both levels; separate Men's and Women's' bathrooms with WCs within small rear projecting wings on both levels; and large rooms at either end of the ground floor level - one was for a combined Card and Billiard Room, the other was for a combined Reading and Writing Room. The first floor above these communal rooms was divided into slightly larger bedrooms.

From the early 1950s, Building 1 was used by the Officer Cadet School as accommodation for the cadets. When the Department of Army Health took over in 1986, the building was used for officer accommodation. In 1999 it was again used, this time to house a group of refugees from Kosovar. The building is presently unoccupied.

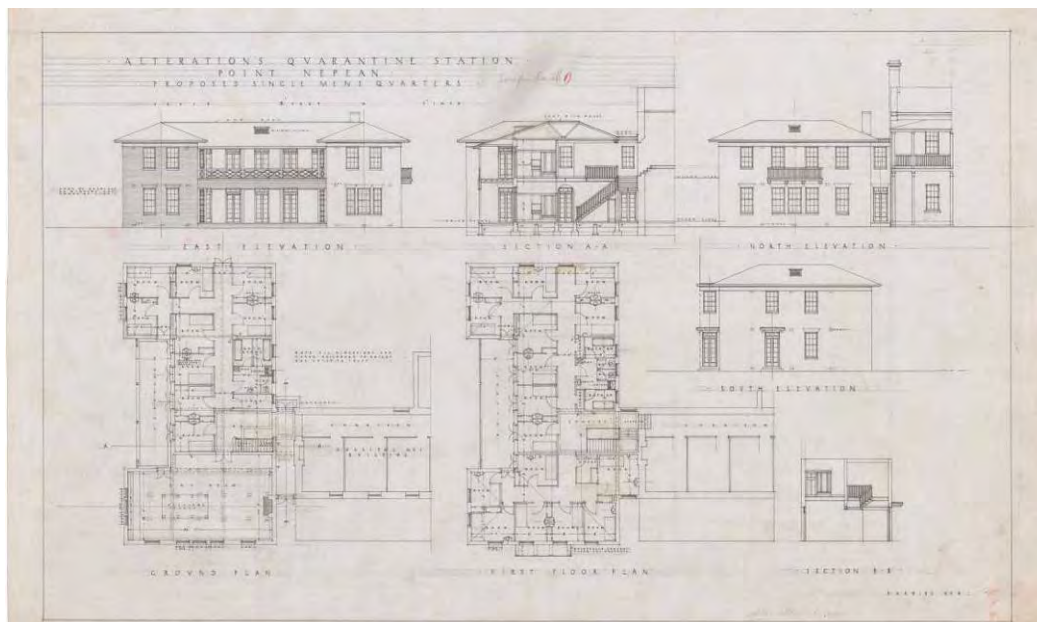


Figure 4 'Alterations Quarantine Station, Point Nepean: Proposed Single Men's Quarters'. Undated drawing. Source: National Archives of Australia.

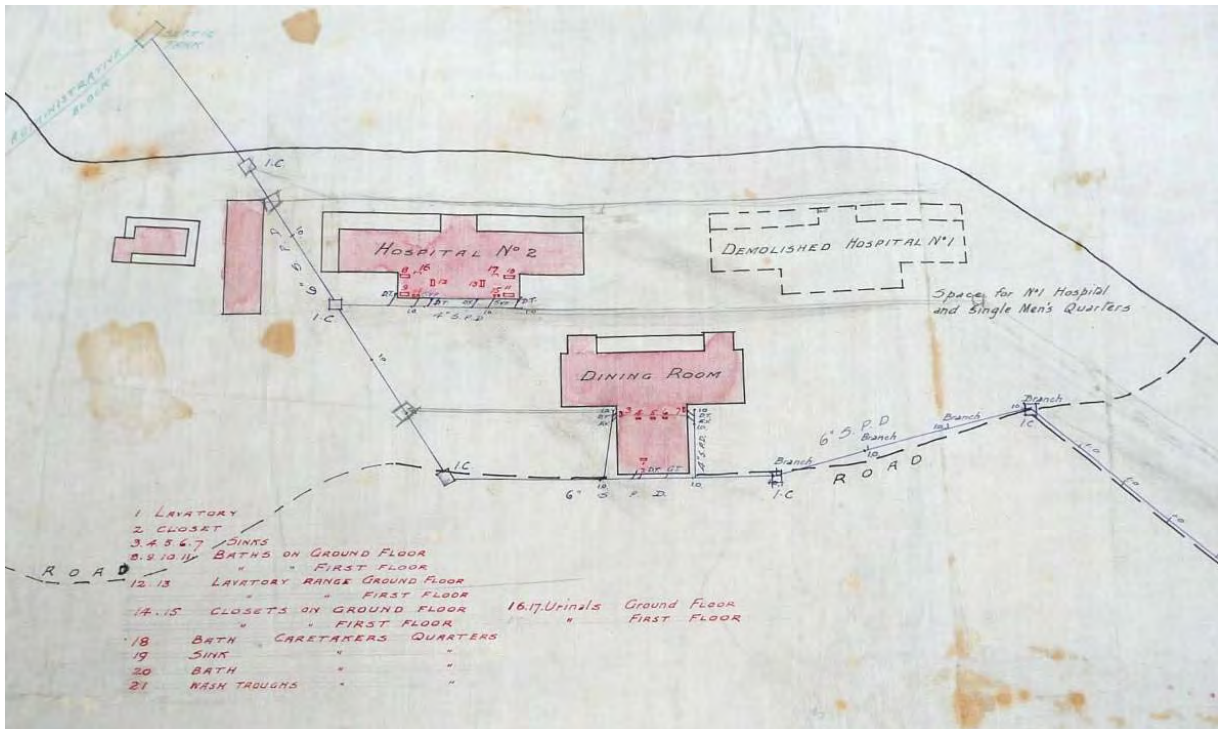


Figure 5 Part of Sewerage Plan for 'Dining Room, Hospitals Nos 1 & 2. The drawing is signed and dated by Horace Mackennal on 27 November 1915. Source: National Archives of Australia.

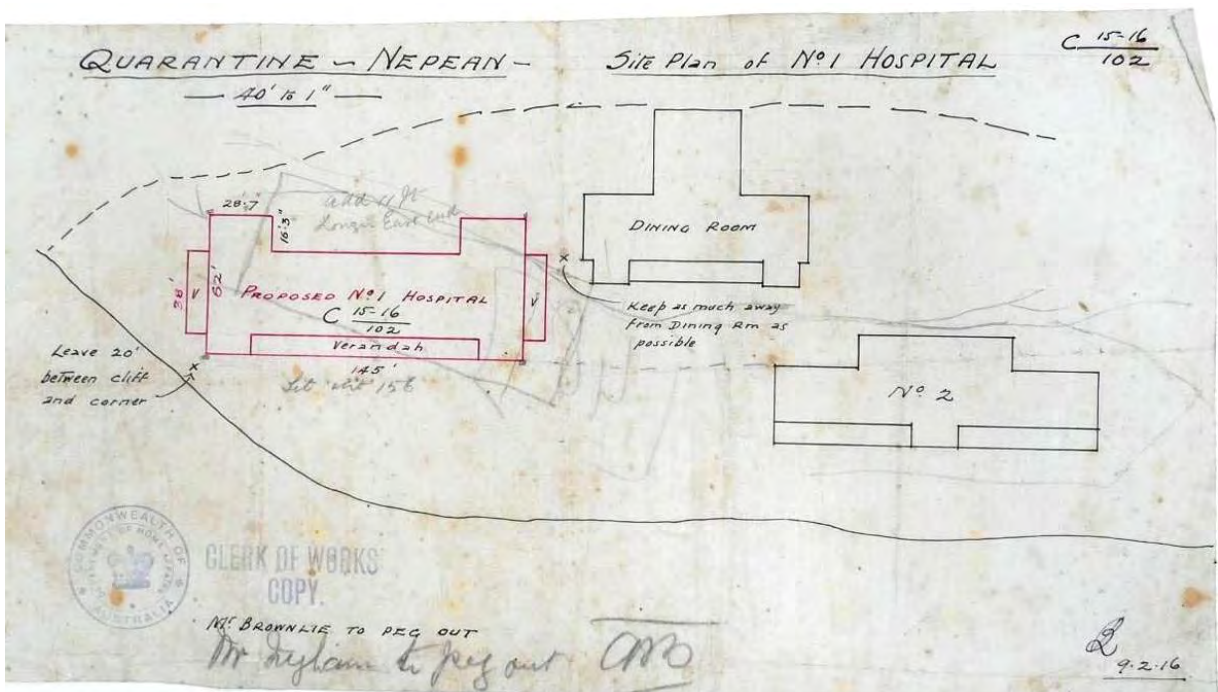


Figure 6 Quarantine – Nepean Site plan of No. 1 Hospital. Drawing dated 9 February 1916. Source: National Archives of Australia.

QUARANTINE STATION, POINT NEPEAN

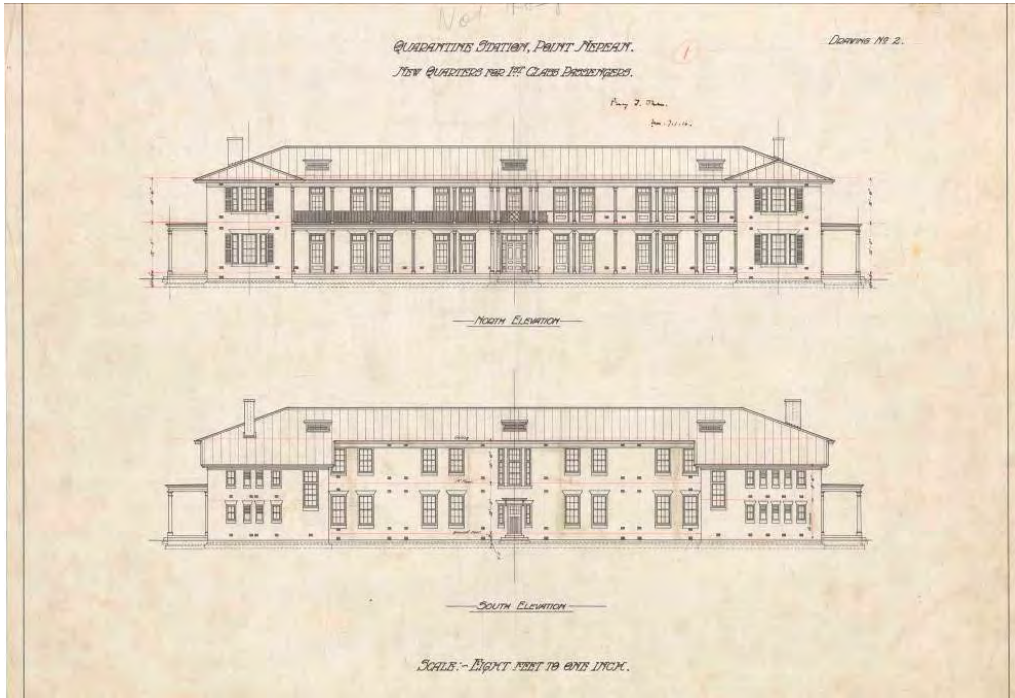


Figure 7 Quarantine Station, Point Nepean. New Quarters for 1<sup>st</sup> Class Passengers. Drawing signed by Percy Owen and dated 7 January 1916. Source: National Archives of Australia.

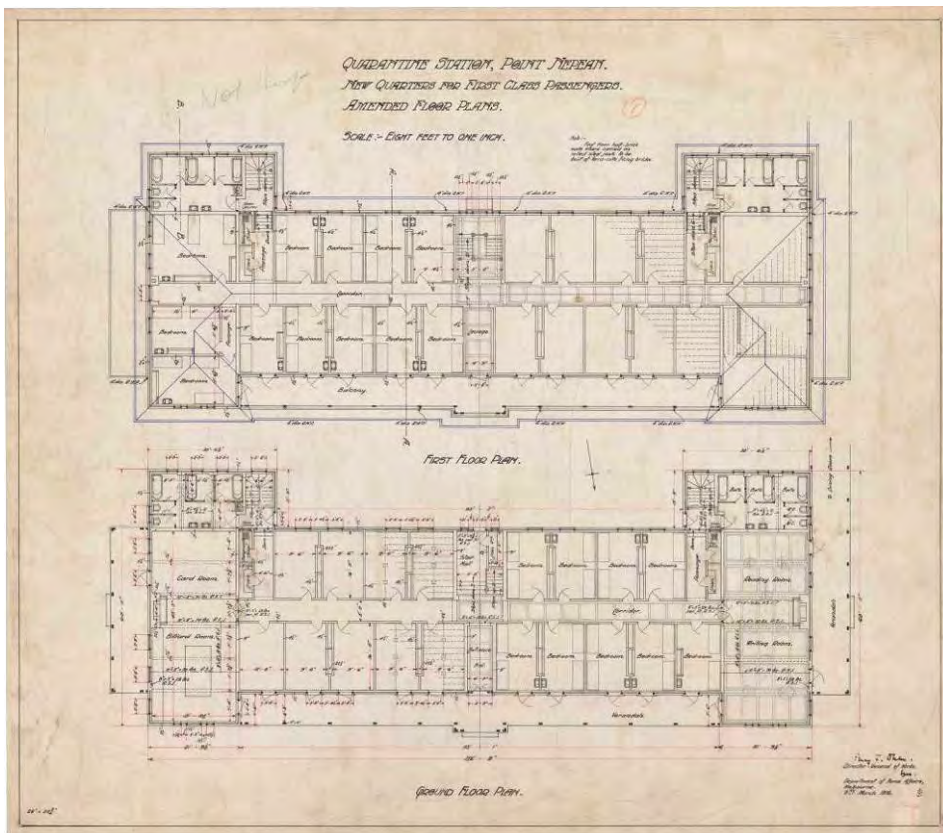


Figure 8 Quarantine Station, Point Nepean. New Quarters for First Class Passengers. Amended Plan. Drawing signed by Percy Owen and dated 8 March 1916. Source: National Archives of Australia.

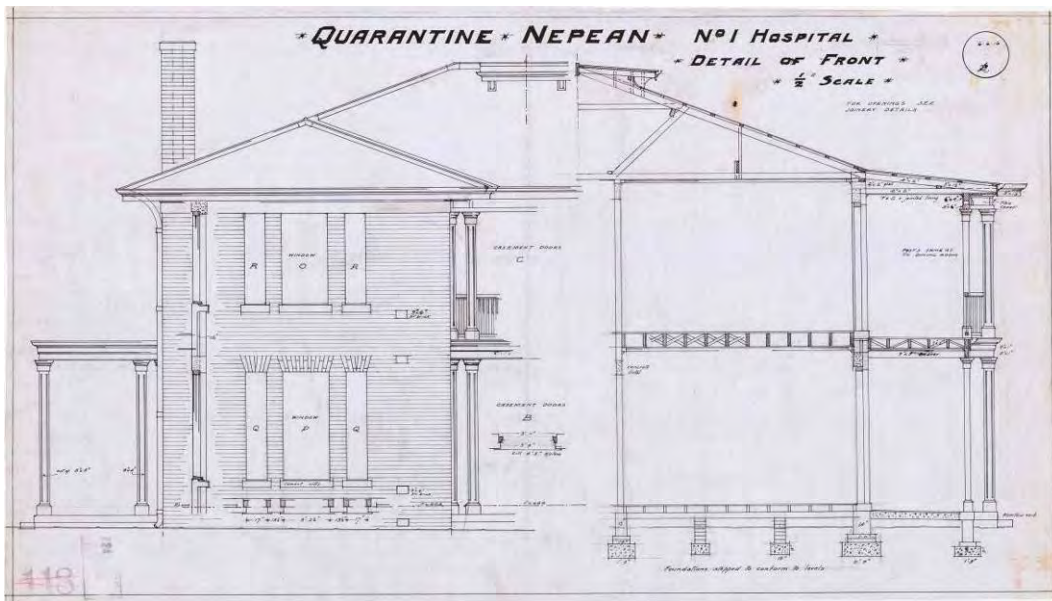


Figure 9 Quarantine Nepean No 1 Hospital Detail of Front. Plan dated 6 June 1916.  
Source: National Archives of Australia.

## DESCRIPTION

Building 1 is a two-storey structure with a main hipped roof form punctuated by a simple chimney at each end. On the north side the main roof is further hipped over two symmetrically projecting wings located at each end, and changes pitch to form a skillion roof to the balcony verandah running between the two wings. On the south side, the roof plane continues to form a skillion roof form over each of the projecting rear wings, which are also symmetrically placed at each end of the façade. There are separate flat roofed verandahs along part of the east and west façades. The verandah on the west façade continues southwards to join with the verandah to Building 3.

The building is constructed of brick, which is painted all over, including the chimneys. The topcoat is lightly textured. It appears that the building has always been painted rather than left as face brick.

The original roofing material (corrugated metal is shown on the architectural drawings) has been replaced a few times and is presently painted corrugated Zinalume with painted Zinalume gutters (inappropriate D-profile) and downpipes. The roof ventilators shown in the original architectural drawings appear to have been lost in the subsequent re-roofings. The eaves feature the original timber batten soffit construction.

The verandahs are timber-framed and feature stop chamfered timber columns with simple timber mouldings. The upper balcony has a timber balustrade featuring plain timber balusters. The flooring to the ground floors of the verandahs was originally concrete with a dressed bluestone kerbed edge. This fabric was removed only a few years ago and replaced with timber decking comprising boards (separated by narrow gaps) running lengthwise alongside each façade.

The windows are timber-framed throughout and double-hung, generally with 6 panes to each upper and lower sash. Each of the rooms along the north side of the building have a set of timber panelled doors which open inwards and provide access onto the verandahs.

These external doors feature glazed panels and have glazed highlights over. The central doors to the ground floor on the front (north) façade also have glazed sidelights.

The interior floor plan consists of a central corridor along the long axis on both levels with rooms either side. There are two large rooms at either end on the ground floor. The internal walls are constructed of brick, the interior timber panel doors have highlights and the ceilings are timber strapped. There is a main central timber staircase and two secondary timber staircases in each of the rear side wings.

### **INTEGRITY**

**Good**                       **Fair**                                       **Poor**

Building 1 retains a high level of external integrity to its 1916 form with much of the fabric substantially intact. The building also retains a high level of interior intactness including what are predominantly original 1916 fixtures and finishes such as doors, shutters, ceilings, fireplaces and cupboards.

### **CONDITION**

**Good**                       **Fair**                                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

### **LEVEL OF SIGNIFICANCE**

Of Primary significance.

Building 1 forms one of a related group of buildings of primary significance (originally used for hospital, accommodation and dining purposes) in the eastern area of the site with associations with the 1900-1925 phase of Quarantine Station development. It is also a visually prominent building which retains a strong functional relationship with Buildings 3 and 4. As a large accommodation building constructed in a later phase of quarantine use, it maintained the rectilinear plan, symmetrical massing, two-storey scale and verandah treatment of the earlier hospitals, as well as the important east-west building alignment and orientation to the north.

## SIGNIFICANT ELEMENTS

Significant elements include:

- Overall 1916 external form and fabric
- Symmetrical presentation including regular pattern of openings
- Main hipped roof form with secondary hips over front projecting wings and skillions over first floor balcony and rear projecting wings.
- Flat roof forms to verandahs on east and west facades
- Chimneys
- Timber-framed, double-hung windows with multi-paned sashes
- Timber panelled, exterior double doors with glazed panels and glazed highlights to ground and first floor verandahs

With regard to the interior, significant elements include:

- The 1916 floor plan including long central corridors, principal staircase and secondary staircases
- Original finishes, timber joinery and fireplace surrounds
- Large ground floor rooms at either end

## RECOMMENDATIONS

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

Retain the visual relationship with Buildings 3 and 4 including the central courtyard (open space) between the three structures. No new structures, other than minor elements, should be introduced to this space. This will enhance an understanding of the use and functional relationships of this related group of buildings in the eastern area of the site.

No new structures, other than minor elements, should be built on the north side of this building, to maintain its setting and connection with the shoreline.

To maintain the overall symmetrical massing and presentation, it is also recommended that no new additions be made to the east and west ends of the building.

The overall 1916 internal planning should also be retained, including the long central corridor on both levels, principal and secondary staircases, and the two large rooms at either end on the ground floor.

Unsympathetic elements and fabric introduced during the Army era, such as built-in furniture and new services, can be removed if required. The introduction of new built-ins and services should be subject to the policies in Chapter 5, including 'Services and Infrastructure'.

**BUILDING 3**

**DATE OF CONSTRUCTION:** 1915-16

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** First and Second Class Dining Rooms and Kitchen

**OTHER NAMES:** Mess and Kitchen

**LOCATION PLAN AND PHOTOGRAPHS:**

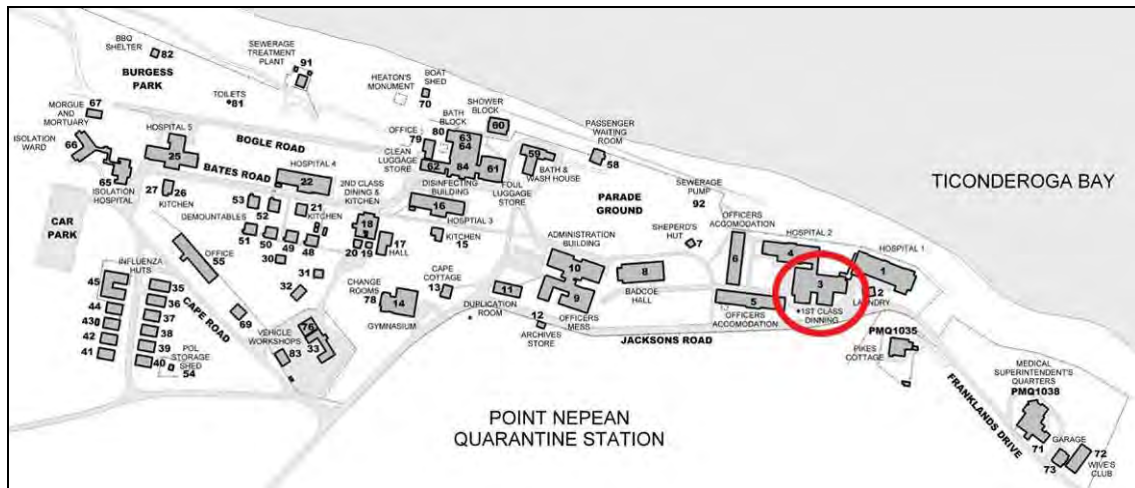


Figure 10 Building 3, north façade.





Figure 11 Building 3, southeast view, prior to completion of restoration works.



Figure 12 Building 3, showing the mid-1960s west extension. The photograph shows the building prior to the programme of recently completed restoration works.

## HISTORY

### Summary of relevant dates

#### *1856-1875 period:*

1857/58                      First Cookhouse constructed to service original Hospital building and then Hospitals Nos 1 and 2

#### *1900-1925 period:*

1915/16                      Building 3 constructed as First and Second Class Dining Rooms and Kitchen

#### *1950-1998 period:*

c.1963-5                      Additional wing added to west side

In the early years of the Quarantine Station's operations, a three-roomed stone kitchen was constructed in the general area of this building. Erected in 1857/58, this Cookhouse was still standing in 1914 as seen in a plan showing the site levels of the area (see Figure 13). The pencilled outline of the present building, which was constructed in 1915, can be seen on the same drawing.

Timber-framed and weatherboard clad kitchens were added to the rear of Hospitals Nos 1 and 2 in 1884/5 and 1907/08 respectively and the stone building had probably become redundant for its original purpose.

From 1915 to 1916 substantial works were undertaken in the vicinity of Hospitals Nos 1 and 2, starting with the demolition of the early Cookhouse and the construction of the present building, which was completed in late 1915 or early 1916 under Contract C14-15/21. This was an aspect of the intense phase of development on the site from 1900-1925 within which time the Commonwealth took over national responsibility for maritime quarantine.

From the 1850s into the early 1900s the passengers housed in Hospitals Nos 1 and 2 generally ate in their rooms, and later in a Dining Hall formed in one of the ground floor wards (see Building 4 Datasheet). The present Building 3 was built to provide separate Dining Rooms for First and Second Class Passengers with one large kitchen servicing both (see Figure 14 and Figure 15).

The new Dining rooms for each 'class' of passenger were separated internally by a central wall featuring a fireplace facing each room. Each of the Dining Rooms was only accessible to the respective passengers via its associated lobby, which was reached through glazed double doors via covered walkways from the associated accommodation building. The verandah at the front of the new building was also separated into two spaces by a wall.

The Dining Rooms were serviced by a large kitchen centrally placed at the rear, under which there was a 'cellar' housing a heating chamber.

In 1916 Hospital No. 1 was replaced with a purpose built structure to accommodate First Class passengers (see Datasheet for Building 1) and Hospital No. 2 was upgraded to accommodate Second Class passengers (see Datasheet for Building 4).

In the early to mid-1960s Building 3 was quite substantially altered by the Army for use as a mess (dining room) and bar. An extension comprising a large open room, bar area, and male and female toilets was added on the west side, and the existing covered walkway from Building 4 was extended across the north facade of the extension, and returned down the west facade. There were also changes made to the internal layout and external appearance of the original building - the wall between the two dining rooms was substantially removed with only the fireplace section remaining; the glazed double doors to the east lobby have been removed and replaced by a window and other windows and doors have been altered or replaced. The west end wall of the '2<sup>nd</sup> class' dining room was also removed where it sits adjacent to the 1960s addition.

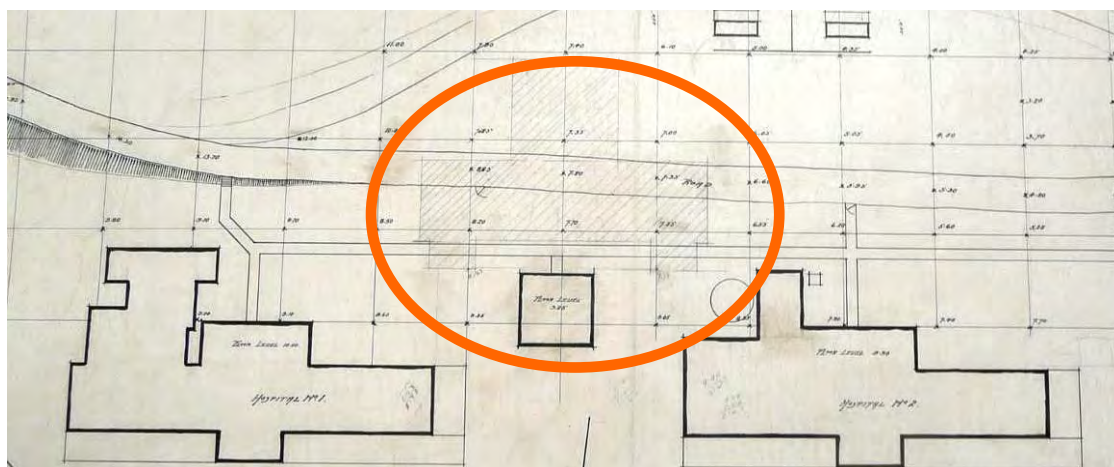


Figure 13 Quarantine Station Point Nepean. Block Plan showing Levels of Site (detail). Dated 26 October 1914. The circle indicates the outline of the subject building. Source: National Archives of Australia.

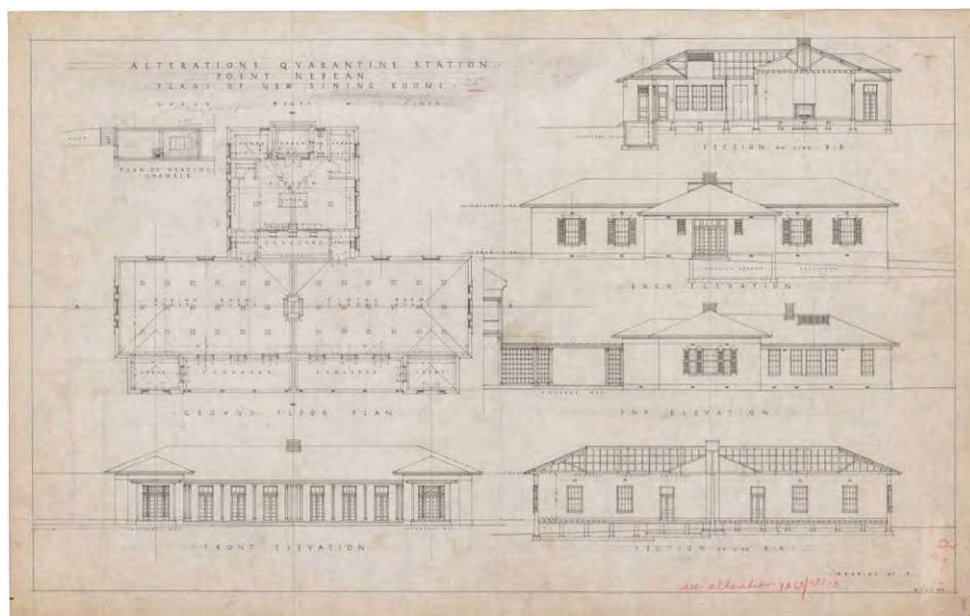


Figure 14 Alterations Quarantine Station Point Nepean. Plans of New Dining Rooms. Drawing No. 1. Source: National Archives of Australia

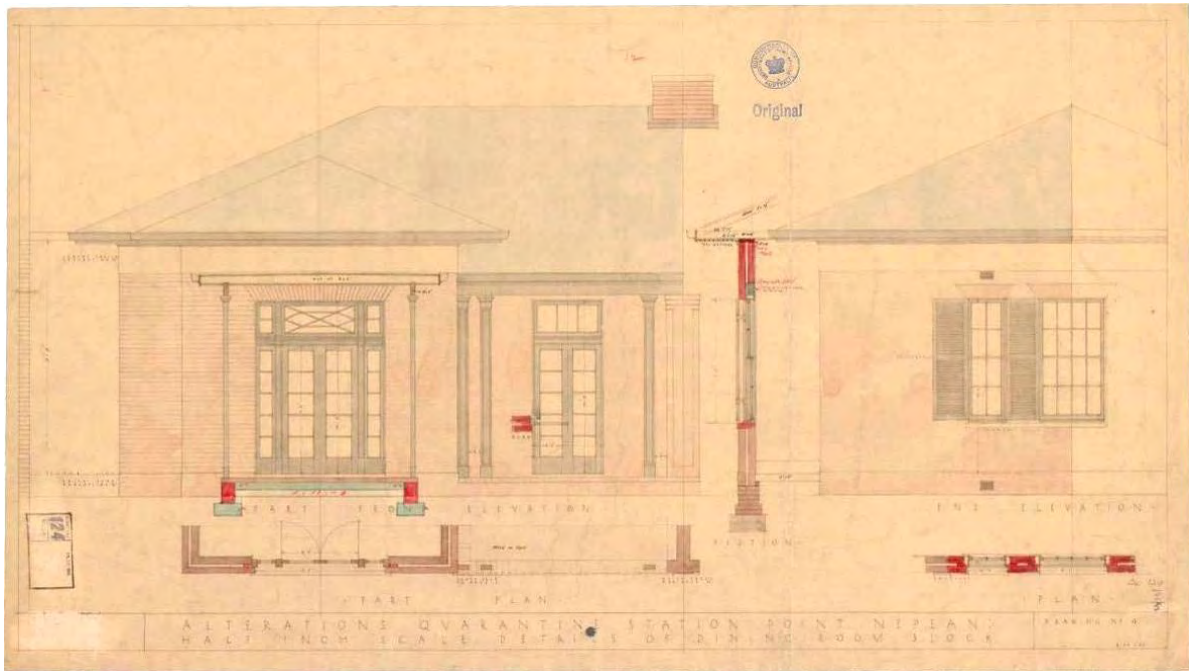


Figure 15 Alterations Quarantine Station Point Nepean. Details of Dining Room Block. Drawing No. 4.  
Source: National Archives of Australia.

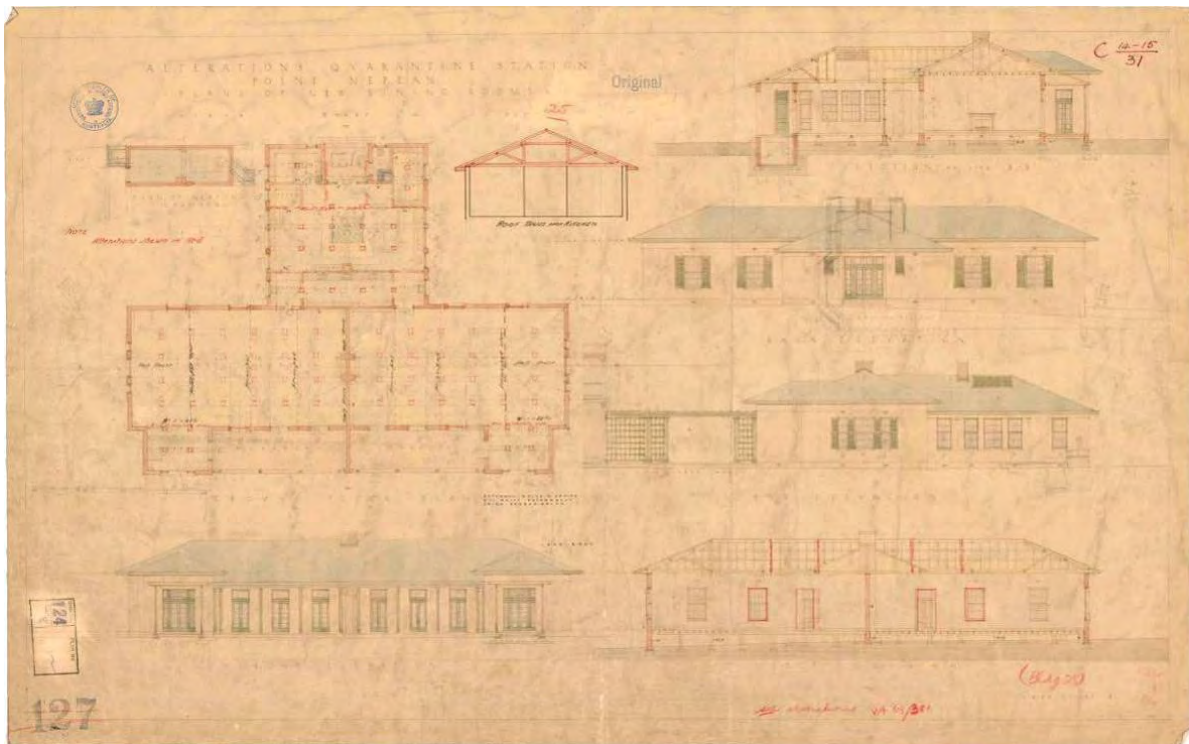


Figure 16 Alterations Quarantine Station Point Nepean. Plans of New Dining Rooms. Drawing No. 1.  
Source: National Archives of Australia.

## DESCRIPTION

Building 3 is a single-storey, over-painted brick building originally adopting a 'T-shaped' plan comprising two dining hall spaces with attendant entrance lobbies which project forward thus enclosing a north-facing verandah between. The dining rooms were divided by a central wall containing fireplaces to each of the rooms. These original dining rooms retain their original timber floor and timber strapped ceilings. The downstroke or central wing comprised the kitchen facilities to the south. A significant extension to the west was made in c.1965, associated with the Army use which has confounded the symmetry of the original composition. At present the interior comprises three open dining halls and a significantly enlarged kitchen / preparation area. A matching verandah was constructed to the west side of the addition broadly matches the original in detail and form.

The roof form is characterised by perpendicular hips over the main T-shape, with the transverse roof having been altered to carry towards the hipped roof of the later addition.

Windows to the original section are generally timber-framed and double-hung. Doors are timber-framed and either feature glazed panes (original doors) or fully glazed (c.1963-5 addition) and are generally arranged in pairs with highlight windows (original doors) or as part of a glazed door and full-height window set with highlight windows (c.1963-5 addition). The more decorative doors originally associated with the two projecting front wings (original lobbies) have either been replaced by a double-hung window, bricked in, or replaced with a later framed door set. The building is linked to Hospitals Nos 1 and 2 by covered walkways. There is a single roomed cellar accessible from the exterior under the south-east corner of the kitchen wing, which was used as the 'heating chamber'.

## INTEGRITY

**Good**                       **Fair**                       **Poor**

This building has a later addition of a hall, verandah and toilets at the west end dating from c.1963-5. There are significant alterations to the west end of the building, and some alterations to original door and window openings in the remainder of the building. The central dining room ceiling, floor and fireplaces are intact however the dividing wall between the two dining rooms has been substantially removed. The west end wall of the dining rooms has also been removed. A commercial kitchen was installed by the Army but much of this has since been removed.

## CONDITION

**GOOD**                       **FAIR**                       **POOR**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.

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

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

### **LEVEL OF SIGNIFICANCE**

Of Primary significance

Building 3 forms one of a related group of buildings of primary significance (originally used for hospital, accommodation and dining purposes) in the eastern area of the site with associations with the 1900-1925 phase of Quarantine Station development, and retains a strong functional relationship with Buildings 1 and 4.

### **SIGNIFICANT ELEMENTS**

Significant elements include:

- Original 1915/16 external form and fabric
- Verandahs
- Original roof form and chimneys
- The pattern and overall form of original openings
- Original doors and windows
- Original internal fabric including 1915/16 joinery and fireplace surrounds

### **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

Retain the visual relationship with Buildings 1 and 4 including the central courtyard (open space) between the three structures. No new structures, other than minor elements, should be introduced to this space. This will enhance an understanding of the use and functional relationships of this related group of buildings in the eastern area of the site.

Retain and conserve the exterior of the building to maintain its 1915/16 qualities and architectural characteristics, including the original roof form and chimneys, verandahs, pattern and overall form of original openings, and covered walkways to Buildings 1 and 4.

Retain and conserve the original interior elements of the building, including the 1915/16 floor plan with two dining rooms and respective ante rooms, and the 1915/16 joinery and fireplace surrounds.

The 1960s addition to the west end is of a form, scale and detailing which is generally sympathetic to the original building, and provides accommodation to support the older dining rooms. However, as it is not a significant component of the building it can be retained, altered and upgraded if required, or removed; if it is removed, consideration could be given

to reinstating the original form of the building in this area subject also to the policy on 'Restoration and Reconstruction'.

Consideration could also be given to reinstating the entry doors to the original lobbies.

**BUILDING 4**

**DATE OF CONSTRUCTION:** 1857/59 Main Building, 1915/16 alterations to rear for bathrooms

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Hospital No. 2

**OTHER NAMES:** Other Rank Officers' Accommodation

**LOCATION PLAN AND PHOTOGRAPHS:**

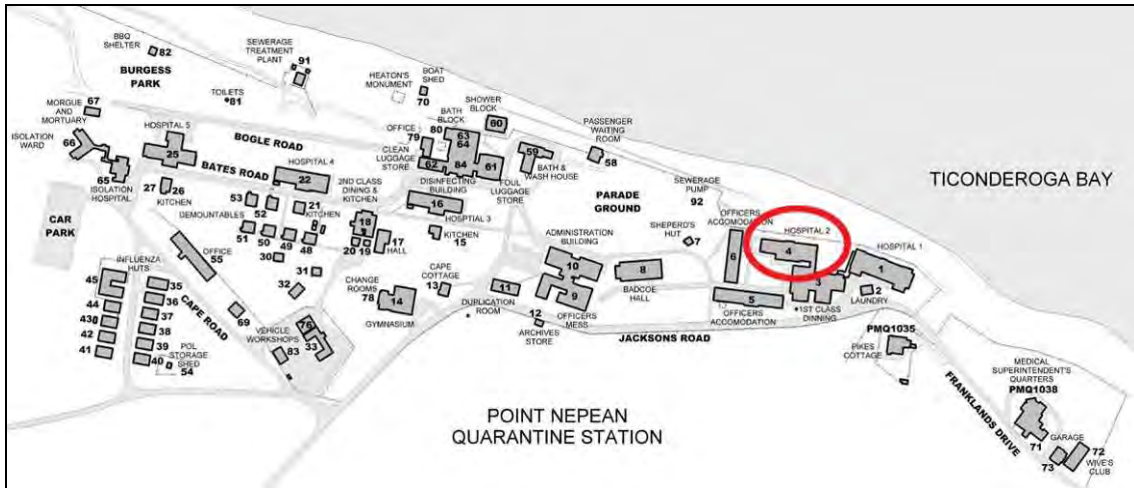


Figure 17 Building 4, northwest view.





Figure 18 Building 4, southeast view.

## HISTORY

### Summary of relevant dates:

#### ***1856-1875 period:***

- |          |   |
|----------|---|
| 1858/59  | Hospital No. 2 constructed                      |
| c.1884-5 | Bathroom amenities incorporated under verandahs |

#### ***1900-1925 period:***

- |              |  |
|--------------|--|
| 1907/08      | Timber-framed weatherboard clad kitchen added to rear  |
| By July 1914 | Stairs added at each end of balcony verandah   |
| 1915/16      | Alterations to rear section comprising new bathrooms, removal of chimneys and kitchen, return of balcony verandah down east side, and construction of covered link to Building 3 |
|              | Changes to internal layout to accommodate Second Class passengers  |

#### ***1950-1998 period:***

- |               |  |
|---------------|--|
| c.1951 - 1984 | Used by the Officer Cadet School as accommodation for the Cadets |
| 1986 – 1998   | Used by the Army School of Health as Officer Accommodation       |

Building 4 was originally known as Hospital No. 2 and its construction dates from the early phase of the development of the Quarantine Station. In 1858/59, five barracks style buildings were constructed, four of which are still standing. The fifth (originally Hospital No. 1) was replaced in 1915/16 by Building 1 (see Datasheet).

The buildings were probably designed by Alfred Scurry, who was the Clerk of Works for the Geelong office of the Public Works Department at that time. His signature and the date 'Nov 1856' can be seen in the top right hand corner of the original architectural drawing (see Figure 19). It is interesting to note that all five hospital buildings were erected with their side verandahs at the opposite end to that shown on the original drawing. It is possible that this change was made at the time of construction to suit the orientation of the buildings which generally face north towards Port Phillip Bay. The end around which the balcony verandah returns is the west end, where shading from the hotter afternoon sun would have been more necessary.

In April 1857 Dr. McCrea, the Chief Medical Officer of the Colony approved Scurry's plans and a local contractor, Robert White, commenced construction. White quarried the sandstone for each of the buildings from the site. The buildings were not rendered initially but it is thought that over time the salt in the limestone began to discolour the internal walls, and the external walls weathered badly in the coastal conditions.<sup>2</sup> By the early 1870s, but possibly as early as 1864, the buildings had been externally rendered with roughcast and were painted with whitewash.<sup>3</sup> In 1858 another contractor, Swanson, provided 'Fittings to hospitals' for the sum of £1650.<sup>4</sup> It is not known what comprised these 'fittings'. Progress on the new buildings was quite rapid with Dr. Reed able to provide an outline of the works in his Annual Report to Parliament for the year 1858:

The new buildings are all on the eve of being finished, and the pier will probably soon be finished. When these works are completed there will be every facility for landing passengers . . . and for comfortable housing and accommodating 500 people. . . .<sup>5</sup>

Each of the buildings was designed with four distinct open, or 'nightingale' wards able to accommodate 25 people. Each ward had its own fireplace, a door opening onto the two-storey verandah on the north side, and an associated attendant's room on the south side, flanking an internal stairwell.

In the early phase of the station's operations, the sick were treated in Hospital No. 1, supported by Hospital No. 2. Healthy passengers stayed on their ship, and passengers under observation (particularly in the cases of smallpox) were housed in the buildings (Hospitals Nos 3, 4 and 5) on the flat. At least until 1864 there was no special accommodation for first-

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<sup>2</sup> J H Welch, *Hell to Health: the History of Quarantine at Port Phillip Heads 1852-1966*, 1969, pp. 51-53.

<sup>3</sup> Power *Maritime Quarantine and the Former Quarantine Station, Point Nepean: an Assessment of Cultural Significance*, 1984, p.166-167.

<sup>4</sup> Public Record Office, Victoria, VPRS 972 Summary Contract Book - index p.195 Contract 58/43 & VPRS 979 - contract book for 1858.

<sup>5</sup> Chief Medical Officer, Report on the Sanitary Station for the year 1858, No. 37, Legislative Assembly. *Victorian Parliamentary Papers, 1858-59*.

class passengers. They were generally accommodated on board the ship.<sup>6</sup> The division of each of the buildings into the distinct wards provided the flexibility required to enable classification and segregation of classes, sexes and diseases. The following describes the situation in 1872:

...the last hospital on the hill [No 1] is the one devoted to the medical treatment of contagious disease, and the rest of the passengers may be landed out of the ship, placed in the buildings on the flat, and classified second, third, steerage and saloon - those landed are kept distinct; and that is the object of the buildings, to classify the diseases, and the passengers as it sometimes happens...

[The buildings have] twenty-five beds in each of the three single wards, and there are seventeen berths in the bunk ward, as we term it - the family ward...[and the attendant's rooms are sometimes used to accommodate patients] for instance, if there is a suspicious case of disease, not well pronounced, the patient is placed in one of these rooms.<sup>7</sup>

Even so, in 1872 it was estimated that these buildings had never been required to provide hospital accommodation for medical treatment for more than thirty-five persons at any one time. However, the reply to a question on the apparent oversupply of accommodation at the Station was that the nature and extent of the buildings were considered 'necessary for the classification of passengers'.<sup>8</sup> A manuscript record which appears to have been compiled in the latter half of 1873<sup>9</sup> describes Hospital 2 as:

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.

In July 1873, Kinder and Kelly signed a contract for the sum of £794.6.10 to undertake repairs to the five hospitals, probably the above-mentioned work to the verandahs and balconies (each of the hospitals in this inventory had the same note about these elements). They completed their work a few months later in October.<sup>10</sup>

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<sup>6</sup> Power 1984 citing *Royal Commission, Victorian Parliamentary Papers, 1864-5*, No. C42, Appendix 3.

<sup>7</sup> Power 1984 citing *Royal Commission, Victorian Parliamentary Papers, 1872*, No.9, p.36-37.

<sup>8</sup> Power 1984 citing *Royal Commission, Victorian Parliamentary Papers, 1872*, No.9, p.38.

<sup>9</sup> National Archives of Australia: CA3168, Series B3169, Unit 1 - Correspondence File Sanatory [sic] Station – Portsea – Quarantine, general 1873 & 1874.

<sup>10</sup> Public Record Office, Victoria, VPRS 972 Summary Contract Book - index p.195 contract 73.4/8 & VPRS 979.

In 1875, a detailed account of the station was included in the Annual Report to Parliament, presented by the station Superintendent, James Walker. This account and the accompanying map are reproduced in Chapter 2.

In 1884-5, substantial alterations and additions were undertaken throughout the Quarantine station under contract number C84-5/19 for a sum of £1517.10.0.<sup>11</sup> Only one drawing marked with this contract number has been located (see Figure 20) and it shows, amongst other things, the installation of earth closets within the return verandah area on both levels of Hospital 1. It is not unlikely that this contract also encompassed the provision of earth closets to the other hospitals but this has not been confirmed. However, measured drawings of Hospital 2 produced in July 1914 (see Figure 21 and Figure 22) clearly show that by then this part of the return verandah, as well as the central portion of the main verandah, had been walled off on both levels, and housed washbasins and WCs (water closets). These drawings also show the timber-framed and weatherboard clad kitchen which had been added to the rear of the building in 1907/08, and a set of stairs (original date unknown) at each end of the verandah. These works were related to the use of the building to accommodate second class passengers, much in the way that Hospital No. 1 had been altered many years earlier for the use of first class passengers.<sup>12</sup>

The plans also show that, by this time and probably much earlier, the open wards on the first floor and the west open ward on the ground floor had been divided into numerous small bedrooms arranged on either side of longitudinal corridors. Many of the rooms did not have a window. The east ward on the ground floor had been divided into two Dining Halls – one large and one small, the former directly accessible from the kitchen, the latter accessed from the large dining room through a small vestibule. In 1915/16, the under-verandah amenities were replaced with more permanent areas constructed at the rear of the building, on either side of the section housing the stairwell and attendants' bedrooms, the latter being turned into washrooms. An amended drawing marked with contract number C14-15/31 but dated January 1916, along with another undated drawing which is probably a tracing of the contract drawing, clearly show these changes to the rear of the building, as well as the forming of a lobby area to both levels in the centre of the front verandah (see Figure 23 and Figure 24). The construction of Building 3 was also carried out under Contract C14-15/31 (see Datasheet for Building 3).

The plan also shows that the layout of the bedrooms had been re-adjusted with the removal of the earlier partitions and the partitioning of all the originally open wards into larger rooms on the north side accessed from corridors which ran along the south side of the building. The bedrooms were all provided with built-in wardrobes and washbasins. A communal reading room was located at the west end of the ground floor. These drawings also show the other alterations that had taken place around the same time, including the removal of the chimneys to the rear section, the returning of the verandah around the east end, the removal of the 1907/08 kitchen, and the construction of a covered walkway linking Hospital 2 with the newly constructed Dining Rooms and Kitchen building (Building 3). All these works brought the building to the appearance and general internal layout it has at the present time. When the Army moved onto the site this building was used as officer's accommodation.

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<sup>11</sup> Public Record Office, Victoria VPRS 972 Summary Contract Book - index p.195 contract 84-5/19.

<sup>12</sup> Power 1984, p. 165.

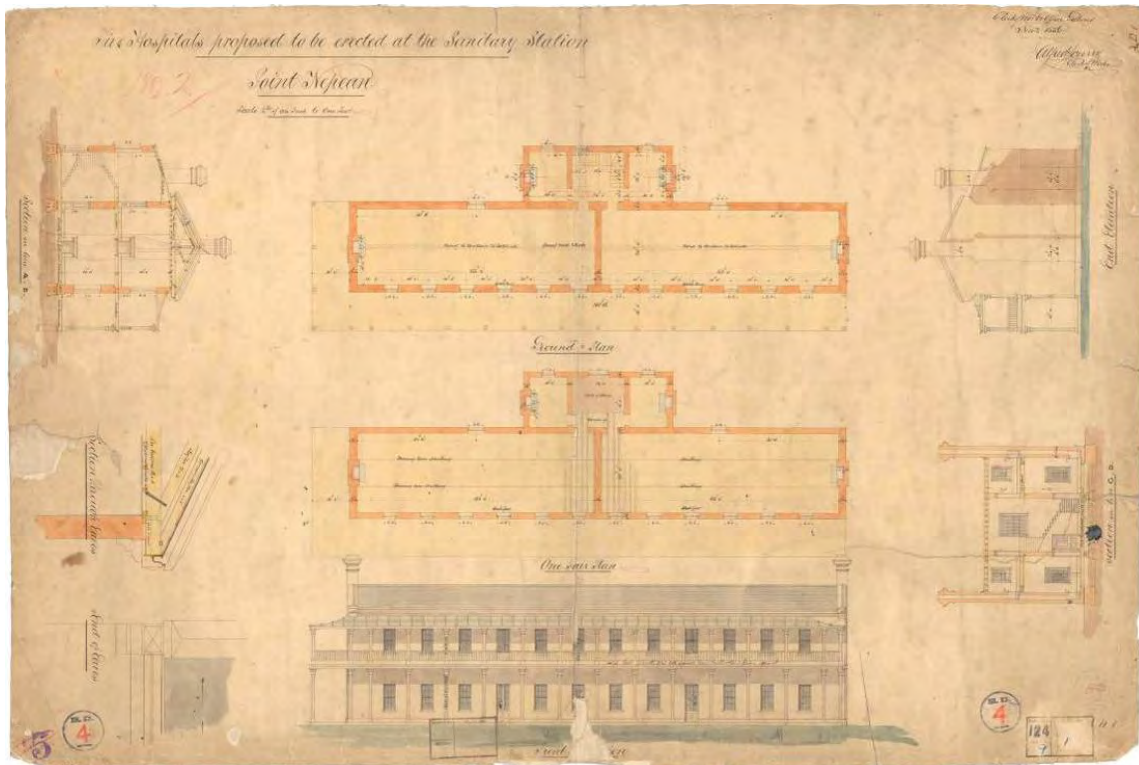


Figure 19 Five Hospitals Proposed to be erected at the Sanitary Station, Point Nepean. Drawing signed and dated by Alfred Scurry, Clerk of Works, November 1856. Source: National Archives of Australia.

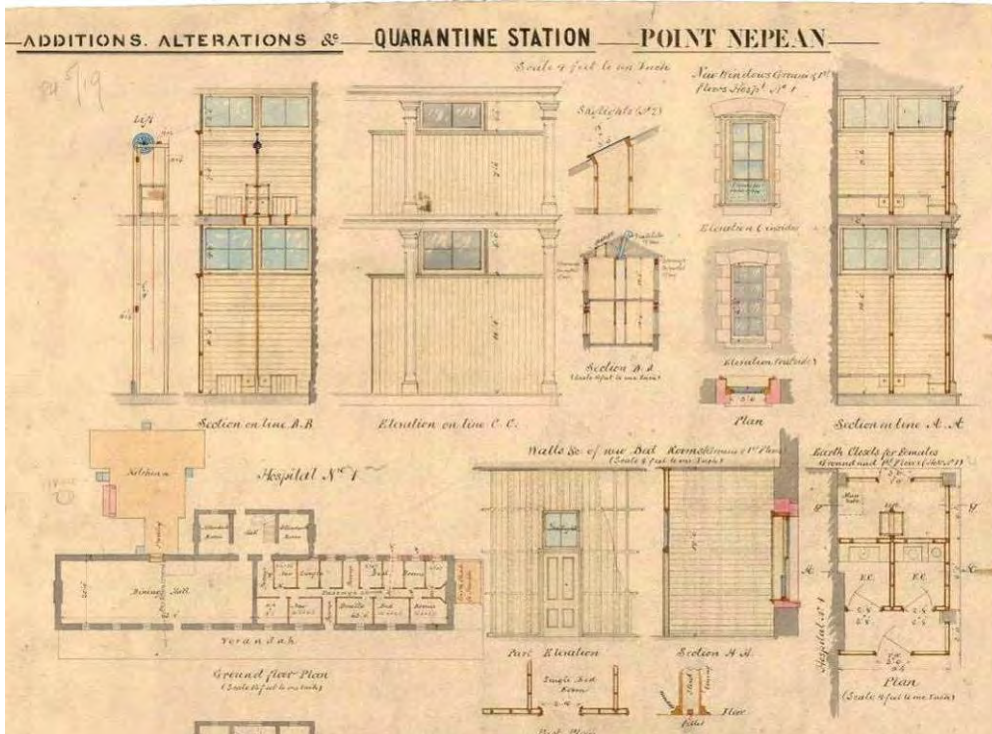


Figure 20 Additions Alterations Etc. Quarantine Station Point Nepean. Drawing dated 2 June 1884. Source: National Archives of Australia.

QUARANTINE STATION, POINT NEPEAN

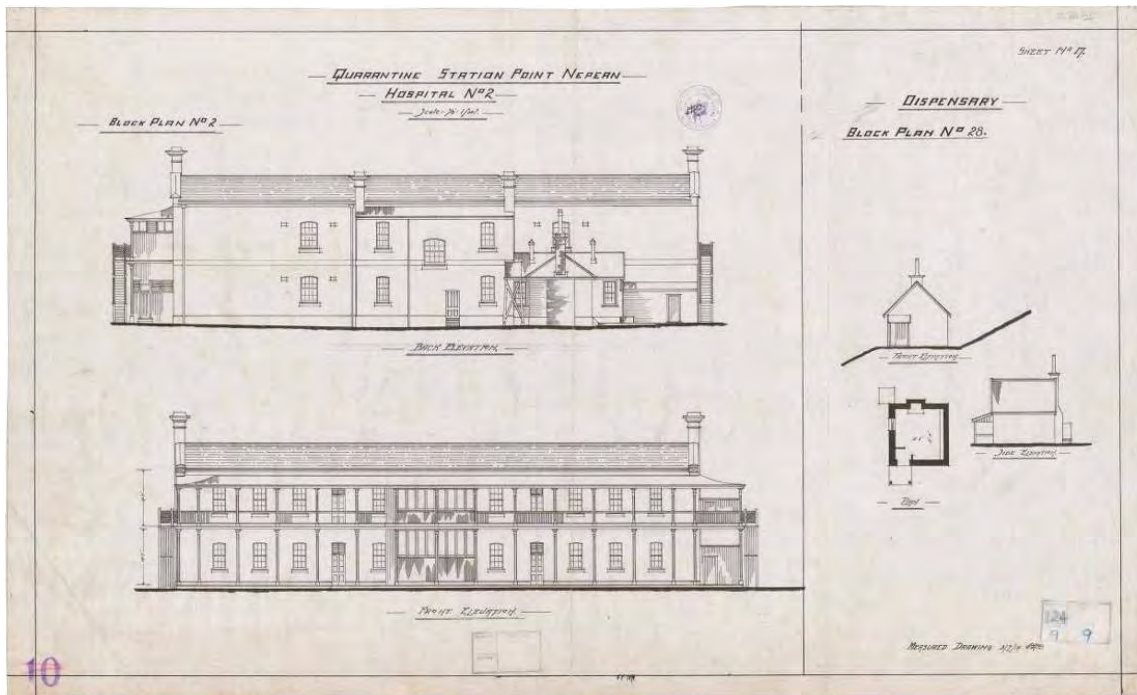


Figure 21 Quarantine Station Point Nepean Hospital No. 2 (Block Plan No. 2) / Dispensary (Block Plan No.28). Measured drawing No. 17, dated 3 July 1914.  
Source: National Archives of Australia.

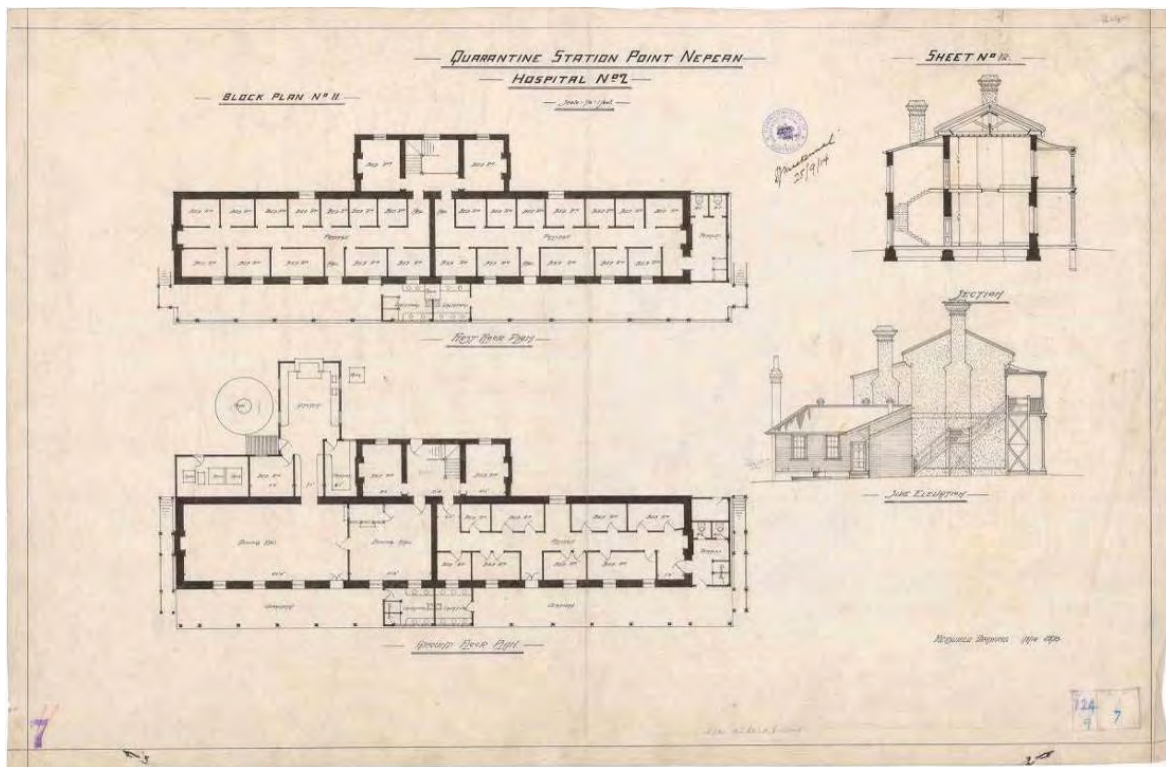


Figure 22 Quarantine Station Point Nepean Hospital No. 2 (Block Plan No. 11). Plan dated 25 September 1914.  
Source: National Archives of Australia.

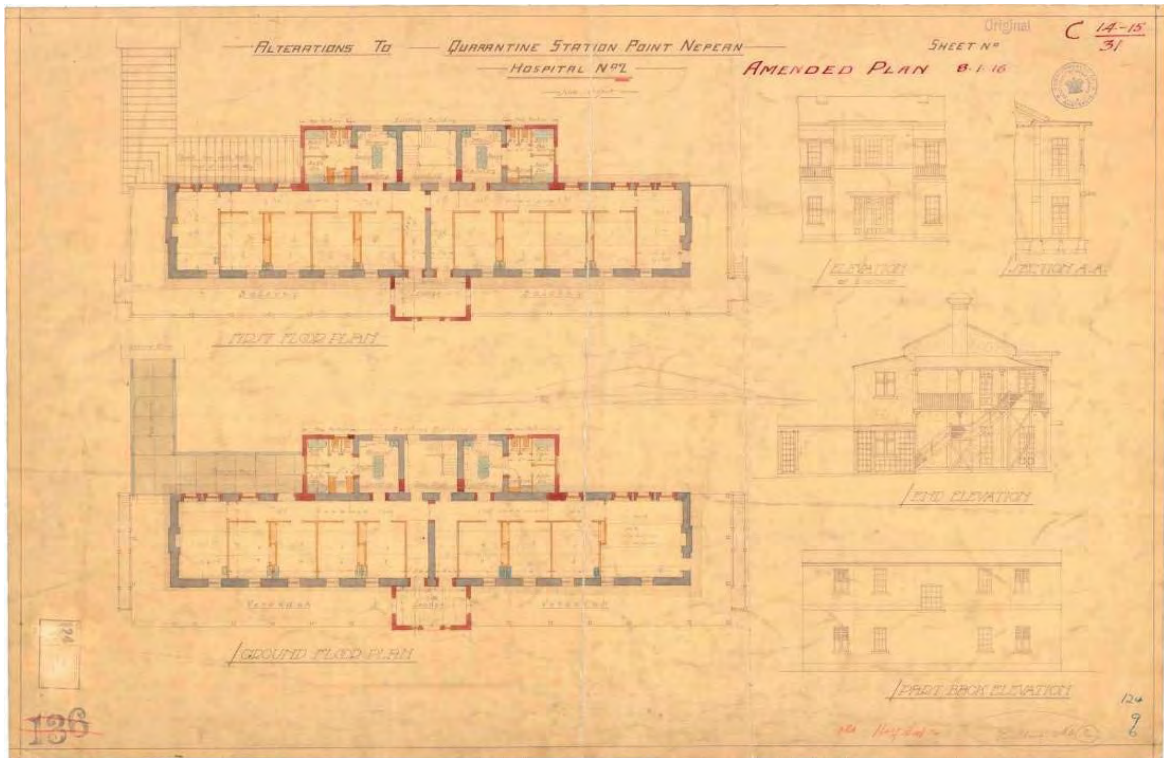


Figure 23 Alterations to Quarantine Station Point Nepean Hospital No. 2. Amended Plan dated 8 January 1916.  
Source: National Archives of Australia.

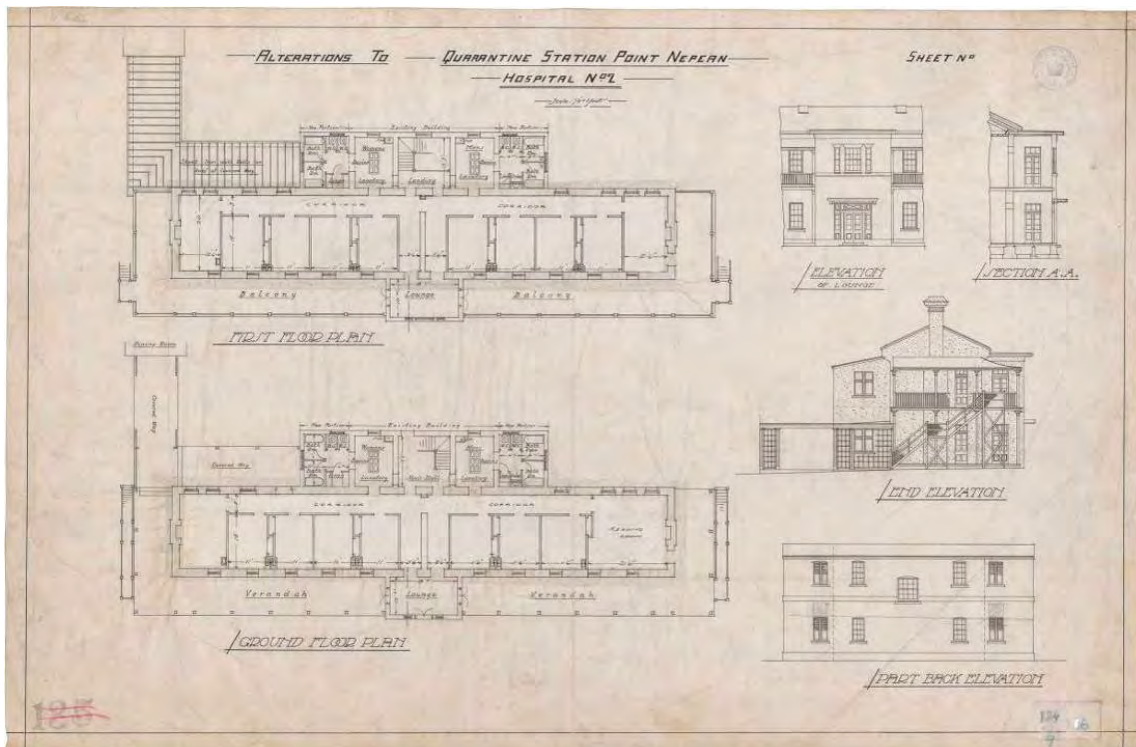


Figure 24 Alterations to Quarantine Station Point Nepean Hospital No. 2. Undated Plan.  
Source: National Archives of Australia.



Figure 25 Undated photograph of Hospital No. 2. Part of Buildings 1 and 3 are visible in the background.

Source: Deveraux-Grey album, courtesy Point Nepean Community Trust.

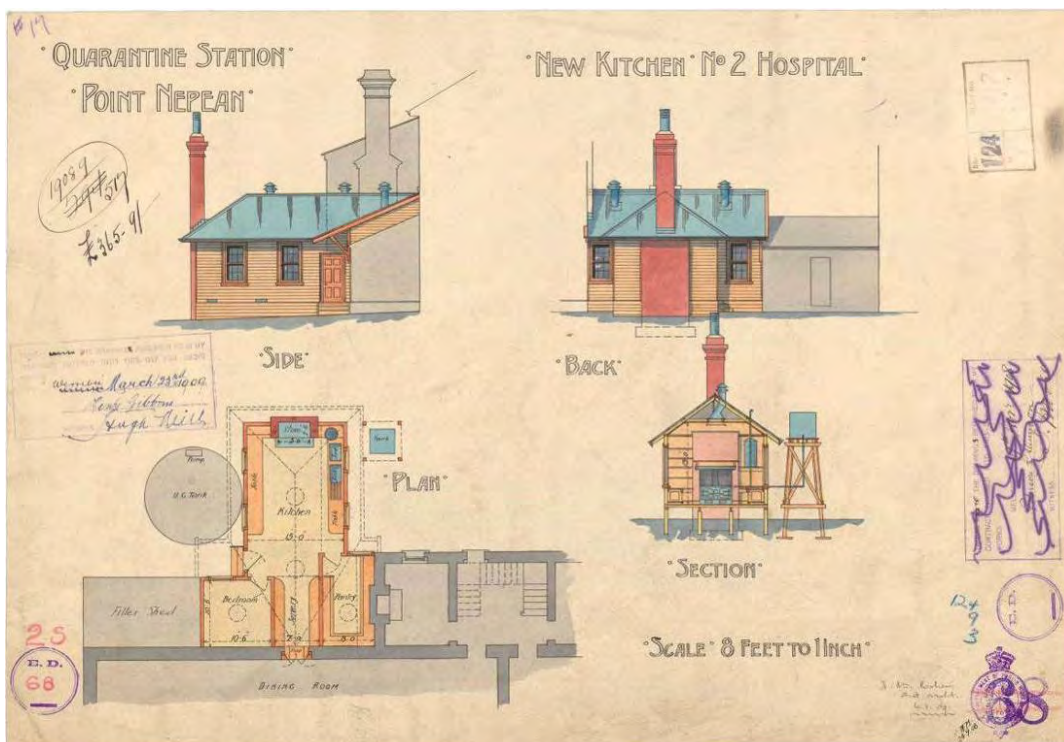


Figure 26 Quarantine Station Point Nepean. New Kitchen No. 2 Hospital. Drawing dated 24 July 1908. This was later removed.

Source: National Archives of Australia.





Figure 27 c.1950s photograph of Hospital No. 2 taken from the shore.  
Source: Major-General David McLachlan album, courtesy Point Nepean Community Trust.

### DESCRIPTION

The two-storey building is constructed of rough-cast rendered local stone. It is rectangular in plan form with a two-storey timber verandah to the north face accessed by external timber staircases to each end – the east and west. The verandah roof has a convex curved profile and this and the main gable roof itself are clad in corrugated steel (Colorbond). Windows are generally timber-framed and double-hung. The building has distinctive gable ends incorporating chimneys with corbelled heads at their centre. There is a central two-storey service wing at the rear containing the staircase with toilet and laundry facilities to either side. The central room at the (north) front of the building is a lounge that opens onto the verandah.

Internally, the extent of the four distinct wards is still distinguishable by virtue of the central internal north-south wall which divides the building in half at the ground and first floor. The original ward section of this building is now divided into separate rooms, appearing intact from the 1916 alterations. The interior has timber strapped ceilings and timber panel doors. Inbuilt timber panel cupboards have remained intact in the individual rooms.

### INTEGRITY

Good                       Fair                       Poor

This building retains a high level of exterior integrity. The exterior of the building is substantially intact from the 1857/59 period other than for the 1916 additions either side of the rear service wing and the verandah alterations at the east end. Internally, the building generally retains a high degree of intactness to its 1916 floor plan.

## CONDITION

Good                       Fair                       Poor

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## LEVEL OF SIGNIFICANCE

Of Primary significance.

Building 4 is one of the oldest purpose-built quarantine barracks-style accommodation buildings in Australia and is one of a related group of buildings of primary significance (originally used for hospital, accommodation and dining purposes) in the eastern area of the site. While dating to the earlier phase of quarantine use, the building was also altered in the later 1900-1925 phase of Quarantine Station development, and integrated into the use of this area of the site in this period, along with Buildings 1 and 3. It retains a strong functional relationship with the latter buildings. In addition, Building 4, as Hospital No. 2, has historically been one of the most visually prominent buildings within the Quarantine Station complex. It is also one of the original accommodation buildings which established the distinctive 'hospital' building typology for the site, of large buildings on a rectilinear plan, with symmetrical massing, two-storey scale and verandah treatment, with the important east-west building alignment and orientation to the north.

## SIGNIFICANT ELEMENTS

Significant elements include:

- Overall external form and fabric, dating to the 1857/59 period of construction, including
  - the symmetrical massing and presentation, including central projecting bays
  - roof form and gabled ends with central incorporated chimneys with corbelled heads
  - regular pattern of openings
  - timber-framed, double-hung windows

- two-storey timber verandahs, including some minor alterations made in 1915/16.
- Other 1857/59 elements including the original internal north-south wall which divides the building in half at the ground and first floor, providing evidence of original four distinct wards; and the central staircase located in the rear section.
- The 1916 works also have some significance as evidence of the physical evolution and use of this building, including external works such as additions to either side of the original rear section, verandah alterations and staircase at the east end; plus the internal plan, form and fabric including timber joinery.

## RECOMMENDATIONS

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation. The internal north-south wall which divides the building in half at the ground and first floor levels, and provides evidence of the original four wards, should also be retained although limited new openings could be introduced.

Retain the visual relationship with Buildings 1 and 3 including the central courtyard (open space) between the three structures. No new structures, other than minor elements, should be introduced to this space. This will enhance an understanding of the use and functional relationships of this related group of buildings in the eastern area of the site.

The 1916 works to the exterior and interior, while identified as significant elements above, represent later works and can be considered of a lesser order of importance in terms of a recommendation to retain and conserve. Desirably, elements of the 1916 works (form and fabric) should be retained in any future adaptation and works to this building, as representative of this historical phase of use within the Quarantine Station, but it is not necessary to retain all; internal fabric and form dating from the 1916 period also provides greater opportunity for change and alteration.

The visual prominence of this hospital building is an important component of its significance and should be retained. No new structures, other than minor elements, should be built on the north side of this building, to maintain its setting and connection with the shoreline.

To maintain the overall symmetrical massing and presentation, it is also recommended that no new additions be made to the east and west ends of the building.

The interiors of the rear service areas are not significant and can be altered or removed.

**BUILDING 7**

**DATE OF CONSTRUCTION:** pre 1852 - underground cellar, c.1854 – upper cottage section

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Shepherd's Hut/Dairy Dispensary

**OTHER NAMES:** Regimental Sergeant Major's Office

**LOCATION PLAN AND PHOTOGRAPHS:**

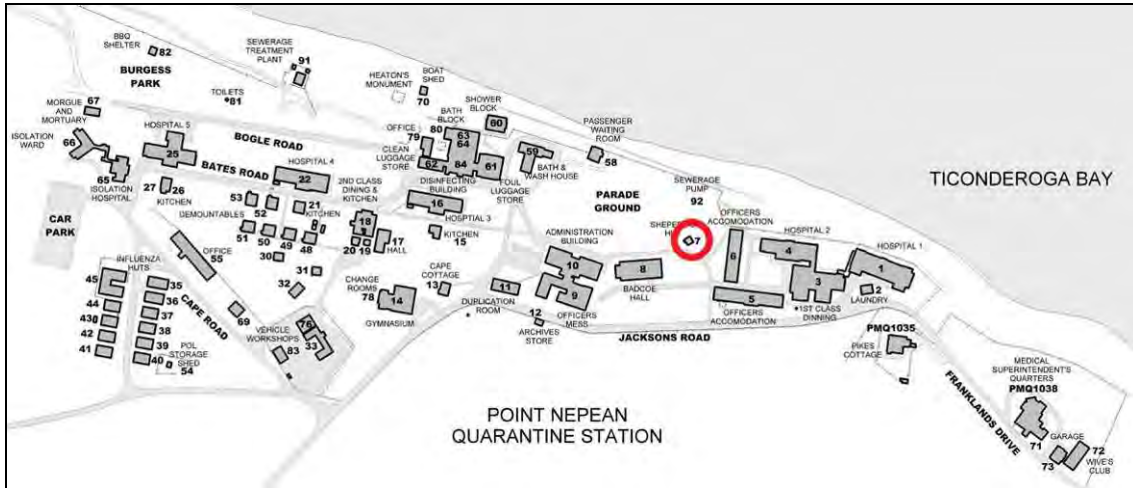


Figure 28 Building 7, north façade.



Figure 29 Building 7, west façade.



Figure 30 Chimney detail to east facade



Figure 31 South façade and gutter detail

## HISTORY

### Summary of relevant dates

#### *Pre-1856 period*

After 1843	Cellar of present building constructed
By November 1852	Cellar of present building identified as 'small underground stone dairy'
By August 1854	One roomed stone cottage with chimney constructed on top of underground structure

#### *1856-1875 period:*

1875	Identified as 'Paint Store'
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#### *1900-1925 period:*

By 1914	Used as Dispensary
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#### *1950-1998 period:*

c.1951 - 1984	Office for the Regimental Sergeant Major (Power 1984)
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The in-ground (cellar) component of this structure is believed to have its origins in pre-quarantine use of the site, while the above-ground, one-roomed structure with chimney is believed to have been constructed in the mid-1850s, after the station was established. Overall this building is likely to be the earliest surviving on the Quarantine Station site. The origin of its present name – the 'Shepherd's Hut' – has not been identified.

When Point Nepean was first used for quarantine purposes in late 1852, the early operations centred on land first occupied by Patrick Sullivan under license from the Crown. Patrick was the son of a Daniel Sullivan who had settled permanently in the area in 1843.<sup>13</sup>

Patrick Sullivan had erected a number of buildings on his holding and it was reported in November 1852 that these were a stone 'dwelling' house, a wattle and daub three-roomed cottage, and a small underground dairy. The latter two were described as 'much in need of repairs', while the former was put to use variously as accommodation, storage and workshops until it was demolished sometime between 1910 and 1920. There were also two stone-lined wells.<sup>14</sup>

The relationship between the wattle and daub cottage and the underground dairy structure is unclear but it seems from the wording of the description that they were separate elements. Various reports strongly support the theory that the wattle and daub cottage was demolished rather than repaired and by late 1854 a new, stone structure had been built over the underground dairy – the present in-ground cellar component.

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<sup>13</sup> Refer to Chapter 2 of this document for more information and other sources available on the pre-quarantine history of the site.

<sup>14</sup> Dispatch from Captain Ferguson to Lieutenant-Governor La Trobe, 9 November 1852, quoted in J H Welch, *Hell to Health: the History of Quarantine at Port Phillip Heads 1852-1966*, 1969, pp. 27.

Although a return of the buildings at the Sanitary Station as at 15 August 1854<sup>15</sup> does not list a one roomed stone cottage (it is too small to have had two rooms), it is said that storekeeper James Walker recollected the stone structure being there when he arrived at the Station in November 1854.<sup>16</sup> It also appears that in late 1854 it was used as the Storekeepers quarters, the kitchen being underground, and was also being considered for use as a surgery.<sup>17</sup>

A manuscript record which appears to have been compiled in the latter half of 1873<sup>18</sup> describes this building as:

A one roomed detached house with cellar underneath. Built of limestone and roofed with corrugated iron. Officers private store house.

In 1875, it was described as a 'paint store'.<sup>19</sup>

In the latter part of the last century the building is believed to have been used as a dairy, with 'the cows being milked on the top floor, while milk and butter was stored in the cellar', but this has not been verified and seems unlikely. Subsequently the building was utilized as a dispensary and then as an office and store. The cellar of the structure was overlooked (hidden by landscaping or previous earthworks?) until 1941 when Mr Kendall, the officer in charge of the Quarantine Station at the time discovered its existence and had it readied for use as an air-raid shelter.<sup>20</sup>

After the Army moved onto the site, this building was used as an office for the Regimental Sergeant Major. Boxed materials collected from the basement area are held by the Nepean Historical Society.

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15 Welch, 1969, pp. 46 – source of this information not identified.

16 Power, *Maritime Quarantine and the Former Quarantine Station, Point Nepean: an Assessment of Cultural Significance*, 1984, p.197 citing *Victorian Parliamentary Papers*, No. 9, 1872 but there was no paper 9 in 1872; the relevant paper for that year, No.11, has been checked but there is no such recollection in that document. Other papers to Parliament have not been checked for this statement.

17 Welch, 1969, p. 47 – source of this information not identified but it is from a letter written by Dr Reed.

18 National Archives of Australia: CA3168, Series B3169, Unit 1 - Correspondence File Sanatory [sic] Station – Portsea – Quarantine, general 1873 & 1874.

19 Chief Medical Officer, Report on the Sanitary Station for the year 1875, No. 9, Legislative Assembly, *Victorian Parliamentary Papers*, 1875-76.

20 Welch, 1969, p. 56.

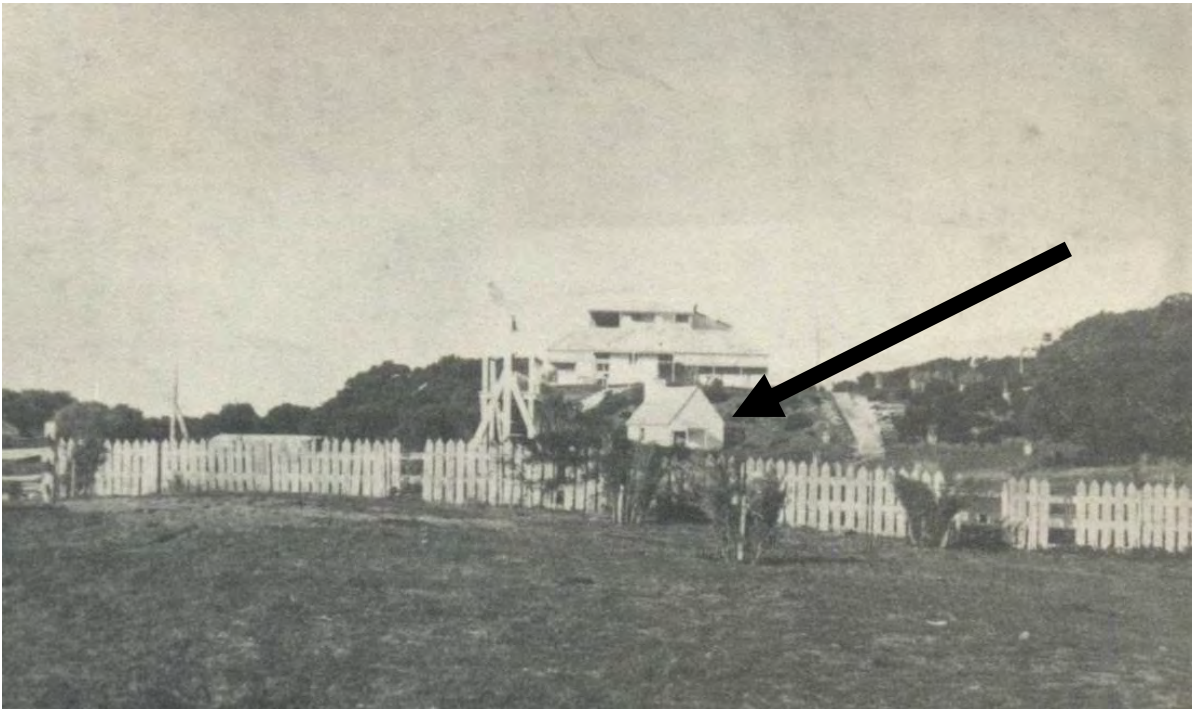


Figure 32 View of the station buildings, looking southeast, 1880. The subject building is in the middle of the image, as indicated by the arrow.  
Source: James Welch oral history, courtesy Point Nepean Community Trust.



Figure 33 The subject building photographed in February 2008.





Figure 34 Interior of the subject building, April 2008.

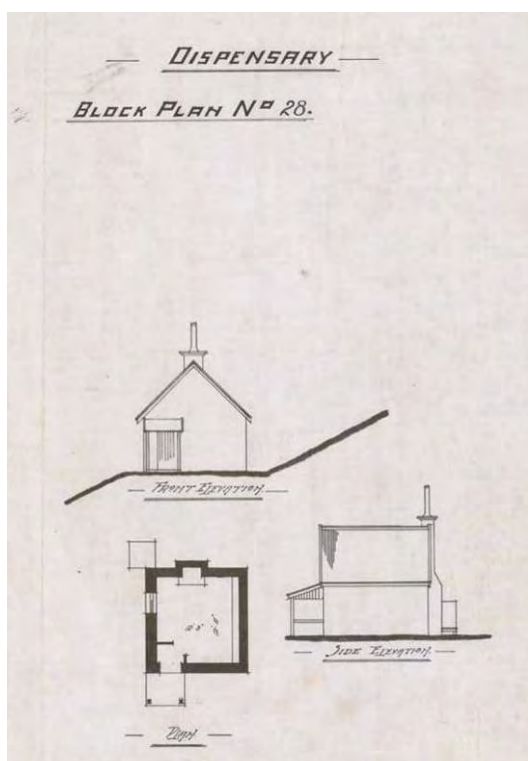


Figure 35 Detail from Quarantine Station Point Nepean Hospital No. 2 (Block Plan No. 2) / Dispensary (Block Plan No. 28). Measured drawing No. 17, dated 3 July 1914. The full drawing is shown at Figure 21. Source: National Archives of Australia.



Figure 36 View looking southeast, 1956.

Source: James Welch oral history, courtesy Point Nepean Community Trust.

## DESCRIPTION

The building is a simply designed single-storey cottage, in the vernacular tradition, constructed of crudely coursed limestone blocks with a corrugated cement sheet roof, copper guttering and a small timber-framed window to the main room. The building has been painted. Internal flooring and framework are timber, but of more recent origin, with charred joists as evidence that the building has been previously damaged by fire. The massive corbelled stone chimney is the building's dominant feature. A timber porch or canopy has been added to the front of the building. There is also a cellar which is accessed externally from a separate entrance. This part underground space also has a small timber-framed window.

## INTEGRITY

**Good**                       **Fair**                       **Poor**

The exterior form and fabric of this building is generally intact except for the addition of the porch or canopy. However, the windows and the doors are not original. The interior has also been altered and the stonework rough-rendered and over painted.

## CONDITION

**Good**                       **Fair**                       **Poor**

The building remains in reasonable condition.

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

### **LEVEL OF SIGNIFICANCE**

Of Primary significance.

This structure is important as probably the earliest surviving structures within the Quarantine Station site, and one of the earliest structures in the wider Point Nepean/Mornington Peninsula area. Although of modest scale, its location on the east side of the Parade Ground, and within the central area of the quarantine complex of buildings, provides it with a high degree of visibility. There area also views of the building from the historic Anchorage Area.

### **SIGNIFICANT ELEMENTS**

Significant elements include:

- The building's exterior to its c.1854 form and fabric, including the simple form and building envelope; gable roof and external chimney; small window openings; cellar access; and rough masonry wall finish.
- The building's interior volume and character, including the corbelled stone chimney; cellar space; and the use of timber floors and framework

### **RECOMMENDATIONS**

Retain and conserve the building's simple original external form, fabric and building envelope. This building does not offer opportunities for additions or extensions.

Retain and conserve the interior elements of significance, including the corbelled stone chimney; cellar space; and the internal character including the use of timber floors and framework.

Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric, subject also to the policies on 'Maintenance' and 'Restoration and Reconstruction'.

The timber porch/canopy to the front of the building is not original and can be retained or removed; if replacement is considered appropriate the new canopy should adopt a similarly simple form, materials, scale and profile.

Retain the simple setting and visibility of this building on the eastern side of the Parade Ground, and views of the building from the Anchorage Area.

For objects or artefacts formerly associated with this building, see also the policies on 'Moveable Heritage: Artefacts and Objects' and 'Historical Archaeology'.

**BUILDING 9**

**DATE OF CONSTRUCTION:** 1916/17

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Visiting Staff Quarters

**OTHER NAMES:** Accommodation/Officers' Mess

**LOCATION PLAN AND PHOTOGRAPHS:**

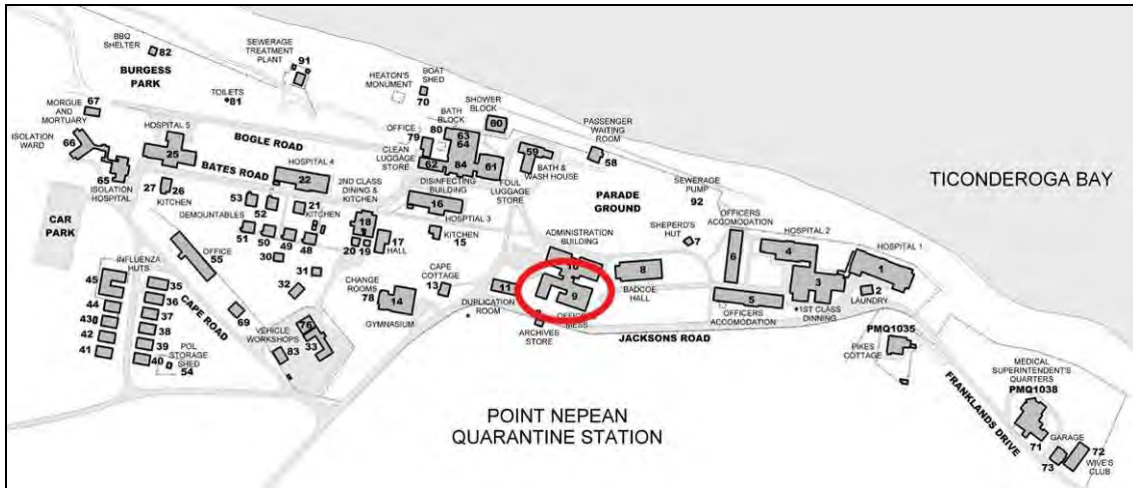


Figure 37 Building 9, northwest view. Note the early cool room structure to the extreme left of the image.



Figure 38 Building 9, southeast view.



Figure 39 Building 9, view of north façade.

## HISTORY

The Administration Complex was erected in c.1916 on the site of the former Storekeeper's Quarters. Measured drawings show the former structure had been used for administration purposes in the preceding years and that an existing timber-framed weatherboard clad structure was reused and incorporated into the southern portion of the new building. Figure 40 and Figure 41 show the retained building.

This new complex consolidated a number of administrative functions under the one roof, including police and visiting staff accommodation, offices, doctor's consulting room and post office facility. This southern (rear) section of the building housed accommodation for police and visiting staff during quarantine periods. Subsequently the Army used this portion of the building as an Officers' Mess.

The Administration Complex –Buildings 9 and 10 - was constructed during an intense phase of development from 1900-1925 within which time, the Commonwealth took over national responsibility for maritime quarantine. Both the construction of the Administration Complex and the later Isolation Complex, including the mortuary (Buildings 65, 66, 67) also indicate a sharp increase in arrivals at the station in 1916-1924.

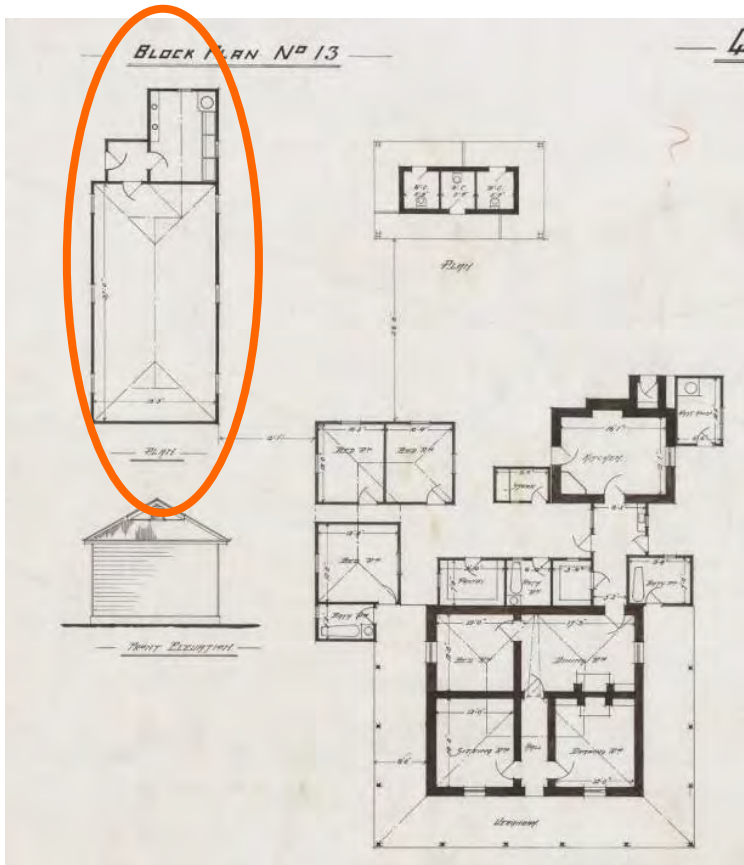


Figure 40 Detail from Quarantine Station Point Nepean. Administrative Block. Measured drawing No. 13, dated 5 July 1914. The full drawing is shown at Figure 50. The structure incorporated into Building 9 is circled.  
Source: National Archives of Australia.

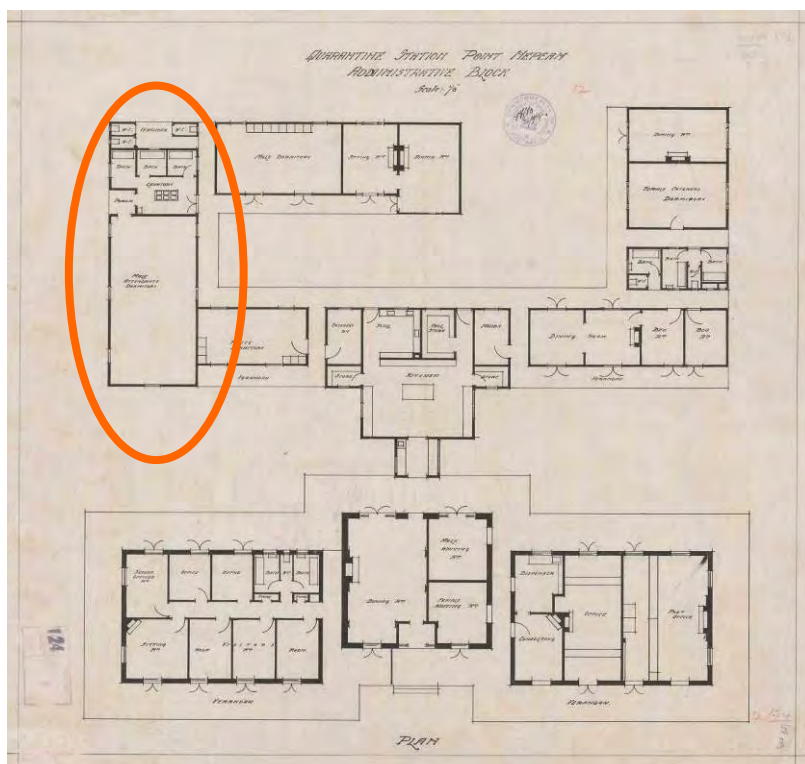


Figure 41 Quarantine Station Point Nepean. Administrative Block. Drawing dated 24 November 1916. Building 9 is at the top of the plan. Source: National Archives of Australia.

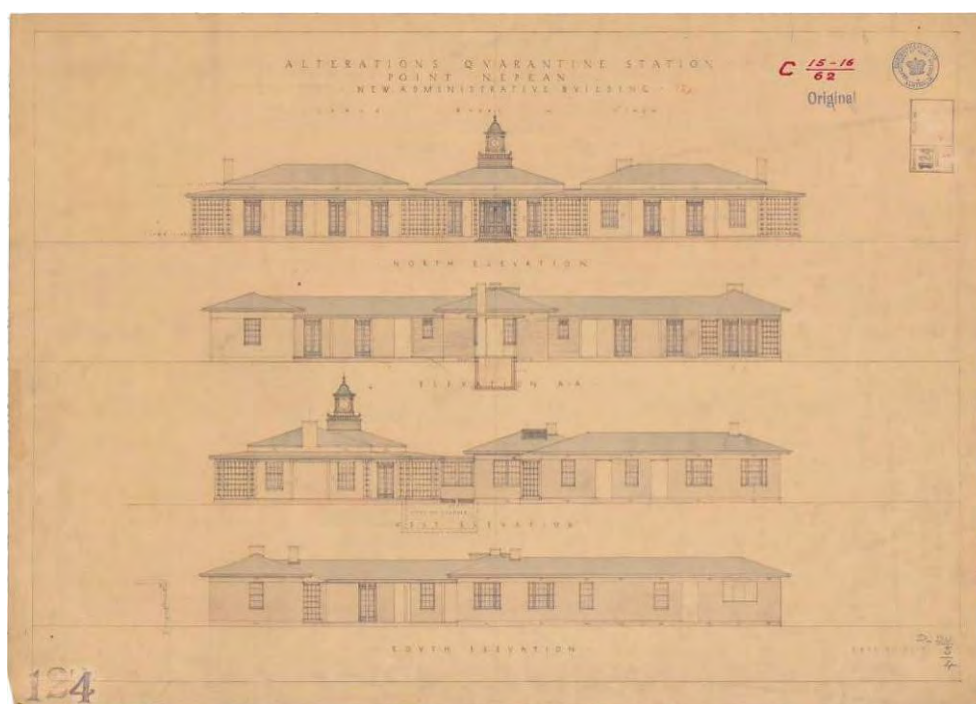


Figure 42 Alterations Quarantine Station Point Nepean. New Administration Building. Drawing No 7. Source: National Archives of Australia.

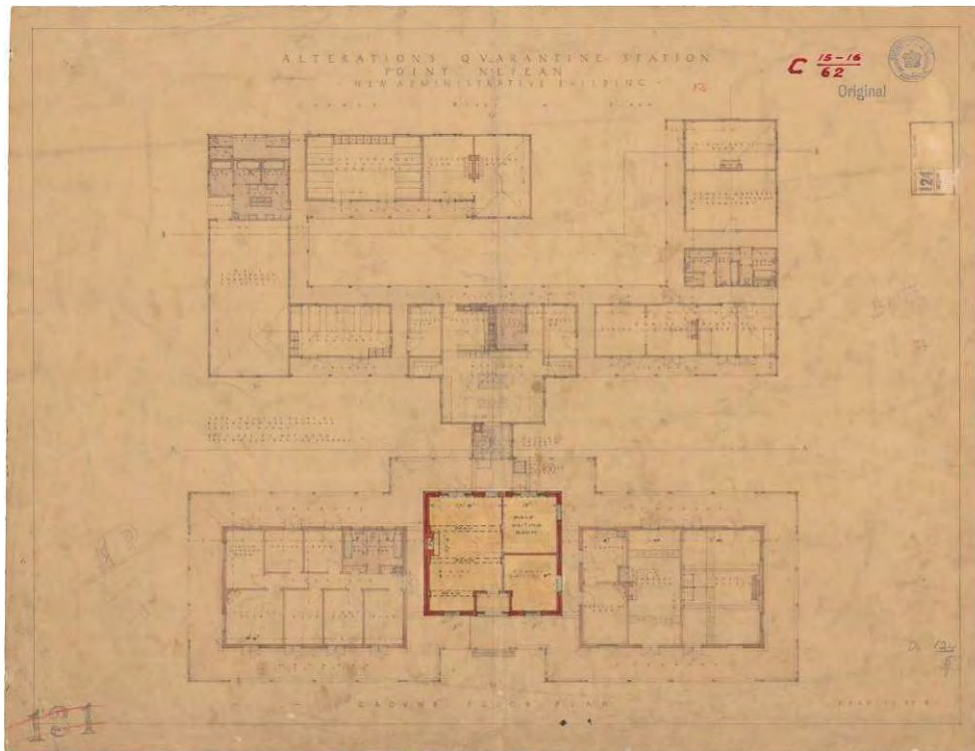


Figure 43 Alterations Quarantine Station Point Nepean. New Administration Building. Drawing No. 8. Building 9 is at the top of plan. Source: National Archives of Australia.

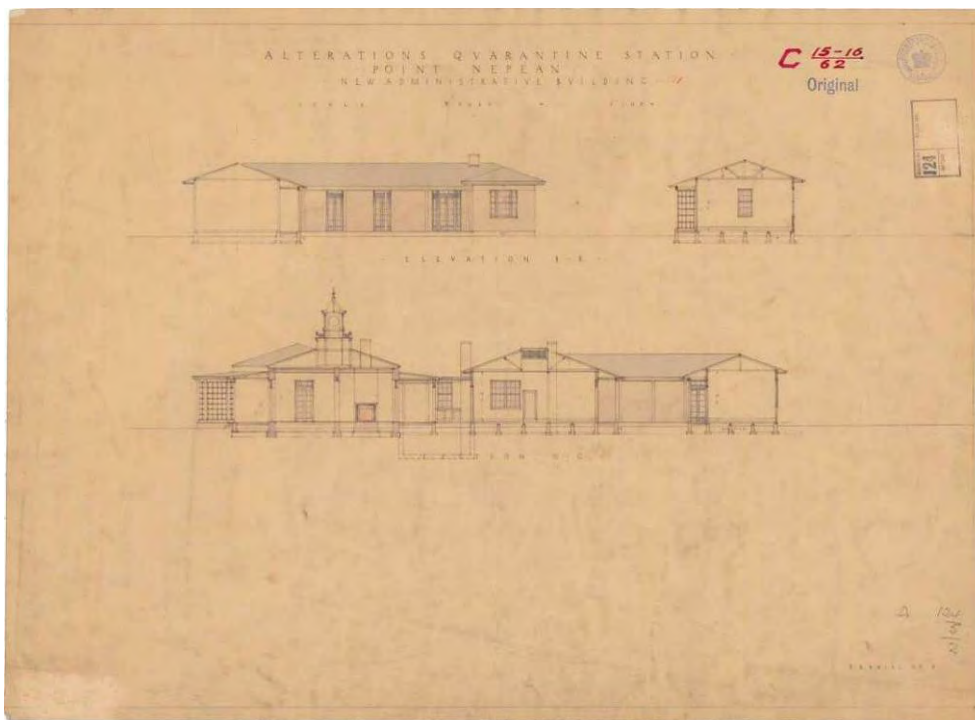


Figure 44 Alterations Quarantine Station Point Nepean. New Administration Building. Drawing No. 9. Source: National Archives of Australia.





Figure 45 Quarantine Station Point Nepean. Administrative Block. Drawing dated 24 November 1916. Building 9 is at the top of plan.  
Source: National Archives of Australia.

## DESCRIPTION

Building 9 is a single-storey timber-framed structure clad in weatherboard. It has a corrugated iron hipped roof and is of a 'pavilion' form, with an internal courtyard on the south side of the building. There is a verandah to the north elevation, sections of which are screened with an openwork lattice form, also used in Building 10. Windows are a combination of multi-paned and single-paned timber sash windows with paired glazed French doors with toplights opening onto the north facing verandah. A single room links Building 9 with Building 10 to its north. A separate timber cool room structure with a curved roof is sited adjacent to the kitchen on the north elevation of the building.

## INTEGRITY

Good       Fair       Poor

The building is largely intact to its 1916 form. A section of the verandah has been infilled.

## CONDITION

Good                       Fair                       Poor

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## LEVEL OF SIGNIFICANCE

Of Primary significance.

Building 9, together with Building 10, constitute the significant Administration Complex which was erected in c.1916 as a component of the later intense 1900-1925 phase of development at the Quarantine Station. The building also has a significant functional and physical relationship to Building 10.

## SIGNIFICANT ELEMENTS

Significant elements include:

- The 1916 exterior form and fabric of the building, including the pavilion form, overall horizontal massing, internal courtyard and hipped roof; timber external cladding; original windows; openwork lattice screens to verandah; and use of corrugated galvanised iron roofing material.
- The 1916 interior fabric and character including the 1916 joinery; brick fireplaces; exposed timber cladding; and remnant v-groove lining boards.

## RECOMMENDATIONS

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

Retain the existing visual and physical relationship with Building 10, including the use of a linking element in combination with the open space/courtyards which otherwise separate the buildings.

The enclosed courtyard on the south side may be retained enclosed or be reinstated as an open courtyard, although it is preferred that no further infilling of the courtyard occur through new building, other than minor elements. If further enclosure is required to accommodate adaptation of the building, then this should ensure that the original plan and form of the courtyard remains evident through the use of new materials that are both contrasting to the original and lightweight in appearance.

Give consideration to reinstating portions of the verandah to the south elevation which have been enclosed.

The separate timber cool room structure with a curved roof which is appended to the kitchen is not original and can be removed if required.

**BUILDING 10**

**DATE OF CONSTRUCTION:** 1916-17

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Administration

**OTHER NAMES:** Army Headquarters

**LOCATION PLAN AND PHOTOGRAPHS:**

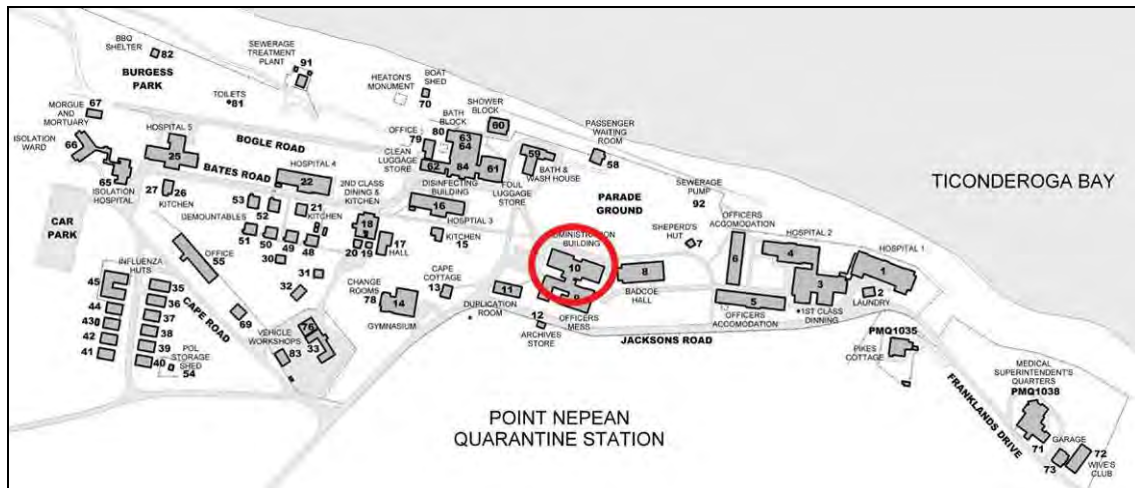


Figure 46 Building 10, viewed from the Parade Ground.



Figure 47 Building 10, showing part north and east facades.



Figure 48 Building 10, showing part of the south elevation.

## HISTORY

The Administration complex was erected in c.1916 on the site of the former Storekeeper's Quarters. Measured drawings show the former structure had been used for administration purposes in the preceding years (Figure 49, Figure 50). However, the drawing shown at Figure 52 indicates that a portion of the earlier structure - the outer walls - was intended to be retained and reused within the new building. Site inspection has revealed that this is not as planned and the decision is thought to have been made during the construction of the building to demolish the earlier structure with the possible exception of its footings.<sup>21</sup>

This new complex consolidated a number of administrative functions under the one roof, including police and visiting staff accommodation, offices, a doctor's consulting room and post office facility. This north-facing (front) section of the building housed the administrative offices of the Station, as well as the post office and doctor's consulting rooms. This building was used as Headquarters during the period of Army occupation.

The Administration Building is part of the Administration Complex (Buildings 9 and 10) which was constructed during an intense phase of development from 1900-1925 within which time, the Commonwealth took over national responsibility for maritime quarantine. The Administration Complex and the later Isolation Complex, including the mortuary (Buildings 65, 66, 67) indicate a sharp increase in arrivals at the station in 1916-1924.

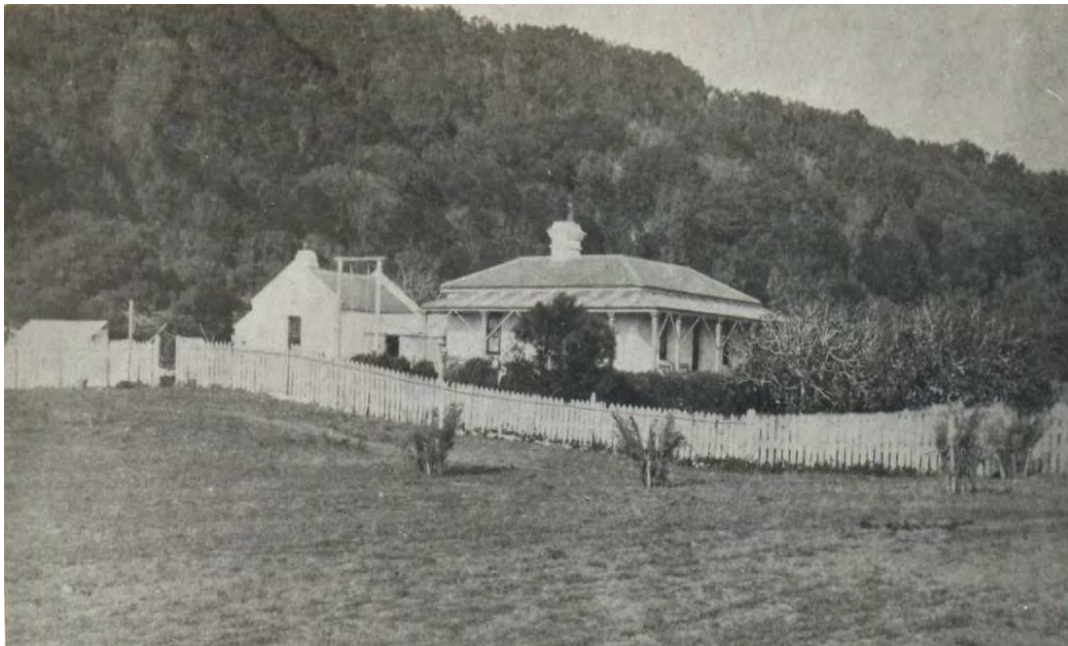


Figure 49 The storekeeper's quarters – date unknown. The footings of this building are thought to have been reused within the fabric of Building 1.

Source: James Welch oral history, courtesy Point Nepean Community Trust.

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<sup>21</sup> It is thought that this administrative building may have been designed by the Commonwealth Architect J S Murdoch. An examination of the drawings held by the National Archives of Australia has not confirmed Murdoch's involvement with this building.

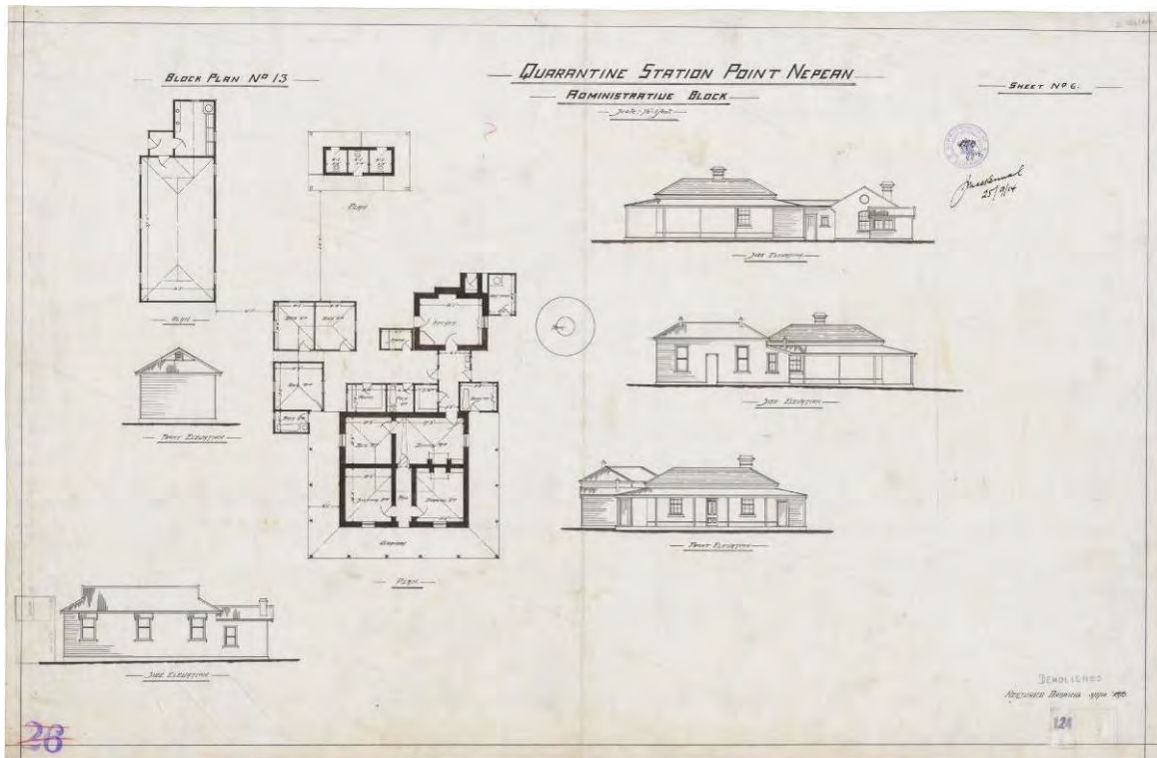


Figure 50 Quarantine Station Point Nepean. Administrative Block. Measured Drawing. Block plan No. 13. Sheet No. 6. Signed and dated by Horace Mackennal, 25 September, 1914. Source: National Archives of Australia.

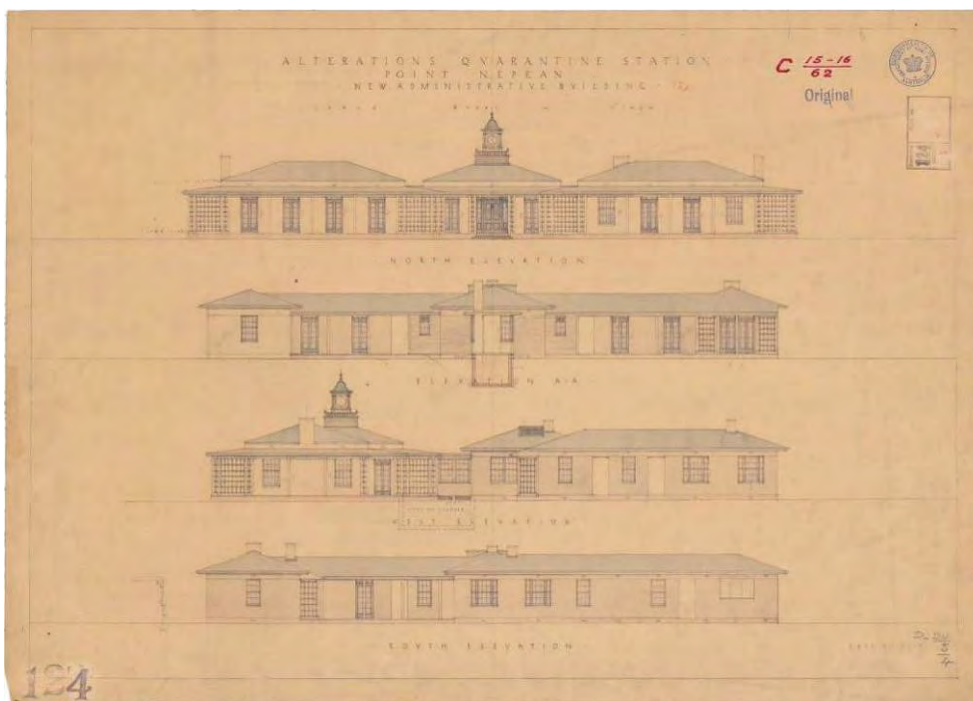


Figure 51 Alterations Quarantine Station Point Nepean. New Administration Building. Drawing No 7. Source: National Archives of Australia.

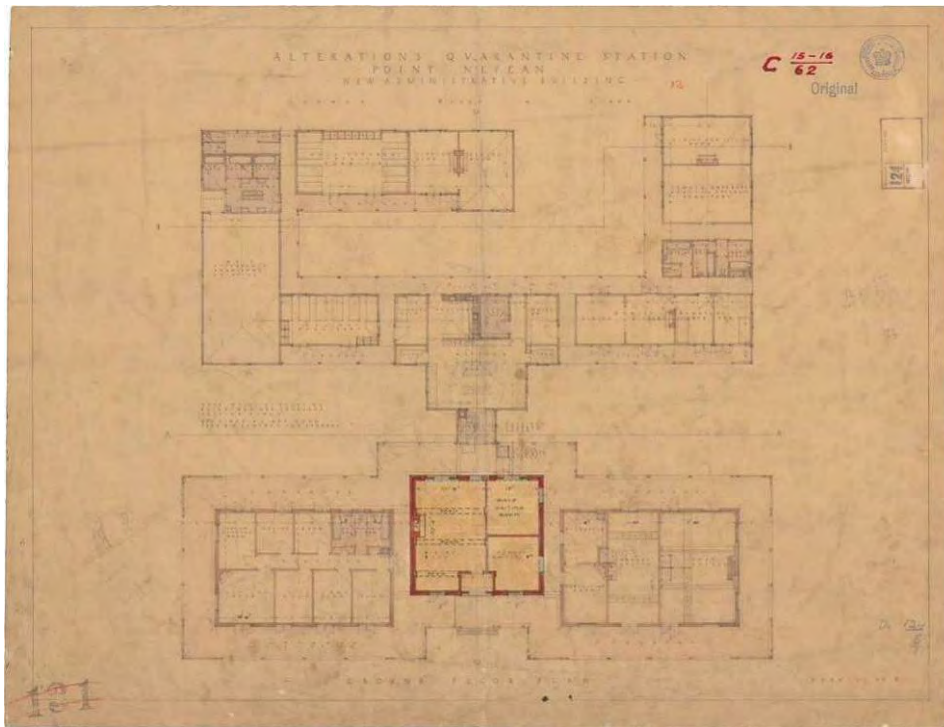


Figure 52 Alterations Quarantine Station Point Nepean. New Administration Building. Drawing No. 8. Building 10 is at bottom of plan. It is thought that the coloured area denotes the former storekeeper's quarters which was to have been retained, but during construction it was demolished with the possible exception of the footings.  
Source: National Archives of Australia.

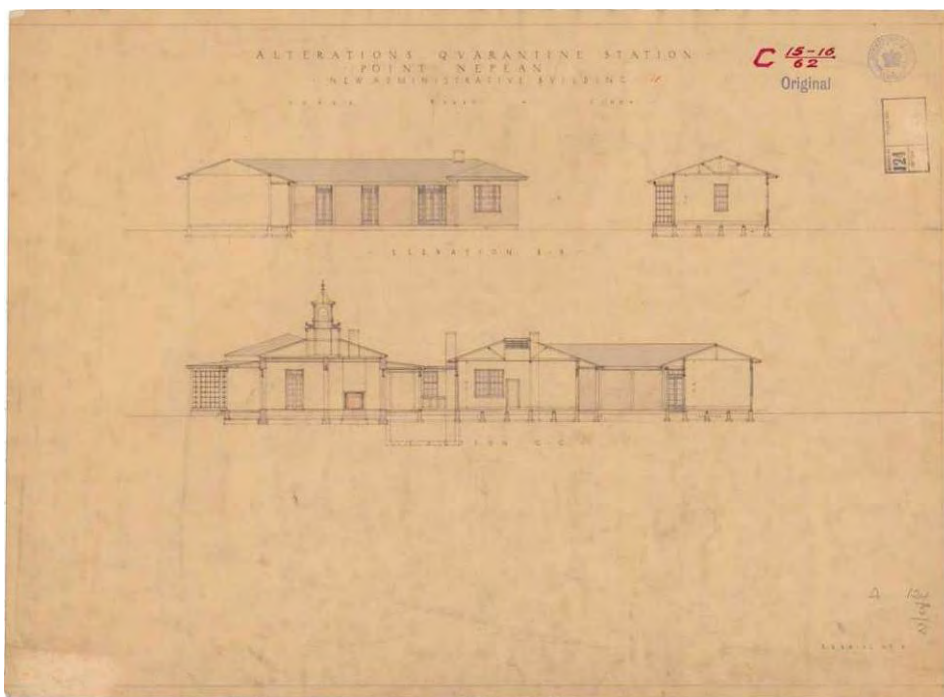


Figure 53 Alterations Quarantine Station Point Nepean. New Administration Building. Drawing No. 9.  
Source: National Archives of Australia.





Figure 54 Quarantine Station Point Nepean. Administrative Block. Drawing dated 24 November 1916. Building 10 is at bottom of plan.  
Source: National Archives of Australia.

## DESCRIPTION

The Administration building is a single-storey painted brick structure of a pavilion form. It comprises three discrete brick structures unified by an encircling verandah and by its three individual hipped roof forms, of corrugated metal sheet (Zincalume). There is a central clock tower – the clock has been long-removed - sited atop the central pavilion which incorporated the outer walls of the earlier storekeeper's quarters. The west facing rooms to the flanking pavilions have sets of French doors, opening to the front verandah while the west façade of the central pavilion has a fine timber doorcase with glazed sidelights and toplights flanked by windows. The building is set within a paved verandah edged with bluestone. Portions of the verandah are screened with an openwork lattice form also used in the adjoining Building 9. Other windows, principally to the side and rear elevations and those to the internal facing walls are multi-paned sash window form.

Internally the building retains some of its original elements including timber-strapped plaster ceilings and polished timber mantelpieces.

## INTEGRITY

Good                       Fair                       Poor

The exterior form of the building is substantially intact; the interior plan has not been significantly altered and retains original 1916 form and fabric.

## CONDITION

Good                       Fair                       Poor

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## LEVEL OF SIGNIFICANCE

Of Primary significance.

Building 10, together with Building 9, constitute the significant Administration Complex which was erected in c.1916 as a component of the later intense 1900-1925 phase of development at the Quarantine Station. The building has a significant functional and physical relationship to Building 9. The building is also prominent within the Parade Ground context, and forms an important visual backdrop to the open space.

## SIGNIFICANT ELEMENTS

Significant elements include:

- Fabric (footings) associated with the first Quarantine Station Storekeepers Quarters retained within the centre of the building.
- Original external form and fabric including the symmetrical massing and pavilion form incorporating three distinct building components; hipped roof forms with chimneys, and use of corrugated metal roofing material; encircling verandahs; central clock tower (cupola); regular and largely symmetrical pattern of openings including sets of French doors; multi-paned sash windows; original doors with sidelights and toplights; bluestone edging to verandah; and openwork lattice screens/corner enclosures to verandah..

- The 1916 interior fabric and character including the 1916 joinery, timber-strapped plaster ceilings and polished timber mantelpieces.
- Internal layout and fabric.

## **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

Retain the existing visual and physical relationship with Building 10, including the use of a linking element in combination with the open space/courtyards which otherwise separate the buildings.

The symmetrical massing of the building, with its three distinct pavilion components, and encircling verandah, does not offer opportunity for additions or new works to the east or west ends of the building.

Maintain the building's visual link to the Parade Ground, and its prominence as a visual backdrop to the open space, through not constructing new works on the north side of the building or in the north setting to the building.

**BUILDING 11**

**DATE OF CONSTRUCTION:** c.1916

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** 'New' Store

**OTHER NAMES:** Duplication Room

**LOCATION PLAN AND PHOTOGRAPHS:**

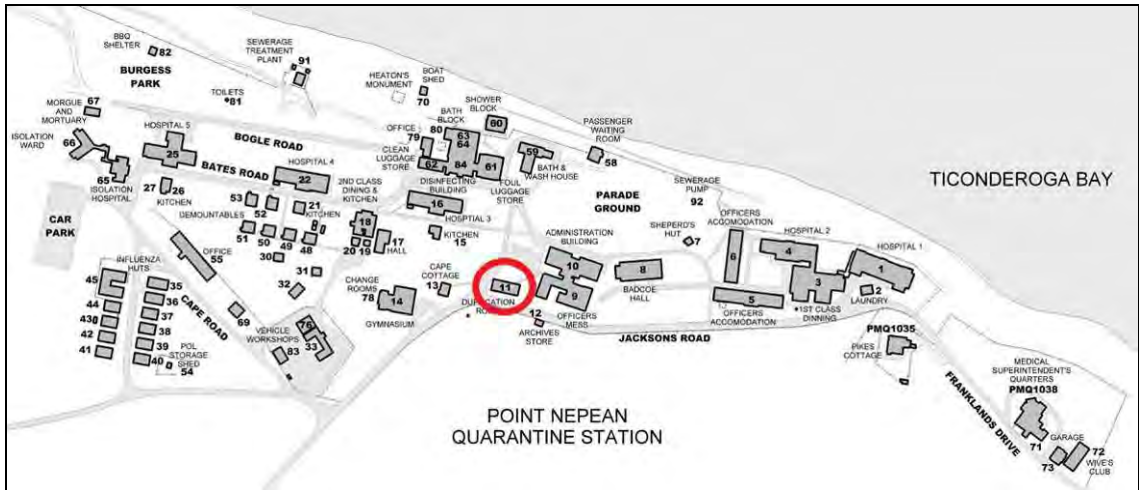


Figure 55 Building 11, northeast view



Figure 56 Building 11, southwest view.

## HISTORY

An architectural drawing prepared by the Commonwealth Department of Home Affairs in 1915 indicated that this building was constructed as the new store for general goods and linen. It was one of a significant number of structures built during an intense phase of development on the site between 1900 and 1925. The drawing at Figure 57 indicates that the building was proposed to be clad in corrugated iron; whether this occurred is not known as at the present time the building is clad in weatherboard. Figure 58 shows the internal layout of the building, which has since been removed. Subsequently the Army used the building as a Duplication Room and Pay Office and the present internal layout is thought to date to this time.

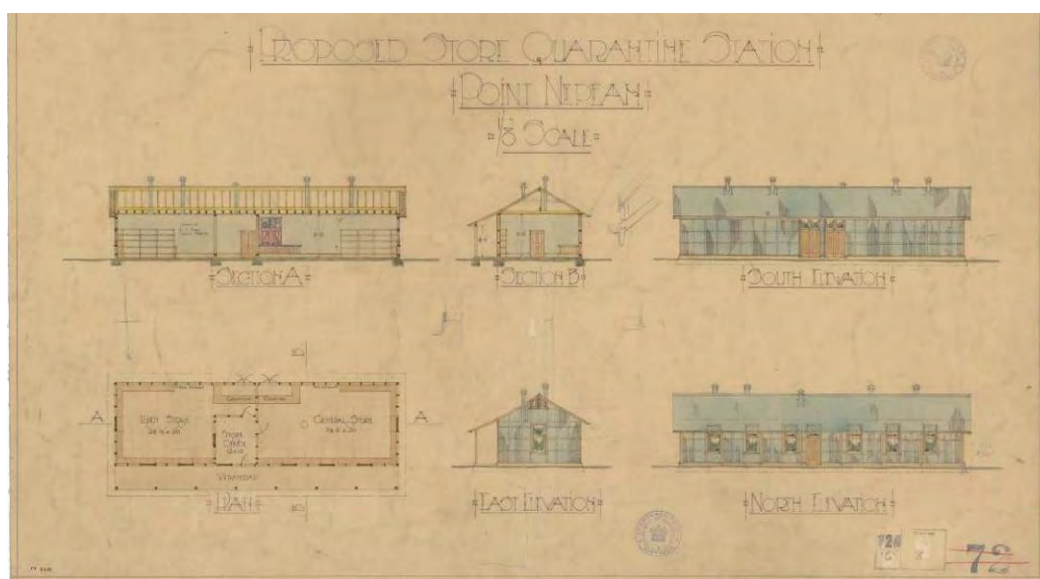


Figure 57 Proposed Store Quarantine Station Point Nepean. Drawing dated 8 March 1915. Source: National Archives of Australia.

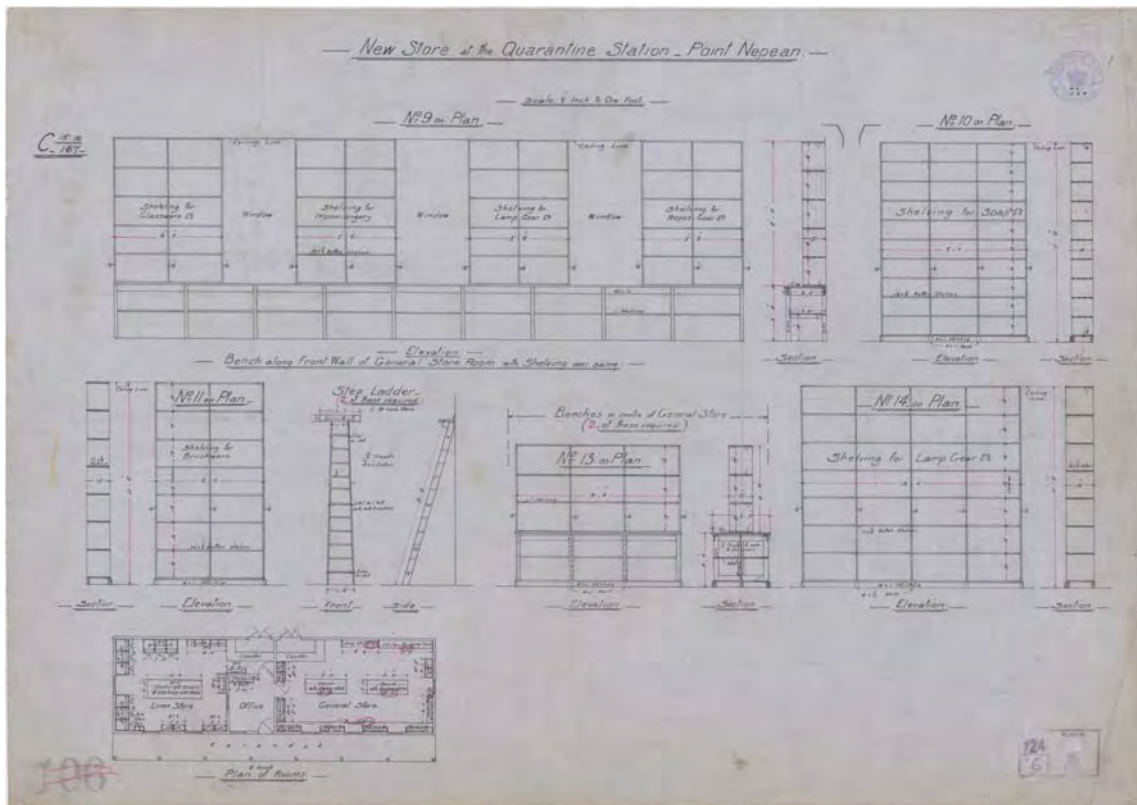


Figure 58 New Store at the Quarantine Station, Point Nepean. Floor plan and internal elevations, dated 17 May 1916.

Source: National Archives of Australia.

## DESCRIPTION

Building 11 is a single-storey timber-framed, and weatherboard clad structure. It adopts a rectangular plan form and has a verandah to its north (front) elevation. The verandah incorporates screening of openwork lattice form, similar to Buildings 9 and 10. The building has a gable roof of asbestos cement sheet falling to a simple skillion form to the verandah. There are slatted timber vents within the gable, to both the east and west ends of the building. The windows are of a timber-framed multi-paned sash form. Originally there was a single door to the north elevation, flanked by three windows to either side. This elevation has since been altered and there are now three additional doors inserted between the windows, which retain their original position. The south elevation has also been altered.

The original internal partitioning and shelving has been removed and more recent partitioning installed.

## INTEGRITY

Good       Fair       Poor

The building is generally intact externally save for the alterations outlined above including the introduction of additional doors to the north elevation. Internally, the interior has been subject to some alteration, including removal of the original shelving and partitioning and the installation of more recent partitioning.

**CONDITION**

**Good**                       **Fair**                       **Poor**

This building has been the subject of condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

**LEVEL OF SIGNIFICANCE**

Of Primary significance.

This building is associated with the later intense 1900-1925 phase of development at the Quarantine Station. It has a visual connection to Buildings 9 and 10, the Administration Complex; it is also located in a prominent position at the northern entry to the site (Ochiltree Road).

**SIGNIFICANT ELEMENTS**

Significant elements include:

- The 1916 external form and fabric of the building, including the simple rectangular plan and form with verandah; the hipped roof form incorporating the skillion to the verandah, gable ends with slatted timber vents; external timber cladding; and timber- framed multi-paned sash windows.

**RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

Retain the simple rectangular plan and form of the building, with verandah integrated into the roof form, and the visibility of the gable ends.

Retain the visual connections to the Administration Complex.

**BUILDING 13**

**DATE OF CONSTRUCTION:** 1913, Relocated c.1925

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Medical Officer's Consulting Rooms & Post Office, Maternity Hospital

**OTHER NAMES:** Officers VIP Accommodation, Cape Cottage

**LOCATION PLAN AND PHOTOGRAPHS:**

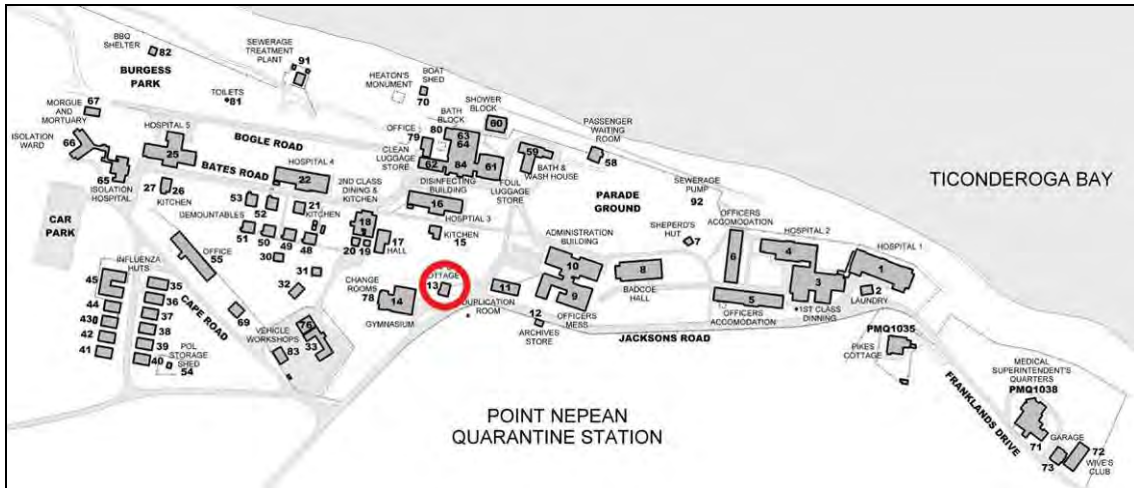


Figure 59 Building 13, northeast view.





Figure 60 Building 13, northwest view.

## HISTORY

This building was originally constructed in c.1913 in front of the Administration Building (Building 10), in the Parade Ground area (Figure 62). It was one of a significant number of structures built during an intense phase of development between 1900 and 1925. The building adopts a modest cruciform plan initially divided into sections, with four entrance doors, one to each of the four corner porches. The front room operated as the Post Office with the remainder used as the Doctor's consulting room and dispensary (Figure 62).

In c.1925 the building was relocated to its present position and altered to its new purpose as a maternity ward. It appears that this relocation may have been intended to happen some years earlier as a Sewerage drawing dated March 1917 shows this building in its present position along with the pencilled notation 'Position fixed by Mr Kendall under direction from Dr Holmes' (Figure 63). Works to the building as part of its relocation involved blocking up several of the entrances - hence the curious 'blind' porches at its northeast and southwest corners.

Subsequently the Army used the building to provide accommodation for important visitors.

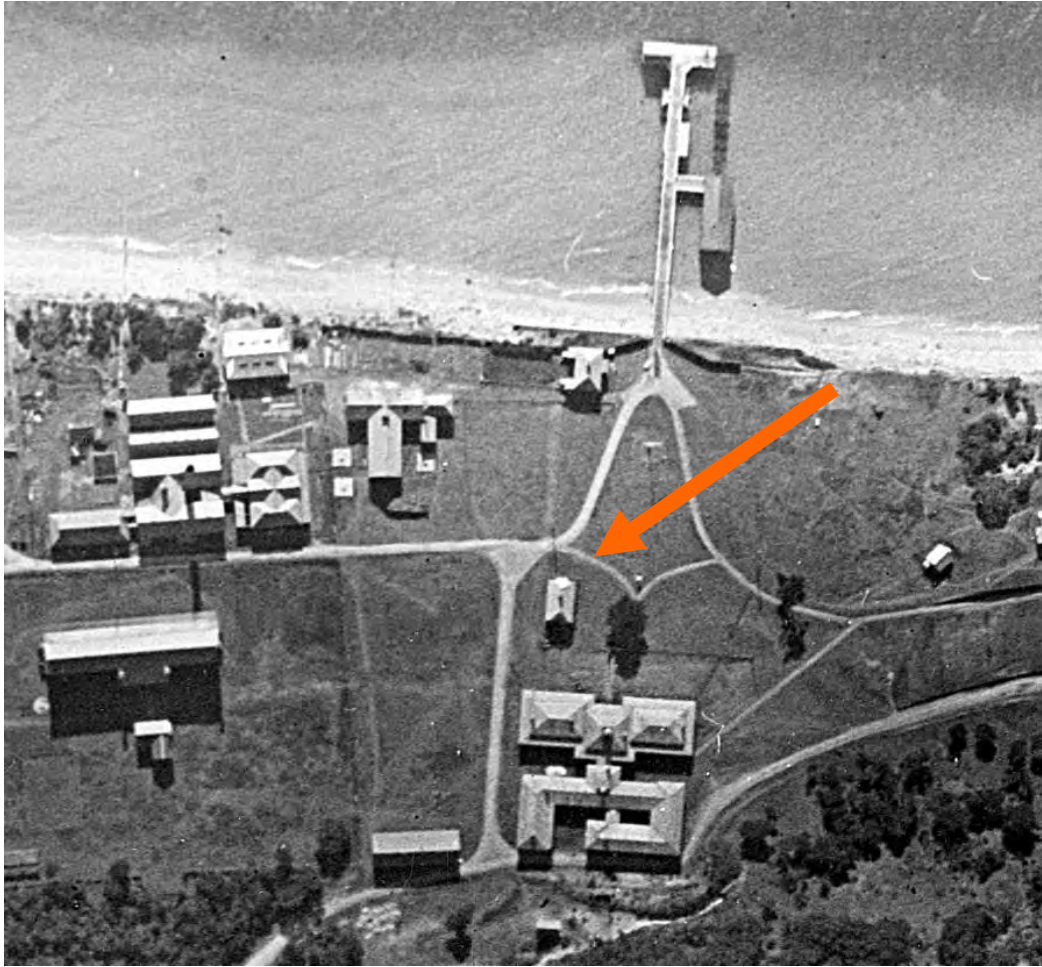


Figure 61 Detail of a c.1922 aerial photograph with the subject building – in its first position - indicated by the arrow.  
Source: National Archives of Australia.



Figure 62 Isolation Hospital and Medical Officer's Office & Post Office etc. Block Plan No. 21, Drawing No. 22. Note that the remainder of the drawing shows Building 66. The drawing is reproduced in full at Figure 174.  
Source: National Archives of Australia.

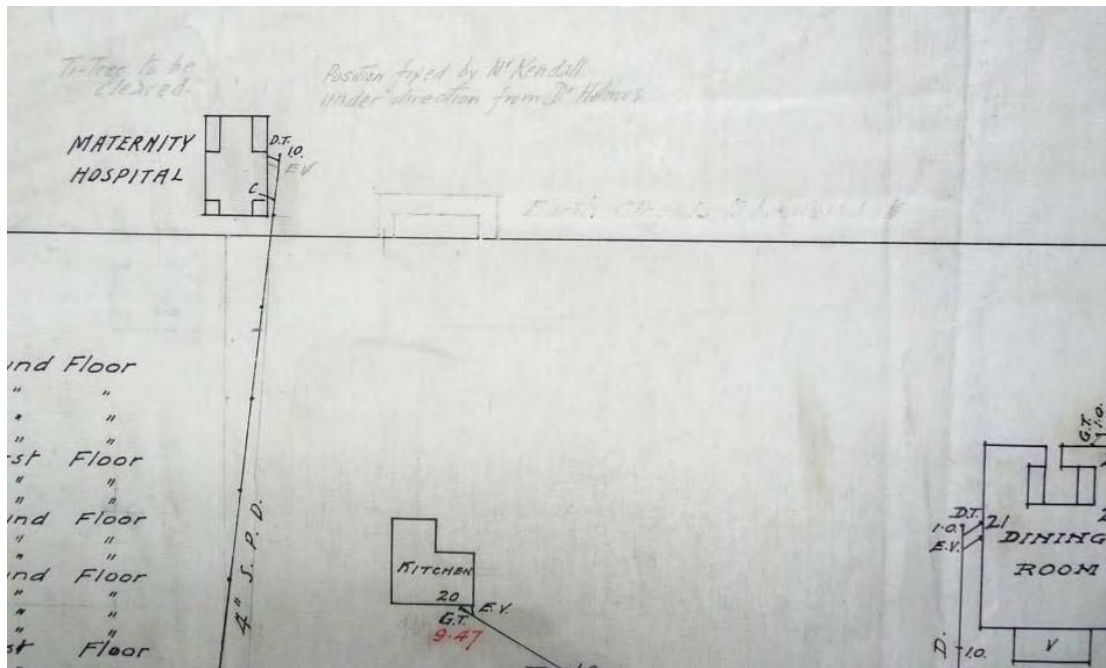


Figure 63 Detail from Quarantine Nepean, Nos 3 and 4 Hospitals, Sewerage, dated 1.3.1917

Source: National Archives of Australia.

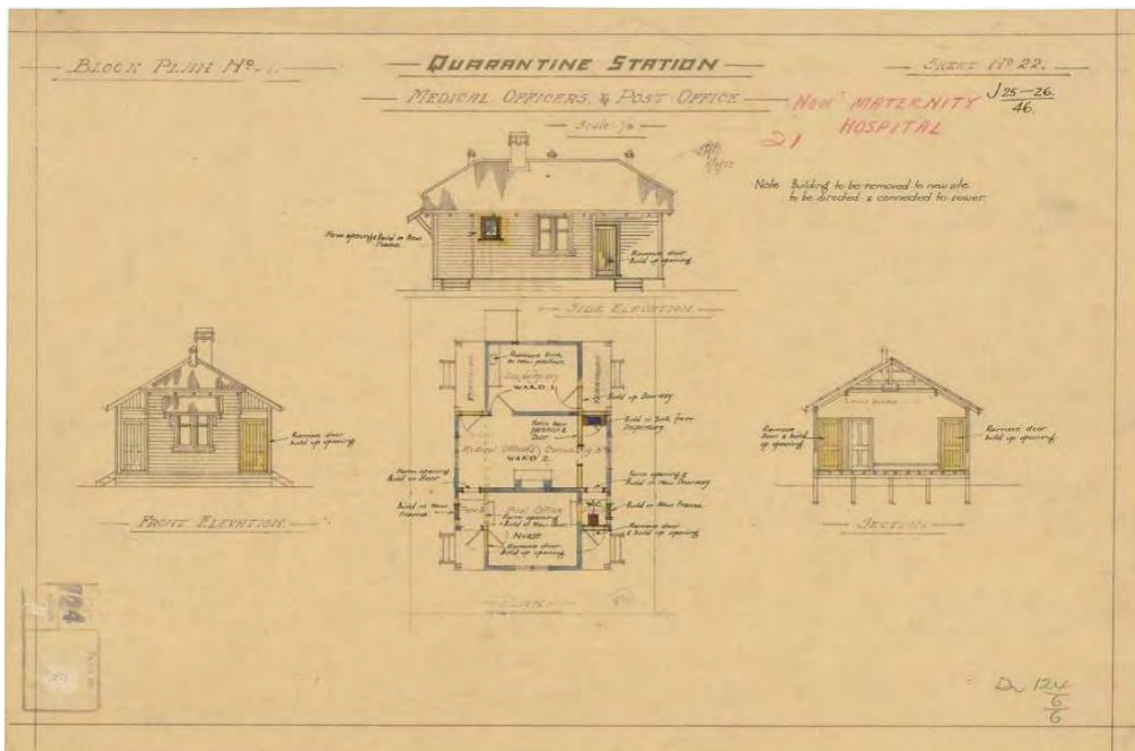


Figure 64 Medical Officer's & Post Office. Block Plan No. 21. Sheet No. 22. Contract Drawing dated 8 April 1920 but subsequently used for Contract J25-26/46 and showing works to be undertaken to convert the building to a maternity hospital. Source: National Archives of Australia.

## DESCRIPTION

Building 13 is a single-storey timber-framed structure, clad in weatherboard. Initially it adopted a cruciform plan with four separate entrances, each approached by an inset timber porch. This has been confounded by later works which have included a timber annexe to the northwest corner infilling and extending northwards the former porch. The building has a half-hipped roof with the previous cladding recently replaced with metal roof sheeting. The building has decorative timber detailing to the porches and to the window canopies; the windows are paired timber-framed double-hung sashes.

Internally there have been various alterations to the building's original form for its subsequent use as the maternity hospital, and again relating to its use in more recent times.

## INTEGRITY

Good                       Fair                       Poor

The building appears to be intact to its c.1925 alterations, subject also to the northwest extension. It retains decorative timber detailing on the interior and exterior.

## CONDITION

Good                       Fair                       Poor

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## LEVEL OF SIGNIFICANCE

Of Primary significance.

This is one of a significant number of structures built during an intense phase of development on the site between 1900 and 1925. It is also one of the earliest identified buildings constructed by the Commonwealth Department of Home Affairs. The relocation of the building to its present position from the Parade Ground in c.1925, and subsequent adaptation to a maternity ward, is of interest.

**SIGNIFICANT ELEMENTS**

Significant elements include:

- The c.1913 exterior form and fabric including the complex roof form and chimney; the plan form with corner porches; weatherboard cladding and decorative detailing to the porches and window canopies; and paired timber-framed double-hung sashed windows.
- The c.1913 interior fabric including joinery and fireplace surrounds.

**RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

Retain the plan and form of the building, including the complex roof form and corner porches.

As a building which can be appreciated in the round, with architectural interest to all elevations, the building offers limited opportunities for additions or extensions.

Consideration could be given to reinstating the original cruciform plan with four separate entrances via the inset timber porches.

As a relocated building, and should the opportunity and need arise, the building could be relocated again, subject to the policies in this Plan, including those relating to 'New Development' and 'Relocation and Demolition'.

**BUILDING 15**

**Date of Construction:** 1869

**Level of Significance:** PRIMARY

**Primary Name:** Kitchen for Hospital No. 3 (B16)

**Other Names:** Store Room and Armoury

**Location Plan and Photographs:**

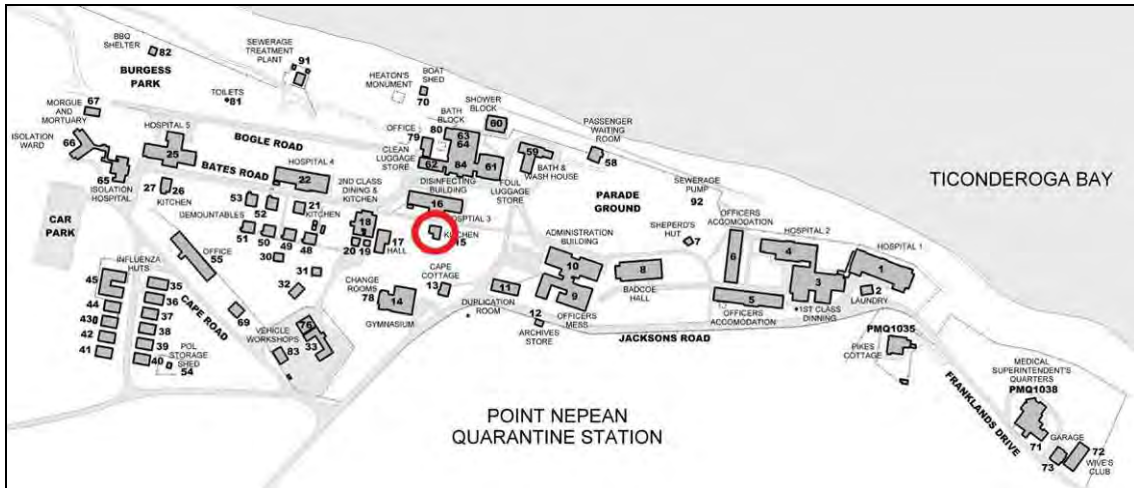


Figure 65 Building 15, showing the north façade with entrance, and gabled east façade with chimney.



Figure 66 Building 15, west façade.



Figure 67 Image showing subject building in foreground, with Hospital No. 3 in background.

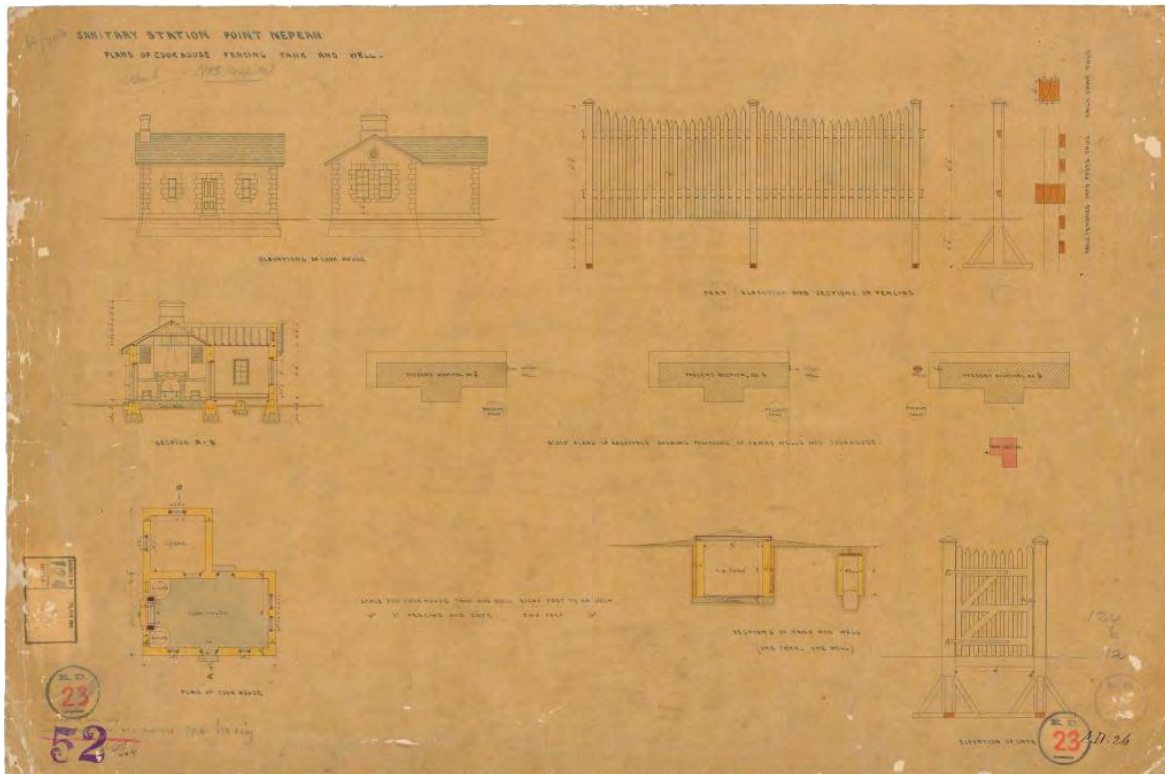


Figure 68 Sanitary Station Point Nepean. Plans of Cook House Fencing Tank and Well. Contract Drawing. Dated October 1869. The elevations also indicate the use of quoining around the openings. Source: National Archives of Australia.

## HISTORY

Building 15 was constructed in 1869-70, to the south side of Hospital No. 3, and was the third kitchen building ('cook house') at the station. Two earlier kitchen buildings were built in 1858-1859 at the time the five hospital buildings were constructed. The first (now demolished) was constructed behind Hospitals Nos 1 and 2, and the other was constructed behind the adjoining Hospital No. 4 on the flat. Building 15 consisted of only two rooms, while the preceding structures comprised three rooms. The contract for its construction was awarded to James Muir and signed on 8 November 1869 (Figure 68). The date of completion was given as 16 February 1870 and the cost of the works was £613.8.6.<sup>22</sup>

During the years of Army use the structure was used as a store for weaponry. Building 15 was the last of the station buildings to be constructed of locally-quarried stone.

## DESCRIPTION

Building 15 is a single-storey structure of rendered and painted local stone. The roof form is of two intersecting gables, roofed in slate. The building has timber-framed multi-paned sash windows with dressed stone sills, entrances on the north and south elevations, and a gabled east elevation with chimney incorporated. Internally the building has a flagstone floor, timber-lined (beaded board) ceilings and exposed brick and stone work on walls. External detailing includes the 'dropped' keystone device to the window heads.

22 Public Record Office, Victoria VPRS 972, Summary Contract Book.



Fabric associated with security measures (bars on windows, etc) may have been associated with the Army use.

### INTEGRITY

**Good**                       **Fair**                       **Poor**

This building is in near original condition and is the only one at the former Quarantine Station which retains its original slate roofing. The roughcast render over the stonework has been painted. There is only minimal original interior detailing remaining.

### CONDITION

**Good**                       **Fair**                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

### LEVEL OF SIGNIFICANCE

Of Primary significance.

Building 15 is of significance as a substantially intact albeit small utilitarian kitchen structure which was associated with the earlier phases of Quarantine Station use and supported the function of Hospital No. 3. When constructed it was the last of the station buildings to use locally-quarried stone. It retains an important functional and visual relationship with Hospital No. 3 (Building 16).

### SIGNIFICANT ELEMENTS

Significant elements include:

- The simple building plan and form, and original fabric including the intersecting gables, roof form, slate roof cladding, chimney, entrance openings, timber-framed multi-paned sash windows with dressed stone sills, and the 'dropped' keystone device to the window heads.
- Masonry walls and external detailing.

- Internal original fabric including flagstone floor, 1869 joinery, and timber-lined ceilings.

## **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5, although as a substantially intact small structure, of early provenance, the building offers limited opportunities for additions or alterations.

Retain the simple plan and form of the building, including the simple original form and detailing of the masonry treatment, openings, gabled ends, and chimney.

Retain the use of slate cladding to the roof.

Retain the visual relationship with Hospital No. 3 (Building 16). No new structures should be introduced into this space.

Fabric associated with Army security measures (bars on windows, etc) can be retained or removed.

**BUILDING 16**

**DATE OF CONSTRUCTION:** 1858-59

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Hospital No. 3

**OTHER NAMES:** Accommodation

**LOCATION PLAN AND PHOTOGRAPHS:**

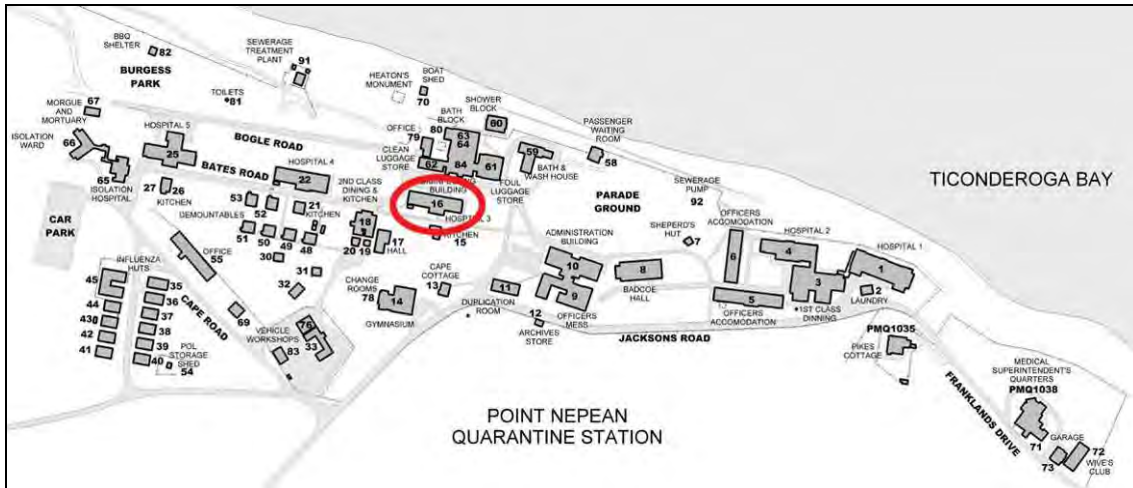


Figure 69 Building 16, viewed from the east, showing the east and north facades. Building 15 is to the left of the image.



Figure 70 Building 16, viewed from the west, showing the west and north facades. Building 7 is to the left in the distance.



Figure 71 Building 16, showing the south façade – the c.1916 addition to the west end of the original hospital building is clearly identified by the rows of small windows on the left of the image.

## HISTORY

Building No 16 was originally known as Hospital No. 3 and its construction dates from the early phase of the development of the Quarantine Station. It is located in the area known as the Central Hospital Group. In 1858/59 five barracks style buildings were constructed, four of which are still standing. The fifth (originally Hospital No. 1) was replaced in 1915/16 by Building 1 (see Building 1 Datasheet).

The buildings were probably designed by Alfred Scurry, who was the Clerk of Works for the Geelong office of the Public Works Department at that time. His signature and the date 'Nov 1856' can be seen in the top right hand corner of the original architectural drawing (see Figure 72). The location of the buildings – two on top of the rise and three on the flat – is generally attributed to Dr. Reed, the Surgeon Superintendent of the Sanitary Station from late 1854, and Alfred Scurry.

It is interesting to note that all five hospital buildings were erected with their side verandahs at the opposite end to that shown on the original drawing. It is possible that this change was made at the time of construction to suit the orientation of the buildings which generally face north towards Port Phillip Bay. The end around which the balcony verandah returns is the west end, where shading from the hotter afternoon sun would have been more necessary.

In April 1857 Dr. McCrea, the Chief Medical Officer of the Colony approved Scurry's plans and a local contractor, Robert White commenced construction. White quarried the sandstone for each of the buildings from the site. The buildings were not rendered initially but it is likely that over time the salt in the limestone began to discolour the internal walls, and the external walls weathered badly in the coastal conditions.<sup>23</sup> By the early 1870s, but possibly as early as 1864, the buildings had been externally rendered with roughcast.<sup>24</sup>

In 1858 another contractor, Swanson, provided 'Fittings to hospitals' for the sum of £1650.<sup>25</sup>

Progress on the new buildings was quite rapid with Dr. Reed able to provide an outline of the works in his Annual Report to Parliament for the year 1858:

The new buildings are all on the eve of being finished, and the pier will probably soon be finished. When these works are completed there will be every facility for landing passengers...and for comfortable housing and accommodating 500 people...<sup>26</sup>

Each of the buildings was designed with four distinct open, or 'nightingale' wards able to accommodate 25 people. Each ward had its own fireplace, a door opening onto the two-storey verandah on the north side, and an associated attendant's room on the south side, flanking an internal stairwell.

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23 J H Welch, *Hell to Health: the History of Quarantine at Port Phillip Heads 1852-1966*, 1969, pp. 51-53.

24 Power 1984 – p.166-167 – comments by Knight, p.167 – whitewashing and painting.

25 Public Record Office, Victoria, VPRS 972 Summary Contract Book - index p.195 Contract 58/43 - & VPRS 979.

26 Chief Medical Officer, Report on the Sanitary Station for the year 1858, No. 37, Legislative Assembly. Victorian Parliamentary Papers, 1858-59.

In the early phase of the station's operations, the sick were treated in hospital 1, supported by hospital 2. Healthy passengers stayed on their ship, and passengers under observation (particularly in the cases of smallpox) were housed in the buildings (hospitals 3, 4 & 5) on the flat. At least until 1864 there was no special accommodation for first-class passengers. They were generally accommodated on board the ship.<sup>27</sup>

The division of each of the buildings into the distinct wards provided the flexibility required to enable classification and segregation of classes, sexes and diseases. The following describes the situation in 1872:

. . . the last hospital on the hill [No 1] is the one devoted to the medical treatment of contagious disease, and the rest of the passengers may be landed out of the ship, placed in the buildings on the flat, and classified second, third, steerage and saloon - those landed are kept distinct; and that is the object of the buildings, to classify the diseases, and the passengers as it sometimes happens . . .

[The buildings have] twenty-five beds in each of the three single wards, and there are seventeen berths in the bunk ward, as we term it - the family ward. [and the attendant's rooms are sometimes used to accommodate patients] for instance, if there is a suspicious case of disease, not well pronounced, the patient is placed in one of these rooms.<sup>28</sup>

Even so, in 1872 it was estimated that these buildings had never been required to provide hospital accommodation for medical treatment for more than thirty-five persons at any one time. However, the reply to the question of the apparent oversupply of accommodation at the Station was that the nature and extent of the buildings were considered 'necessary for the classification of passengers'.<sup>29</sup>

A manuscript record which appears to have been compiled in the latter half of 1873 describes this building as:

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.<sup>30</sup>

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27 Power 1984 citing Royal Commission, Victorian Parliamentary Papers, 1864-5, No. C42, Appendix 3.

28 Power 1984 citing Royal Commission, Victorian Parliamentary Papers, 1872, No.9, p.36-37.

29 Power 1984 citing Royal Commission, Victorian Parliamentary Papers, 1872, No.9, p.38.

30 National Archives of Australia: CA3168, Series B3169, Unit 1 - Correspondence File Sanatory [sic] Station – Portsea – Quarantine, general 1873 & 1874.

In July 1873, Kinder and Kelly signed a contract for the sum of £794.6.10 to undertake repairs to the five hospitals, probably the above-mentioned work to the verandahs and balconies (each of the hospitals in this inventory had the same note about these elements). They completed their work a few months later in October.<sup>31</sup>

In 1875, a detailed account of the station was included in the Annual Report to Parliament, presented by the station Superintendent, James Walker. This account and the accompanying map are reproduced in Chapter 2.

In 1884-5, substantial alterations and additions were undertaken throughout the Quarantine station under contract number C84-5/19 for a sum of £1517.10.0.<sup>32</sup> Only one drawing marked with this contract number has been located (see Figure 20 on Datasheet for Building 4) and it shows, amongst other things, the installation of earth closets within the return verandah area on both levels of Hospital 1. It is not unlikely that this contract also encompassed the provision of earth closets to the other hospitals but this has not been confirmed. However, measured drawings of Hospital 3 produced in July 1914 (see Figure 73) clearly show that by then part of the return verandah, as well as the central portion of the main verandah, had been walled off on both levels, and housed WCs (water closets) for Females and 'lavatories' (areas housing washbasins).

The accommodation arrangements of the quarantine station altered in the mid-1870s and Hospital No. 3, along with Hospital No. 4, (Building 22) became used as a ward for steerage passengers, or 'lower class' migrants, who were accommodated in dormitory style rooms. This building did not have a dining room so the passengers had to eat in their rooms. In the 1890s timber staircases were added to the ends of this building.

In c.1916, the west end of the building was altered by the addition of new lavatories to both levels - this entailed the removal of the original chimney to this end of the building and changed the original symmetrical form of the building. The verandah across the front façade was extended to suit this new work (Figure 74).

By late 1919 there had also been some partitioning of the first floor open wards into a number of smaller rooms arranged either side of a central corridor (see Figure 75 and compare with Figure 73).

Subsequently, the Army used this building as the Quartermaster Store and cadet accommodation, housing 24 cadets. Most of the present internal partitioning, including the inserted mezzanine levels would appear to date to this later era of use.

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<sup>31</sup> Public Record Office, Victoria, Summary Contract Book VPRS 972 - index p.195 contract 73.4/8 & VPRS 979.

<sup>32</sup> Public Record Office, Victoria VPRS 972 Summary Contract Book - index p.195 contract 84-5/19.

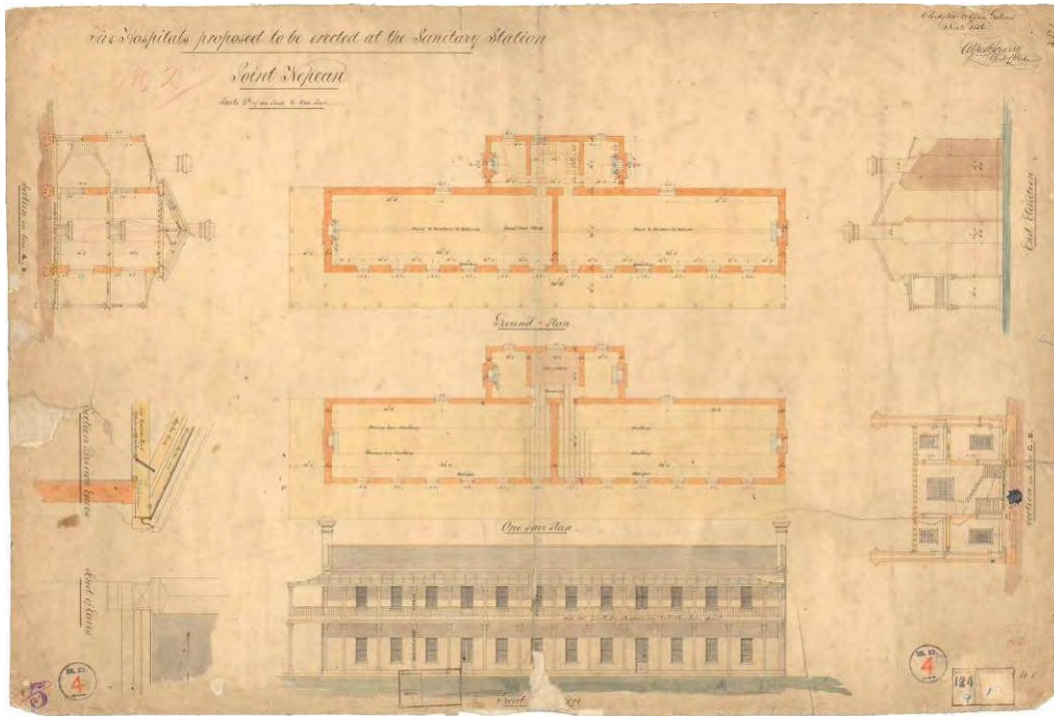


Figure 72 Five Hospitals Proposed to be erected at the Sanitary Station, Point Nepean. Drawing signed and dated by Alfred Scurry, Clerk of Works, November 1856. Source: National Archives of Australia.

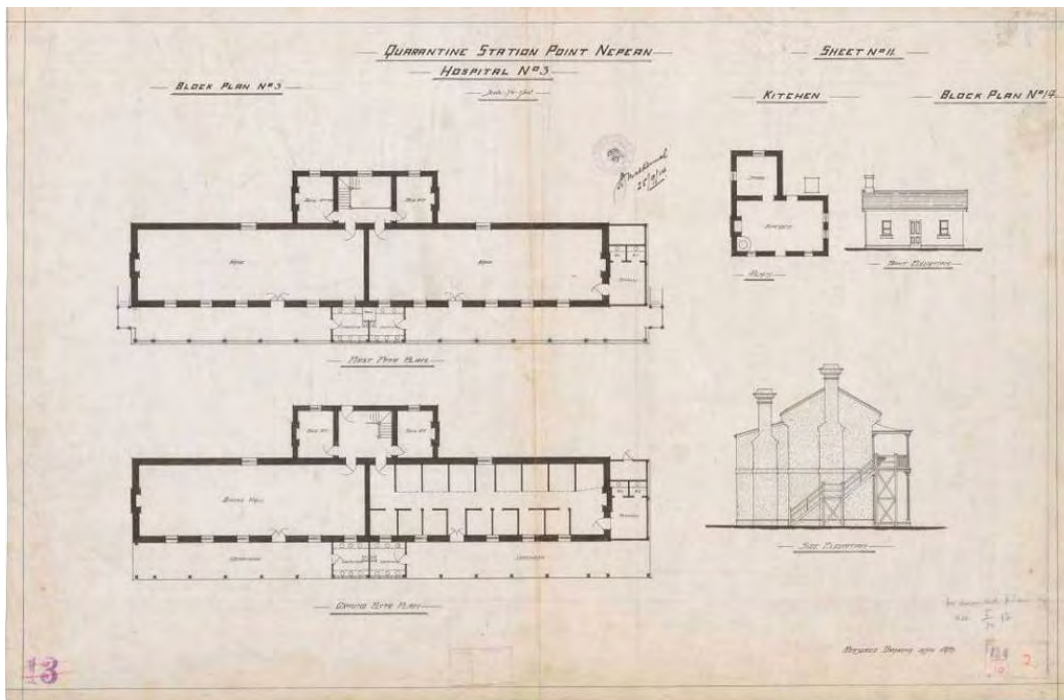


Figure 73 Quarantine Station Point Nepean. Hospital No. 3. Block Plan No.3. Sheet No. 11. Measured Drawing dated 9 July 1914. The drawing is also signed and dated by Horace Mackennal 25 September 1914. Source: National Archives of Australia.



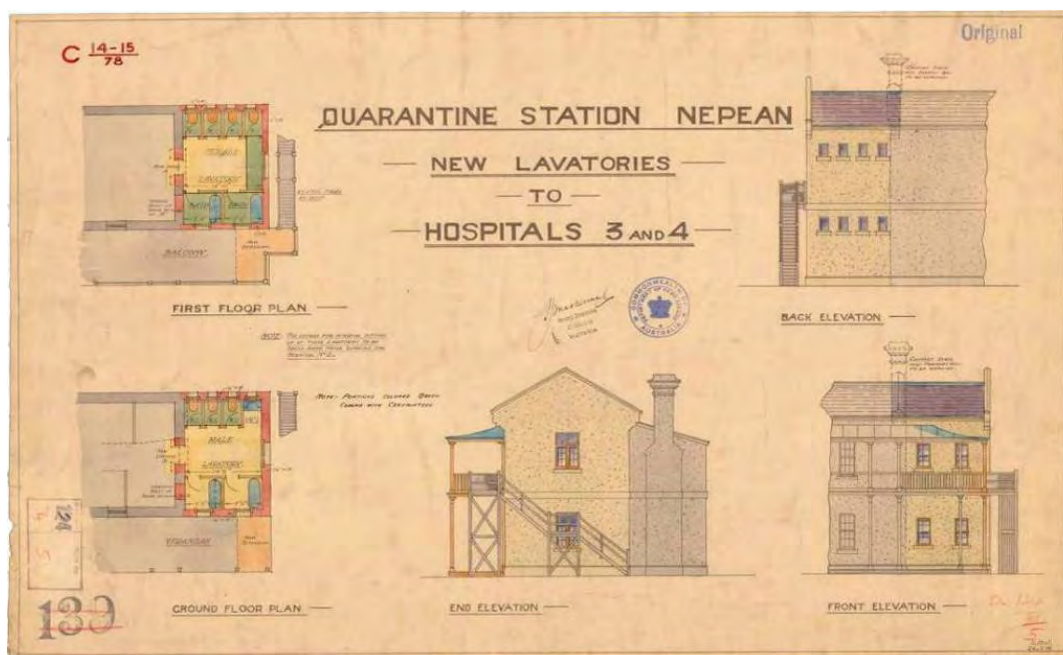


Figure 74 Quarantine Station Nepean. New Lavatories to Hospitals 3 and 4. Contract drawing, dated 26 July 1916. The drawing is signed and dated on 24 August 1916 by Horace Mackennal. Source: National Archives of Australia.

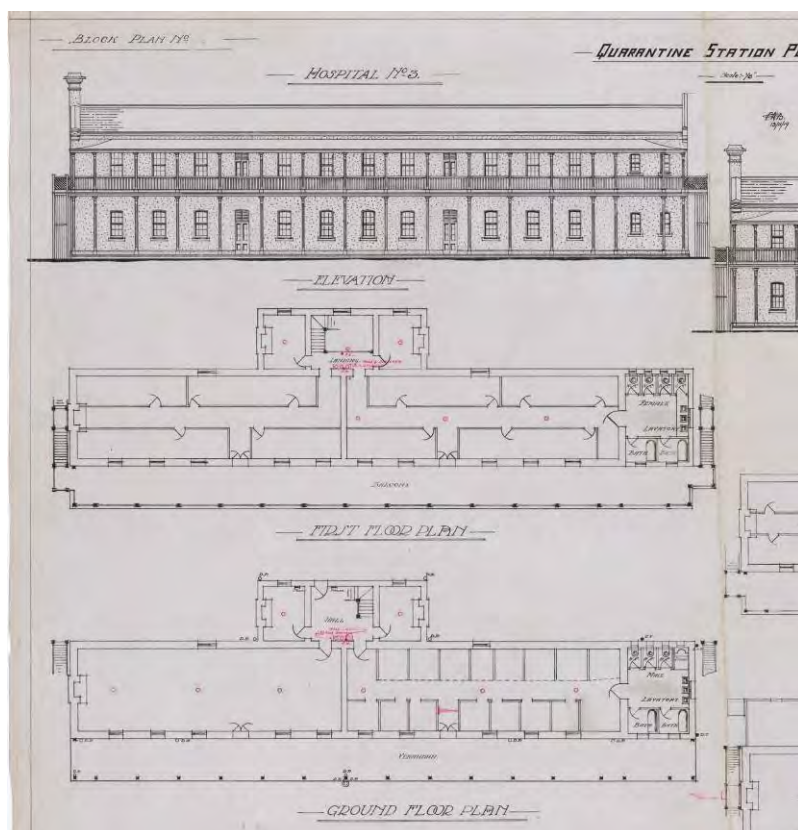


Figure 75 Detail from Quarantine Station Nepean. Block Plan Hospital No.3. Block Plan No.4 Hospital No. 4. The drawing is signed and dated 13/11/19. Source: National Archives of Australia.

**DESCRIPTION**

The two-storey building is constructed of rough-cast rendered local stone. It is rectangular in plan form with a two-storey timber verandah to the north face accessed by external timber staircases at each end – the east and west. The verandah roof has a convex curved profile. The main gable roof and the verandah are clad in corrugated sheet metal (Zincalume). The verandah columns are stop chamfered timber with simple timber mouldings. The upper balcony has a timber balustrade featuring plain timber balusters. The windows are timber-framed throughout and double-hung, generally with 6 panes to each upper and lower sash. Each of the former ward rooms has a single doorway opening onto verandahs at both levels each with a pair of timber panelled and glazed doors (with fixed top-lights) which open inwards. The building has dominant gable ends and a chimney is incorporated into the centre of the east end only; the west end is as altered in c.1916 when bathroom amenities were added and the chimney removed. There is a central two-storey, skillion roofed service wing at the rear containing the main staircase with small rooms on either side; the side elevations of the service wing have chimneys incorporated.

The extent of the four distinct wards is still distinguishable by virtue of the central north-south wall which divides the building in half at the ground and first floor.

**INTEGRITY**

**Good**                       **Fair**                       **Poor**

The exterior of the building is intact to its 1858/59 form apart from the addition of toilets in 1916 to the west end of the building. There have been major internal alterations, including a mezzanine and new ceilings, skirtings and doors. The partitions are constructed of timber and vary considerably from the 1919 configuration. The four original interior wards can still be discerned by virtue of the central wall which divides the building in half on both levels.

**CONDITION**

**Good**                       **Fair**                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## LEVEL OF SIGNIFICANCE

Of Primary significance.

Building 16 is one of the oldest purpose-built quarantine barracks-style accommodation buildings in Australia, and one of the collection of original 1850s hospital buildings in this area of the Quarantine Station known as the Central Hospital Group, where it forms part of the central spine of bay-oriented hospital buildings constructed in 1858. It retains a strong functional and visual relationship to Building 15, the kitchen located to its rear (south side), and to Building 22 (Hospital No. 4) to its west. In addition, Building 16 has historically been one of the most visually prominent buildings within the Quarantine Station complex, and was one of the original accommodation buildings which established the distinctive 'hospital' building typology for the site, of large buildings on a rectilinear plan, with symmetrical massing, two-storey scale and verandah treatment, with the important east-west building alignment and orientation to the north.

## SIGNIFICANT ELEMENTS

Significant elements include:

- Overall external form and fabric, largely dating to the 1858/59 period of construction, including
  - the symmetrical massing and presentation
  - main gable roof form and gabled ends with incorporated chimney at east end
  - rear skillion roofed service wing with chimneys incorporated in side elevations
  - regular pattern of openings
  - timber-framed, double-hung windows
  - timber panelled and glazed paired exterior doors
- two-storey timber verandah with convex roof form
- Other 1858/59 elements including the original internal north-south wall which divides the building in half at the ground and first floor, providing evidence of original four distinct wards; and the central staircase located in the rear section.
- Other internal elements including the two smaller rooms either side of the internal stair at both levels; and the original or early ceilings, joinery and other features where they exist.
- Later elements, such as the external staircases to the verandahs, the extension of the original building on the west end through the addition of toilets in c.1916, and internal works of the 1916-1919 period, have some significance as evidence of the physical evolution and use of this building.

## RECOMMENDATIONS

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation. The internal north-south wall which divides the building in half at the ground and first floor levels, and provides evidence of the

original four wards, should also be retained although limited new openings could be introduced.

Retain the visual relationship with Buildings 15 and 22. No new structures, other than minor elements, should be introduced to these spaces.

The 1916 works to the exterior and interior, while identified as significant elements above, represent later works and can be considered of a lesser order of importance in terms of a recommendation to retain and conserve. Desirably, elements of the 1916 works (form and fabric) should be retained in any future adaptation and works to this building, as representative of this historical phase of use within the Quarantine Station, but it is not necessary to retain all; internal fabric and form dating from the 1916-1919 period also provides greater opportunity for change and alteration.

The visual prominence of this hospital building is an important component of its significance and should be retained. No new structures, other than minor elements, should be built into the north setting of this building, or in the space between this building and Building 15 on the south side.

To maintain the overall symmetrical massing and presentation, it is also recommended that no new additions be made to the east and west ends of the building.

**BUILDING 18**

**DATE OF CONSTRUCTION:** c.1913

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Dining Room and Kitchen

**OTHER NAMES:** Health Service Museum

**LOCATION PLAN AND PHOTOGRAPHS:**

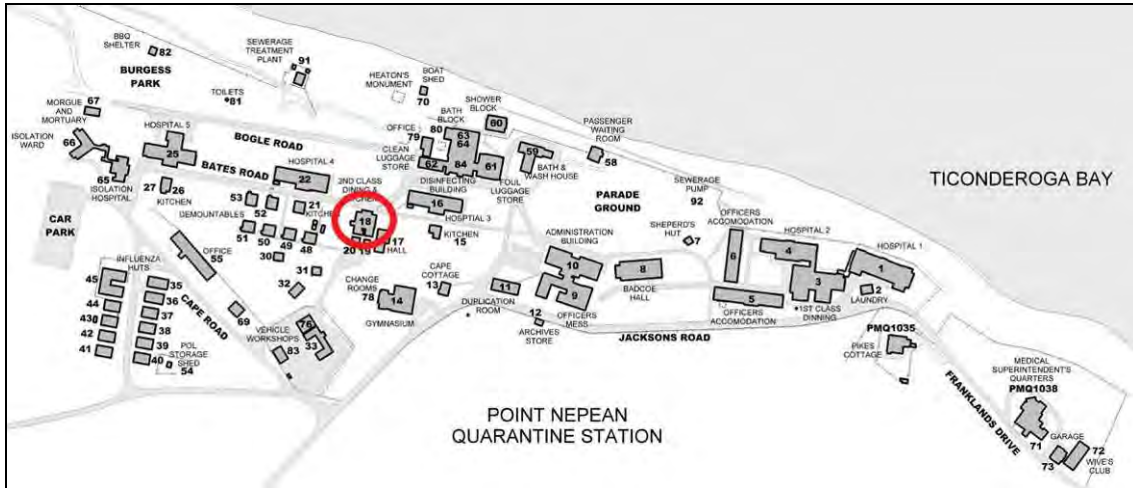


Figure 76 Building 18, showing the east and north façades. Building 19 is partly visible to the rear.



Figure 77 West elevation.



Figure 78 View looking south-east showing north-west facades of Building 18. Other buildings are Building 16 (far left), Building 15 (left of centre), and Building 13 (centre).



Figure 79 Interior of the dining room, now used as the Health Service Museum.

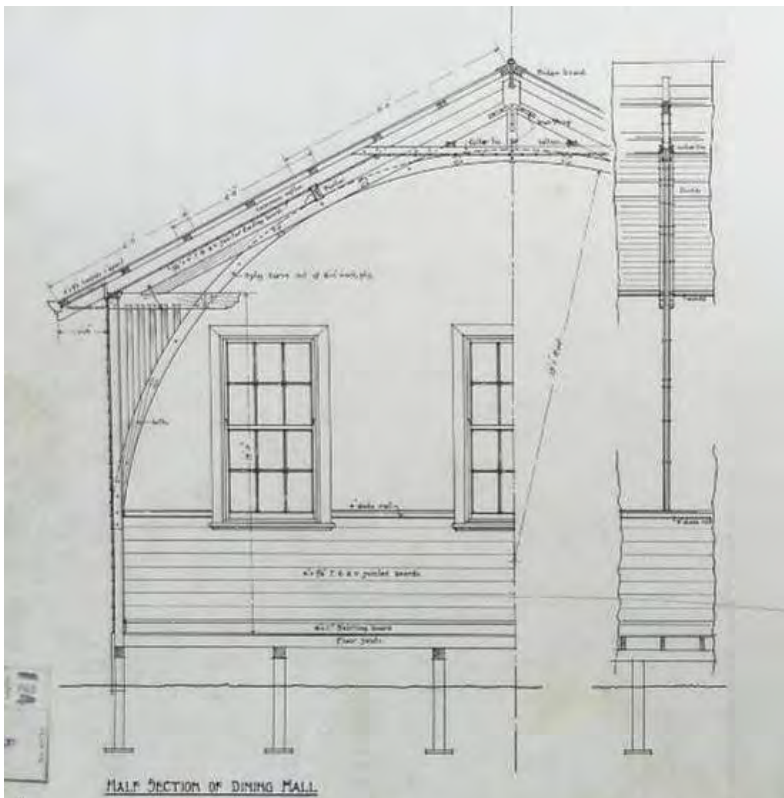


Figure 80 Detail from Quarantine Station Point Nepean. Detail Sheet. Drawing No. 4.  
Source: National Archives of Australia.

QUARANTINE STATION, POINT NEPEAN

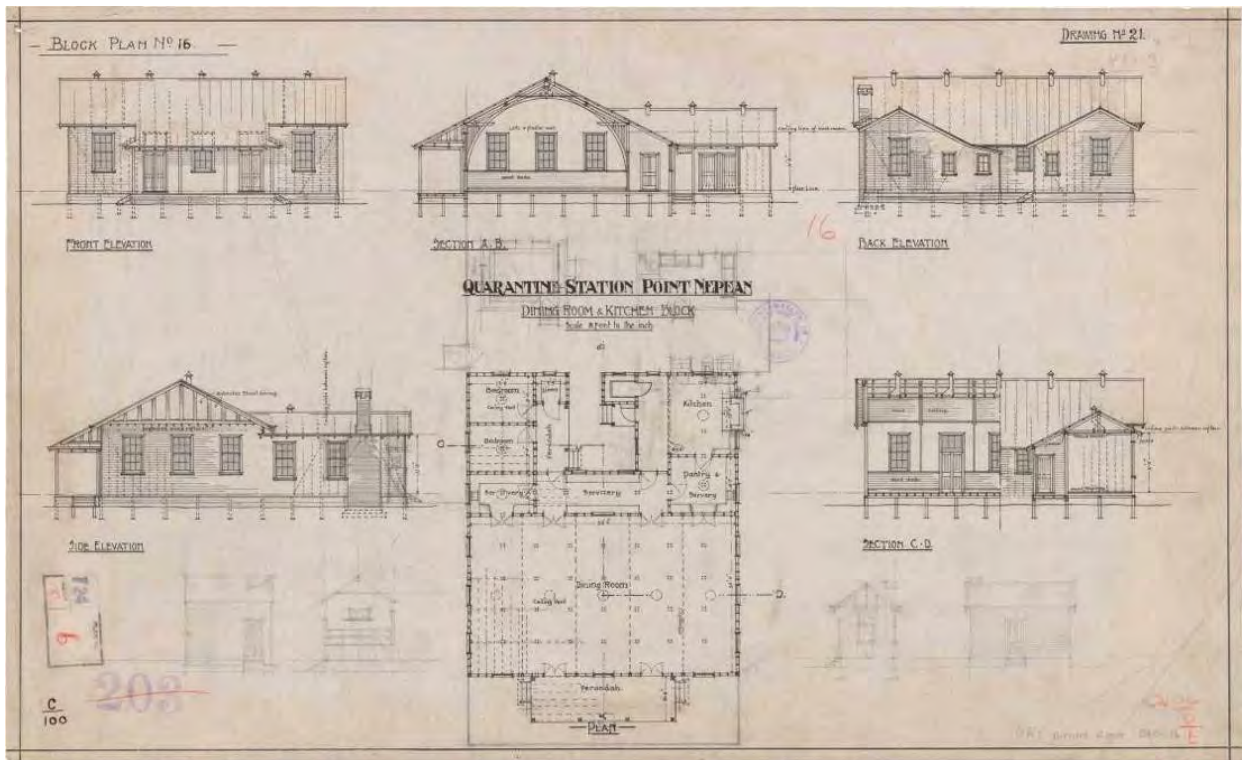


Figure 81 Quarantine Station Point Nepean. Dining Room & Kitchen Block. Measured Drawing. Block Plan No. 16. Drawing No. 21. Source: National Archives of Australia.

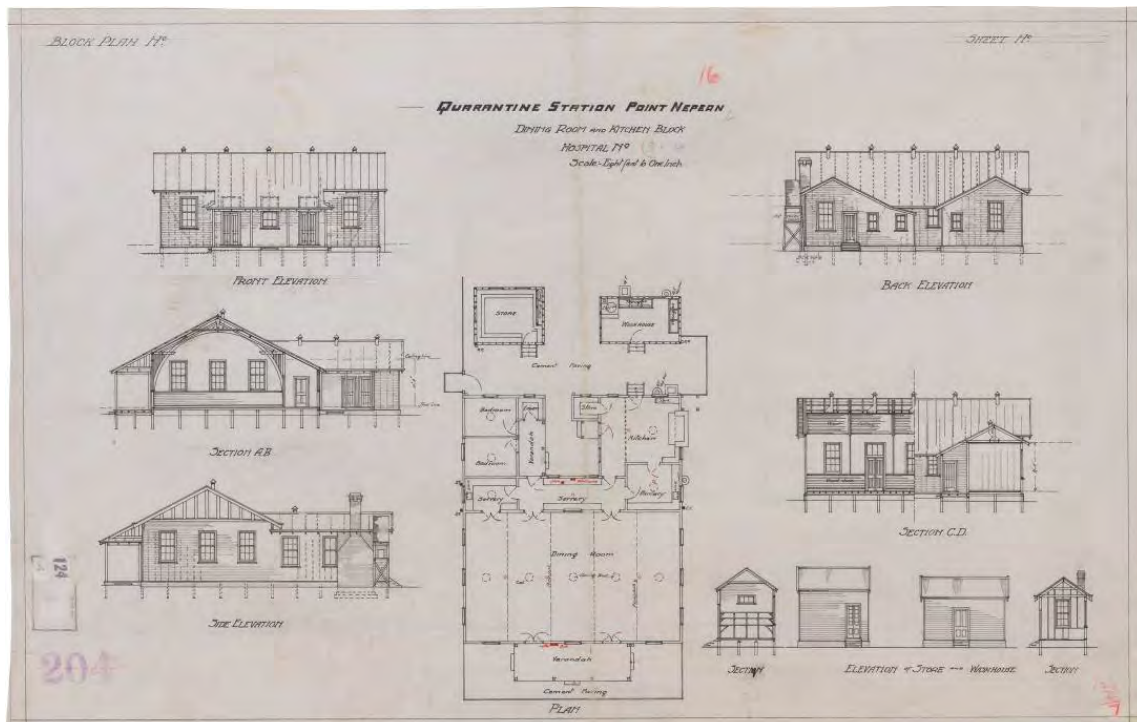


Figure 82 Quarantine Station Point Nepean. Dining Room and Kitchen Block Hospital No. [3 & 4]. Source: National Archives of Australia.





Figure 83 Undated photograph of Building 18.

Source: James Welch oral history, courtesy Point Nepean Community Trust.

## HISTORY

This timber kitchen and dining room was erected in c.1913 and centrally located behind Hospitals Nos 3 and 4 for the use of third and steerage class passengers. It was one of a significant number of structures built during an intense phase of development between 1900 and 1925 and is one of the earliest identified buildings constructed by the Commonwealth Department of Home Affairs. There are also two small weatherboard outbuildings to the rear - Buildings 19 and 20 – which appear to have been constructed contemporaneously with this building and are discussed in Appendix D. These are also shown on the plans at Figure 81 and Figure 82.

In more recent times the building has been used as a museum for the School of Army Health.

## DESCRIPTION

Building 18 is a symmetrical single-storey timber-framed and weatherboard clad structure, comprising a dining room with kitchen facilities and amenities contained in the two rear wings. The main gable roof form runs transversely across the main dining room and continues on the front plane to form the roof over the small concrete paved porch to the north elevation, where the main entrance is located. The feature gable ends are half timbered with stuccoed panels. The rear wings have asymmetrical gable roofs running perpendicular to the main roof form. All roof forms are clad in corrugated asbestos sheeting. There is an external red face brick chimney and a later skillion addition to the west elevation.

The windows are timber-framed and double hung, generally with multi-paned sashes. The easternmost door opening to the front façade features a pair of tongue and groove timber panel doors with fixed glazed top-lights. The westernmost doorway opening has been partly

infilled and the original pair of doors replaced with a single four panel door. A later insertion of sheet lining to the west side of the porch is presumably for weather protection. This is not shown in the photograph at Figure 83, indicating it has been added within the last thirty or forty years.

Internally, original fabric includes 1913 joinery, timber floors, etc. The dining room has a coved ceiling of polished timber and hammer beam trusses; the walls are lined in a form of fibreboard sheeting with a narrow bead, and there is also a dado of polished timber, which is fixed horizontally rather than as a series of vertical members.

## **INTEGRITY**

**Good**                       **Fair**                       **Poor**

The exterior of Building 18 appears to be substantially intact and the interior also retains a high degree of intactness, with the exception of some minor rooms which have been compromised by later alterations.

## **CONDITION**

**Good**                       **Fair**                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## **LEVEL OF SIGNIFICANCE**

Of Primary significance.

This building is a component of the later phase of intense development in the period 1900-1925, and reflects the need for additional kitchen and dining facilities in this period, in the area containing three of the large hospital/accommodation buildings. Building 18 is functionally related to Buildings 19 and 20, which are supporting buildings.

## **SIGNIFICANT ELEMENTS**

Significant elements include:

- The overall original 1913 form and fabric of the building, including:

- the symmetrical form and plan, with the main building component and the two complimentary rear wings
- the roof form and treatment of the gable ends to the east and west elevations, plus expressed brick chimney
- the open porch form to the north elevation (excluding the enclosing of the west end with sheet lining)
- the original openings including the timber-framed, double hung, multi-paned sash windows
- the original doors including the tongue and groove timber panel doors with fixed top-lights to the front facade
- the original internal fabric and plan, including the large volume and space of the dining room, with its coved ceiling and timber trusses, fibreboard lining and timber dado, and timber flooring.

Later internal fabric such as curtains, floor coverings, built in cupboards, etc is not significant. The west side skillion addition is also not significant.

## RECOMMENDATIONS

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

Retain the visual relationship with Buildings 19 and 20 including the open space between the three structures. No new structures should be introduced to this space. This will enhance an understanding of the use and functional relationships of this related group of buildings.

Retain and conserve the exterior of the building to maintain its c.1913 qualities and architectural characteristics, including the roof form and treatment of the gable ends to the east and west elevations, plus expressed brick chimney, open porch form and pattern and overall form of original openings.

Retain and conserve the original interior elements of the building, including the 1913 joinery, timber floors, coved timber ceiling and beam trusses in the dining room, fibreboard sheeting wall lining and polished timber dado.

Consideration could be given to removing the later skillion addition to the west side of the building.

Consideration could be given to removing the sheet lining to the west end of the porch.

Consideration could be given to reinstating the original western door opening and paired timber panelled doors on the front façade.

**BUILDING 21**

**DATE OF CONSTRUCTION:** 1858-59

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Kitchen for Hospital No. 4

**OTHER NAMES:** Corps Shop

**LOCATION PLAN AND PHOTOGRAPHS:**

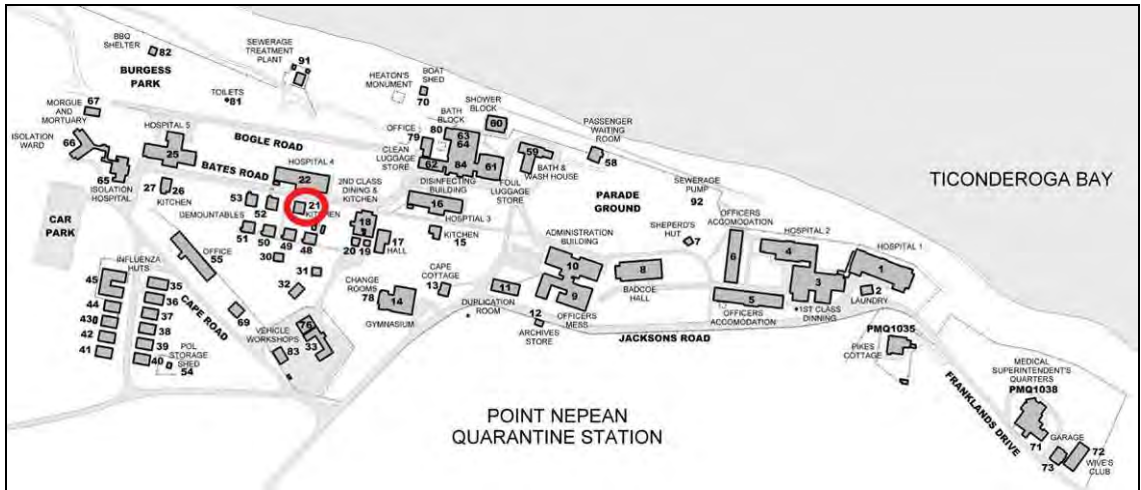


Figure 84 Building 21.



Figure 85 Building 21, rear (south) elevation. Building 22 (Hospital No. 4) can be seen behind.

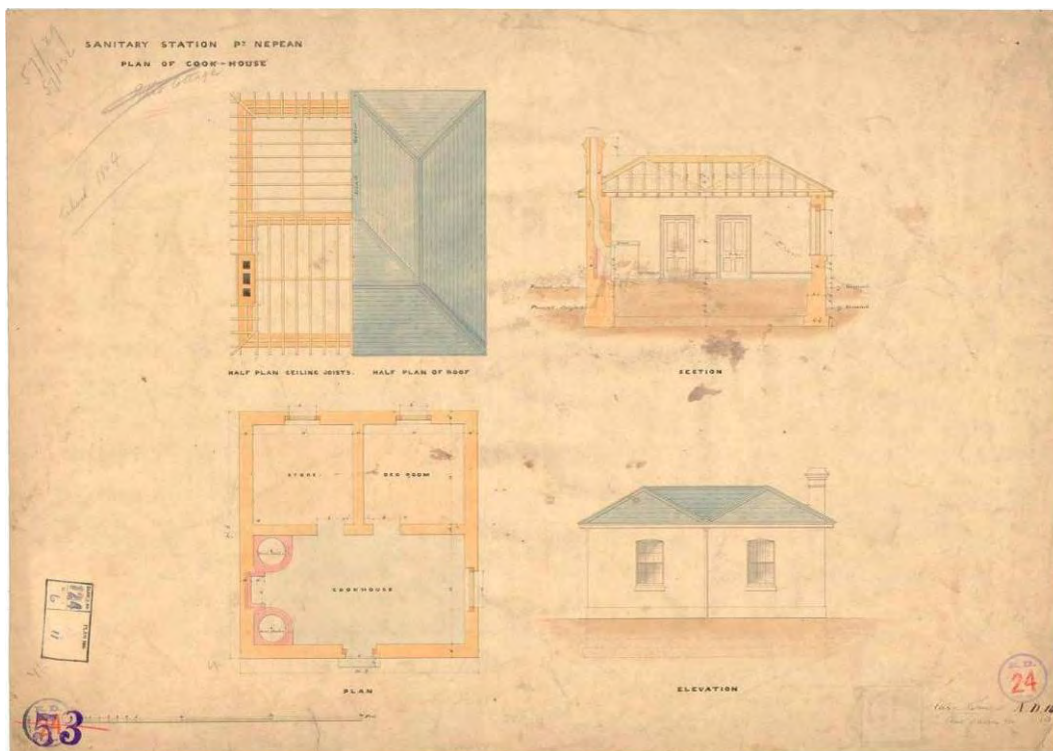


Figure 86 Sanitary Station Pt. Nepean. Plan of Cook-House. Drawing signed and dated by Alfred Snow, Clerk of Works, April 1858. The circular elements shown on the front room plan are probably iron boilers referred to in the 1873 description. Source: National Archives of Australia.

## HISTORY

Building 21 dates from the early phase of the development of the Quarantine Station and is the second of three stone kitchens which were constructed to service the main hospital buildings. The first (now demolished) was constructed behind Hospitals Nos 1 and 2, and the third was constructed behind Hospital No. 3 (see Building 16 Datasheet).

Identified as a 'cook house' on the original architectural drawing (Figure 86), this three-room building incorporated a kitchen, bedroom and a store and was constructed behind Hospital No. 4 (see Building 22 Datasheet) to service the three hospital buildings on the flat.

The architectural drawing has two hand-written contract numbers on the upper left corner of the drawing – 57/29 and 57/132 but the contract to construct this building was not signed until May 1858. The contractor was Swans(t)on and the contract price was £410<sup>33</sup>. The drawing also features a hand-written annotation 'behind No 4' to the left of the roof plan and is signed off on the bottom right-hand corner by 'Alfred Snow, Clerk of Works, 4/58' (Figure 86).

A manuscript record which appears to have been compiled in the latter half of 1873<sup>34</sup> describes this building as:

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.

The second fireplace mentioned above, and the two existing windows to the front (north) façade are not shown on the original drawing. It is quite likely, however, that they are contemporary with the rest of the building, and were added/inserted as the building was constructed. If they are a later alteration, this event would still appear to date to within 15 years of the building's completion.

By 1914 a timber-framed, skillion roofed room lined externally with corrugated galvanised iron had been added to the east side of the building, adjacent to the front room. This addition was removed some time between 1994 and 1998. This building was apparently also used as a butcher's shop and during the years in which it was used by the Army it was utilised as a Training 'Q' Store.

The kitchen behind Hospitals Nos 1 and 2 was demolished around 1914 and replaced by Building 3, thus making Building 21 the oldest surviving kitchen building on the site.

## DESCRIPTION

Building 21 is a small, symmetrical, single-storey structure constructed of locally quarried sandstone with a painted rough-cast render finish. The front façade (north) comprises a

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33 From 'Appendix I – Chronology of Building Contracts' in Power 1984 – source of this information not clearly attributed but Power states in the 'Comment' column 'Letter book 58/1314. to sign contract 12 May 1858'.

34 National Archives of Australia: CA3168, Series B3169, Unit 1 - Correspondence File Sanatory [sic] Station – Portsea – Quarantine, general 1873 & 1874.

centrally placed single leaf door flanked by timber-framed double-hung windows with double-paned sashes.

The windows to the rear elevation have multi-paned sashes. There is a chimney to both the east and west elevations, with that to the west expressed externally, lending credence to the speculation that this was an addition made during construction or within a few years of its completion. The chimneys have been rendered with a rough-cast finish. The building has a hipped roof recently reclad in metal roof sheet, with a transverse hip over the front (north) bay, and twin hips over the rear (south) building bays.

Interior detailing has been removed but 1858 joinery remains, as does timber floor boards and the original internal three room floor plan.

The vent pipe and tap/drain at the front of the building are not original.

### INTEGRITY

**Good**                       **Fair**                       **Poor**

The exterior form of the building is original, as is the floor plan. It has a high level of external intactness but the interior has been somewhat compromised by subsequent alterations which have included the removal of much of the interior detailing.

### CONDITION

**Good**                       **Fair**                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

### LEVEL OF SIGNIFICANCE

Of Primary significance.

Building 21 is of significance as a substantially intact albeit small utilitarian kitchen structure which was associated with the earlier phases of Quarantine Station use. It originally served Hospitals Nos 3, 4, and 5, but subsequently predominantly Hospital No. 4, with which it retains an important functional and visual relationship. It is in addition the oldest surviving

hospital kitchen building on the site, and the only remaining kitchen built at the same time as the hospitals.

### **SIGNIFICANT ELEMENTS**

Significant elements include:

- Overall original 1858/59 symmetrical building form and fabric including simple plan, hipped roof forms, original distribution of openings, centrally placed single leaf door flanked by double-hung timber-framed double-paned sash windows, chimneys.
- Remnant original internal fabric and plan.

### **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5, although as a substantially intact small structure, of early provenance, the building offers limited opportunities for additions or alterations.

Retain the simple plan and form of the building, including the simple original form and detailing of the masonry treatment, roof form, openings, gabled ends, and chimney.

Retain the visual relationship with Hospital No. 4 (Building 22). No new structures should be introduced into this space.

Fabric associated with Army security measures (bars on windows, etc) are not significant and can be retained or removed as required.



**BUILDING 22**

**DATE OF CONSTRUCTION:** 1857-59

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Hospital No. 4

**OTHER NAMES:** Accommodation

**LOCATION PLAN AND PHOTOGRAPHS:**



Figure 87 Building 22, northwest view.



Figure 88 Building 22, from left: west elevation; eastern end of the north elevation.



Figure 89 Building 22, looking east along the first floor verandah.

## HISTORY

Building No 22 was originally known as Hospital No. 4 and its construction dates from the early phase of the development of the Quarantine Station. It is located in the area known as the Central Hospital Group. In 1858/59 five barracks style buildings were constructed, four of which are still standing. The fifth (originally Hospital No. 1) was replaced in 1915/16 by Building 1 (see Datasheet).

The buildings were probably designed by Alfred Scurry, who was the Clerk of Works for the Geelong office of the Public Works Department at that time. His signature and the date 'Nov 1856' can be seen in the top right hand corner of the original architectural drawing (see Figure 90). The location of the buildings – two on top of the rise and three on the flat – is attributed to Dr. Reed, the Surgeon Superintendent of the Sanitary Station since late 1854, and Alfred Scurry.

It is interesting to note that all five hospital buildings were erected with their side verandahs at the opposite end to that shown on the original drawing. It is possible that this change was made at the time of construction to suit the orientation of the buildings which generally face north towards Port Phillip Bay. The end around which the balcony verandah returns is the west end, where shading from the hotter afternoon sun would have been more necessary.

In April 1857 Dr. McCrea, the Chief Medical Officer of the Colony approved Scurry's plans and a local contractor, Robert White commenced construction. White quarried the sandstone for each of the buildings from the site. The buildings were not rendered initially but it is thought that over time the salt in the limestone began to discolour the internal walls, and the external walls weathered badly in the coastal conditions.<sup>35</sup> By the early 1870s, but possibly as early as 1864, the buildings had been externally rendered with roughcast.<sup>36</sup> In 1858 another contractor, Swanson, provided 'Fittings to hospitals' for the sum of £1650.<sup>37</sup>

Progress on the new buildings was quite rapid with Dr. Reed able to provide an outline of the works in his Annual Report to Parliament for the year 1858:

The new buildings are all on the eve of being finished, and the pier will probably soon be finished. When these works are completed there will be every facility for landing passengers . . . and for comfortable housing and accommodating 500 people...<sup>38</sup>

Each of the buildings was designed with four distinct open, or 'nightingale' wards able to accommodate 25 people. Each ward had its own fireplace, a door opening onto the two-storey verandah on the north side, and an associated attendant's room on the south side, flanking an internal stairwell.

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<sup>35</sup> J H Welch, *Hell to Health: the History of Quarantine at Port Phillip Heads 1852-1966*, 1969, pp. 51-53.

<sup>36</sup> Power 1984 – p.166-167 – comments by Knight, p.167 – whitewashing and painting.

<sup>37</sup> Public Record Office, Victoria Summary Contract Book VPRS 972 - index p.195 Contract 58/43 - & VPRS 979.

<sup>38</sup> Chief Medical Officer, *Report on the Sanitary Station for the year 1858*, No. 37, Legislative Assembly. Victorian Parliamentary Papers, 1858-59.

In the early phase of the station's operations, the sick were treated in Hospital No. 1, supported by Hospital No. 2. Healthy passengers stayed on their ship, and passengers under observation (particularly in the cases of smallpox) were housed in the buildings (Hospital nos 3, 4 & 5) on the flat. At least until 1864 there was no special accommodation for first-class passengers. They were generally accommodated on board the ship.<sup>39</sup>

The division of each of the buildings into the distinct wards provided the flexibility required to enable classification and segregation of classes, sexes and diseases. The following describes the situation in 1872:

...the last hospital on the hill [No 1] is the one devoted to the medical treatment of contagious disease, and the rest of the passengers may be landed out of the ship, placed in the buildings on the flat, and classified second, third, steerage and saloon - those landed are kept distinct; and that is the object of the buildings, to classify the diseases, and the passengers as it sometimes happens...

[The buildings have] twenty-five beds in each of the three single wards, and there are seventeen berths in the bunk ward, as we term it - the family ward. . . [and the attendant's rooms are sometimes used to accommodate patients] for instance, if there is a suspicious case of disease, not well pronounced, the patient is placed in one of these rooms.<sup>40</sup>

Even so, in 1872 it was estimated that these buildings had never been required to provide hospital accommodation for medical treatment for more than thirty-five persons at any one time. However, the reply to the question of the apparent oversupply of accommodation at the Station was that the nature and extent of the buildings were considered 'necessary for the classification of passengers'.<sup>41</sup>

A manuscript record which appears to have been compiled in the latter half of 1873<sup>42</sup> describes this building as:

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. 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.

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<sup>39</sup> Power 1984 citing Royal Commission, Victorian Parliamentary Papers, 1864-5, No. C42, Appendix 3.

<sup>40</sup> Power 1984 citing Royal Commission, Victorian Parliamentary Papers, 1872, No.9, p.36-37.

<sup>41</sup> Power 1984 citing Royal Commission, Victorian Parliamentary Papers, 1872, No.9, p.38.

<sup>42</sup> National Archives of Australia: CA3168, Series B3169, Unit 1 - Correspondence File Sanatory [sic] Station – Portsea – Quarantine, general 1873 & 1874.

In July 1873, Kinder and Kelly signed a contract for the sum of £794.6.10 to undertake repairs to the five hospitals, probably the above-mentioned work to the verandahs and balconies (each of the hospitals in this inventory had the same note about these elements). They completed their work a few months later in October of that year.<sup>43</sup>

In 1875, a detailed account of the station was included in the Annual Report to Parliament, presented by the station Superintendent, James Walker. This account and the accompanying map are reproduced in Chapter 2.

In 1884-5, substantial alterations and additions were undertaken throughout the Quarantine station under contract number C84-5/19 for a sum of £1517.10.0.<sup>44</sup> Only one drawing marked with this contract number has been located (see Figure 20 on Datasheet for Building 4) and it shows, amongst other things, the installation of earth closets within the return verandah area on both levels of Hospital 1. It is not unlikely that this contract also encompassed the provision of earth closets to the other hospitals but this has not been confirmed. However, a photograph dated to 1909 and measured drawings of Hospital 4 produced in July 1914 (see Figure 92 and Figure 93) clearly show that by then part of the return verandah, as well as the central portion of the main verandah, had been walled off on both levels, and housed WCs (water closets) for Females and 'lavatories' (areas housing washbasins).

The accommodation arrangements of the quarantine station altered in the mid-1870s and Hospital No. 4, along with Hospital No. 3, (Building 16) became used as a ward for steerage passengers, or 'lower class' migrants, who were accommodated in dormitory style rooms. This building did not have a dining room so the passengers had to eat in their rooms. In the 1890s timber staircases were added to the ends of this building.

In c.1916, the west end of the building was altered by the addition of new lavatories to both levels - this entailed the removal of the original chimney to this end of the building and changed the original symmetrical form of the building. The verandah across the front façade was extended to suit this new work (Figure 94).

By late 1919 there had also been some partitioning of the first floor open wards into a number of smaller rooms arranged either side of a central corridor (see Figure 95 and compare with Figure 93).

During the years of Army use, Building 22 was used for the Junior ranks club with accommodation on the first floor. Most of the present internal partitioning would appear to date to this later era of use.

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43 Public Record Office, Victoria Summary Contract Book VPRS 972 - index p.195 contract 73.4/8 & VPRS 979.

44 Public Record Office, Victoria VPRS 972 Summary Contract Book - index p.195 contract 84-5/19.

QUARANTINE STATION, POINT NEPEAN

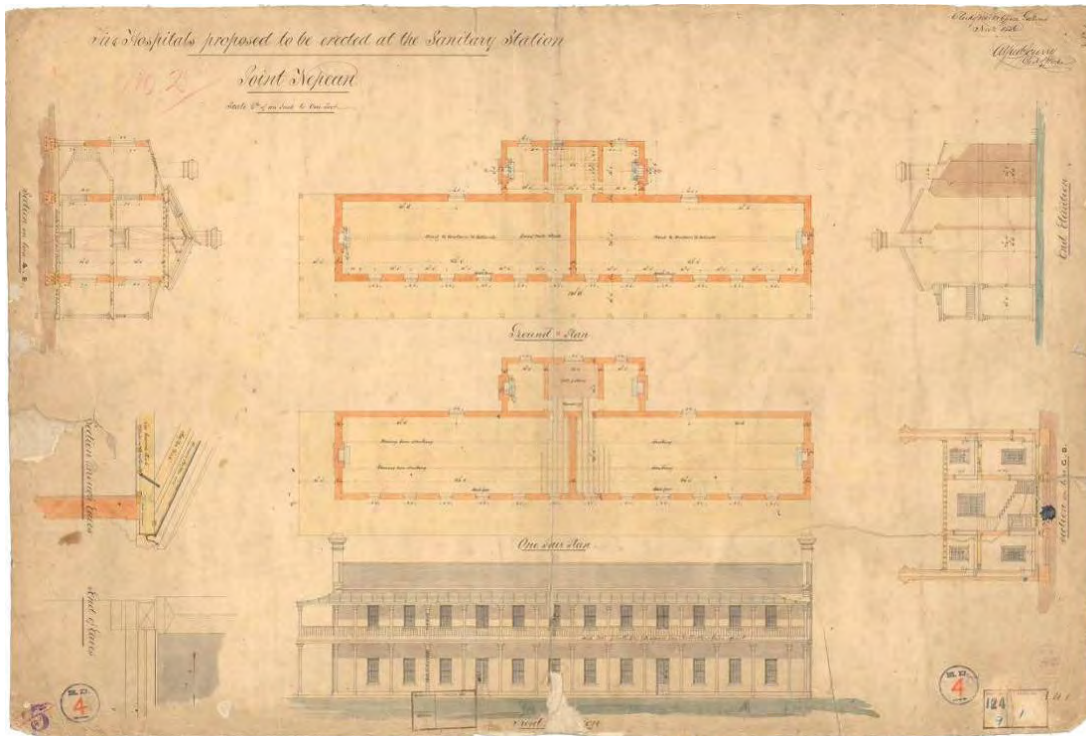


Figure 91 Five Hospitals Proposed to be erected at the Sanitary Station, Point Nepean. Drawing signed and dated by Alfred Scurry, Clerk of Works, November 1856. Source: National Archives of Australia.



Figure 92 Quarantine Station - Hospital No. 4 c.1909  
Source: State Library of Victoria.

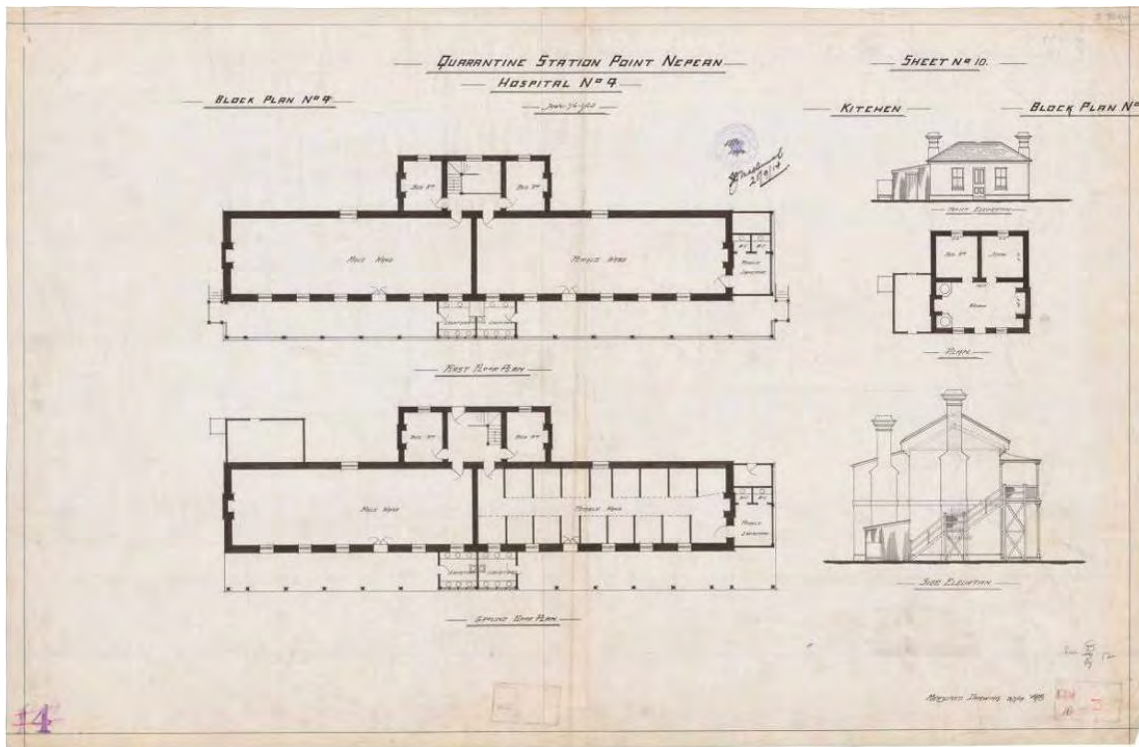


Figure 93 Quarantine Station Point Nepean. Hospital No. 4. Measured Drawing. Block Plan No.4. Sheet No. 10. Measured Drawing dated 9 July 1914. Signed and dated by Horace Mackennal 25 September 1914. Source: National Archives of Australia.

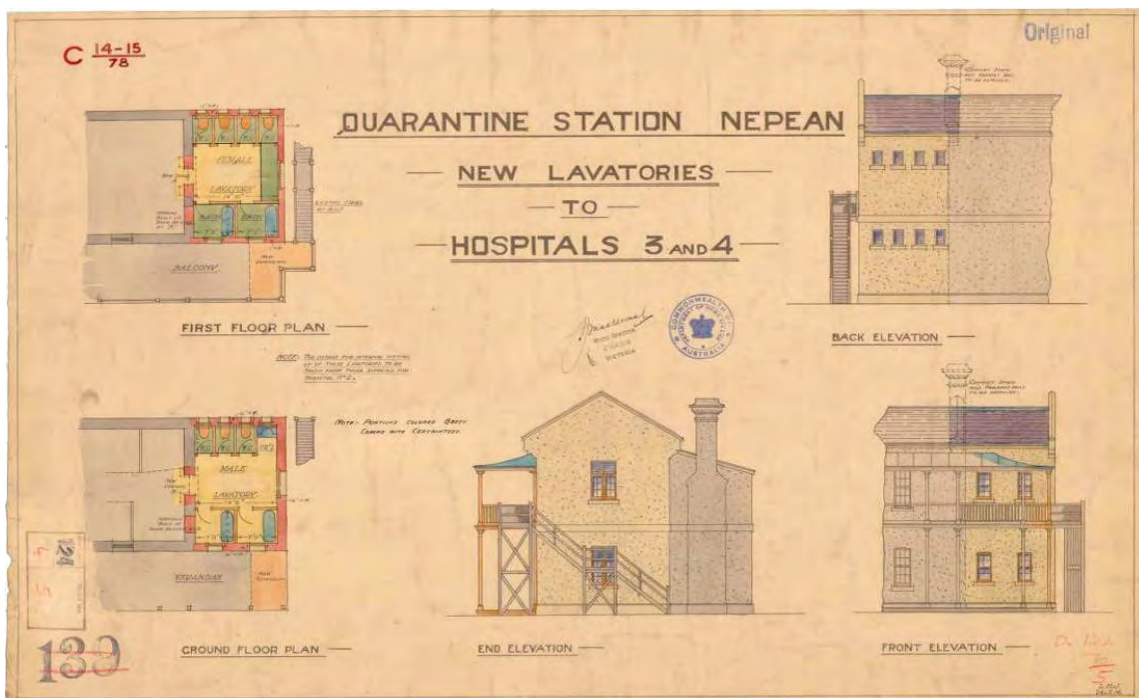


Figure 94 Quarantine Station Point Nepean. New Lavatories to Hospitals 3 and 4. Contract drawing. Signed and dated by Horace Mackennal 24 August 1916. Source: National Archives of Australia.

QUARANTINE STATION, POINT NEPEAN

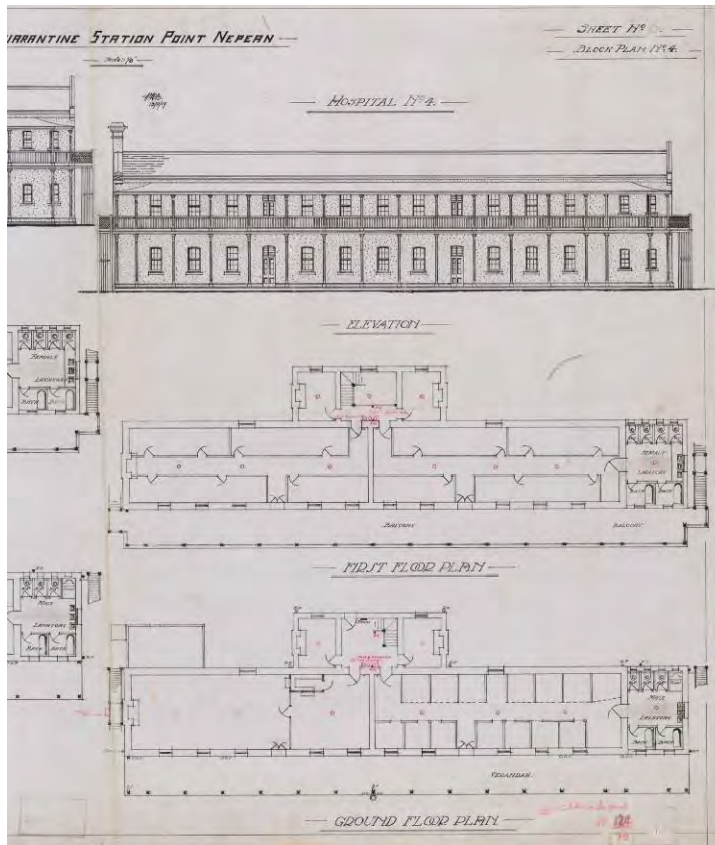


Figure 95 Detail from Quarantine Station Nepean. Block Plan Hospital No.3. Block Plan No.4 Hospital No. 4. The drawing is signed and dated 13/11/19  
Source: National Archives of Australia.



Figure 96 An undated view of Building 22.  
Source: James Welch oral history, courtesy Point Nepean Community Trust.



## DESCRIPTION

The two-storey building is constructed of rough-cast rendered local stone. It is rectangular in plan form with a two-storey timber verandah to the north face accessed by external timber staircases at each end – the east and west. The verandah roof has a convex curved profile. The main gable roof and the verandah are clad in corrugated sheet metal (Zincalume). The verandah columns are stop chamfered timber with simple timber mouldings. The upper balcony has a timber balustrade featuring plain timber balusters. The windows are timber-framed throughout and double-hung, generally with 6 panes to each upper and lower sash. Each of the former ward rooms has a single doorway opening onto verandahs at both levels each with a pair of timber panelled and glazed doors (with fixed top-lights) which open inwards. The building has dominant gable ends and a chimney is incorporated into the centre of the east end only; the west end is as altered in c.1916 when bathroom amenities were added and the chimney removed. There is a central two-storey, skillion roofed service wing at the rear containing the main staircase with small rooms on either side; the side elevations of the service wing have chimneys incorporated.

The extent of the four distinct wards is still distinguishable by virtue of the central north-south wall which divides the building in half at the ground and first floor.

## INTEGRITY

**Good**                       **Fair**                       **Poor**

The exterior of the building is intact to its 1858/59 form apart from the addition of toilets in 1916 to the west end of the building. The interior has been considerably altered. The internal partitions are constructed of timber and are different to the 1919 configuration. The four original interior wards are still distinguished by the central wall which divides the building.

## CONDITION

**Good**                       **Fair**                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## LEVEL OF SIGNIFICANCE

Of Primary significance

Building 22 is one of the oldest purpose-built quarantine barracks-style accommodation buildings in Australia and one of the collection of original 1850s hospital buildings in this area of the Quarantine Station known as the Central Hospital Group, where it forms part of the central spine of bay-oriented hospital buildings constructed in 1858. It retains a strong functional and visual relationship to Building 21, the kitchen located to its rear (south side), to Building 16 (Hospital No. 3) to its east and Building 25 (Hospital No. 5) to its west. In addition, Building 22 has historically been one of the most visually prominent buildings within the Quarantine Station complex, and was one of the original accommodation buildings which established the distinctive 'hospital' building typology for the site, of large buildings on a rectilinear plan, with symmetrical massing, two-storey scale and verandah treatment, with the important east-west building alignment and orientation to the north.

## SIGNIFICANT ELEMENTS

Significant elements include:

- Overall external form and fabric, largely dating to the 1858/59 period of construction, including
  - the symmetrical massing and presentation
  - main gable roof form and gabled ends with incorporated chimney at east end
  - rear skillion roofed service wing with chimneys incorporated in side elevations
  - regular pattern of openings
  - timber-framed, double-hung windows
  - timber panelled and glazed paired exterior doors
  - two-storey timber verandah with convex roof form
- Other 1858/59 elements including the original internal north-south wall which divides the building in half at the ground and first floor, providing evidence of original four distinct wards; and the central staircase located in the rear section.
- Other internal elements including the two smaller rooms either side of the internal stair at both levels; and the original or early ceilings, joinery and other features where they exist.
- Later elements, such as the external staircases to the verandahs, the extension of the original building on the west end through the addition of toilets in c.1916, and internal works of the 1916-1919 period, have some significance as evidence of the physical evolution and use of this building.

## RECOMMENDATIONS

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation. The internal north-south wall which

divides the building in half at the ground and first floor levels, and provides evidence of the original four wards, should also be retained although limited new openings could be introduced.

Retain the visual relationship with Buildings 16 and 25. No new structures, other than minor elements, should be introduced to these spaces.

The 1916 works to the exterior and interior, while identified as significant elements above, represent later works and can be considered of a lesser order of importance in terms of a recommendation to retain and conserve. Desirably, elements of the 1916 works (form and fabric) should be retained in any future adaptation and works to this building, as representative of this historical phase of use within the Quarantine Station, but it is not necessary to retain all; internal fabric and form dating from the 1916 period also provides greater opportunity for change and alteration.

The visual prominence of this hospital building is an important component of its significance and should be retained. No new structures, other than minor elements, should be built into the north setting of this building, or in the space between this building and Building 21 on the south side.

To maintain the overall symmetrical massing and presentation, it is also recommended that no new additions be made to the east and west ends of the building.

**BUILDING 25**

**DATE OF CONSTRUCTION:** 1857-59, north annexe 1892-93, ground floor toilets at west end

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Hospital No. 5

**OTHER NAMES:** Sergeants Mess/Accommodation

**LOCATION PLAN AND PHOTOGRAPHS:**

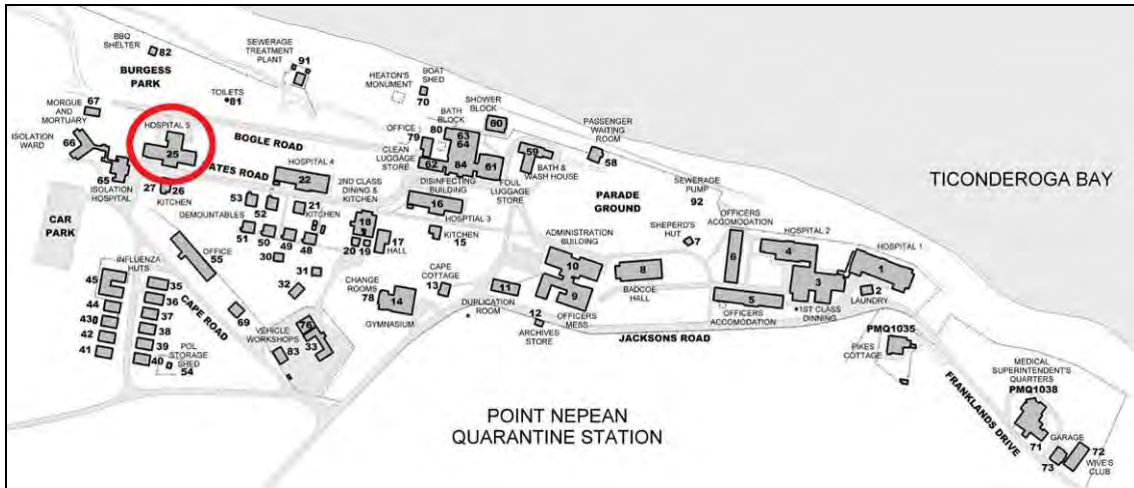


Figure 97 Building 25, northwest view showing the annexe appended to the centre of the building's north façade.



Figure 98 Building 25, northeast view.



Figure 99 Building 25, southeast view from Bates Road.

## HISTORY

Building No 25 was originally known as Hospital No. 5 and its construction dates from the early phase of the development of the Quarantine Station. In 1858/59 five barracks style buildings were constructed, four of which are still standing. The fifth (originally Hospital No. 1) was replaced in 1915/16 by Building 1 (see Datasheet).

The buildings were probably designed by Alfred Scurry, who was the Clerk of Works for the Geelong office of the Public Works Department at that time. His signature and the date 'Nov 1856' can be seen in the top right hand corner of the original architectural drawing (see Figure 100). The location of the buildings – two on top of the rise and three on the flat – is attributed to Dr. Reed, the Surgeon Superintendent of the Sanitary Station since late 1854, and Alfred Scurry.

It is interesting to note that all five hospital buildings were erected with their side verandahs at the opposite end to that shown on the original drawing. It is possible that this change was made at the time of construction to suit the orientation of the buildings which generally face north towards Port Phillip Bay. The end around which the balcony verandah returns is the west end, where shading from the hotter afternoon sun would have been more necessary.

In April 1857 Dr. McCrea, the Chief Medical Officer of the Colony approved Scurry's plans and a local contractor, Robert White commenced construction. He quarried the sandstone for each of the buildings from the site. The buildings were not rendered initially but it is thought that over time the salt in the limestone began to discolour the internal walls, and the external walls weathered badly in the coastal conditions.<sup>45</sup> By the early 1870s, but possibly as early as 1864, the buildings had been externally rendered with roughcast.<sup>46</sup>

In 1858 another contractor, Swanson, provided 'Fittings to hospitals' for the sum of £1650.<sup>47</sup>

Progress on the new buildings was quite rapid with Dr. Reed able to provide an outline of the works in his Annual Report to Parliament for the year 1858:

The new buildings are all on the eve of being finished, and the pier will probably soon be finished. When these works are completed there will be every facility for landing passengers...and for comfortable housing and accommodating 500 people...<sup>48</sup>

Each of the buildings was designed with four distinct open, or 'nightingale' wards able to accommodate 25 people. Each ward had its own fireplace, a door opening onto the two-storey verandah on the north side, and an associated attendant's room on the south side, flanking an internal stairwell.

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<sup>45</sup> J H Welch, *Hell to Health: the History of Quarantine at Port Phillip Heads 1852-1966*, 1969, pp. 51-53.

<sup>46</sup> Power 1984 – p.166-167 – comments by Knight, p.167 – whitewashing and painting.

<sup>47</sup> Public Record Office, *Victoria Summary Contract Book VPRS 972 - index p.195 Contract 58/43 - & VPRS 979*.

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In the early phase of the station's operations, the sick were treated in Hospital No. 1, supported by Hospital No. 2. Healthy passengers stayed on their ship, and passengers under observation (particularly in the cases of smallpox) were housed in the buildings (Hospitals Nos 3, 4 & 5) on the flat. At least until 1864 there was no special accommodation for first-class passengers. They were generally accommodated on board the ship.<sup>49</sup>

The division of each of the buildings into the distinct wards provided the flexibility required to enable classification and segregation of classes, sexes and diseases. The following describes the situation in 1872:

...the last hospital on the hill [No 1] is the one devoted to the medical treatment of contagious disease, and the rest of the passengers may be landed out of the ship, placed in the buildings on the flat, and classified second, third, steerage and saloon - those landed are kept distinct; and that is the object of the buildings, to classify the diseases, and the passengers as it sometimes happens...

[The buildings have] twenty-five beds in each of the three single wards, and there are seventeen berths in the bunk ward, as we term it - the family ward...[and the attendant's rooms are sometimes used to accommodate patients] for instance, if there is a suspicious case of disease, not well pronounced, the patient is placed in one of these rooms.<sup>50</sup>

Even so, in 1872 it was estimated that these buildings had never been required to provide hospital accommodation for medical treatment for more than thirty-five persons at any one time. However, the reply to the question of the apparent oversupply of accommodation at the Station was that the nature and extent of the buildings were considered 'necessary for the classification of passengers'.<sup>51</sup>

A manuscript record which appears to have been compiled in the latter half of 1873<sup>52</sup> describes this building as:

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.

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<sup>49</sup> Power 1984 citing Royal Commission, Victorian Parliamentary Papers, 1864-5, No. C42, Appendix 3.

<sup>50</sup> Power 1984 citing Royal Commission, Victorian Parliamentary Papers, 1872, No.9, p.36-37.

<sup>51</sup> Power 1984 citing Royal Commission, Victorian Parliamentary Papers, 1872, No.9, p.38.

<sup>52</sup> National Archives of Australia: CA3168, Series B3169, Unit 1 - Correspondence File Sanatory [sic] Station – Portsea – Quarantine, general 1873 & 1874.

In July 1873, Kinder and Kelly signed a contract for the sum of £794.6.10 to undertake repairs to the five hospitals, probably the above-mentioned work to the verandahs and balconies (each of the hospitals in this inventory had the same note about these elements). They completed their work a few months later in October.<sup>53</sup> In 1875, a detailed account of the station was included in the Annual Report to Parliament, presented by the station Superintendent, James Walker. This account and the accompanying map are reproduced in Chapter 2, 28-30.

When the Station accommodation was re-organised in approximately 1875 this hospital was used to accommodate steerage class passengers in dormitory style rooms. By 1884 this building was converted for use as the Isolation Hospital. By c.1890, a two-metre high-galvanised iron fence surrounded the building and the detached weatherboard kitchen at the rear (Building 26 – see Datasheet) had been constructed (Figure 103).

In 1892 a substantial gabled and hipped roof annexe of one and two-storeys was added to the front (north side) of Hospital No. 5 to house lavatories (wash-basin and bath areas) and a wash-house (laundry) with adjacent drying room. By that time the wards had been designated as Male and Female and this segregation was carried through to the annexe, which was reached via glazed and corrugated iron lined lobbies formed in the balcony verandah area.

The builder for these works was a G. Waterman who signed contract no 92.3/163 for the sum of £1114.7.10 in January 1893. The annexe was completed a few months later at the end of April.<sup>54</sup> The works also included the provision of two underground water tanks some 9' deep and 14' in diameter. Figure 102 shows the original architectural drawing for these works and Figure 104 shows the considerable change in the building's original appearance.

By July 1914, three WCs and a urinal had been installed in the ground floor drying room (with external access only), and the verandah and balcony areas at the west end had been enclosed to incorporate two WCs on each level accessed internally from the Female wards (Figure 105).

A slightly later drawing dated 19 December 1919 indicates that the surrounds to the female WCs did not go full height and walls were clad externally with corrugated iron running vertically. Also by 1914, the first floor Female ward had been partitioned into four equal sized rooms along the north wall, and one larger room at the west end, all accessed off a corridor which ran along the south wall, and open timber-framed stairs had been added at each end of the first floor balcony. At a later date the amenities on the first floor verandah were removed while those on the ground floor were further consolidated by the construction of their exterior walls in brick.

During the years of Army use, Building 25 was used for accommodation. The east ward room on the first floor has partitioning that appears to be from this era of use. The present

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<sup>53</sup> Public Record Office, Victoria VPRS 972 Summary Contract Book - index p.195 contract 73.4/8 & VPRS 979.

<sup>54</sup> Public Record Office, Victoria VPRS 972 Summary Contract Book - index p.195 & VPRS 979 - contract book for relevant year & VPRS 981/P0000/17 – Register of contracts accepted and gazetted 1892-1902.



internal partitioning on the west ward room area, however, appears to date back to at least 1914. The bar facilities in the ground floor and alterations to the annexe interiors on both levels appear to date to the Army era of use.

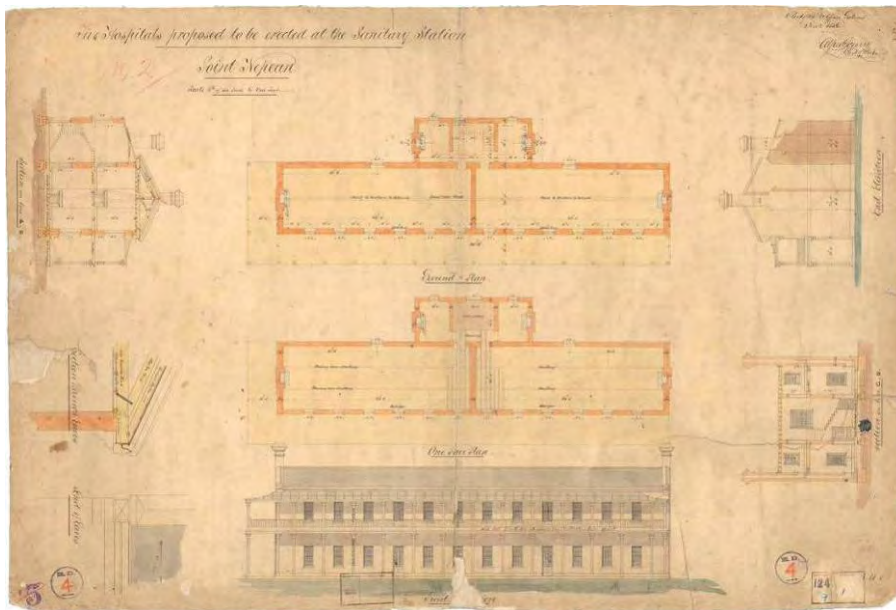


Figure 101 Five Hospitals Proposed to be erected at the Sanitary Station, Point Nepean. Drawing signed and dated by Alfred Scurry, Clerk of Works, November 1856. Source: National Archives of Australia.

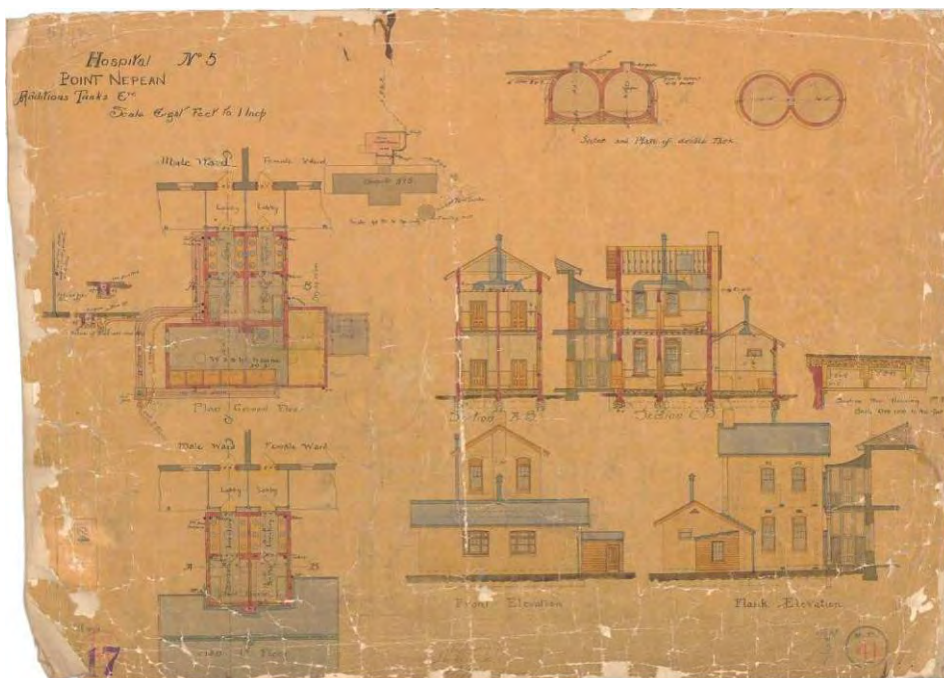


Figure 102 Hospital No.5 Point Nepean Additions, Tanks etc. Contract drawing, dated 19 December 1892. Source: National Archives of Australia.

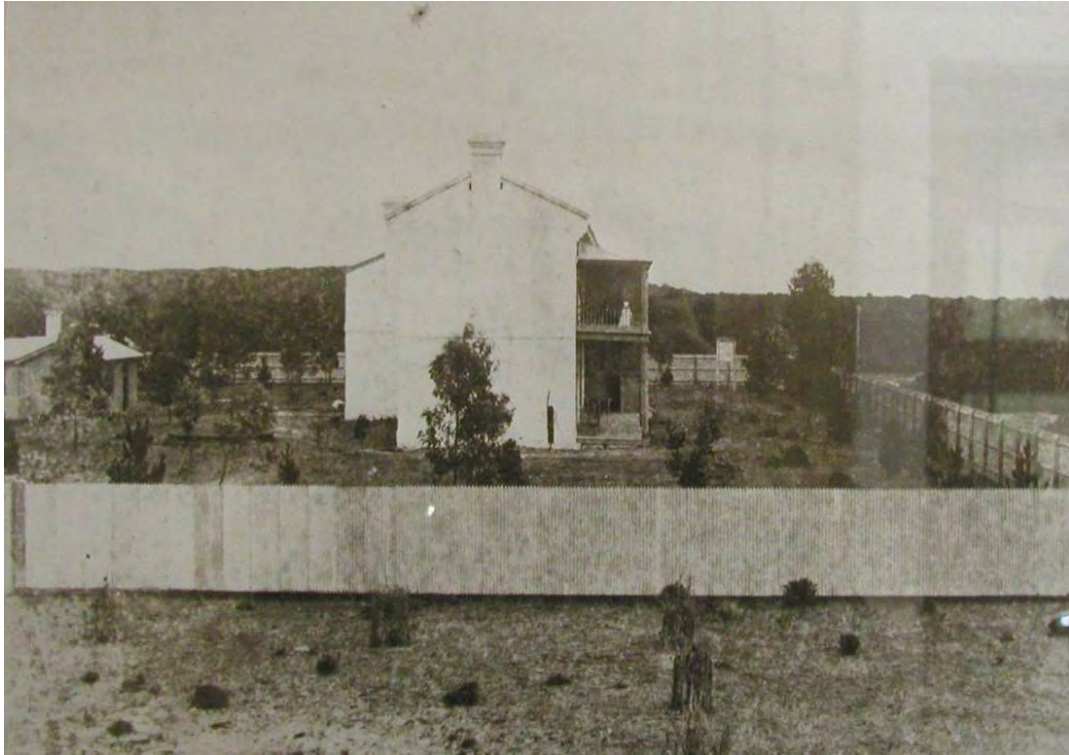


Figure 103 View of Building 25, looking west c.1890. Note high surrounding fence deriving from isolation use of building.

Source: Courtesy Point Nepean Quarantine Station Museum.



Figure 104 View of Building 25, from the same viewpoint, c.1920s, after the construction of the two-storey annexe (at right) and external stairs to building ends.

Source: Devereux-Gray album, courtesy Point Nepean Community Trust.

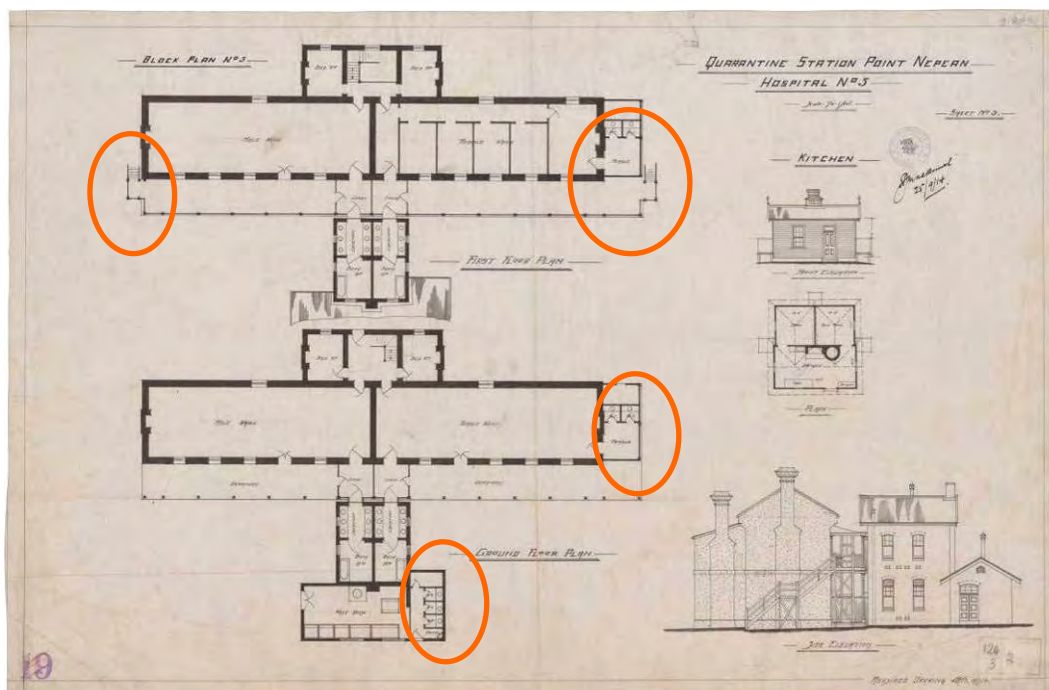


Figure 105 Hospital No 5. Measured Drawing. Block Plan No. 3. Drawing signed and dated by Horace Mackennal, 25 September 1914. The additional WC and lavatory facilities are circled  
Source: National Archives of Australia.

## DESCRIPTION

The two-storey building is constructed of rough-cast rendered local stone. The original 1858/59 part of the building is rectangular in plan form with a two-storey timber verandah to the north face accessed by external timber staircases at each end – the east and west. The verandah roof has a convex curved profile. The main gable roof, the verandah and the roof forms to the annex are all clad in corrugated sheet metal (Zincalume) with some original lead step flashings evident. The verandah columns are stop chamfered timber with simple timber mouldings. The upper balcony has a timber balustrade featuring plain timber balusters. The windows are timber-framed throughout and double-hung, generally with 6 panes to each upper and lower sash. Each of the former ward rooms has one or two doorways opening onto verandahs at both levels each with a pair of timber panelled and glazed doors (with fixed top-lights) which open inwards. The building has dominant gable ends and a chimney is incorporated into the centre of each end. There is a central two-storey, skillion roofed service wing at the rear containing the main staircase with small rooms on either side; the side elevations of the service wing have chimneys incorporated. The ground floor area of the return verandah has been partly infilled to form bathroom facilities

Internally the extent of the four distinct wards is still distinguishable by virtue of the central north-south wall which divides the building in half at the ground and first floor.

The 1892 annexe to the north side interrupts the original form and presentation of the early hospital building; it is constructed of rendered brick and roofed in corrugated iron, and is of one and two storeys, with hipped and gabled roof forms including a gable end to the north façade of the first floor, with integrated chimney.

**INTEGRITY**

Good                       Fair                       Poor

The exterior of the building is substantially intact to its evolved 1892 form. The interior appears to have undergone some alterations but retains its original four ward division; the west ground floor ward has been altered to accommodate bar facilities. The 1892 north annexe has undergone superficial alterations. The ground floor windows have lost their segmented panes in some places.

**CONDITION**

Good                       Fair                       Poor

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

**LEVEL OF SIGNIFICANCE**

Of Primary significance.

Building 25 is one of the oldest purpose-built quarantine barracks-style accommodation buildings in Australia and one of the collection of original 1850s hospital buildings in this area of the Quarantine Station known as the Central Hospital Group, where it forms part of the central spine of bay-oriented hospital buildings constructed in 1858. It retains a strong functional and visual relationship to Building 26, the kitchen located to its rear (south side), and to Building 22 (Hospital No. 4) to its east. In addition, Building 25 has historically been one of the most visually prominent buildings within the Quarantine Station complex. While it was one of the original accommodation buildings which established the distinctive 'hospital' building typology for the site, of large buildings on a rectilinear plan, with symmetrical massing, two-storey scale and verandah treatment, and the important east-west building alignment and orientation to the north, this was impacted by the substantial north annexe addition of 1892.

It is also significant for its later (1880s onwards) dedicated use as an Isolation Hospital, and for its association with the Isolation group of buildings (B65, B66 and B67) constructed at the west end of the Station. The functional relationship with these buildings remains significant.

## SIGNIFICANT ELEMENTS

Significant elements include:

- Overall external form and fabric, largely dating to the 1858/59 period of construction, including
  - the symmetrical massing and presentation
  - main gable roof form and gabled ends with incorporated chimney at each end
  - rear skillion roofed service wing with chimneys incorporated in side elevations
  - regular pattern of openings
  - timber-framed, double-hung windows
  - timber panelled and glazed paired exterior doors
  - two-storey timber verandah with convex roof form
- Other 1858/59 elements including the original internal north-south wall which divides the building in half at the ground and first floor, providing evidence of original four distinct wards; and the central staircase located in the rear section.
- Other internal elements including the two smaller rooms either side of the internal stair at both levels; and the original or early ceilings, joinery and other features where they exist.
- Later elements, such as the external staircases to the verandahs, the addition of the annexe to the north side of the original building in 1892, and internal works of the pre-1914 period, have some significance as evidence of the physical evolution and use of this building.

## RECOMMENDATIONS

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation. The internal north-south wall which divides the building in half at the ground and first floor levels, and provides evidence of the original four wards, should also be retained although limited new openings could be introduced.

Retain the visual relationship with Building 22 to the east and Building 26 to the south. No new structures, other than minor elements, should be introduced to these spaces.

Retain the visual relationship with the functionally related Isolation buildings B65, B66 and B67 to the west, with which the subject building was associated in later phases of its history.

Later elements, including the 1892 annexe and c.1914 internal works, are identified as significant elements above but as later works they can be considered of a lesser order of importance than the original 1858/59 fabric in terms of their future treatment including adaptation and full retention. Desirably, however, elements of these works (form and fabric) should be retained in future works to this building, as evidence of these later historical phases of use within the Quarantine Station. Internal fabric and form dating from the 1914

internal partitioning of the first floor Female ward area provides greater opportunity for change and alteration.

The internal partitioning of the east ward and the bar facilities on the ground floor date from the Army era of occupation, and can be removed or retained as required.

The visual prominence of this hospital building is an important component of its significance and should be retained. No new structures, other than generally minor elements, should be built into the north setting of this building, albeit the north side of the building was substantially altered/extended in the 1890s, impacting on the original 1850s form and presentation.

The adjacent c.1892 subsurface water tanks should be conserved and interpreted as part of the facility's quarantine infrastructure.

**BUILDING 26**

**DATE OF CONSTRUCTION:** mid-1880s

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Kitchen for Hospital No. 5

**OTHER NAMES:** Sergeants Mess/Annexe

**LOCATION PLAN AND PHOTOGRAPHS:**

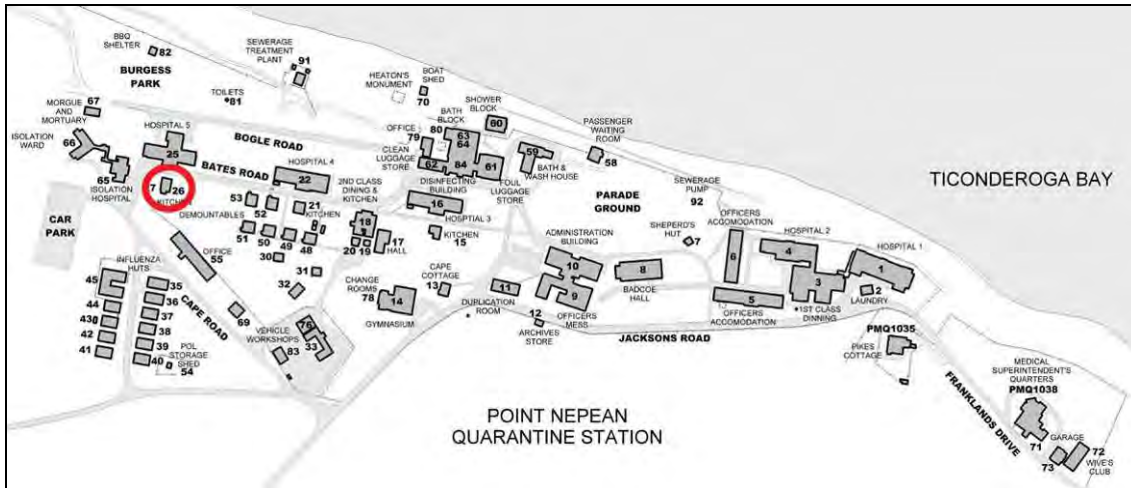


Figure 106 Building 26, showing the north and west elevations, from Bates Road. Note the later skillion roofed addition to the façade.



Figure 107 Building 26, showing the south and east elevations. Note the later skillion-roofed addition to the south elevation.



Figure 108 Building 26, showing the original façade now contained within the skillion-roofed addition. Compare with the photograph at Figure 111.



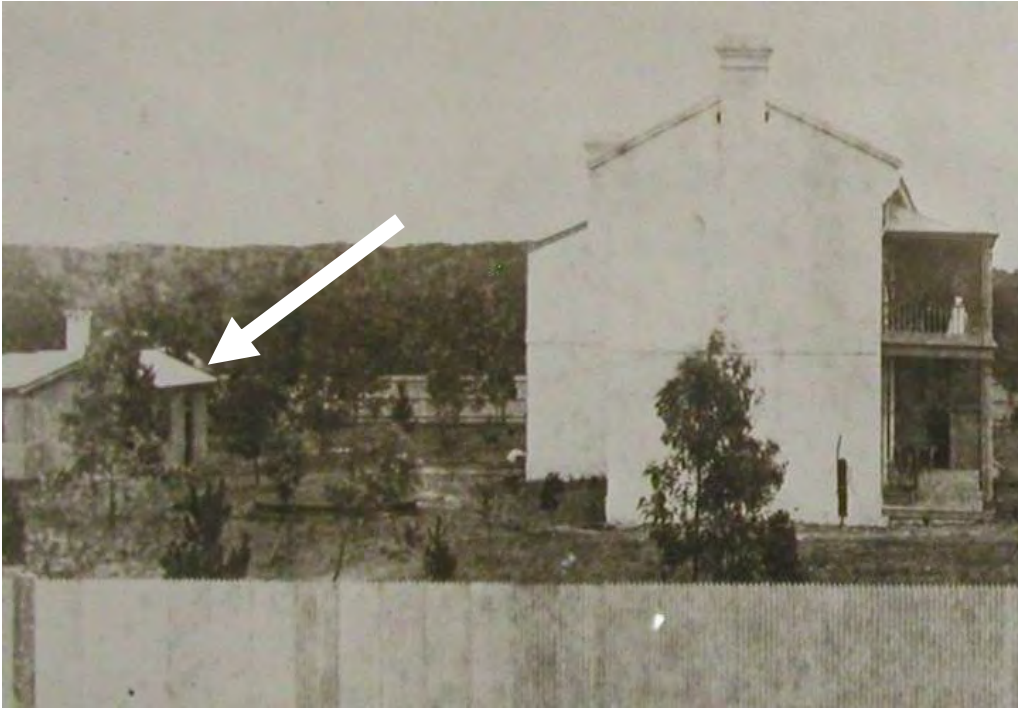


Figure 109 Detail of Figure 103, showing Building 25, looking west c.1890. Building 26 is at the extreme left of the image as indicated by the arrow.  
Source: Courtesy Point Nepean Quarantine Station Museum.

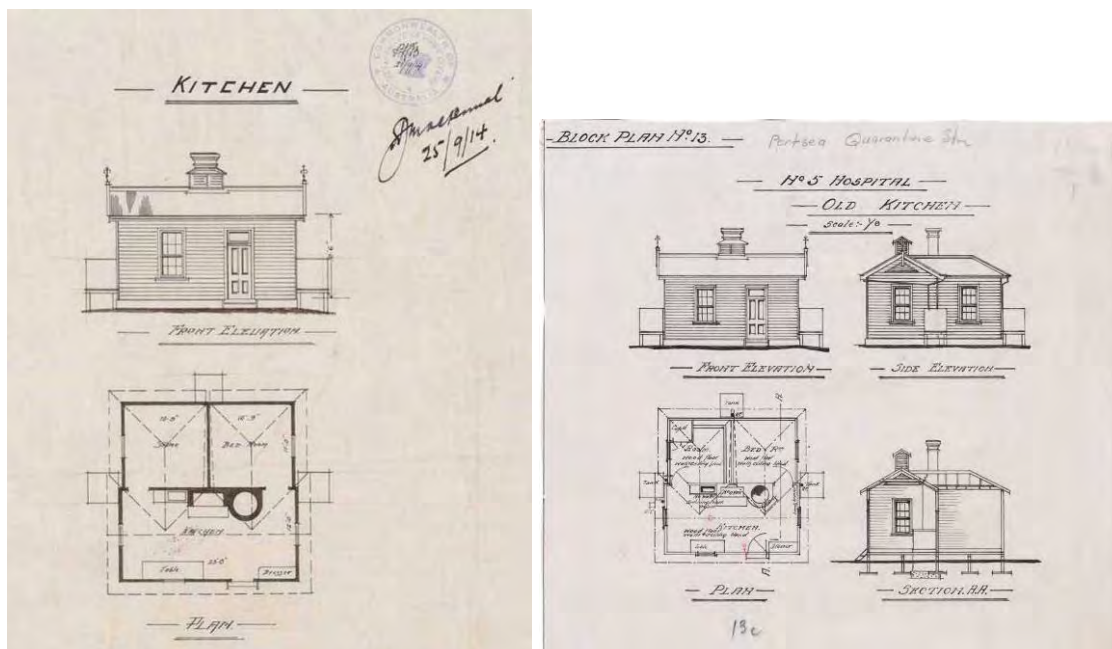


Figure 110 Building 26, from left: Kitchen. Drawing signed and dated by Horace Mackennal, 25 September 1914; No. 5 Hospital Old Kitchen. Measured Drawing. Block plan No. 13.  
Source: National Archives of Australia.



Figure 111 Building 26, photographed in May 1966.

Source: James Welch oral history, courtesy Point Nepean Community Trust.

## HISTORY

### ***1856-1875 period:***

Mid-1880s                      Constructed as kitchen to Hospital No. 5

### ***1950-1998 period:***

c.1951 – c.1998              Used by the Army as a kitchen.

This building was erected as the kitchen for Hospital No.5 (Building 25) probably during the mid-1880s when the hospital building was first used for the isolation of more seriously ill patients (see Figure 109). It was also subsequently associated with Buildings 65, 66 and 67, all of which were components of the Isolation Hospital function at this far west end of the site.

No architectural drawings contemporary with the construction of the Building 26 have been found but a measured drawing produced in 1914 and a later undated drawing both show the internal layout of the building (see Figure 110).

When the Army moved onto the site this building was used as the kitchen for Other Ranks and is also identified as the Sergeant's Mess annexe (see Figure 111).

## DESCRIPTION

Building 26 is a single-storey, timber-framed structure clad in weatherboard. The roof form is characterised by a transverse gable at the front with twin perpendicular hips over the rear,

all clad in corrugated asbestos cement sheeting. The gable ends are infilled with timber slats for ventilation. There are later-skillion-roofed additions to both the north and south elevations. The original front façade has a window and a door opening symmetrically arranged across the elevation. The door opening has a fixed top-light over and an altered original, or introduced door. The original windows are timber-framed and double-hung with multi-paned sashes. The northernmost window on the east facade has been replaced by a later flush-panelled door. The building has a centrally located rendered and painted brick chimney, which has a corbelled head. Internally the building is still divided into three rooms with one main room across the front through which the two smaller rooms at the rear are accessed. Walls and ceilings are all timber lined with beaded, tongue and groove boards.

### INTEGRITY

Good                       Fair                       Poor

The exterior of this building is generally intact despite the skillion roofed additions having been added to the north and south elevations. A window to the east elevation has been replaced by a door.

The interior of Building 26 is also generally intact and retains beaded, tongue and groove timber ceiling and wall lining boards throughout.

### CONDITION

Good                       Fair                       Poor

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

### LEVEL OF SIGNIFICANCE

Of Primary significance.

Although it is a modest structure with some introduced elements, Building 26 is one of the earliest extant timber buildings on the site and had an important role to play within the Isolation Hospital complex and functional association with Building 25 (Hospital No. 5), and subsequently with Buildings 65, 66 and 67 which were all components of the Isolation

Hospital function at this far west end of the site. It retains a significant functional and visual relationship with these former isolation buildings.

### **SIGNIFICANT ELEMENTS**

Significant elements include:

- Overall external form and fabric, largely dating to the mid-1880s period of construction, including:
  - the simple massing and presentation
  - front gable and rear twin hip roof form with slatted timber ventilation to gable ends
  - original distribution of openings
  - timber-framed and double-hung windows with multi-paned sashes
  - centrally placed rendered and painted chimney with corbelled head
- Overall internal form and fabric, largely dating to the mid-1880s period of construction, including:
  - three-roomed plan and internal beaded, tongue and groove timber wall and ceiling linings

### **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5. The later skillion additions are not significant. While it is preferable to remove such elements and reinstate original form, the presence of the additions also provides some flexibility and opportunity for replacement works, subject to being carefully considered (as per the policy on 'Adaptation and Alteration' in Chapter 5).

In any works involving change to this building, the simple plan, form and massing of the original building component should remain evident and readable, including the roof form and chimney with corbelled head, openings and internal form and fabric.

Retain the visual relationship with Hospital No. 5 (Building 25), and with Buildings 65, 66 and 67, all of which were components of the Isolation Hospital function at the far west end of the site.

Consideration could be given to reinstating the window on the east façade.

**BUILDING 27**

**DATE OF CONSTRUCTION:** Unknown

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Remnant of Original Isolation Fence

**OTHER NAMES:** Cattle Shed/Carport

**LOCATION PLAN AND PHOTOGRAPHS:**

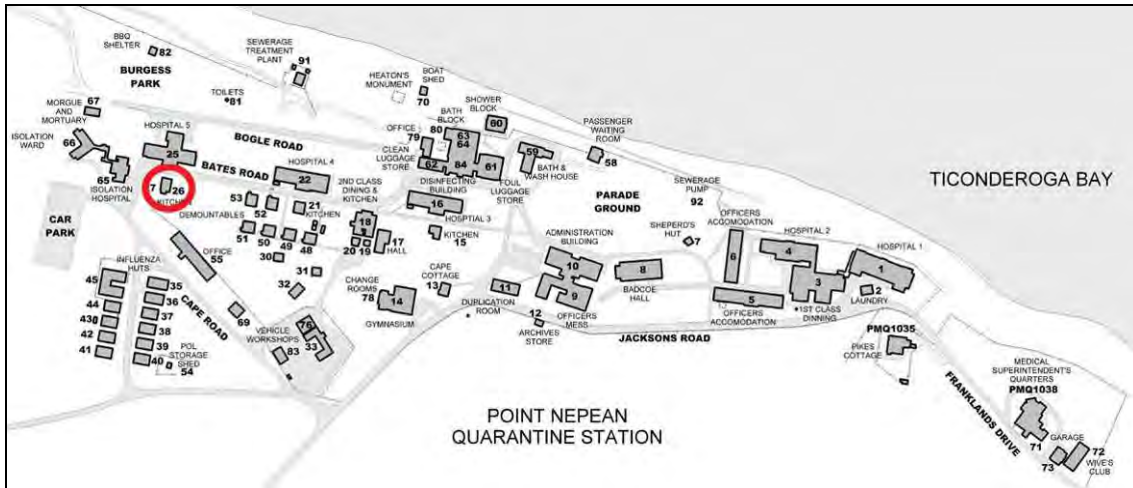


Figure 112 Building 27, showing the south elevation of the structure.



Figure 113 Building 27, showing the interior of the structure. The south elevation - indicated by the arrow - is thought to incorporate a portion of the original fencing to the Isolation Hospital compound.

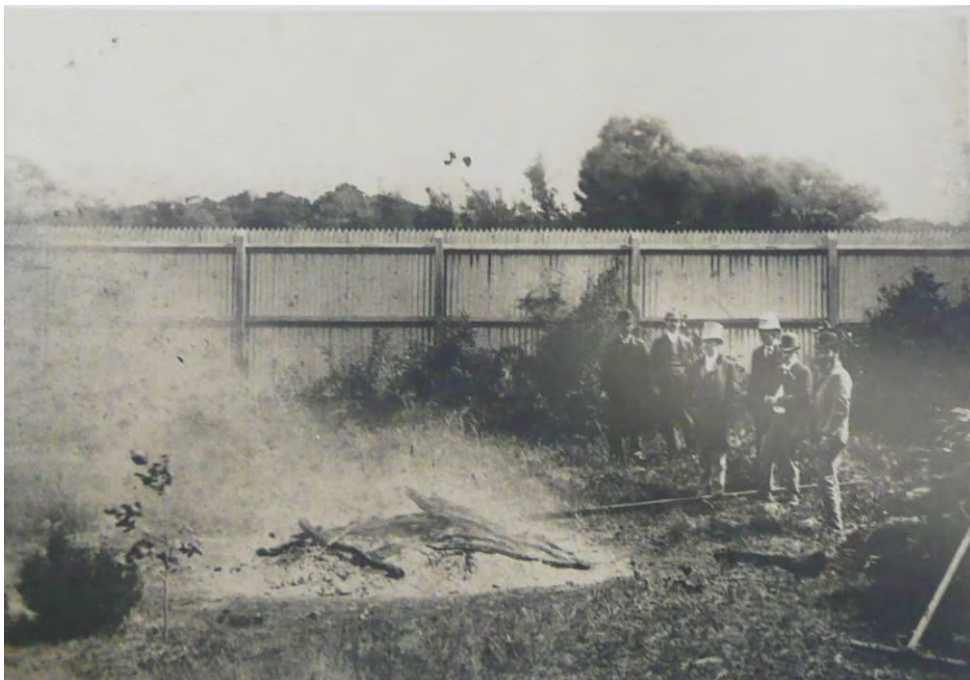


Figure 114 Photograph showing the first cremation on the Station which took place in c.1890 within the Isolation Hospital compound. Note the fence in the background, an element of which has been reused in-situ for Building 27. Source: National Archives of Australia.

## HISTORY

The south elevation of this structure is thought to incorporate a portion of the fencing to the Isolation Hospital compound, reused in-situ.

## DESCRIPTION

Building 27 is a timber-framed skillion-roofed open shed form clad with corrugated iron, currently used as a carport. The southern wall of this structure is believed to contain a portion of the original fence to the Isolation Hospital compound, which was located in this position (Figure 113).

## INTEGRITY

Good                       Fair                       Poor

A remnant of a more extensive fence.

## CONDITION:

Good                       Fair                       Poor

Lovell Chen included reference to this structure in:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.

## LEVEL OF SIGNIFICANCE

Of Primary significance.

Although a minor utilitarian element, it is of significance for including a surviving remnant of an important structure (the Isolation Hospital fence) which directly demonstrated, and emphasised, the need for isolation in this area of the Quarantine Station.

## SIGNIFICANT ELEMENTS

- The southern wall of the structure which is believed to be the original fence to the Isolation Hospital compound

## RECOMMENDATIONS

The southern wall of the existing structure should be retained and conserved for interpretive purposes as part of the original Isolation Hospital fencing.

Consideration could also be given to removing the later shed form and reinstating some additional fencing in this area, or otherwise 'marking' the location of the original fence alignment through landscaping or some other means, as an additional interpretive tool.

QUARANTINE STATION, POINT NEPEAN

**BUILDINGS 35-38 & 40-45**

**DATE OF CONSTRUCTION:** 1919

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Influenza Emergency Huts

**OTHER NAMES:** Workshop/Storage

**LOCATION PLAN AND PHOTOGRAPHS:**

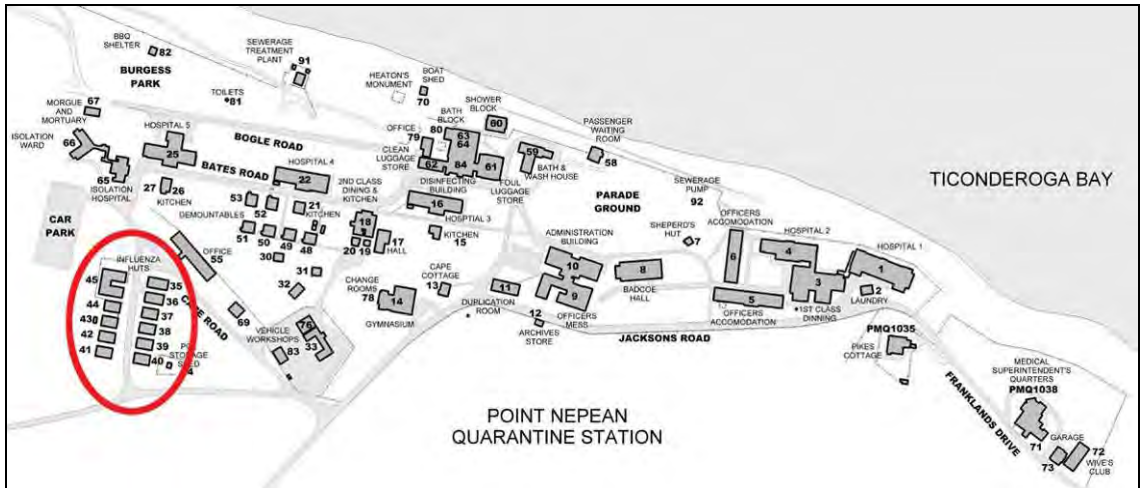


Figure 115 View of the influenza emergency huts, looking south along the access road.





Figure 116 South and west elevations of a series of the huts.



Figure 117 West elevation of Hut 40.

## HISTORY

At the end of the First World War over 120,000 people, many of whom were ex-servicemen returning from overseas duty, were temporarily interned and examined at Point Nepean. Many of these had contracted Spanish flu, which originated in the United States and spread rapidly. Returning servicemen, often in poor health, were one of the largest population groups affected by the disease, which eventually killed in excess of 60 million people worldwide. In Australia there were 12,000 deaths. To cope with this surge in resident numbers, a number of new buildings were rapidly constructed at the Quarantine Station, including twelve small timber wards at the south-western extremity of the site, each containing bunks for 32 inmates. The contract drawing signed on 16 April 1919 and shown at Figure 118 is annotated with the following text:

The whole of the works to be completed and delivered within five (5) weeks from date. The delivery of 1<sup>st</sup> hut to be made within ten (10) working days from date', testifying to the urgency of the situation.

Of the twelve buildings constructed, one has been demolished and two have been joined together at the rear.

Similar emergency accommodation was provided at quarantine stations at other major ports of entry in Australia, although it is not known whether any survive. Almost 300 ships with over 11,800 passengers were quarantined at Point Nepean between November 1918 and August 1919, during, or as a result of, the Spanish Flu pandemic. Subsequently the Army used the timber huts as workshops.

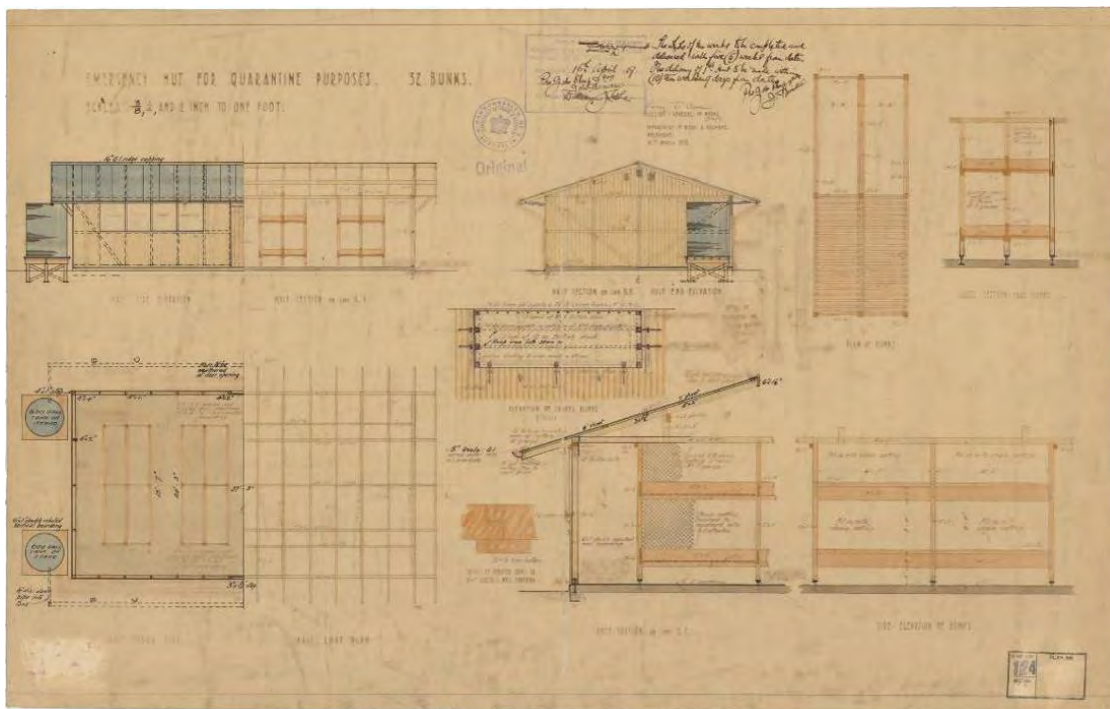


Figure 118 Emergency Huts for Quarantine Purposes. 32 Bunks. Contract drawing, dated 16 April 1919.

Source: National Archives of Australia.

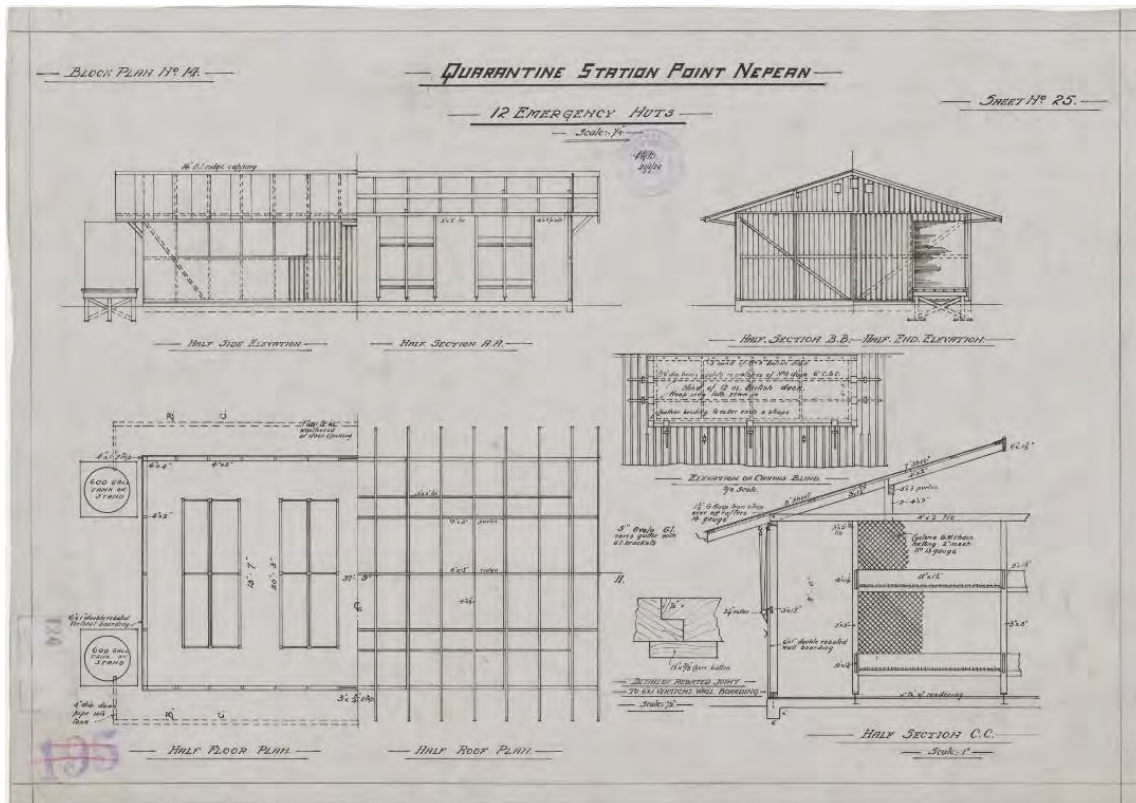


Figure 119 Quarantine Station Point Nepean. 12 Emergency Huts. Measured Drawing. Block Plan No. 14. Sheet No. 25. Drawing dated 21 January 1920.

Source: National Archives of Australia.

## DESCRIPTION

The emergency huts are simple timber-framed buildings on a rectangular plan, clad in vertical timber boards with a timber strap concealing each joint. The buildings each have a shallow gable roof form clad in corrugated sheet metal (Colorbond) and with projecting rafters. There are a trio of small rectangular ventilation openings to the east and west gabled elevations.

Each of the east and west oriented gabled elevations were originally uninterrupted by openings, while each of the north and south oriented long elevations featured a central doorway with horizontally oriented openings to either side. The present windows are timber-framed, some of which are fitted with glass louvers and some with double-hung sashes. However it appears that these are not original fittings as the contract drawings show that the original treatment was clear openings between the timber stud framing, protected by a blind. This can be seen in Figure 119, which shows one of the huts “as built”.

Two of these buildings have been reconfigured to form a single ‘U-shaped’ building (now known as Building 45) through a link at the rear provided by a more recent structure. One of the buildings has long been demolished and replaced by a later building, which itself has recently been demolished (Building 39). Most of the buildings have been altered on one façade or another to suit later uses, including removal of part of the façade or insertion of additional doors and window openings. The interiors of the buildings appear to have been entirely stripped of the original bunk fittings which comprised a series of double height bunks in groupings of eight – four lower and four upper separated by chain wire mesh.

The eleven buildings are repetitively sited on either side of a roadway running north–south and as a group they contribute to a strong sense of an integrated streetscape.

### **INTEGRITY**

**Good**                       **Fair**                       **Poor**

These buildings are generally intact to their original form and essential fabric but there have been varying degrees of change to individual buildings - mainly to the window and door openings. These changes do not diminish any understanding of the original form and fabric, or the contribution that the each building makes to the group as a whole.

### **CONDITION**

**Good**                       **Fair**                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

### **LEVEL OF SIGNIFICANCE**

Of Primary significance.

Although these structures erected in 1919 are simple undistinguished buildings in physical and architectural terms, they as a group are nevertheless directly linked to a specific quarantine use of the early twentieth century and a world wide health crisis (the Spanish Flu pandemic). In this way they help to demonstrate Australia's response to the crisis, and the ongoing availability of the Point Nepean Quarantine Station to meet these needs.

### **SIGNIFICANT ELEMENTS**

Significant elements include:

- Overall external form and fabric, largely dating to the 1919 period of construction, including:
  - the simple massing and presentation
  - external vertical timber boards with a timber strap concealing the joints

- shallow gable roof forms with projecting rafters
  - trio of small rectangular ventilation openings to the east and west gabled elevations
  - original distribution of openings with no openings to east and west gable ends, and central doorway with horizontally oriented openings to either side on both north and south long elevations
- Distinctive streetscape grouping of single buildings arranged repetitively on either side of a central roadway

## RECOMMENDATIONS

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

The siting and visual prominence of this group of buildings at the south-western extremity of the site is an important component of its significance and should be retained. The streetscape character and regular repetition and arrangement of the buildings should also be retained.

No new structures should be built in the open space between the Influenza emergency huts, save for minor elements and low level landscaping.

Views to the group of huts, particularly from the north, should be maintained.

If practical and feasible, consideration could be given to removing the recent rear link to Building 45.

The internal fitout of each building has largely been removed which provides an opportunity for adaptive reuse and internal alteration as required.

**BUILDING 58**

**DATE OF CONSTRUCTION:** c.1911

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Passenger Waiting Room

**OTHER NAMES:** Regimental Aid Post

**LOCATION PLAN AND PHOTOGRAPHS:**

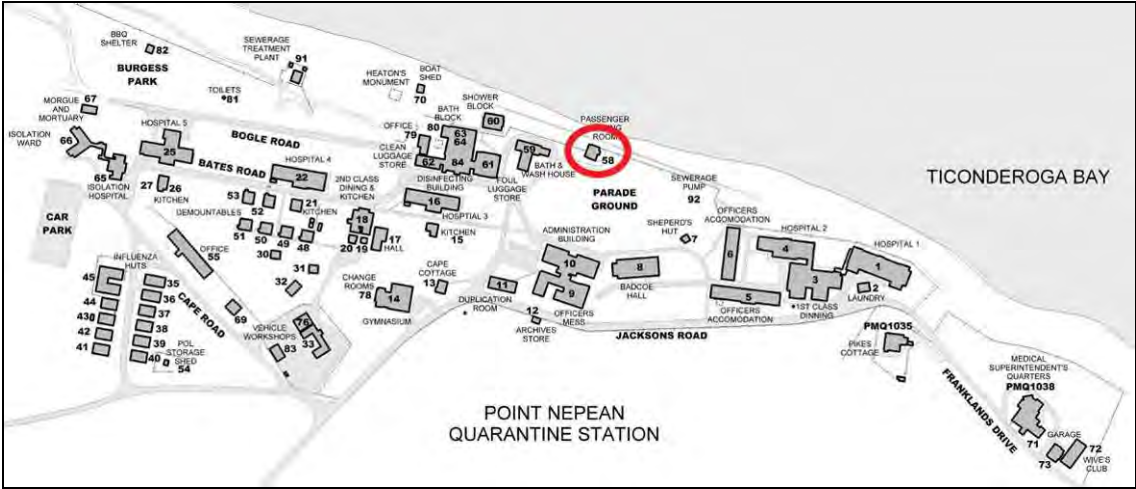


Figure 120 Building 58, showing the east façade.



Figure 121 Building 58, showing the west and south elevations.



Figure 122 View looking north-west showing the isolated setting of Building 58. Buildings 59 and 61 can be seen to the left of the photograph, and the chimney of Building 84 can be seen in the background.

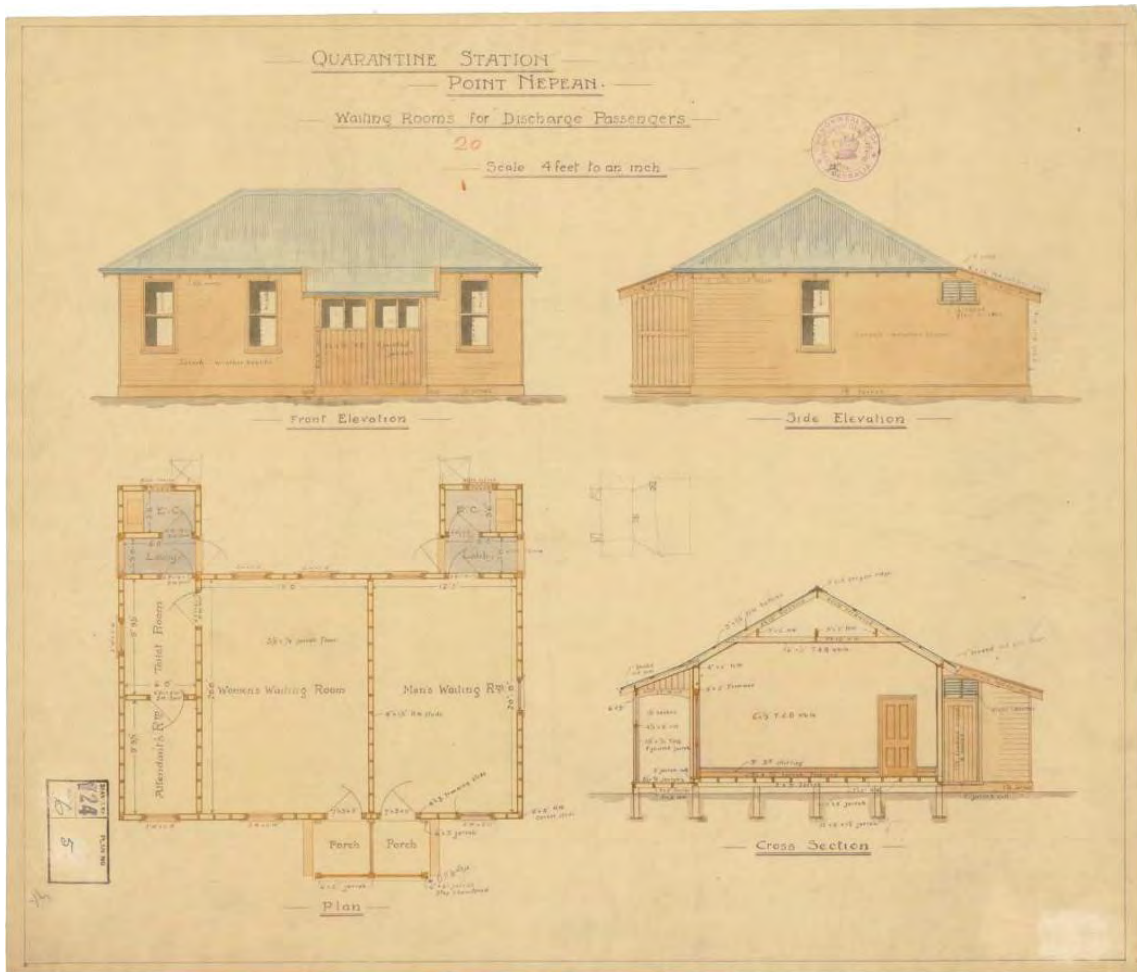


Figure 123 Quarantine Station Point Nepean. Waiting Rooms for Discharge Passengers. Architectural Drawing. Signed and dated by Horace Mackennal, 29 May 1911. Source: National Archives of Australia.

## HISTORY

The subject building was constructed in c.1911 as a component of the intense development of the site in the period 1900-1925 and is one of the earliest identified buildings constructed by the Commonwealth Department of Home Affairs. It was built as a waiting room for discharged passengers, in a position close to the now demolished passenger jetty. It was therefore the last building on the Station occupied by quarantined passengers prior to their re-embarkation aboard ship. During the period of Army use, Building 58 was used as the Regimental Aid Post.

## DESCRIPTION

Building 58 is a simple, single-storey timber-framed building clad in weatherboards. It has a hipped roof form recently re-clad in Colorbond roofing steel and a skillion-roofed addition to the west. The east façade features a porch to protect dual entry doors – one each for men and women - which originally led to the separate waiting areas. Single pan earth closets to the rear of the building were provided to each waiting room. The women's waiting room was the more spacious chamber and adjoined an attendant's room and powder room to the south. The building has a central chimney with a fireplace serving each of the waiting



rooms. Interestingly, this is not shown on the drawing at Figure 123, but is likely to have been contemporary with the construction of the building as it is of the same style and appearance (red face brick with a decorative corbelled head) as other buildings on the site built around the same time (eg Buildings 65 and 66 which were constructed c.1912). Windows are timber-framed and double-hung with single paned sashes. The dual main entries have tongue and groove timber panel doors. At an unknown date the west (rear) elevation has been altered and the space between the two toilets infilled with a skillion-roofed addition. Access to this newly-enclosed space was provided from each of the waiting rooms by an additional door in the west wall to each.

### INTEGRITY

**Good**                       **Fair**                       **Poor**

The exterior of the building is substantially intact apart from the subsequent infill addition to the west elevation. The interior of the building is generally intact to the plan form.

### CONDITION

**Good**                       **Fair**                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

### LEVEL OF SIGNIFICANCE

Of Primary significance.

Building 58 is associated with the later phase of Quarantine Station development between 1900 and 1925, after the Commonwealth assumed responsibility for the site. While it is a modest and simple structure, its siting and form directly reflects its use as a purpose-built waiting room for discharged passengers, with segregated spaces for the sexes, in a convenient position close to the site of the former jetty. It was also the last building on the Station occupied by quarantined passengers prior to their re-embarkation aboard ship, and is prominently located with regard to the foreshore and visibility from Port Phillip Bay.

## **SIGNIFICANT ELEMENTS**

Significant elements include:

- The overall original c.1911 form and fabric of the building, including the simple square plan with entry porch, the hipped roof form, the face brick chimney with decorative corbelled head, the use of timber weatherboard cladding, the original distribution of openings, the dual tongue and groove timber panel entry doors in the front façade, and the timber-framed and double-hung windows.
- The c.1911 interior form and fabric.

## **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation, including the interior plan form and fabric. This is also one of the small buildings within the former Quarantine Station which, due its siting and setting, has historically had a high level of visibility, including prominence on the north side of the Parade Ground and on the edge of the Bay. As such the building offers very limited opportunities for additions or extensions which would impact on its simple plan, form and presence.

Accordingly, retain and conserve the building's simple original external form, fabric and building envelope.

The west side skillion addition is not original, but has been sympathetically added to the building and provides uniformity to the rear elevation. It may be retained, adapted or removed as required.

Retain the isolation of the building within its immediate context, through not placing new structures, other than minor elements or those of a temporary nature, in close proximity.

Retain the visual connections to the foreshore, Port Phillip Bay, the site of the former jetty and the Parade Ground.

Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric, subject also to the policies on 'Maintenance' and 'Restoration and Reconstruction'.

**BUILDING 59**

**DATE OF CONSTRUCTION:** c.1866, btm 1910 & 1914 – east addition

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Bath and Wash House

**OTHER NAMES:** Ration Store

**LOCATION PLAN AND PHOTOGRAPHS:**

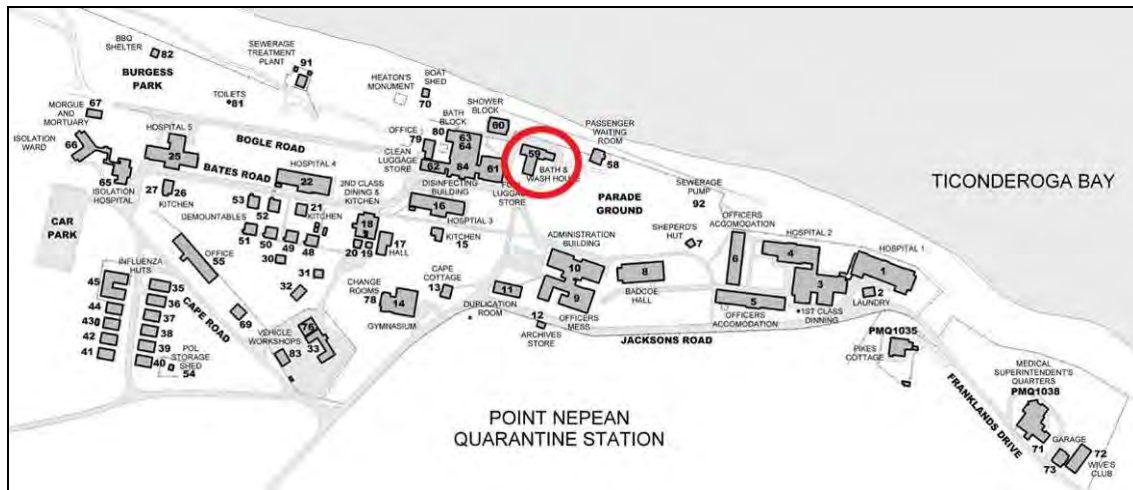


Figure 124 Building 59, showing the north and part west façades. The portion of the building to the far left is a subsequent addition.



Figure 125 Building 59, looking north-east. Building 58 can be seen to the far right.



Figure 126 Building 59, looking north-west. The portion of the building to the far right (east side) is a later addition of the 1910s.

## HISTORY

Building 59 was constructed c.1866 as a bath house and laundry and is located near the site of the former jetty. It was one of the last stone buildings to have been constructed on the site and played an important role in the bathing and disinfecting process. The architectural drawing for this building is marked with the contract number 66/261 and shows a distinctive T-shaped plan (Figure 127). The north-south section of the 'T' (south wing) housed two separate and distinct rooms (likely to be for segregation of male and female passengers), each 50 ft long by 10 ft wide containing 12 baths in each and divided from each other by a stone wall. A wooden partition 7ft high separated one bath from another and each bath had an end curtain and was furnished with two taps for hot or cold water. The wash house was housed in the front, east-west, section of the 'T' (north wing) and was fitted with 4 copper boilers and 8 large washing troughs, 25 galvanised iron washing tubs and two washing machines. There also appears to have been rooms set aside for the storage of clean clothing. A force pump connected with a well supplied all the water required.

A description of the building in a building inventory dated c.1873 described it as 'Built with sandstone, roofed with shingles, flagged and boarded floor' and 'In good repair'<sup>55</sup>. Other buildings associated with this one included:

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.<sup>56</sup>

There was also a disinfection building, described as: – 'a brick building fitted with a chamber and appliances for disinfecting clothing by means of heated air, also used as a drying house'.<sup>57</sup> Part of this building is visible in a c.1890 photo of the bath house (Figure 128) and appears to have had a substantial chimney.

The internal layout of the bathing area of bath house remained constant into the early part of the twentieth century (Figure 129). Sometime between January 1910 and August 1914, the one roomed wash house, which appears to have been used as a store by 1901, was demolished and the present separately roofed extension to the east of the 1866 building was constructed (Figure 130 and Figure 131). This additional room housed a Steam Drying machine, which would have complemented the new disinfecting complex buildings constructed in 1900 (see Datasheets for Buildings 61, 63 and 64, and 84). The bath areas also appear to have been converted to shower cubicles. In c.1924, a door on the west elevation of the front section was filled in and a window in the façade was also partly blocked in (Figure 132).

The building is a component of the broader Disinfecting Complex which consists of a number of buildings and additions, beginning in the first phase of development (1852-1875) and continuing into the third phase of development (1900-1925), including buildings 58, 60, 61,

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<sup>55</sup> National Archives of Australia: CA3168, Series B3169, Unit 1 - Correspondence File Sanatory [sic] Station – Portsea – Quarantine, general 1873 & 1874.

<sup>56</sup> National Archives of Australia: CA3168, Series B3169, Unit 1 - Correspondence File Sanatory [sic] Station – Portsea – Quarantine, general 1873 & 1874.

<sup>57</sup> Chief Medical Officer, *Report on the Sanitary Station for the year 1875*, No. 9, Legislative Assembly, Victorian Parliamentary Papers, 1875-76.

QUARANTINE STATION, POINT NEPEAN

62, 63, 64 and 84 and the remains of the luggage tramway. During the period of Army use, Building 59 was used as a ration store.

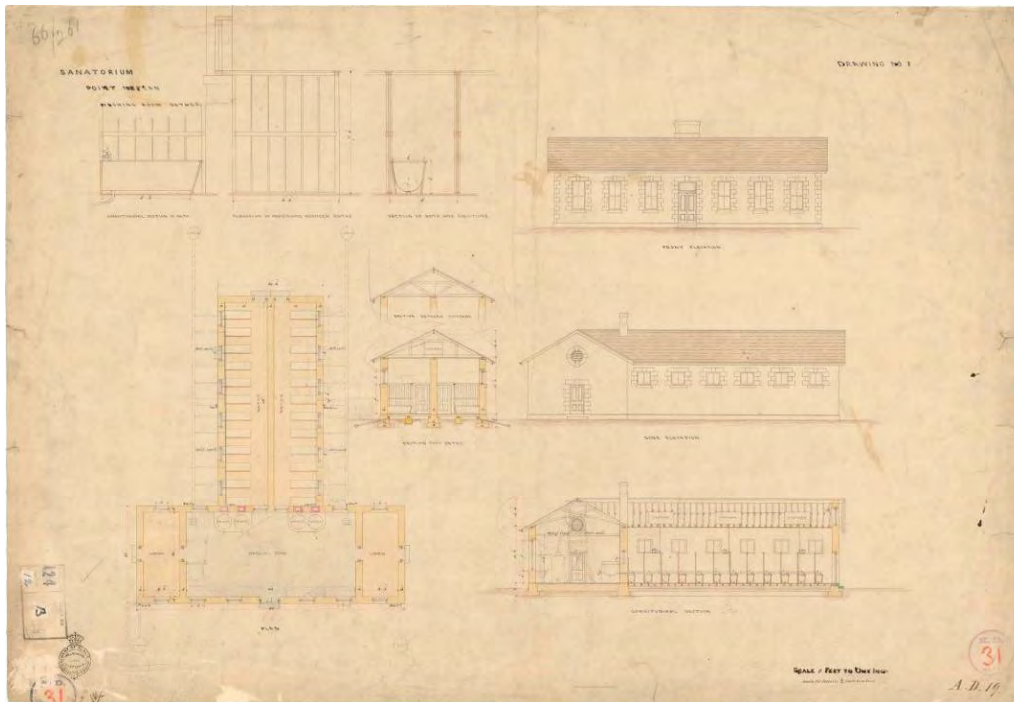


Figure 127 Sanatorium Point Nepean. Washing Room Baths &c. Contract Drawing. 66/261 Department of Public Works, dated 1866. Source: National Archives of Australia.

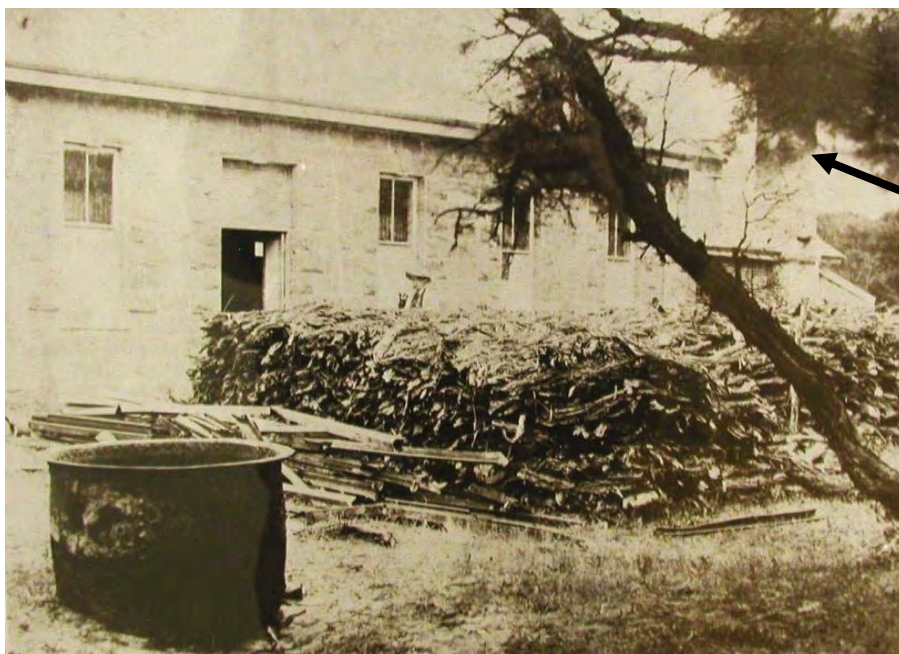


Figure 128 Bath House and laundry c.1890 – the disinfecting building is in the background (right) – its large chimney can just be discerned and is indicated by the arrow. Source: Courtesy Point Nepean Quarantine Station Museum.

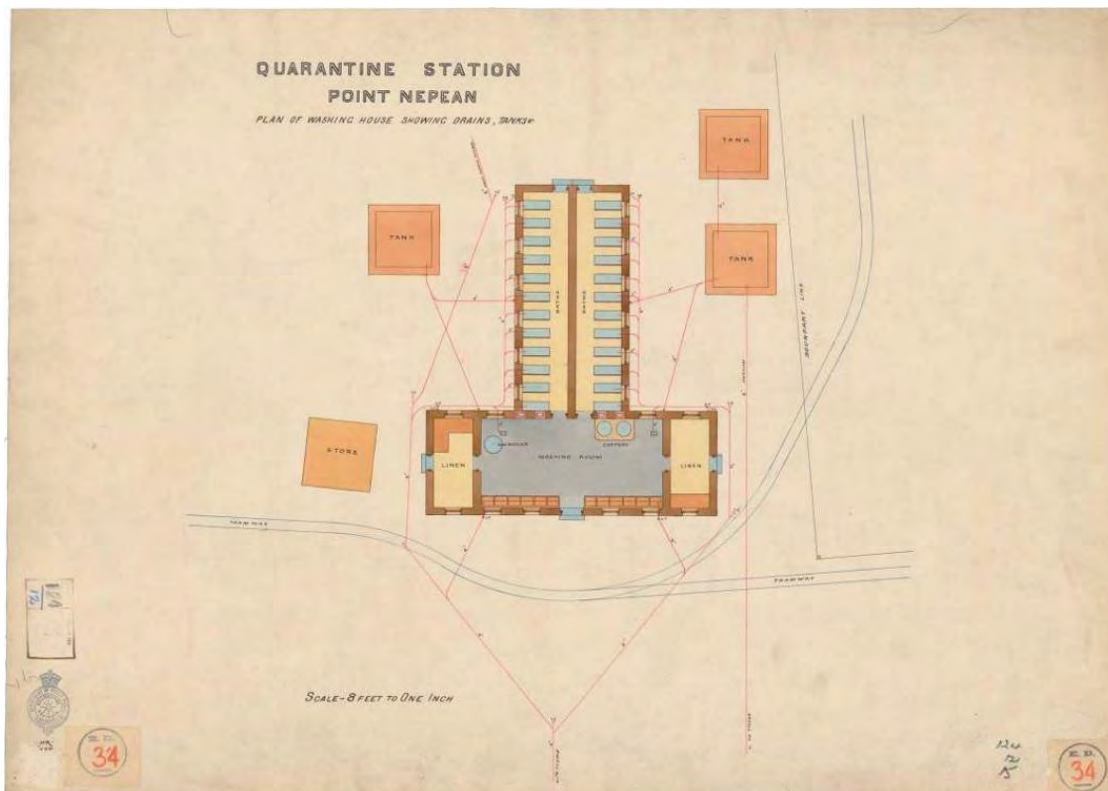


Figure 129 Quarantine Station Point Nepean. Plan of Washing House Showing Drains, Tanks, dated October 1901.  
Source: National Archives of Australia.

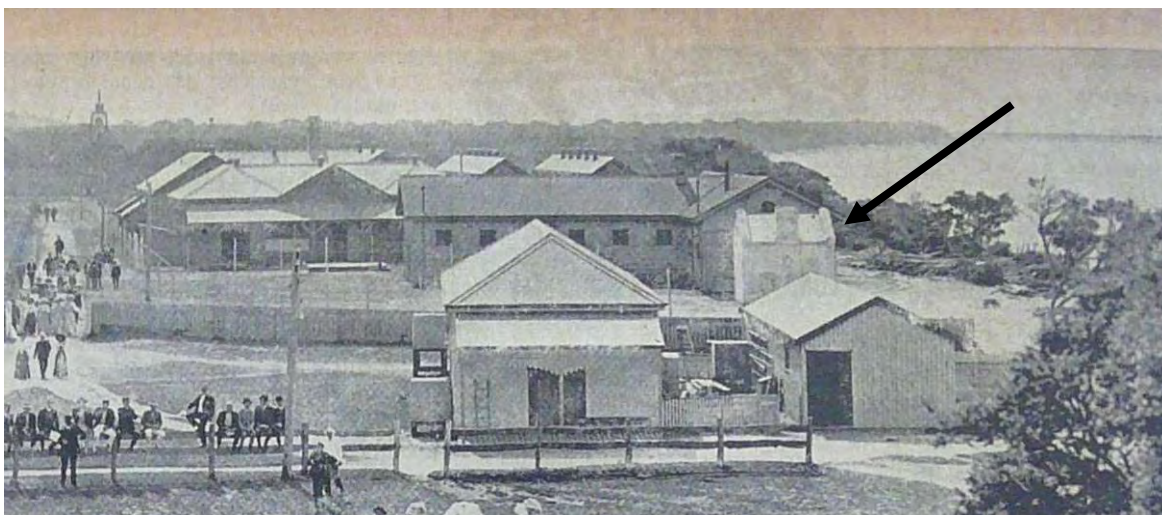


Figure 130 Detail of photograph, (published in the *Weekly Times* in 1910) with the early wash house building indicated by an arrow. The full image is reproduced in Chapter 2.  
Source: State Library of Victoria.

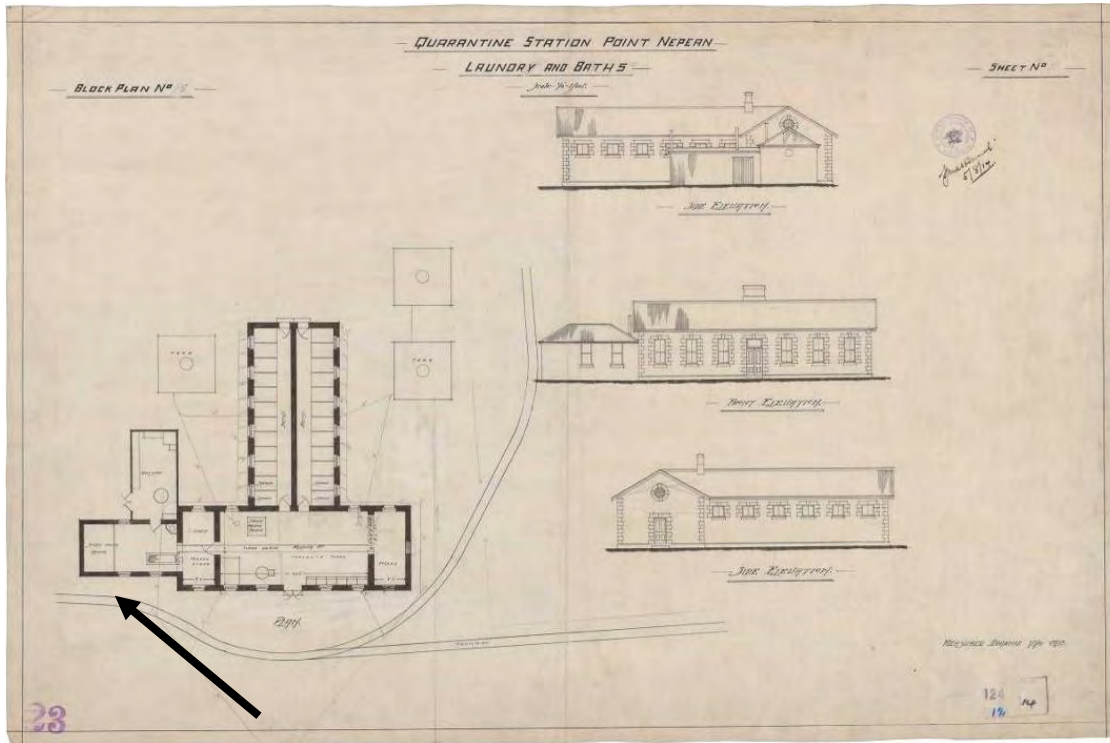


Figure 131 Quarantine Station Point Nepean. Measured Drawing. Block Plan No. 15. Signed and dated by Horace Mackennal, 5 August 1914. Note that the addition to the east has been constructed (indicated by arrow). Source: National Archives of Australia.

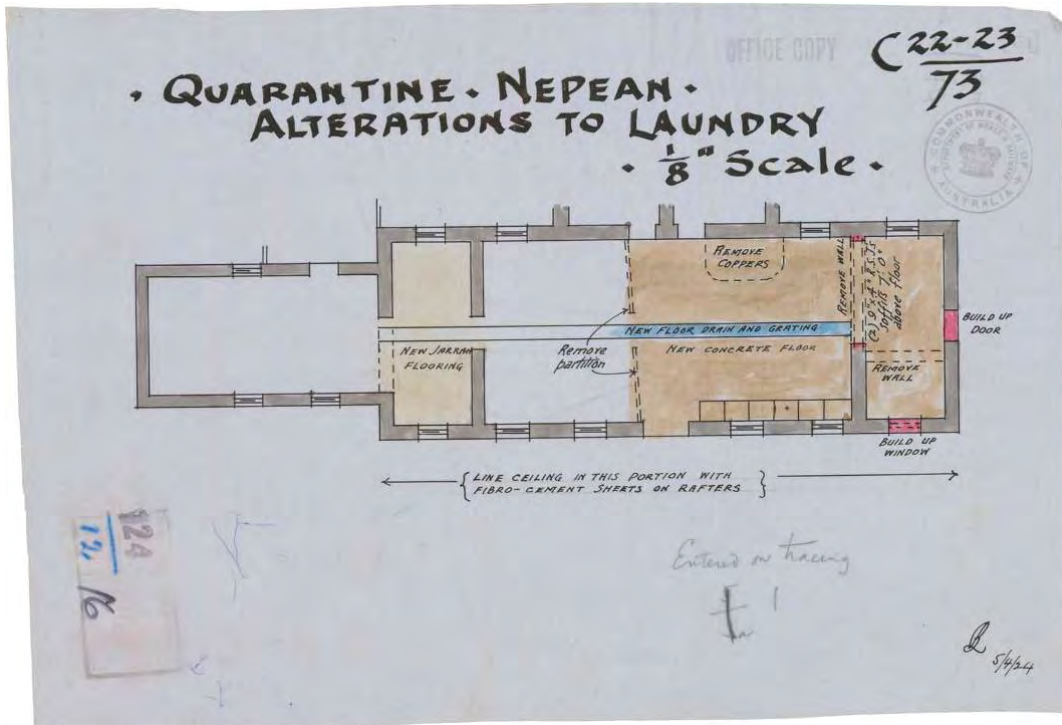


Figure 132 Quarantine Station. Alterations to Laundry. Contract drawing C22-23/73 dated 5 April 1924. Source: National Archives of Australia.



## DESCRIPTION

Building 59 is a gable roofed, single-storey structure, constructed of rendered and painted locally quarried stone. The building appears to have originally had visible projecting stones articulating the window surrounds and quoins to the building corners (visible on the c.1890s photograph in Figure 128 and on the original architectural drawing) but they have been hidden by later hard rendering of the external walls. The projecting stone surrounds to the vents in the upper gables are still in evidence.

The main c.1866 building adopts a 'T-shaped' plan, and originally provided clothes-washing facilities flanked by linen stores in the front 'top stroke' running east and west, and individual bathing facilities in the rear 'downstroke' running north-south. The roofing follows this plan with one gable running transversely across the front of the building and a second gable running at a perpendicular angle down the rear wing. There are circular timber slatted vents in the east and west gable ends of the front wing and a rectangular timber slatted vent in the south gable end of the rear wing. The roofs are clad in corrugated sheet metal (Colorbond) but were originally roofed with shingles, which may still be remnant under the metal.

Internally the original clothes washing room retains the wall divisions and alterations shown on the 1924 plan, including the bricking in of a doorway in the west façade and a window on the north façade, as well as the addition to the west façade constructed between January 1910 and August 1914 with a separate hipped roof form. The chimney shown in early drawings and photos has since been removed. Apart from those already mentioned, the window and door openings are as original, with a central doorway to the north façade flanked by timber framed, double hung windows with two panes to each sash. The door itself and the louvre windows in the top-light are introduced.

Internally, the original bathing wing retains the original stone wall which divides the wing into two separate long rectangular rooms as well as the original door and window openings. The windows to this wing are timber framed and have two panes. The two timber panelled doors on the south elevation appear to be original.

## INTEGRITY

**Good**                       **Fair**                       **Poor**

The exterior of the building is generally intact to its 1866 form, notwithstanding the separately roofed extension to the east elevation, which took place at an unknown date between January 1910 and August 1914. The interior plan layout of the building is substantially as per the 1914 drawing and exhibits the external alterations shown in the 1924 contract drawing.

## CONDITION

**Good**                       **Fair**                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.

- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## LEVEL OF SIGNIFICANCE

Of Primary significance.

Building 59 is an important quarantine structure associated with the first phase of development (1852-1875), being constructed c.1866 as a bath house and laundry, and also critically located near the site of the former jetty where it was one of the first buildings encountered and used by arriving passengers. It was integral to the bathing and disinfecting process, which was one of the first experiences of newly arrived and disembarked infected passengers. The distinctive T-shaped plan of the building directly reflects the building's function and operation, including the separate passenger bathing and clothes washing spaces, as well as originally rooms set aside for the storage of clean clothing.

The building also makes a significant contribution to the understanding of the workings of the broader Disinfecting and Cleansing Complex, which incorporated a number of buildings dating from both the first phase of development (1852-1875) through to the third phase (1900-1925), including buildings 58, 60, 61, 62, 63, 64 and 84 and the remains of the luggage tramway. It is additionally prominently located with regard to the foreshore and visibility from Port Phillip Bay, and on the west side of the Parade Ground.

Building 59 was also one of the last stone buildings to have been constructed on the site.

## SIGNIFICANT ELEMENTS

Significant elements include:

- Overall external form and fabric, largely dating to the c.1866 period of construction, including
  - the symmetrical massing and presentation
  - gable roof forms with circular or rectangular slatted timber ventilation openings in the upper gable walls
  - projecting stones articulating the gable vent openings
  - original regular distribution of door and window openings
  - timber-framed, double-hung windows with two panes to each sash on the front (north) façade
  - timber framed windows with two panes to each sash on the side (east and west) façades of the rear wing
  - timber panelled exterior doors on the south elevation

- Other c.1866 elements including the original internal north-south wall which divides the rear (south) wing in half providing evidence of separate bathing chambers for male and female.
- Other internal elements including the smaller rooms either side of the main central room in the front (north) wing; and the original or early ceilings, joinery and other features where they exist.
- Later elements, such as the separately roofed room (c.1910-1914) on the east side of the c.1866 building, and the infilling of a door and a window of the main building have some significance as evidence of the physical evolution and use of this building.

## RECOMMENDATIONS

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation. This includes the interior plan form and fabric, including the original internal north-south dividing wall.

Retain and conserve the c.1866 building's 'T-shaped' original external plan, form, fabric and building envelope.

The c.1910-1914 addition on the east side, while of some significance through demonstrating aspects of the evolution of the use of the building, nevertheless is not original and has disrupted the symmetry of the 'T-shaped' plan. While it can be retained or adapted, consideration could also be given to removing the addition to help reinstate the original building form, particularly where the latter is distinctive as is the case here.

Retain the visual association of this building with other structures within the broader Disinfecting and Cleaning Complex including Buildings 58, 60, 61, 62, 63, 64 and 84, and its visual connections to the foreshore, the site of the former jetty and Port Phillip Bay.

The building's visual connection to the Parade Ground should also be retained.

Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric, subject also to the policies on 'Maintenance' and 'Restoration and Reconstruction'.

**BUILDING 60**

**DATE OF CONSTRUCTION:** c.1924

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Shower Block

**OTHER NAMES:** Store Room

**LOCATION PLAN AND PHOTOGRAPHS:**

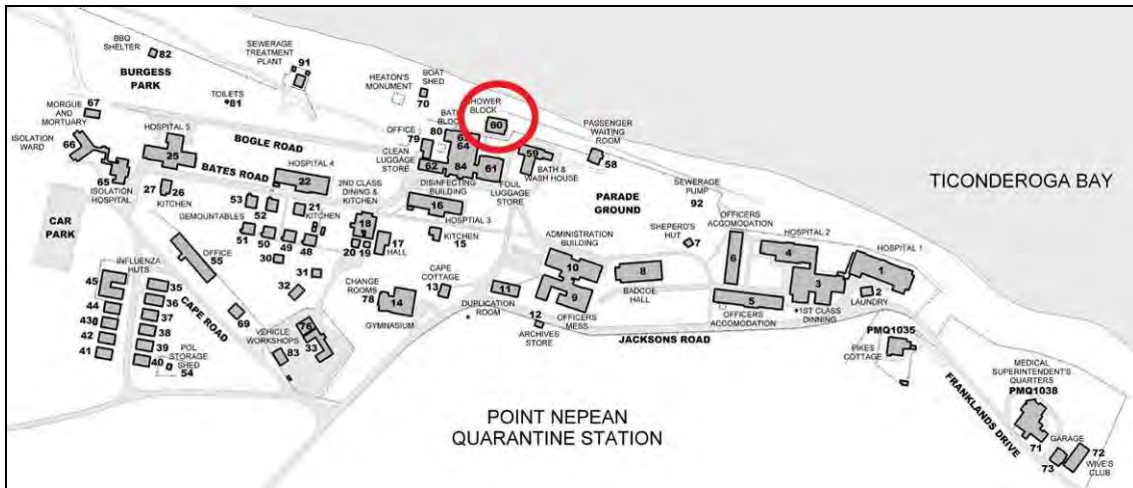


Figure 133 Building 60, showing the east (front) elevation. The toilet facilities are centrally located with flanking entrances to the segregated bathing facilities.



Figure 134 Building 60, showing the south elevation – the north elevation is the same.



Figure 135 Building 60, showing the west (rear) elevation. The exit doors are located in the north and south walls of the central projecting bay.

QUARANTINE STATION, POINT NEPEAN

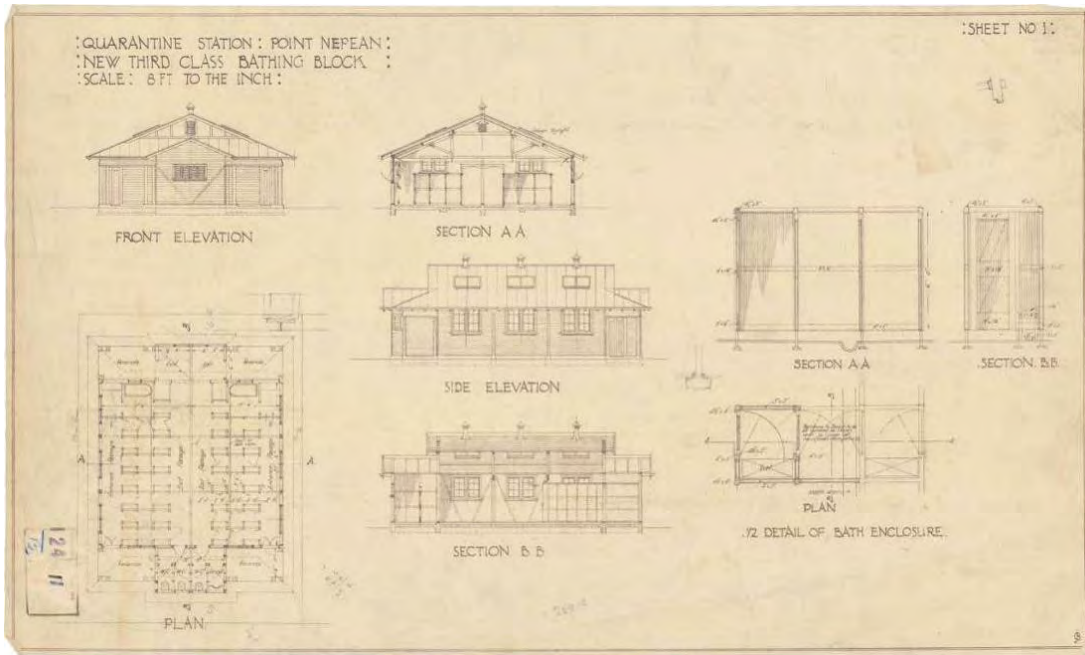


Figure 136 Quarantine Station: Point Nepean, New Third Class Bathing Block. Sheet No 1. Note the skylights to the side roof planes. Source: National Archives of Australia.

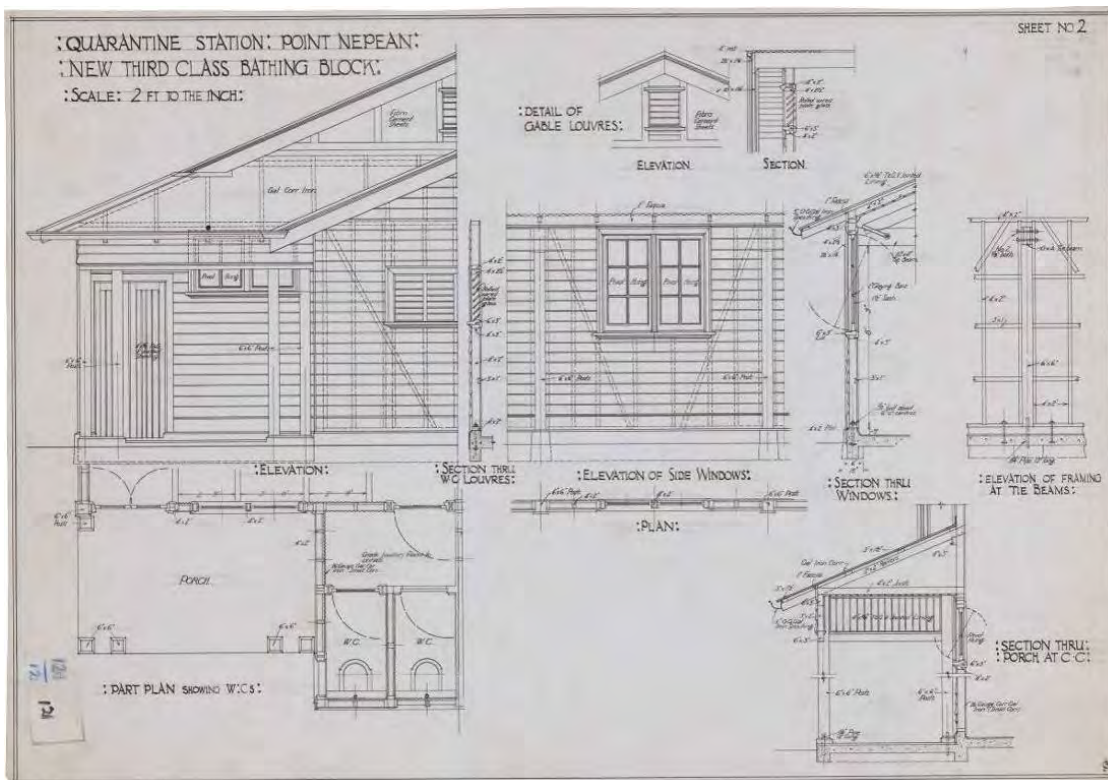


Figure 137 Quarantine Station: Point Nepean, New Third Class Bathing Block. Detail drawing. Sheet No 2. Source: National Archives of Australia.

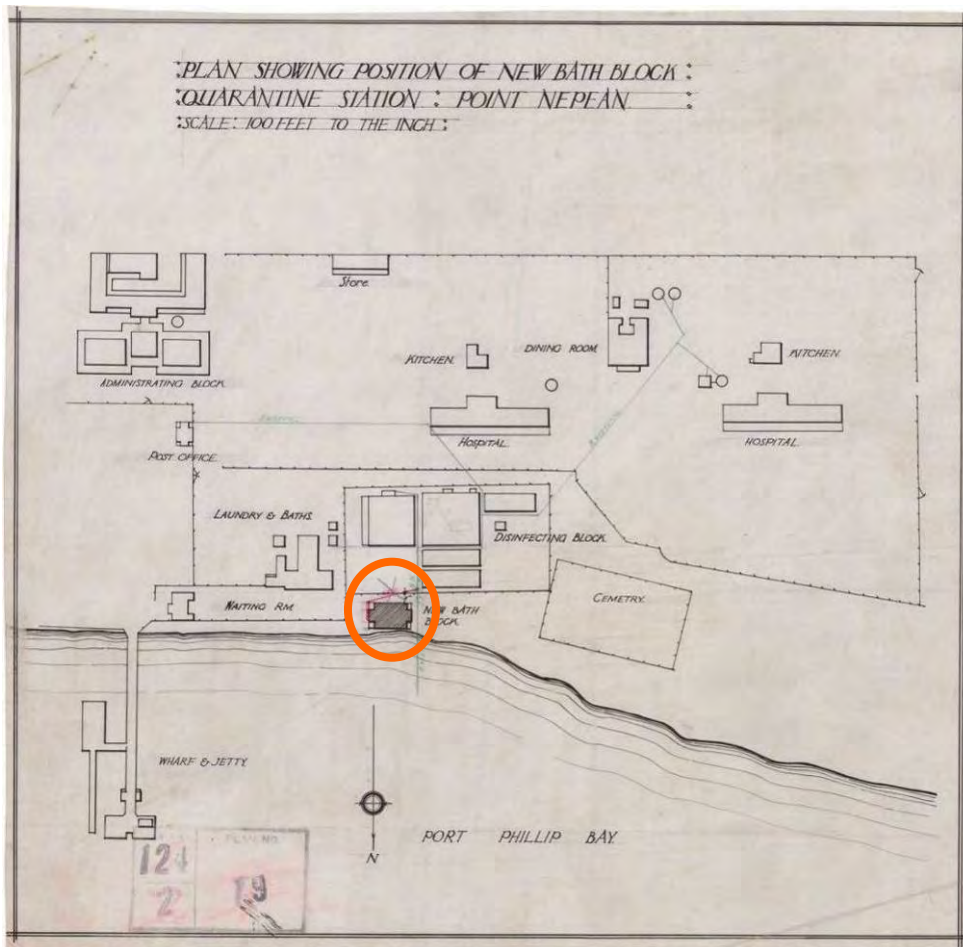


Figure 138 Plan showing the new bath block Quarantine Station: Point Nepean (circled).  
Source: National Archives of Australia.



Figure 139 Undated photograph showing the west elevation of the shower block.  
Source: Fred Villiers collection, courtesy Point Nepean Community Trust.

## HISTORY

After the takeover by the Commonwealth in the early twentieth century the Disinfecting and Cleansing Complex was further extended with the addition of a clean luggage store (1910 – Building 62) and a shower block, the subject building. This building was designed and constructed in 1924 for the use of third class passengers, thus supplementing the bathing block constructed in 1866 (Building 59) and the 1900 bath houses (Buildings 63 and 64). During the Army period of use, Building 60 was used as a ration store.

## DESCRIPTION

Building 60 is a single-storey timber-framed, weatherboard clad structure. The hipped roof with dominant ridge gables at the east and west ends, and the separate small gable roofs over the minor projections at the east and west ends, have recently been reclad in corrugated sheet metal (Colorbond). The roofs are characterised by projecting rafters and boarded eaves and the ridge gables feature timber slatted rectangular ventilation openings.

The building is symmetrically planned, originally providing segregated shower facilities – one washing area was provided to each side – for third class passengers. The building has a dividing wall running east-west through the structure. The entrance doors are timber ledged and braced pairs and the façade (east) contains what were the two entrance doors beneath the small inset porches under the main roof form which flanked a central toilet block (a separately roofed projection). In each half, corridors flanked the centrally located shower cubicles. Users would enter from the corridor which ran parallel to the outside south and north facing walls and, after showering, would exit the building from the central corridors which ran parallel to the central dividing wall. The paired exit doors are located in the west elevation within a central projecting lobby, again flanked by small inset porches under the main roof form. The windows are timber-framed multi-paned windows to the east and west elevations with glass louvers which ventilated the toilet block. Smaller multi-paned windows are set within the porches to each corner of the building. A later alteration is the external access door to the toilet block providing entry from the porch at the south east corner of the building.

## INTEGRITY

**Good**                       **Fair**                       **Poor**

Both the exterior and the interior of this building appear to be substantially intact. The shower plumbing has been removed.

## CONDITION

**Good**                       **Fair**                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.



- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## LEVEL OF SIGNIFICANCE

Of Primary significance

Building 60 is significant for its association with the intense period of development of the site between 1900 and 1925, when it was constructed to provide a cleansing (showering) facility for third class passengers, thereby supplementing the earlier bathing block (Building 59, c.1866) and the bath houses (Buildings 63 and 64, 1900), and serving to expand the Disinfecting and Cleansing Complex. It also made the process more efficient through introducing showers. The symmetrical planning of the building directly reflects its segregated nature and function, which took passengers through a process of entering, cleansing and leaving the building. Architecturally, while designed as a building with a specific function, Building 60 also has a pleasing symmetry to all its elevations and is elegantly proportioned.

The building also makes a significant contribution to the understanding of the workings of the broader Disinfecting and Cleansing Complex, which incorporated a number of buildings dating from both the second phase of development (1856-1875) through to the fourth phase (1900-1925), including buildings 58, 59, 61, 62, 63, 64 and 84 and the remains of the luggage tramway.

It is additionally prominently located with regard to the foreshore and visibility from Port Phillip Bay.

## SIGNIFICANT ELEMENTS

Significant elements include:

- The overall original c.1924 form and fabric of the building, including the symmetrical plan and inset corner porches; the main hipped roof with dominant ridge gables at the east and west ends, and the separate small gable roofs over the minor projections at the east and west ends, all with projecting rafters and boarded eaves; timber slatted rectangular ventilation openings in the ridge gables; the use of timber weatherboard cladding; the paired timber ledged and braced entrance and exit doors; the timber-framed multi-paned windows; and the original distribution of openings.
- The remaining c.1924 interior form and fabric, including the central dividing wall, exposed roof trusses, boarded ceiling and corrugated iron linings, as well as remaining evidence of drains, partition layouts and bath house infrastructure.
- The location of the building within the Disinfecting and Cleansing Complex, and the remains of the luggage tramway.

## **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of alteration and adaptation. The high level of external intactness and architectural interest to all elevations of this building, however, provides very limited opportunity for external change.

Retain and conserve the building's original symmetrical external form and fabric, including the elevational treatments.

Retain and conserve the interior plan form and identified elements of significance, which assist in demonstrating the particular original use of the facility and its internal operation.

Retain and conserve the building's visual and (former) functional links within the Disinfecting and Cleansing Complex.

Retain the building's visual connection to the foreshore and visibility from Port Phillip Bay.

Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric, subject also to the policies on 'Maintenance' and 'Restoration and Reconstruction'.

Consideration could be given to reinstating the skylights as shown in Figure 136.

**BUILDING 61**

**DATE OF CONSTRUCTION:** 1899-1900

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Foul Luggage Receiving Store

**OTHER NAMES:** Model Room

**LOCATION PLAN AND PHOTOGRAPHS:**



Figure 140 Building 61, showing the façade (east).



Figure 141 Building 61, showing the north elevation.



Figure 142 Building 61, showing the south and portion of the west elevation. The building is linked by a covered way to Building 84.

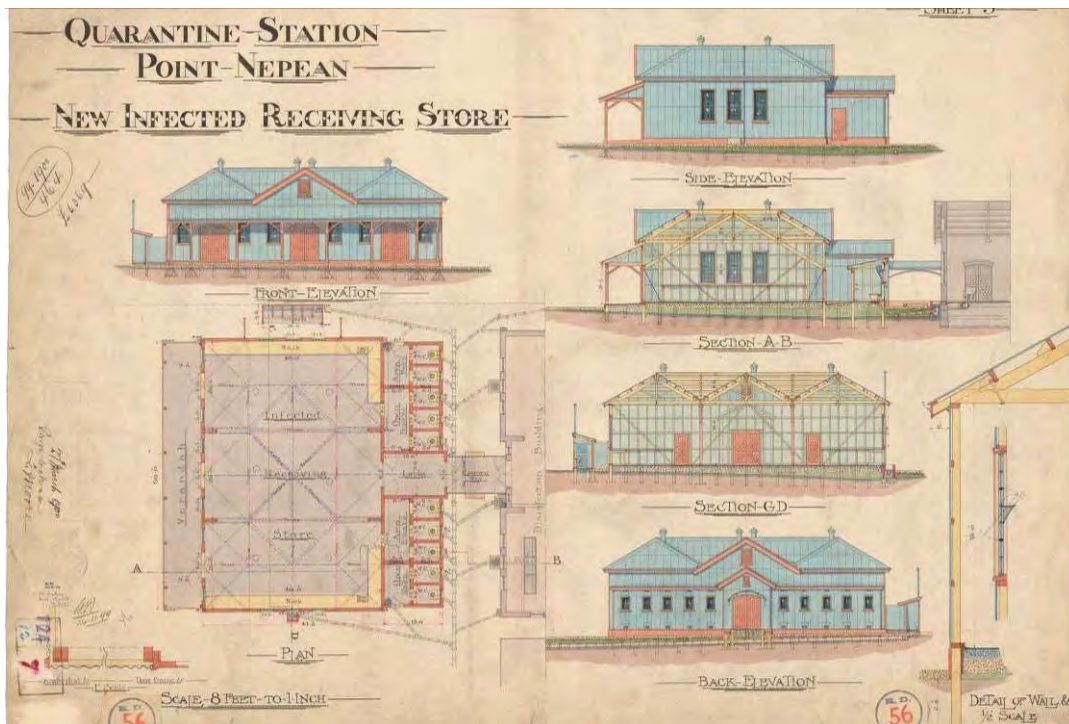


Figure 143 New Infected Receiving Store. Contract Drawing. Sheet 3. Drawing dated 14 November 1899. Note the plan indicates there were toilet blocks to both the southwest and northwest corners of the structure. These originally were divided from the main building by an open form lobby. The plan also indicates the building was clad in vertical iron sheeting. Source: National Archives of Australia.

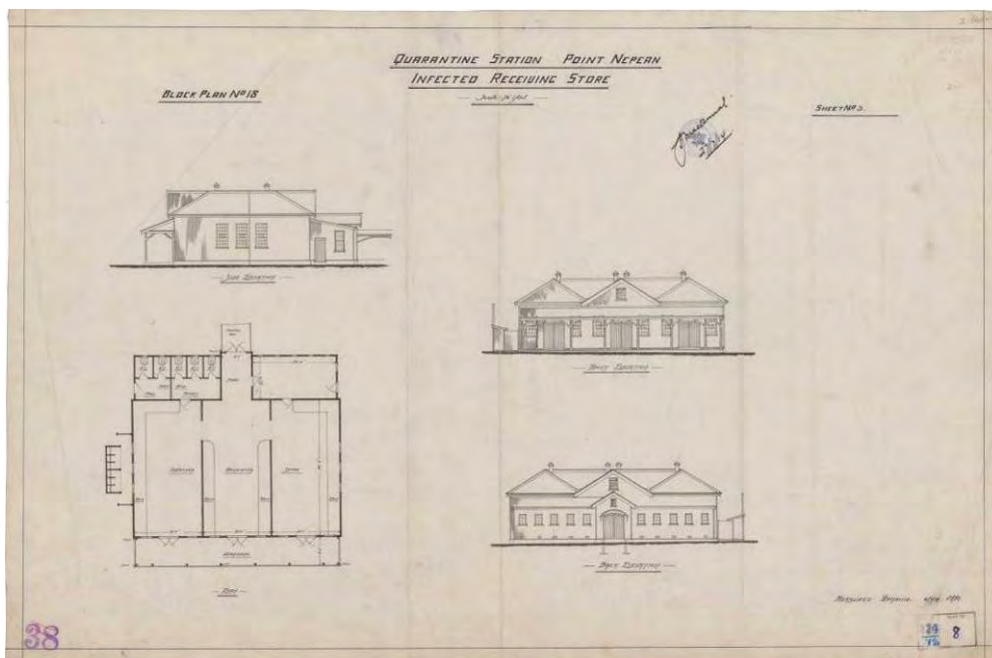


Figure 144 Infected Receiving Store. Block Plan No. 18. Sheet No. 3. Signed and dated by Horace Mackennal, 27 July 1914. Note the internal division of the main space and the removal of the northwest toilet block. Source: National Archives of Australia.

## HISTORY

In 1900, the first buildings of what became a comprehensive Disinfecting and Cleansing Complex were erected under contract 99-00/464 by a George Waterman for the contract sum of £6393.5.2.<sup>58</sup> As part of his contract, Waterman constructed a red brick Disinfection Building (the present Building 84), two red brick Bath House buildings (Buildings 63 and 64) and an Infected Receiving Store (the subject Building 61), which was timber-framed and originally clad with corrugated iron and constructed to receive infected luggage. These buildings were located near and complemented the pre-existing 1866 stone bath and washhouse.

The luggage was later trolleyed from the jetty by a tramway system introduced after the Commonwealth assumed control of the site after c.1909. The tramway ran through the building linking it to Building 84.

During the period of Army use, this building was used as a model room.

## DESCRIPTION

Building 61 is a single-storey structure, of timber-framed construction now clad in weatherboards. The drawing at Figure 143 indicated that the building was originally clad in iron. Remnant fabric is visible within a room on the northwest corner. The roof is clad in corrugated sheet metal (Colorbond) and is a gable form, flanked by hip roof forms, all running east-west. A skillion-roofed verandah with braced timber posts provides weather protection to the three sets of paired timber ledged and braced entrance doors on the east (front) façade. The verandah has a concrete slab floor. The windows to the north and south elevations and to the east, flanking the sets of entrance doors, are iron framed multi-paned forms. There is a central openable panel which swings outwards on a central pivot to each. Those to the west (rear) elevation, which serviced the toilet blocks are smaller and casement opening. The interior of the building as constructed comprised a single open space with racks running along the north and south walls, to hold the potentially infected luggage of incoming passengers (Figure 143). A centrally located set of doors in the west elevation enabled access to the disinfection building behind.

A toilet block was constructed in the southwest and north west corners with female facilities access from within the building while those for males were approached from outside via a door in the southwest and northwest corner of the building. Originally these were separated from the main building by a breezeway, later enclosed. By 1914 as the measured drawing at Figure 144 shows, the main space had been partly divided into three compartments and additional racking fixed to these partition walls. The northernmost amenities area had also been altered and re-roofed to its present skillion form.

The building has been variously altered. Alterations include the repositioning of the southernmost set of the three entrance doors in the east façade to facilitate the introduction of the tramway which ran through the building linking it to Building 84, the recladding of the building in weatherboard and the reconfiguration of the southwest toilet block now divided by the tramway. The windows to the west elevation have also been altered – the drawings at Figure 143 and Figure 144 depict five windows flanking each side of the central doorway;

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<sup>58</sup> Public Record Office, Victoria VPRS 972 Summary Contract Book - index p.271 Contract 99-00/464

there are now four windows to the north side and three to the south side of the building. The installation of the tramway appears to have required a high degree of alteration to both the exterior and interior fabric of the building.

### INTEGRITY

Good                       Fair                       Poor

The building is reasonably intact to its original form, although a series of alterations have occurred over time; the most significant of these related to the installation of the tramway.

Internally the building has undergone some alteration.

### CONDITION

Good                       Fair                       Poor

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

### LEVEL OF SIGNIFICANCE

Of Primary significance.

The Foul Luggage Receiving Store of 1900 is significant for its association with the intense period of development of the site between 1900 and 1925, when it was constructed together with the Disinfection Building (Building 84) and two Bath House buildings (Buildings 63 and 64), near and complementing the pre-existing 1866 stone bath and washhouse. It also later accommodated the tramway from the jetty. The form and planning of the building, although altered, is largely still reflective of the luggage cleansing processes which took place in the building. It was also functionally connected to the Disinfection Building, and through that to the later Clean Luggage Store. Building 61 is integral to the disinfecting process at the Quarantine Station.

The building additionally makes a significant contribution to the understanding of the workings of the broader Disinfecting and Cleansing Complex, which incorporated a number of buildings dating from both the first phase of development (1852-1875) through to the third

phase (1900-1925), including buildings 58, 59, 60, 62, 63, 64 and 84 and the remains of the luggage tramway.

The building is prominently located on the west side of the Parade Ground, giving it a high level of visibility.

### **SIGNIFICANT ELEMENTS**

Significant elements include:

- Overall external form and fabric, largely dating to the 1900 period of construction, including:
  - the generally symmetrical massing and presentation
  - the central gable roof form with flanking hip roof forms
  - the skillion-roofed verandah with braced timber posts
  - the original distribution of window and door openings
  - the iron framed multi-paned windows with a central openable panel
  - the paired timber ledged and braced entrance doors
  - the remnant corrugated iron wall cladding in the north-west room
- Other internal elements including the original or early ceilings, joinery and other features where they exist.
- Later elements, such as the repositioning of doors and windows to suit the insertion of the tramway and the re-cladding of the building in timber weatherboards have some significance as evidence of the physical evolution and use of this building.
- The location of the building within the Disinfecting and Cleansing Complex, and the associated remains of the luggage tramway.

### **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation. This includes the interior plan form and fabric.

Retain and conserve the 1900 building's symmetrical external form, fabric and building envelope.

Retain evidence of the tramway installation, as demonstrative of the adaptation of the building for this use.

Retain the visual association of this building with other structures within the broader Disinfecting and Cleaning Complex including Buildings 58, 60, 61, 62, 63, 64 and 84, and its visual connections to the foreshore, the site of the former jetty and Port Phillip Bay.

Retain the visual connection with the Parade Ground.

Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric, subject also to the policies on 'Maintenance' and 'Restoration and Reconstruction'.



Should it be required, consideration could be given to adapting or altering the west side service area, without exceeding the existing footprint and building envelope

QUARANTINE STATION, POINT NEPEAN

**BUILDING 62**

**DATE OF CONSTRUCTION:** c.1910

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Clean Luggage Store

**OTHER NAMES:** Store Room

**LOCATION PLAN AND PHOTOGRAPHS:**



Figure 145 Building 62, west elevation.



Figure 146 Building 62, south elevation.



Figure 147 Building 62, north elevation and the inter-relationship with Building 84. Building 79 is at the left of the image.

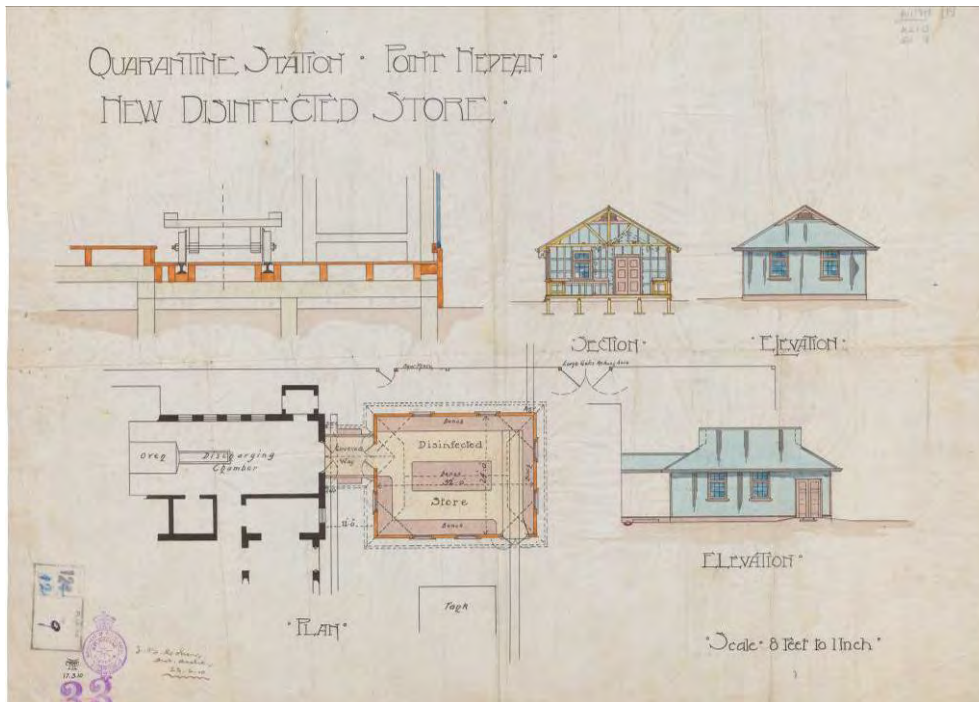


Figure 148 Quarantine Station Point Nepean. New Disinfected Store. Drawing signed and dated by J B Cohen, District Architect, 23 March 1910. Source: National Archives of Australia.

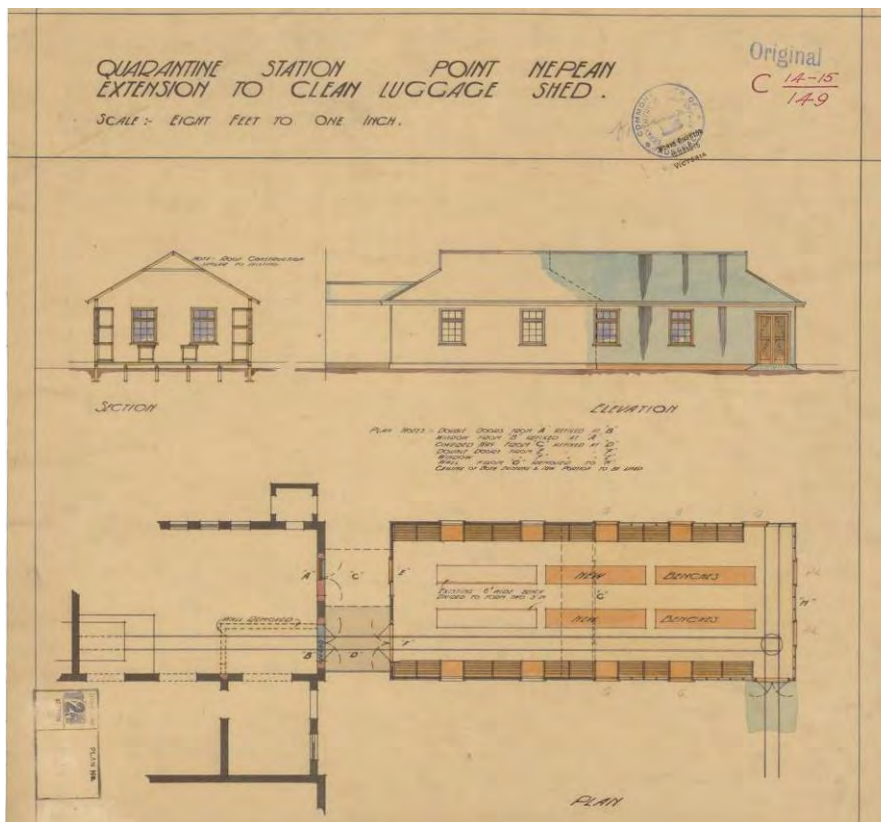


Figure 149 Extension to Clean Luggage Shed. Contract Drawing. Signed and dated by Horace Mackennal 10 February 1915. Source: National Archives of Australia.

## HISTORY

Building 62 was constructed in two stages – the first (east) section was built in c.1910 and the later (west) section was built in c.1915. The building was constructed as the Clean Luggage Store or Shed (or 'New Disinfected Store') and was a component of the Disinfecting and Cleansing Complex of the Quarantine Station. It augmented the other new buildings added to the complex in this period (1899-1900), including the Foul Luggage Receiving Store and the Shower Block for third class passengers (1924 – Building 60). Building 62 was used to store clean luggage after being cleaned in the disinfection chamber.

Originally the interior was fitted with benches to all external walls and an island bench. After the construction of the west addition, additional island benches were installed and the pre-existing bench was cut into two sections lengthways. These fittings have since been removed.

During the period of Army use, this building was used as a store.

## DESCRIPTION

Building 62 is a single-storey timber-framed building clad in timber weatherboards and constructed in two stages to its present elongated rectangular form. Originally the building's walls were lined in corrugated iron, as shown in Figure 148 and Figure 149. It has a hipped roof form with small ridge gables and is clad in corrugated asbestos sheeting. There are timber slatted ventilation openings in the ridge gables.

The windows are timber-framed and multi-paned of which the upper third is a hopper opening sash. The entrance on the east façade has paired timber ledged and braced doors while the entrance on the north façade has a pair of introduced flush panel doors. The interior is an open hall-like space.

## INTEGRITY

**Good**                       **Fair**                       **Poor**

The exterior of the building is substantially intact to its extended form of c.1915, apart from the relining of the exterior in weatherboard at an unknown date. The ceiling and wall lining also appear to be later alterations.

## CONDITION

**Good**                       **Fair**                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.

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

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

### **LEVEL OF SIGNIFICANCE**

Of Primary significance.

The Clean Luggage Store of 1910 is significant for its association with the intense period of development of the site between 1900 and 1925, when it was constructed together with a number of other disinfecting- and cleansing-related structures, including the earlier Foul Luggage Receiving Store. It was functionally connected to the latter building, through the intervening Disinfection Building. Building 62 is integral to the disinfecting process at the Quarantine Station.

The building additionally makes a significant contribution to the understanding of the workings of the broader Disinfecting and Cleansing Complex, which incorporated a number of buildings dating from both the first phase of development (1852-1875) through to the third phase (1900-1925), including buildings 58, 59, 61, 62, 63, 64 and 84 and the remains of the luggage tramway.

### **SIGNIFICANT ELEMENTS**

Significant elements include:

- The overall extended form of c.1915 with its simple rectangular plan and hipped roof form with ridge gables featuring timber slatted ventilation openings
- The distribution of openings including the timber-framed multi-paned windows with upper hopper opening sash.
- The paired timber ledged and braced entrance doors
- The remaining interior form and fabric, in particular the open hall-like space, and remnant joinery.
- The covered link to Building 84
- The location of the building within the Disinfecting and Cleansing Complex and the remains of the luggage tramway.
- Later elements such as the re-cladding of the building in timber weatherboards have some significance as evidence of the physical evolution and use of this building.

### **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

Retain and conserve the building's original (c.1910 and c.1915) external form and fabric.

Retain and conserve the interior plan form.

Retain and conserve the building's visual and (former) functional links within the Disinfecting and Cleansing Complex, including the covered link to Building 84.

Non-original fabric to cladding, roof, and interiors can be replaced with appropriate and sympathetic fabric, subject also to the policies on 'Maintenance' and 'Restoration and Reconstruction'.

QUARANTINE STATION, POINT NEPEAN

**BUILDING 63**

**DATE OF CONSTRUCTION:** 1900

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Bathing Block

**OTHER NAMES:** Cadet Accommodation Long Term

**LOCATION PLAN AND PHOTOGRAPHS:**

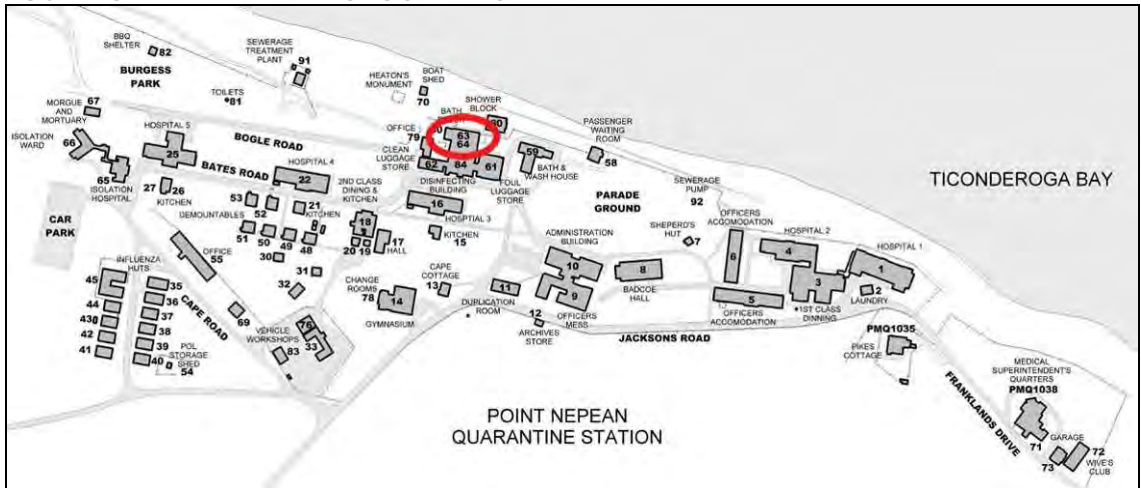


Figure 150 Building 63, north elevation. The chimney in background is associated with Building 84, the Disinfection Building.





Figure 151 Building 63, view of the east façade.



Figure 152 East elevations of Building 63 (right) and Building 64 (left).



Figure 153 Buildings 63 and 64, from left: looking west down the central access way or 'alley' between the two bath houses; the steel-framed window forms and doorway detailing of Building 63. Note the recent repairs and strengthening works to the segmental brick window heads.



Figure 154 Building 63, from left: interior of one of the bathroom suites, later converted to accommodation; the lantern roof form above the bath chamber visible because of the removal of a section of the false ceiling.



Figure 155 Building 63, showing one of the steel-framed clerestory windows with openable central element.

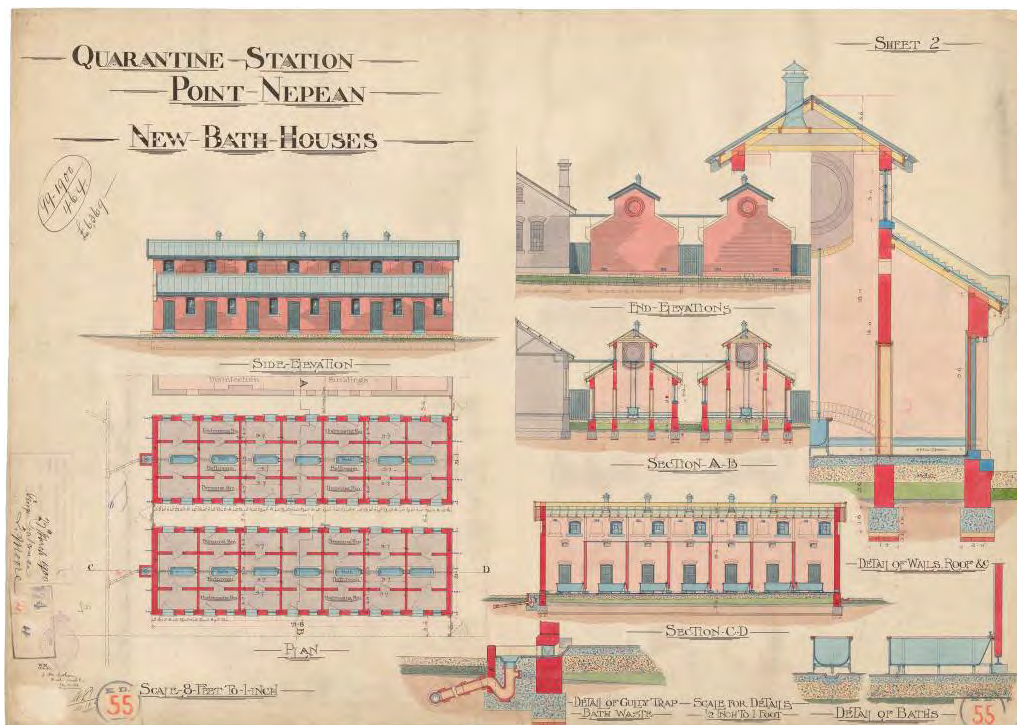


Figure 156 Quarantine Station Point Nepean. New Bath Houses. Contract Drawing dated 27 March 1900. Sheet No. 2.  
Source: National Archives of Australia.

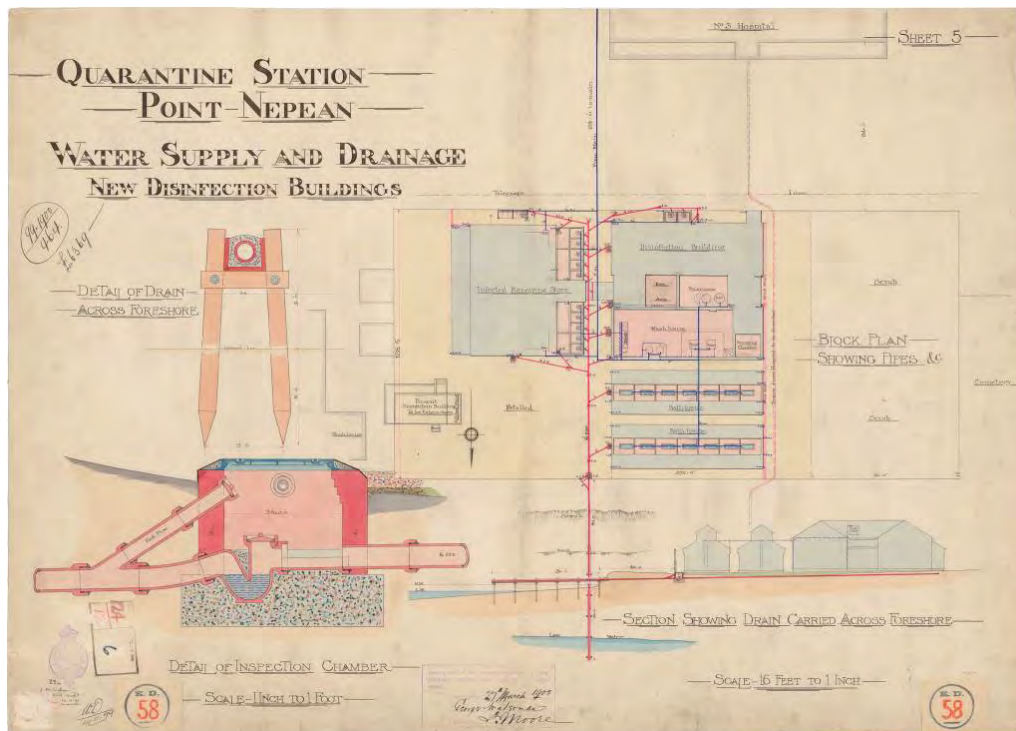


Figure 157 Quarantine Station Point Nepean. Water Supply and Drainage. New Disinfection Buildings. Contract Drawing, dated 27 March 1900. Sheet No. 5.  
Source: National Archives of Australia.

## HISTORY

In 1900, the first buildings of what soon became a comprehensive Disinfecting and Cleansing Complex were erected under contract 99-00/464 by a George Waterman for the contract sum of £6393.5.2.<sup>59</sup> As part of his contract, Waterman constructed a red brick Disinfection building (Building 84), two red brick Bath House buildings (the present Buildings 63 and 64) and an Infected Receiving Store (Building 61), which was timber-framed and originally clad with corrugated iron.

The complex is believed to be the first of its type in Australia. It is also considered likely that these first buildings were erected in response to the new threat of a plague epidemic in the Western world, originating in Hong Kong and Bombay, as well as the result of the energy and the attitudes to public health and quarantine of Dr. Astley Gresswell, the senior public health official in Victoria at that time. The complex served as the model for a series of similar complexes constructed throughout Australia by the Commonwealth during its quarantine upgrading programme which ran for a decade or so after 1912.<sup>60</sup>

The new Bath Houses were constructed to the west of the existing wash-house (Building 59) and directly adjacent to the north façade of the new Disinfection Building (Building 84).

The use of red brick as the building material for Buildings 63 and 64 and the associated Building 84 was a departure from the stone construction of the majority of the early

<sup>59</sup> Public Record Office, Victoria VPRS 972 Summary Contract Book - index p.271 Contract 99-00/464.

<sup>60</sup> Power 1984, p.175 & 177 see also pp.101-103 and 121-123.

buildings. By the turn of the century, the quality of the local stone would have been well recognised and the ability to service the Station with manufactured building products from Melbourne would have improved greatly. Furthermore, red brick had become a common building material and would have been seen as appropriate for the Bath Houses and the Disinfection Building, which were critical to the functioning of the Station.

During the Army period of use this building was converted to provide accommodation for cadets.

## DESCRIPTION

Building 63 is one of two single-storey red face brick – laid in English bond - structures, on rectilinear plans running parallel in an east-west direction. Both buildings have a broken gable roof form with a central lantern and clerestory windows. There is a 'blind' roundel form to each brick gable end. Building 63 comprises seven separate bath rooms each of which consisted of a disrobing room, bath chamber and robing room. Quarantined passengers would enter from the north or south ends – one building was set aside for each sex – and after bathing and changing into fresh clothes would exit into the central 'alley' between the two buildings (Figure 153).

The building has recently been re-roofed in Colorbond sheet metal. Windows are steel-framed and multi-paned. Those to the lantern contain an openable element which operates on a central pivot (Figure 155). The external north entry doors were removed and infilled with a fully glazed awning sash window, during the period of Army use for accommodation purposes. The latter period also involved internal works including the removal of the bath fittings and alteration of the bath spaces to form small accommodation suites. Carpeting and lowered plaster ceilings were also installed throughout the building (Figure 154). The internal transverse walls retain the steel lintels at low level, although the former openings between bath cubicles have been bricked up.

## INTEGRITY

**Good**                       **Fair**                       **Poor**

The exterior of the building is generally intact, apart from the removal of many of the exterior doors and their replacement with windows. The divisions in the bathing rooms have been altered.

## CONDITION

**Good**                       **Fair**                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.

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

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## **LEVEL OF SIGNIFICANCE**

Of Primary significance.

Building 63 and Building 64, the Bathing Block of 1900, were the first buildings in the expanded Disinfecting and Cleansing Complex of the early twentieth century, which was constructed by the Commonwealth and included the Disinfection building (Building 84) and the Foul Luggage Receiving Store (Building 61). The complex is believed to be the first of its type in Australia and served as the model for a series of similar quarantine complexes constructed elsewhere by the Commonwealth. The use of red brick was also a departure from the stone construction of the majority of the early buildings at Point Nepean.

The building is also significant for its association with the intense period of development of the site between 1900 and 1925. The form and planning of the building remains largely reflective of the bathing processes which took place in the building.

The building additionally makes a significant contribution to the understanding of the workings of the broader Disinfecting and Cleansing Complex, of which it was an integral component, and which incorporated a number of buildings dating from both the first phase of development (1852-1875) through to the third phase (1900-1925), including buildings 58, 59, 60, 61, 62, 64 and 84 and the remains of the luggage tramway. It is also a highly visible and prominent structure within this area of the complex, including in relation to the foreshore and views from Port Phillip Bay.

## **SIGNIFICANT ELEMENTS**

Significant elements include:

- Overall external form and fabric, largely dating to the 1900 period of construction, including:
  - the generally symmetrical massing and presentation
  - the unpainted red brick cladding
  - the gable roof form with central lantern and clerestory windows
  - the 'blind' roundel form to each gable end
  - the original distribution of window and door openings
  - the steel-framed multi-paned windows, including those to the lantern which contain an openable element
- Other internal elements including the original or early ceilings, the open raised central space (later enclosed), joinery and other features where they exist.
- The location of the building within the Disinfecting and Cleansing Complex.

## RECOMMENDATIONS

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation. As a purpose-built bath house, however, with a high degree of external intactness, the subject building offers very limited opportunity for external change.

Accordingly, retain and conserve the building's original 1900 external form and fabric. Retain and conserve original elements of the interior plan form.

Retain the visual association of this building with other structures within the broader Disinfecting and Cleaning Complex including Buildings 58, 59, 60, 61, 62, 64 and 84, and its visual connections to the foreshore, the site of the former jetty and Port Phillip Bay. In particular, maintain the visual and physical associations (including fabric) with adjoining Buildings 64 and 84.

Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric, subject also to the policies on 'Maintenance' and 'Restoration and Reconstruction'.

The alterations made during the Army era accommodation use, especially the introduction of the central ceilings, and the glazed infill to door openings, may be removed and original treatments reinstated if operational requirements permit. At present, however, the glazed windows can be read as non-original and do not overly impact on the presentation or understanding of the original building form.

QUARANTINE STATION, POINT NEPEAN

**BUILDING 64**

**DATE OF CONSTRUCTION:** 1899-1900

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Bathing Block

**OTHER NAMES:** Cadet Accommodation Long Term

**LOCATION PLAN AND PHOTOGRAPHS:**

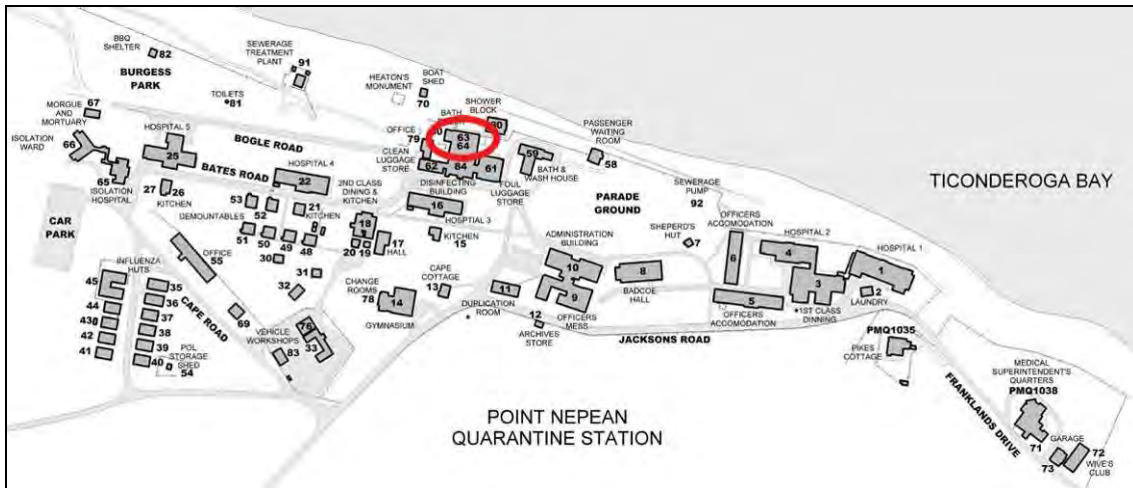


Figure 158 Building 64, showing the east elevation. Building 84 is adjacent (left) and a portion of Building 61 is in the left foreground.





Figure 159 Building 64, detail of east elevation.

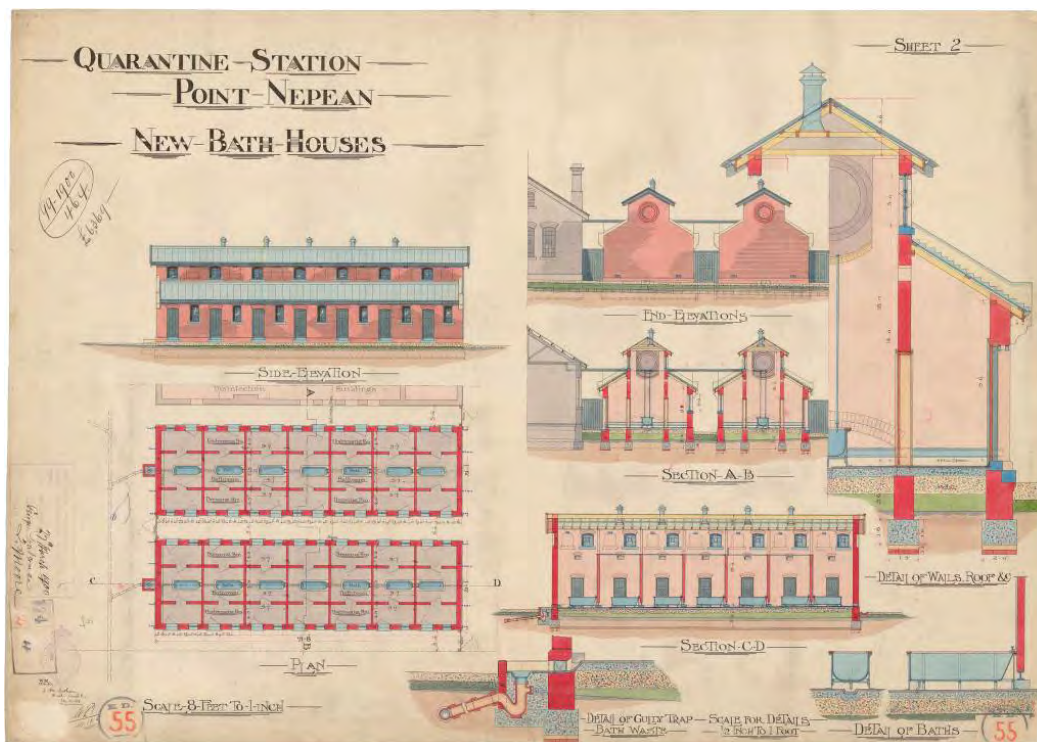


Figure 160 Quarantine Station Point Nepean. New Bath Houses. Contract Drawing dated 27 March 1900. Sheet No. 2.  
Source: National Archives of Australia.

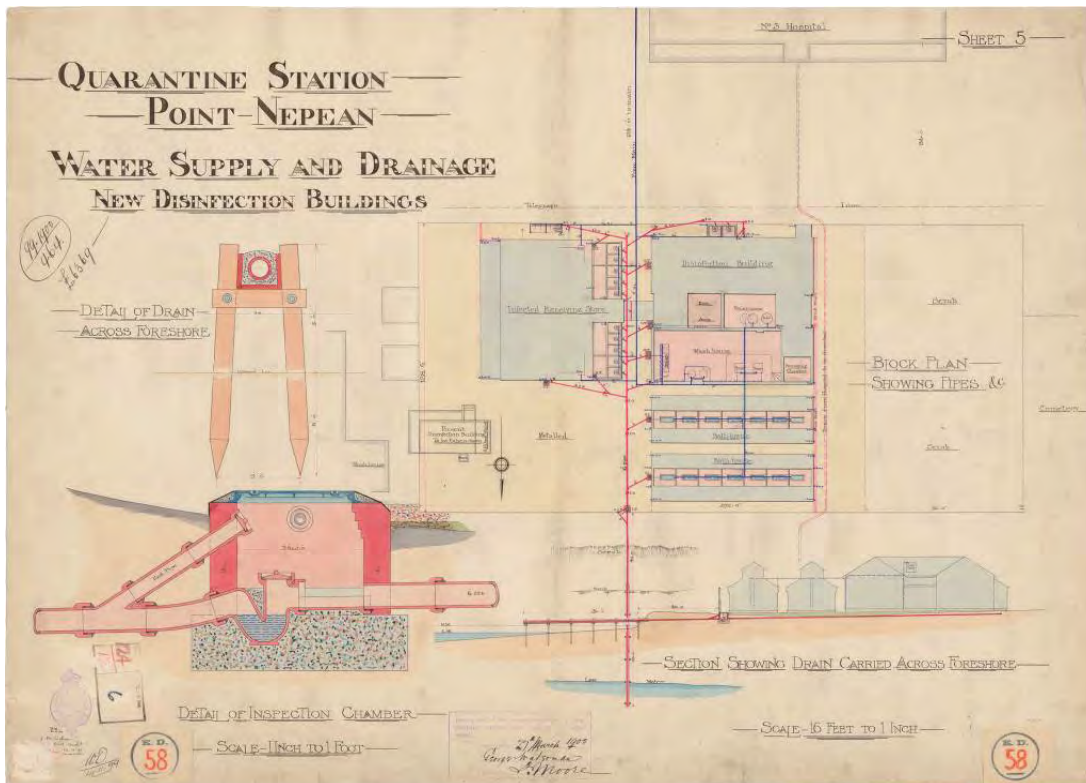


Figure 161 Quarantine Station Point Nepean. Water Supply and Drainage. New Disinfection Buildings. Contract Drawing, dated 27 March 1900. Sheet No. 5. Source: National Archives of Australia.

## HISTORY

In 1900, the first buildings of what soon became a comprehensive Disinfecting and Bathing complex were erected under contract 99-00/464 by a George Waterman for the contract sum of £6393.5.2.<sup>61</sup> As part of his contract, Waterman constructed a red brick Disinfection building (Building 84), two red brick Bath House buildings (the present Buildings 63 and 64) and an Infected Receiving Store (Building 61), which was timber-framed and originally clad with corrugated iron.

The complex is believed to be the first of its type in Australia. It is also considered likely that these first buildings were erected in response to the new threat of a plague epidemic in the Western world, originating in Hong Kong and Bombay, as well as the result of the energy and the attitudes to public health and quarantine of Dr. Astley Gresswell, the senior public health official in Victoria at that time. The complex served as the model for a series of similar complexes constructed throughout Australia by the Commonwealth during its quarantine upgrading programme which ran for a decade or so after 1912.<sup>62</sup>

The new Bath Houses were constructed to the west of the existing wash-house (Building 59) and directly adjacent to the north façade of the new Disinfection building

<sup>61</sup> Public Record Office, Victoria VPRS 972 Summary Contract Book - index p.271 Contract 99-00/464.

<sup>62</sup> Power 1984, p.175 & 177 see also pp.101-103 and 121-123.

The use of red brick as the building material for Buildings 63 and 64 and the associated Building 84 was a departure from the stone construction of the majority of the early buildings. By the turn of the century, the quality of the local stone would have been well recognised and the ability to service the station with manufactured building products from Melbourne would have improved greatly. Furthermore, red brick had become a common building material and would have been seen as appropriate for the Bath Houses and the Disinfection Building, which were critical to the functioning of the station.

During the Army period of use this building was converted to provide accommodation for cadets.

## DESCRIPTION

Building 64 is one of two single-storey red face brick – laid in English bond - structures, running parallel in an east-west direction. Both buildings have a broken gable roof form with a central lantern and clerestory windows. There is a 'blind' roundel form to each brick gable end. Building 64 comprises seven separate bath rooms each of which consisted of a disrobing room, bath chamber and robing room. Quarantined passengers would enter from the north or south – one of the buildings was set aside for each sex – and after bathing and changing into fresh clothes would exit into the central 'alley' between the two buildings (Figure 153).

The building has recently been reroofed in Colorbond sheet metal. Windows are steel framed and multi-paned. Those to the lantern contain an openable element which operates on a central pivot (Figure 155).

The external south entry doors were removed and infilled with a fully glazed awning sash window, during the period of Army use for accommodation purposes. The latter period also involved internal works including the removal of the bath fittings and alteration of the bath spaces to form small accommodation suites. Carpeting and lowered plaster ceilings were also installed throughout the building (Figure 154). The internal transverse walls retain the steel lintels at low level, although the former openings between bath cubicles have been bricked up.

## INTEGRITY

**Good**                       **Fair**                       **Poor**

The exterior of the building is generally intact, apart from the removal of many of the exterior doors and their replacement with windows. The divisions in the bathing rooms have been altered.

## CONDITION:

**Good**                       **Fair**                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.

- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## **LEVEL OF SIGNIFICANCE**

Of Primary significance.

Building 64 and Building 63, the Bathing Block of 1900, were the first buildings in the expanded Disinfecting and Cleansing Complex of the early twentieth century, which was constructed by the Commonwealth and included the Disinfection building (Building 84) and the Foul Luggage Receiving Store (Building 61). The complex is believed to be the first of its type in Australia and served as the model for a series of similar quarantine complexes constructed elsewhere by the Commonwealth. The use of red brick was also a departure from the stone construction of the majority of the early buildings at Point Nepean.

The building is also significant for its association with the intense period of development of the site between 1900 and 1925. The form and planning of the building remains largely reflective of the bathing processes which took place in the building.

The building additionally makes a significant contribution to the understanding of the workings of the broader Disinfecting and Cleansing Complex, of which it was an integral component, which incorporated a number of buildings dating from both the first phase of development (1852-1875) through to the third phase (1900-1925), including buildings 58, 59, 60, 61, 62, 63 and 84 and the remains of the luggage tramway.

## **SIGNIFICANT ELEMENTS**

Significant elements include:

- Overall external form and fabric, largely dating to the 1900 period of construction, including:
  - the generally symmetrical massing and presentation
  - the unpainted red brick cladding
  - the gable roof form with central lantern and clerestory windows
  - the 'blind' roundel form to each gable end
  - the original distribution of window and door openings
  - the steel-framed multi-paned windows, including those to the lantern which contain an openable element
- Other internal elements including the original or early ceilings, the open raised central space (later enclosed), joinery and other features where they exist.

- The location of the building within the Disinfecting and Cleansing Complex.

## **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation. As a purpose-built bath house, however, with a high degree of external intactness, the subject building offers very limited opportunity for external change.

Accordingly, retain and conserve the building's original 1900 external form and fabric. Retain and conserve original elements of the interior plan form.

Retain the visual association of this building with other structures within the broader Disinfecting and Cleaning Complex including Buildings 58, 59, 60, 61, 62, 63 and 84. In particular, maintain the visual and physical associations (including fabric) with adjoining Buildings 63 and 84.

Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric, subject also to the policies on 'Maintenance' and 'Restoration and Reconstruction'.

The alterations made during the Army era accommodation use, especially the introduction of the central ceilings, and the glazed infill to door openings, may be removed and original treatments reinstated if operational requirements permit. At present, however, the glazed windows can be read as non-original and do not overly impact on the presentation or understanding of the original building form.

**BUILDING 65**

**DATE OF CONSTRUCTION:** c.1912

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Administration Building

**OTHER NAMES:** Dental Training

**LOCATION PLAN AND PHOTOGRAPHS:**

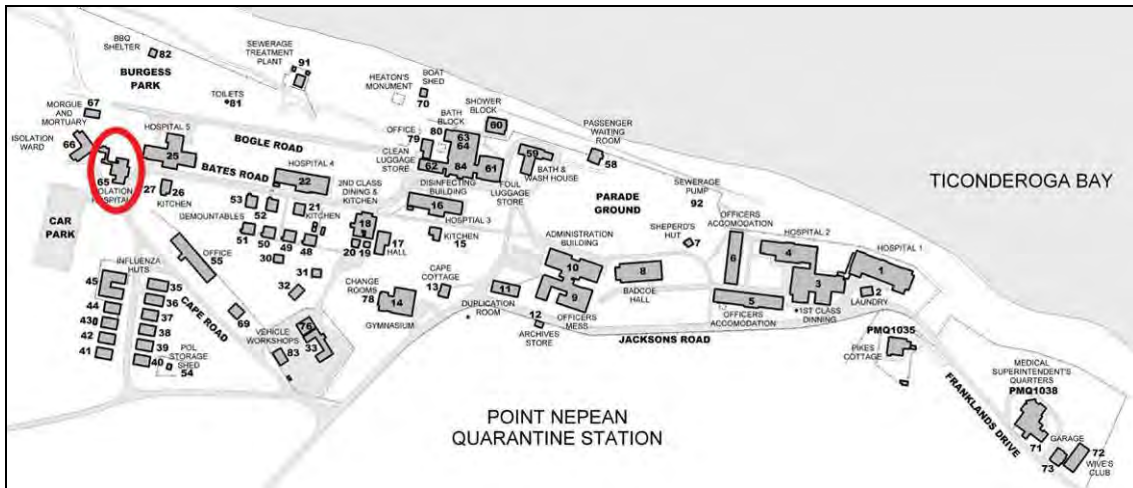


Figure 162 Building 65, showing the east (façade) and north elevation.



Figure 163 Building 65, showing the west elevation and part of the south elevation.



Figure 164 Building 65, showing its connection with Building 66. Note the covered way and the small servery – sited forward of the staff changing room. The covered way continued further west, connecting with Building 66. A high fence flanked the servery and changing room, dividing the administrative block from the hospital.



Figure 165 Building 65, looking south along the axis of the former open corridor. The kitchen is to the right.

## HISTORY

The present Building 65 appears to have been constructed, or was in the process of construction, by March 1912 – the western edge of the building, including the chimney, clearly appears in a ‘Plan of drain piping also Hot & Cold water service etc’ for the ‘Administration No 1 & Isolation Blds’, which is dated ‘March 12/12’ (Figure 166). Two existing underground tanks for the collection of rainwater were also installed around the same time.

This timber-framed and weatherboard clad building was constructed as the Administration building servicing the purpose built Isolation Hospital with two wards with direct observation capacity - the present Building 66 – as well as the original Hospital No. 5 (Building 25). The latter had been used for isolation purposes since about the mid-1880s, and was still being used but likely for the lesser infectious diseases.

A drawing identified as C102 is undated but is likely to have been the contract drawing for the construction of Building 65 (see Figure 167). A later drawing dated 31/5/1920 shows the as-built layout of the Administration building (which is slightly different from the undated drawing) and was used to illustrate the installation of electricity to the buildings (see Figure 175).

For operation purposes (the management of highly contagious diseases) the former Administration building was separated from the Isolation Hospital by a high corrugated iron fence (since removed) which was straddled by two smaller buildings (still extant), the larger with a shower/decontamination room and a WC for staff, and the smaller possibly for the



handover of food and other items. Within this fenced area was also a shed (since removed) which housed a trough and incineration equipment.

The former isolation compound Administration building is essentially two buildings under one roof. Running transversely along the front of the building is the main structure which housed three bedrooms, an office, and a doctor and nurses dining room. All the rooms open onto an open air corridor, since enclosed – refer to Figure 165 -which separates the main structure from a smaller structure, which housed the kitchen, pantry and scullery. At each end of the corridor are small wings projecting off the back of the front section, each of which housed a bath and a WC. Two fenced yard areas were also accessed from the open air corridor. A path originally led to the smaller of the two intermediate structures.

The wider isolation compound, which also included a kitchen (Building 26) associated with Building 25, was further surrounded by a high corrugated galvanised iron fence, a remnant of which is still extant as the side wall to Building 27 (see site map on right-hand side of Figure 175). In 1920, a complex of twelve isolation huts (present Buildings 35-38 and 40-46) were constructed to the south of the main fenced isolation compound. In 1921 a combined Mortuary and Laboratory (Building 67) was constructed within the 'inner' isolation area.

When the Army moved onto the site in 1951 and set up an Officer Cadet School, this building was used as the Regimental Medical Centre and First Aid Post. The partial removal of walls between some of the former bedrooms, the alterations to the front verandah, and the partially glazed lining of the open air corridor may date to this period of use. From c.1986 the Army School of Health used the building as the administration building for its dental health school. At some stage two of the exterior doors to the façade have been removed and infilled with weatherboard.

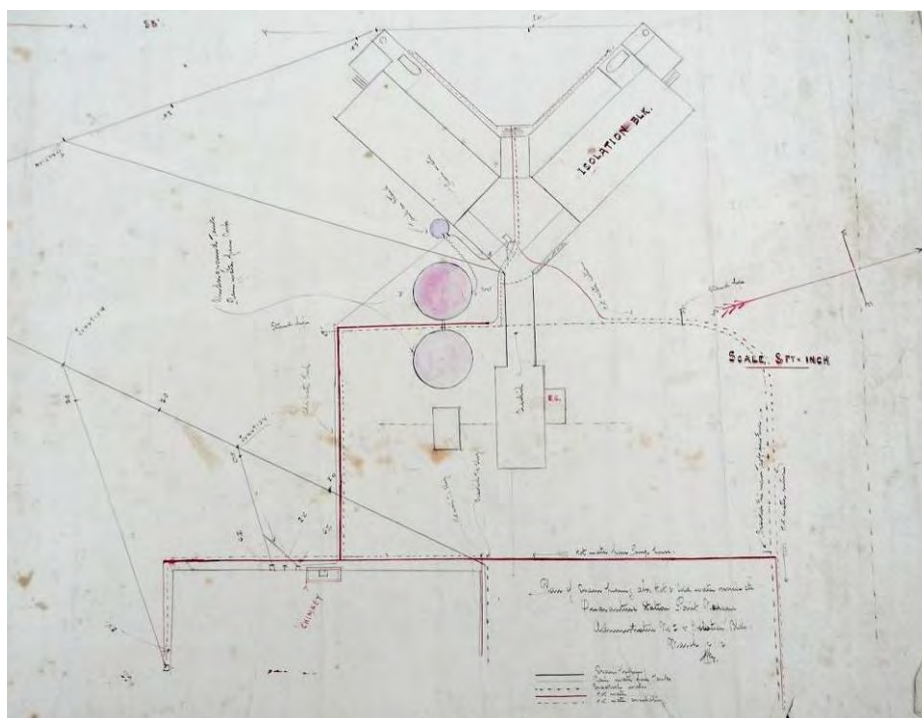


Figure 166 Drainage Plan, dated 12 March 1912.  
Source: National Archives of Australia.

QUARANTINE STATION, POINT NEPEAN

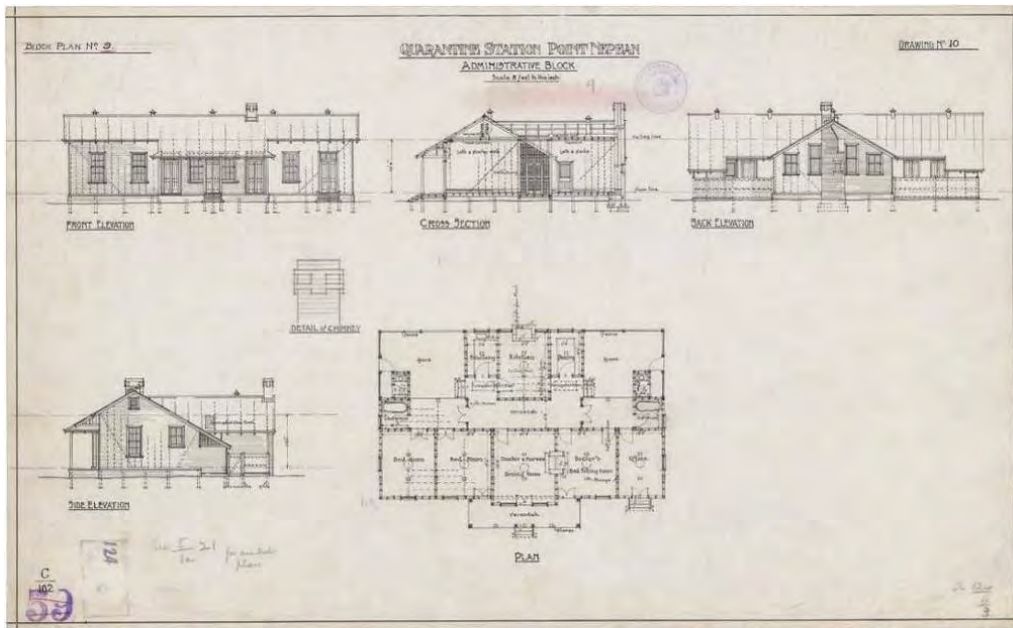


Figure 167 Quarantine Station Point Nepean. Administrative Block. Measured drawing. Block Plan No. 9. Drawing No. 10 Undated.  
Source: National Archives of Australia.

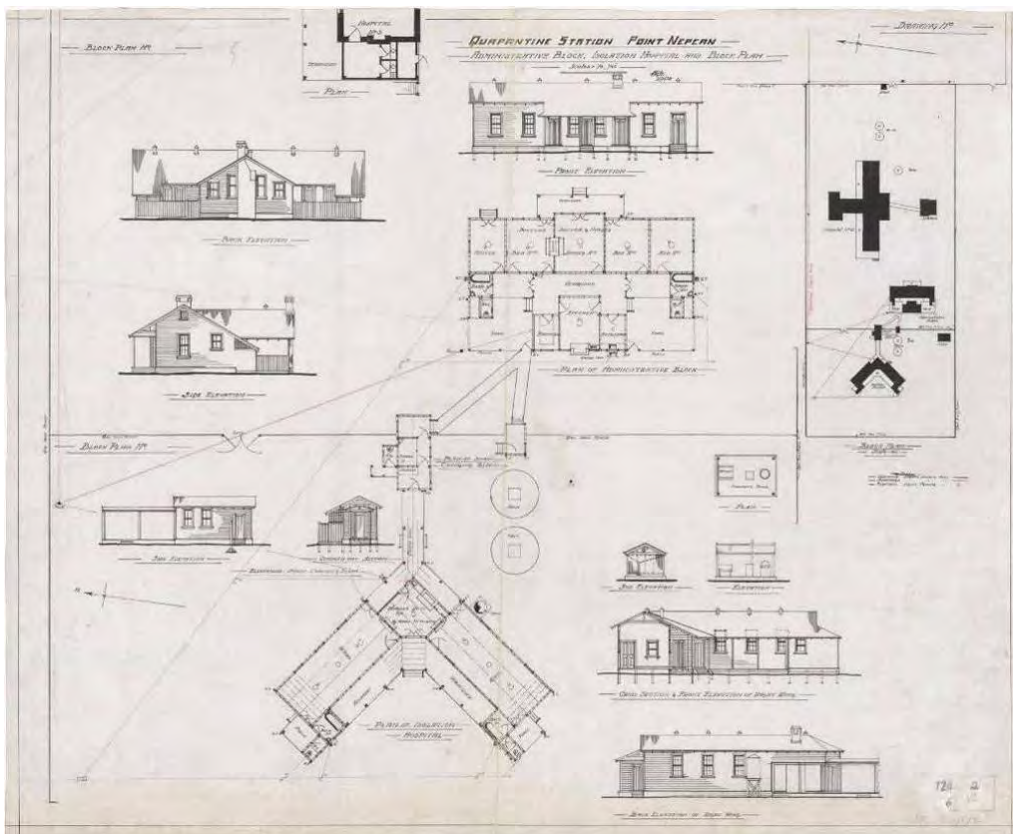


Figure 168 Quarantine Station Point Nepean. Administrative Block, Isolation Hospital and Block Plan. Measured Drawing. Drawing dated May 1920.  
Source: National Archives of Australia.

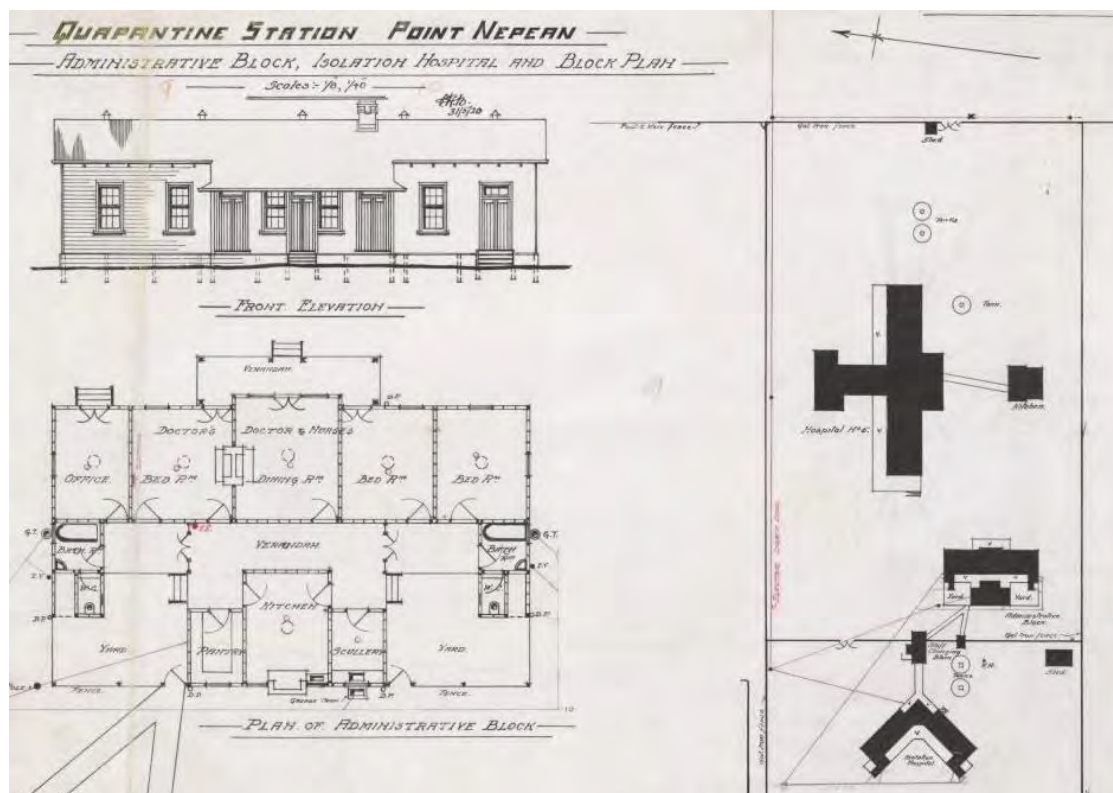


Figure 169 Quarantine Station Point Nepean. Detail from Figure 168.  
Source: National Archives of Australia.

## DESCRIPTION

This is a single-storey, timber-framed building clad in square-edged weatherboard. It is characterised by an asymmetrical main gable roof form running transversely across the front rectangular form of the building with the shorter front plane partly continuing to form the roof over the centrally located front verandah, and the longer rear plane continuing to form the roof of a full-length corridor with bathrooms at each end. The uppermost part of the gable walls on the north and south elevations feature a timber slatted 'window' for ventilation. The rear projecting rooms are roofed by a separate gable running perpendicular to the main roof form and the remainder of the bathroom areas which project beyond the main roof form are roofed with simple skillions. The building has recently been re-roofed in Colorbond sheet metal of a similar corrugated profile to the original asbestos cement sheeting.

The building form is characterised by a long 'boxcar' form plan at the front which originally housed the bedrooms, office, dining and sitting rooms of Isolation staff, all rooms opening off an open-air corridor to the rear (west side), and some also accessible from the front verandah (which has since been enclosed), or directly from the exterior. The majority of the original doorways are still extant and have their original doors, some with fixed top-lights but the rooms either side of the central room have been combined through the substantial removal of the dividing walls, and two of the door openings to the front façade have been infilled and the doors removed. The open-air corridor was originally enclosed with trellis at mid-points along its length but is now lined with more recent half-glazed walling. The walls of the corridor are lined with chamfered edge weatherboards clearly denoting their original 'exterior' status.

The area on the opposite side of the corridor originally housed the kitchen, a centrally-sited structure flanked by a scullery and pantry. The floorplan of these rooms is still as original and the scullery retains its shelving. Updated bathrooms are sited in their original position at both the south and north end of the corridor. There are two brick chimneys – one servicing the former kitchen and visible externally on the west elevation, and an internal double-sided chimney to the original dining room and doctor's bed-sitting room. Both chimneys are of red face brick and feature decorative corbelled heads which match other buildings constructed on the site around the same time (see Buildings 58 – c.1911 and Building 66 – c.1912).

The windows are timber-framed and double-hung, generally with multi-paned sashes.

The form of service yards which were originally sited to both the southwest and northwest of the building are no longer evident due to the removal of fencing. A covered way leading from the northwest service yard covers a former open air pathway and links the building with Building 66 via two small intermediate timber-framed and weatherboard clad structures (see data sheet for Building 66 for further information on these structures).

### **INTEGRITY**

**Good**                       **Fair**                                       **Poor**

Internally this building has been somewhat altered by the removal of some of the internal walls, however, the form of the building and its connection with Building 66 clearly demonstrates its earlier use as a quarantine building associated with the isolation process. While the verandah has been altered, other exterior details of the building are generally intact.

### **CONDITION**

**Good**                       **Fair**                                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

### **LEVEL OF SIGNIFICANCE**

Of Primary significance.

Building 65, constructed in c.1912, had an important functional association with Building 25 (Hospital No. 5) after the latter's adaptation to isolation use, and with Buildings 26, 66 and 67 which were all components of the Isolation Hospital function at this far west end of the site. It retains a visual relationship with these former isolation buildings, and was an integral component of the workings of the isolation complex. The building was also constructed during the intense period of development from 1900-1925.

The plan and form of the building is significant for demonstrating the various functions originally housed within it, including bedrooms, an office, and a doctor and nurses dining room, separated by an open air corridor (since enclosed) from a smaller structure which housed the kitchen, pantry and scullery, and two fenced yard areas which were also accessed from the open air corridor.

### **SIGNIFICANT ELEMENTS**

Significant elements include:

- Overall external form and fabric, largely dating to the c.1912 period of construction, including:
  - the overall massing and presentation including central front verandah
  - the use of timber weatherboard cladding
  - the asymmetrical main gable roof form which features a slatted timber ventilation 'window' to each gable end
  - the secondary gable roof to the rear
  - the original distribution of openings
  - timber-framed and double-hung windows with multi-paned sashes
  - timber framed doors with fixed top-lights
  - external and internal red face brick chimneys with decorative corbelled heads
- Overall internal form and fabric, largely dating to the c.1912 period of construction, including:
  - the long 'boxcar' form plan at the front, the full-length central corridor finishing with bathrooms at both ends, and the rear centrally sited floor plan of one main room flanked by two smaller rooms
  - original wall finishes including chamfered edge weatherboards to both sides of corridor,

### **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation. This includes the interior plan form and fabric.

Retain and conserve the c.1912 building's external form, fabric and building envelope.

Retain the connection of this building to Building 66, and the visual associations with other buildings of the Isolation Hospital group including Buildings 25, 26 and 67. These buildings are integral to an understanding of infectious disease control processes inherent to a quarantine station.

Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric, subject also to the policies on 'Maintenance' and 'Restoration and Reconstruction'.

Consideration could be given to removing the recent half-glazed walling along the open-air corridor and reinstating the original enclosure with trellis at mid-points along its length.

**BUILDING 66**

**DATE OF CONSTRUCTION:** c.1912

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Isolation Ward

**OTHER NAMES:** Dental Laboratory

**LOCATION PLAN AND PHOTOGRAPHS:**

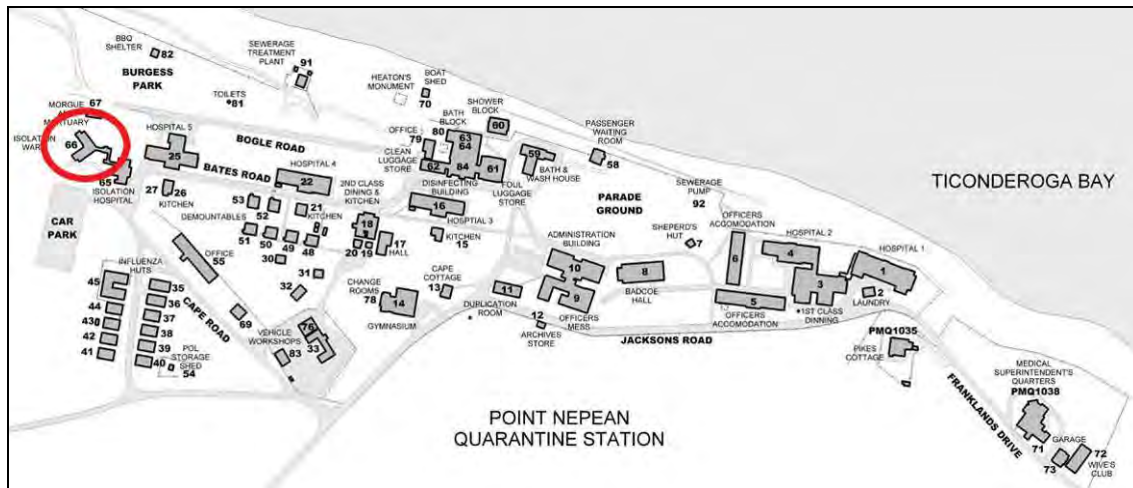


Figure 170 Building 66, looking east and showing the central garden area between the two ward blocks/wings. At the centre of the image is the wall of the Duty Room.



Figure 171 Building 66, showing one of the two isolation wards. The covered walkway – at right – originally joined an open verandah, later enclosed.



Figure 172 Building 66, looking east towards Building 65. The gable west end of Building 25 (Hospital No. 5) is in the background. The staff changing room and servery are the two interlinked structures. Note the two capped wells in the centre of the image.





Figure 173 Detail from the c.1922 aerial showing the Isolation Compound, enclosed by a high corrugated iron fence. Building 66 is at left.

Source: National Archives of Australia.

## HISTORY

The present Building No 66 appears to have been constructed, or was in the process of construction, by March 1912 – the distinctive outline of this V-shaped building clearly appears in a 'Plan of drain piping also Hot & Cold water service etc' for the 'Administration No 1 & Isolation Blds', which is dated 'March 12/12' (see Datasheet for Building 65). Two existing underground tanks for the collection of rainwater were also installed around the same time.

This timber-framed and weatherboard clad building was constructed as a purpose built Isolation Hospital for highly infectious diseases with two wards which could be directly observed from a central Duty Room. An associated Administration building was constructed at the same time. These two buildings augmented the capacity of the station to deal with infectious diseases. The adjacent Hospital No. 5 (Building 25), which had been used for isolation purposes since around the mid-1880s, was still in use but probably for the lesser infectious diseases.

A drawing identified as C102 is undated but is likely to have been the contract drawing for the construction of Building 66 (see Figure 167). A later drawing dated 31/5/1920 shows the as-built layout of the new Isolation Hospital building (which is slightly different from the undated drawing) and was used to show the layout for the installation of electricity to the buildings (see Figure 175).

For operation purposes the former Isolation Hospital was separated from the Administration building by a fence (since removed) which was straddled by two smaller, intermediate buildings (still extant), the larger with a shower/decontamination room and an EC/WC for staff, and the smaller possibly for the handover of food and other items. Within this fenced area was also a shed (since removed) which housed a trough and incineration equipment.

The former Isolation Hospital was designed to have a distinctive and highly functional layout. It comprises two separate wards arranged in a compact V-shaped arrangement about a central room from which the Duty nurse could observe the patients in both wards almost simultaneously. Separate bath and WC amenities were located at the further end of each ward. The entire building was connected to the larger of the intermediate buildings by a covered walkway. Bisecting the walkway was a seven foot high fence separating the isolation wards from the administrative block. Both the servery and changing rooms acted as interchange points between the two segregated areas of the compound.

The wider isolation compound, which also included a kitchen (Building 26) associated with Building 25, was further surrounded by a high corrugated galvanised iron fence, a remnant of which is still extant as the side wall to Building 27 (see site map on right-hand side of Figure 175).

In 1920, a complex of twelve isolation huts (present Buildings 35-38 and 40-46) were constructed to the south of the main fenced isolation compound.

In 1921 a combined Mortuary and Laboratory (Building 67) was constructed within the 'inner' Isolation area.

When the Army moved onto the site in 1951 and set up an Officer Cadet School, this building was used as Officers' accommodation. From c.1986 the Army School of Health used the building for dental training. The insertion of partition walls, benches, new openings to the duty room, and internal lining of the door appear to date to this period of use.

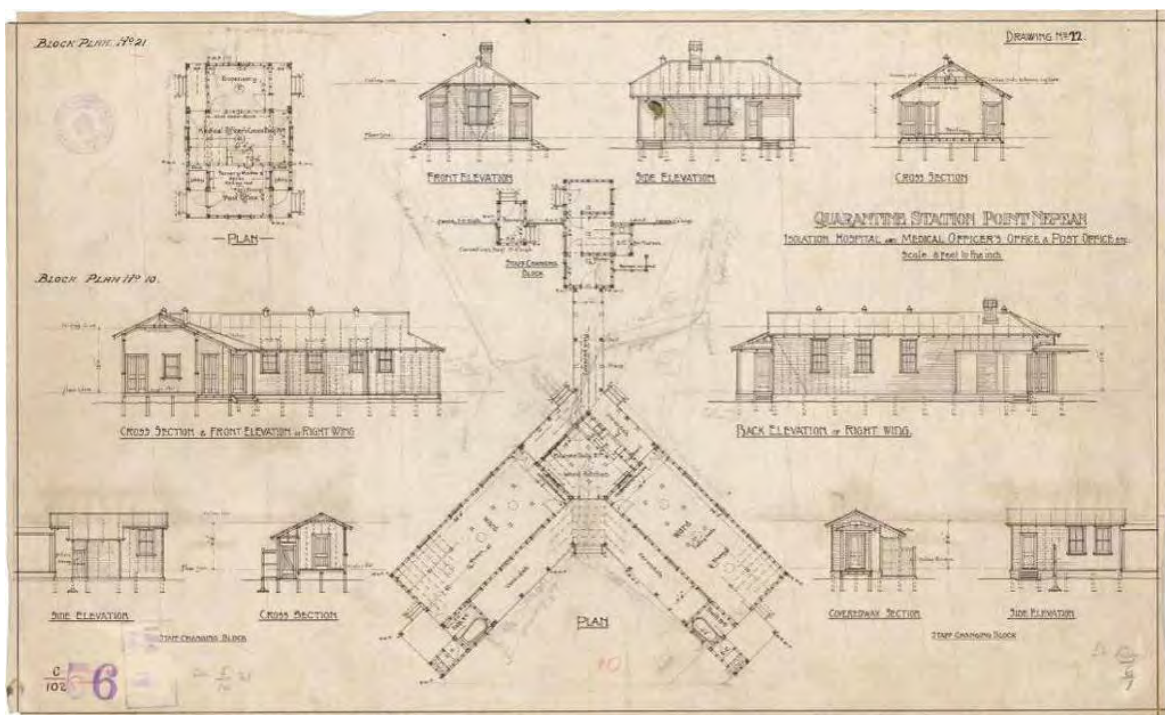


Figure 174 Isolation Hospital and Medical Officer's Office & Post Office etc. Measured Drawing. Block Plan No. 21. Drawing No. 22. The subject building is in the centre of the plan.

Source: National Archives of Australia.

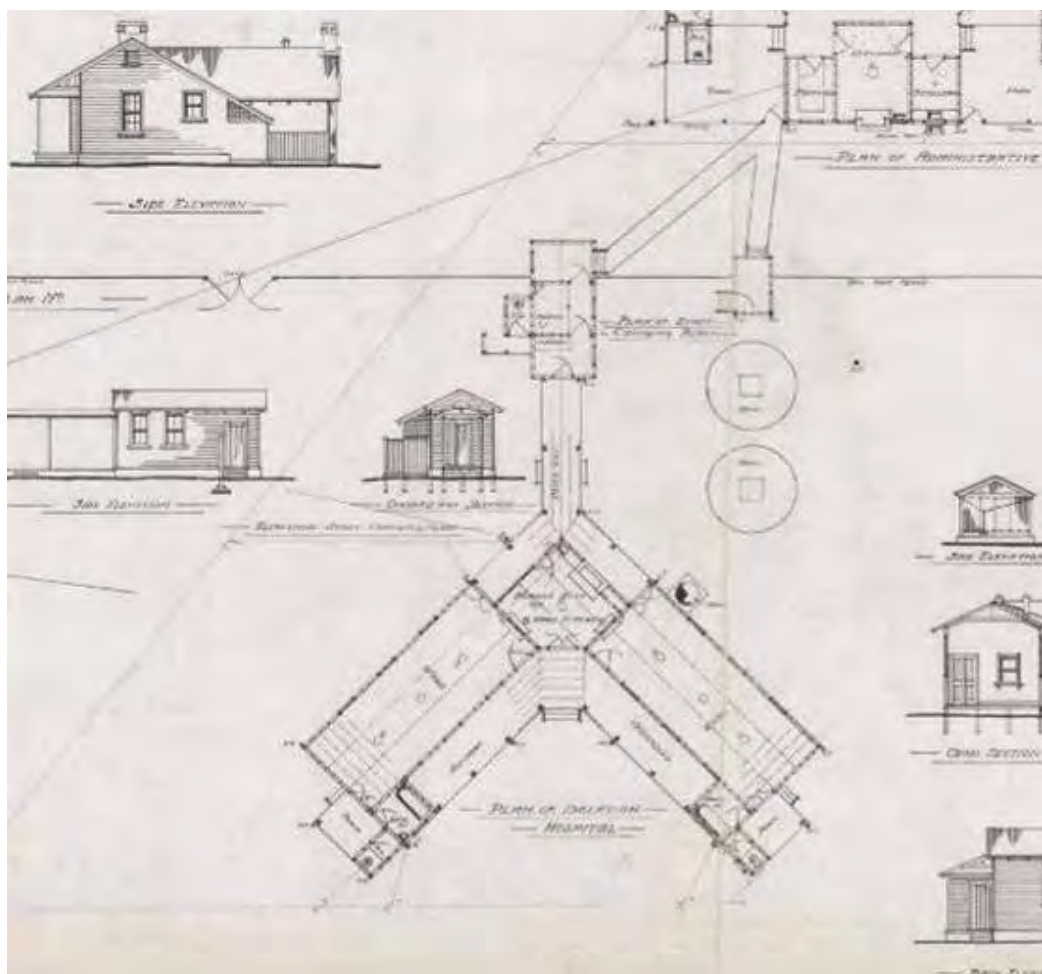


Figure 175 Detail of Administrative Block, Isolation Hospital and Block Plan. Measured Drawing. Drawing dated May 1920.  
Source: National Archives of Australia.

## DESCRIPTION

Building 66 is a single-storey timber-framed structure clad in weatherboard. It adopts a V-shaped form and comprises two ward blocks extending outwards from a central nurse's duty room and kitchen. The building is connected by an enclosed walkway to the administrative block, Building 65. Between these two buildings a staff changing room, containing three small rooms and a toilet as well as a small servery building are sited. As with Building 65, the building has recently been re-roofed in Colorbond sheet metal of a similar corrugated profile to the original asbestos cement sheeting. Windows are timber-framed and double-hung with multi-paned sashes. There is a brick chimney to the central Duty Room.

The staff changing room and servery are of similar construction and form to Building 66. They are timber-framed weatherboard clad buildings, fitted with timber-framed ledged doors and timber-framed double-hung windows. The roofing has also recently been replaced. The walkway has been partially enclosed by aluminium framed glazing.

## INTEGRITY

Good       Fair       Poor

Internally this building has been somewhat altered by the insertion of some internal walls which could easily be removed if required. However, the form of the building and its connection with Building 65 clearly demonstrates its earlier use as a purpose-built quarantine building which is demonstrative of the isolation process.

**CONDITION:**

**Good**                       **Fair**                                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

**LEVEL OF SIGNIFICANCE**

Of Primary significance.

Building 66, of c.1912, the Isolation Ward, had an important functional association with Building 25 (Hospital No. 5) after the latter's adaptation to isolation use, and with Buildings 26, 65 and 67 which were all components of the Isolation Hospital function at this far west end of the site. It retains a significant functional relationship with these former isolation buildings, and was an integral component of the workings of the isolation complex. The building was also constructed during the intense period of development from 1900-1925.

The building additionally has a distinctive and highly functional layout, which remains evident in the building plan and form, and comprised two separate wards arranged in a compact V-shaped plan with a central Duty Room for simultaneous observation of both wards.

**SIGNIFICANT ELEMENTS**

Significant elements include:

- Overall external form and fabric, largely dating to the c.1912 period of construction, including:
  - the overall massing and presentation of the V-shaped plan and form
  - the use of timber weatherboard cladding
  - the brick chimney to the central Duty room

- the enclosed walkway to Building 65, including the staff changing room and servery building
- the original distribution of openings
- timber-framed and double-hung windows with multi-paned sashes
- Overall internal form and fabric, largely dating to the c.1912 period of construction, including:
  - brick fireplaces and remnant joinery
  - original wall finishes including chamfered edge weatherboards to both sides of corridor,
- Two c.1912 subsurface tanks for the collection of rainwater (since covered/capped)
- Possible subsurface remains of bush-latrines, small gardens and other structures including the location and remains of the corrugated iron fence that enclosed the Isolation Complex (Buildings 25, 65, 66 and 67)

## RECOMMENDATIONS

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation. This includes the interior plan form and fabric. The distinctive V-shaped plan of the building, which is significant for demonstrating the original planning and use of the structure (two ward blocks extending outwards from the central nurse's duty room and kitchen) should be retained and not 'diluted' by external additions or infill elements (other than comparatively minor elements).

Retain and conserve the c.1912 building's external form, fabric and building envelope.

Retain the connection of this building to Building 65, and the visual associations with other buildings of the Isolation Hospital group including Buildings 25 and 67. These buildings are integral to an understanding of infectious disease control processes inherent to a quarantine station.

Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric, subject also to the policies on 'Maintenance' and 'Restoration and Reconstruction'.

Should it be required, consideration could be given to removing the recent half-glazed walling along the open-air corridor and reinstating the original enclosure with trellis at mid-points along its length.

Recent internal alterations are not significant and can be retained or removed as required.

**BUILDING 67**

**DATE OF CONSTRUCTION:** 1921

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Morgue and Mortuary

**OTHER NAMES:** Sportsman Club

**LOCATION PLAN AND PHOTOGRAPHS:**

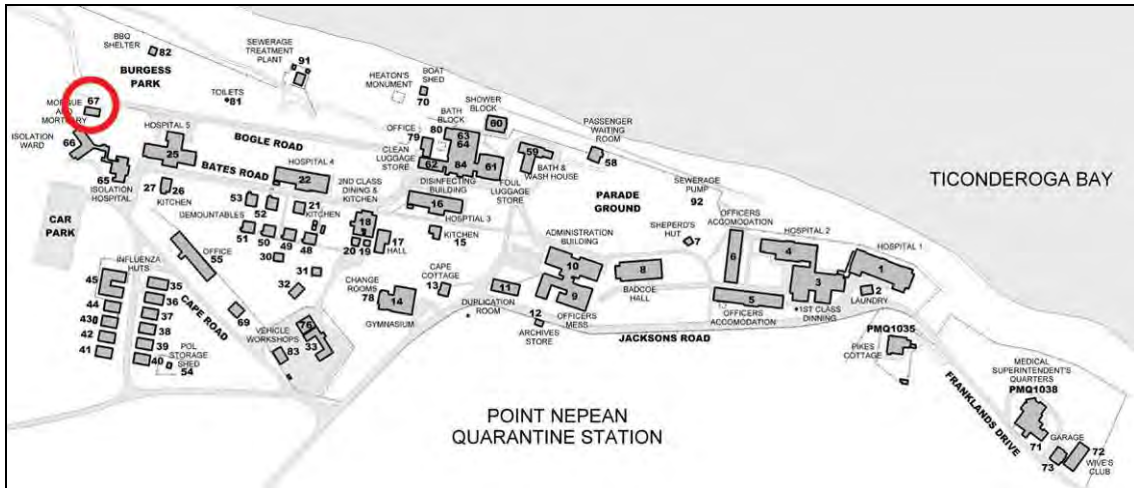


Figure 176 Building 67, south elevation. The open door leads into the former mortuary room.



Figure 177 Building 67, north elevation. The door at left provides access to a small lobby to the former laboratory and the door at right provides access to the former mortuary room.



Figure 178 Building 67, interior of the former mortuary. The mortuary slab to the west wall has been retained in-situ.

## HISTORY

Building 67 was purpose-built in 1922 as a combined Mortuary and Laboratory and is one of the last buildings constructed for the Quarantine Station. It has not been established where the bodies of the deceased were dealt with before this time.

This building is also the last to have been constructed within the Isolation compound (see Figure 173). This compound had first been established around the mid-1880s with the conversion of Hospital No. 5 to these very specific purposes, and was substantially augmented by the construction of an Isolation Hospital and associated Administration building in c.1912. The Mortuary was located within the 'inner' fenced part of this compound, a short distance to the north of the Isolation Hospital building (Building 66).

Building 67 incorporated a small mortuary room at its west end, while a large laboratory room took up much of the rest of the building. At the east end there was a small lobby, through which the laboratory was entered, and a similarly sized incubator room, which was accessed from the laboratory (Figure 179). The Mortuary room comprised a central slab (since removed) above which there was a set of glazed highlights set into the roof. A slab was also fitted to the west wall of the room and is still in place (Figure 178). The only connection with the adjacent laboratory was through a sliding hatch. This has been removed as part of the insertion of a large opening, which was probably created to allow movement between both rooms when the building was converted to a sportsmans' club by the army after 1951.

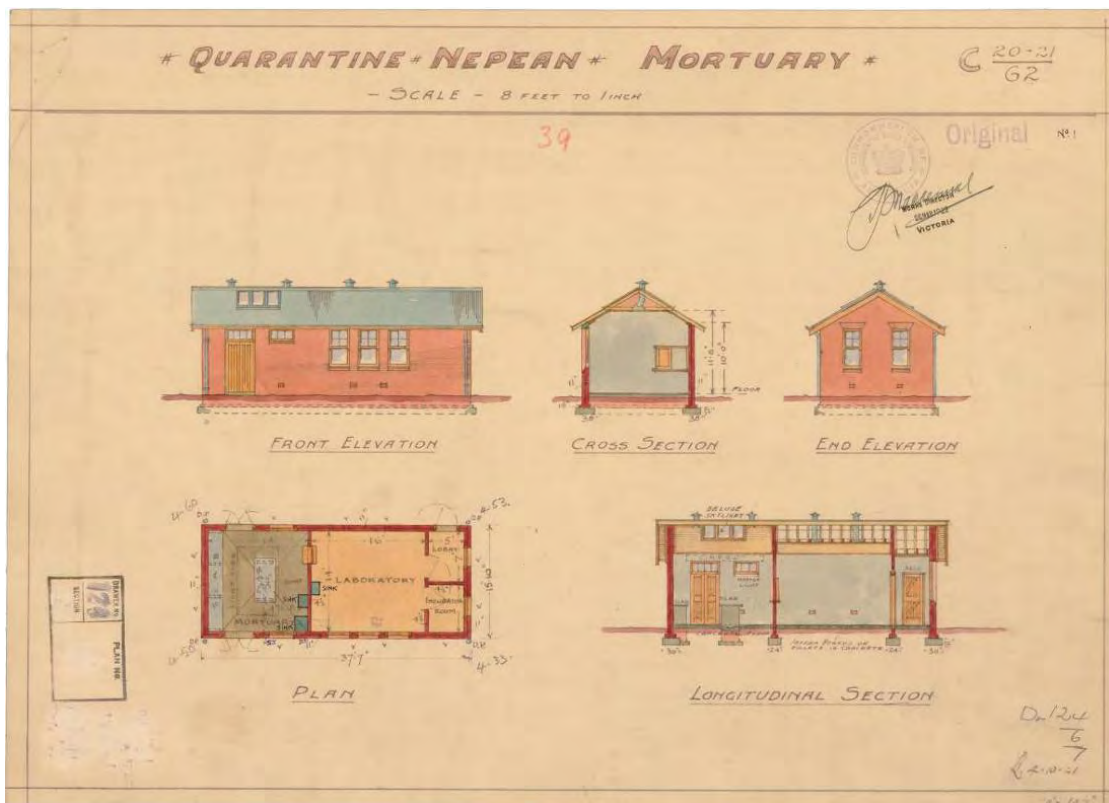


Figure 179 Quarantine Nepean Mortuary. Contract Drawing. Initialed and dated 4 October 1921.

Source: National Archives of Australia.



## DESCRIPTION

Building 67 is single-storey building constructed of face red brick, subsequently over-painted. The roof is a gable form sheeted in corrugated asbestos cement sheet which is in the process of being replaced with Colorbond. The windows are timber-framed and double-hung; the upper sash is multi-paned while the lower sash is a single pane of glass. The windows to the Mortuary component of the building are highlight windows only. There is also a skylight to the Mortuary. Doors are paired timber-framed and ledged doors to the Mortuary and a single leaf modern door to the Laboratory. Originally there was no internal connection between the two spaces apart from a sliding hatch in the dividing wall. This is shown on the plan at Figure 179. There is now a large doorway in this wall between the two spaces. There was a small lobby and incubator room at the east end of the building. The floor is of timber boards to the Laboratory and there is a concrete slab floor in the Mortuary room. The Mortuary retains one of its stone slabs in-situ against the west wall.

The internal fixtures including a timber bar servery counter in the Mortuary date from the subsequent Army use of the building when it served as the premises of a sportsmans' club.

## INTEGRITY

**Good**                       **Fair**                                       **Poor**

This building has been altered internally for its use as a sportsmans' club. A new ceiling has been added and there is a large opening between the two originally discrete rooms. The exterior appears to be substantially intact.

## CONDITION

**Good**                       **Fair**                                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## LEVEL OF SIGNIFICANCE

Of Primary significance.

Building 67, of 1922, is significant as a purpose-built combined Mortuary and Laboratory, and as one of the last buildings constructed for Quarantine Station purposes. This building was also constructed during the intense period of development from 1900-1925, is the last

to have been constructed within the Isolation compound, and retains an important association with the buildings in the compound. Although a simple and utilitarian structure, the building's form and planning remain largely demonstrative of its original use.

### **SIGNIFICANT ELEMENTS**

- Overall external form and fabric, largely dating to the 1922 period of construction, including:
  - the overall massing and presentation
  - the use of red brick construction
  - the gable roof form and skylight to the Mortuary
  - the original distribution of openings
  - timber-framed and double-hung windows with single and multi-paned sashes to the Laboratory and highlight windows to the Mortuary
- Overall internal form and fabric, largely dating to the 1922 period of construction, including:
  - The remnant stone slab against the west wall of the Mortuary
  - original floor finishes (timber boards to the Laboratory and concrete slab in the Mortuary)
  - remnant joinery

### **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5. As a substantially externally intact small structure, however, the building offers limited opportunities for additions or alterations.

Retain and conserve the 1922 building's external form, fabric and building envelope.

Retain the visual associations with other buildings of the Isolation Hospital group including Buildings 25, 65 and 66. These buildings are integral to an understanding of infectious disease control processes inherent to a quarantine station.

Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric, subject also to the policies on 'Maintenance' and 'Restoration and Reconstruction'.

Recent internal alterations including the addition of a timber bar in the Mortuary are not significant and can be retained or removed as required. Consideration could be given to the reinstatement of the double doors on the south elevation to match those on the north.

If required for functional or interpretive purposes, consideration could be given to infilling the doorway between the two spaces and reinstating a dividing wall with sliding hatch.

**BUILDING 84**

**DATE OF CONSTRUCTION:** 1899-1900, chimney added 1916/17

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Disinfecting Building and Boiler House

**OTHER NAMES:** Quarantine Museum

**LOCATION PLAN AND PHOTOGRAPHS:**

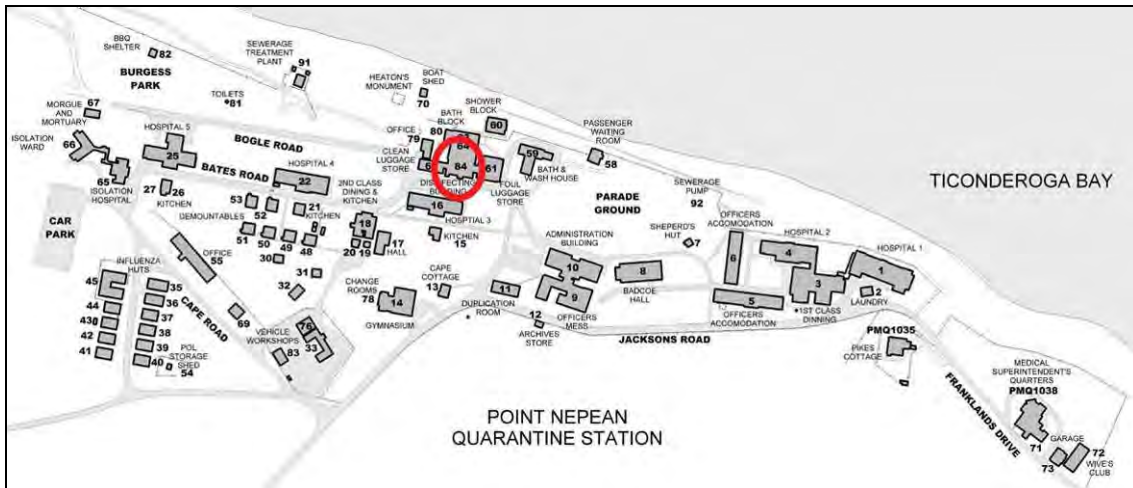


Figure 180 Building 84, south elevation.



Figure 181 Building 84, east elevation. Note the tram trolley used for the transfer of infected luggage from Building 61 (to right side of picture) to the subject building. The bath houses (Buildings 63 and 64) are in the background.



Figure 182 Building 84, west elevation.



Figure 183 Building 84, from left: detail of brick semi-circular arch to west elevation; segmental arch window head over iron-framed multi-paned window to the east elevation.



Figure 184 Building 84, west elevation showing the interconnection with Building 62, to where the clean luggage would be transferred by tram tray after the disinfection process.



Figure 185 Building 84, interior showing the base of the chimney and part of the museum display.

## HISTORY

In 1900, the first buildings of what soon became a comprehensive Disinfecting and Bathing complex were erected under contract 99-00/464 by a George Waterman for the contract sum of £6393.5.2.<sup>63</sup> As part of his contract, Waterman constructed a red brick Disinfection Building (the present Building 84), two red brick Bath House buildings (Buildings 63 and 64) and an Infected Receiving Store (Building 61), which was timber-framed and originally clad with corrugated iron.

The complex is believed to be the first of its type in Australia. It is also considered likely that these first buildings were erected in response to the new threat of a plague epidemic in the Western world, originating in Hong Kong and Bombay, as well as the result of the energy and the attitudes to public health and quarantine of Dr. Astley Gresswell, the senior public health official in Victoria at that time. The complex served as the model for a series of similar complexes constructed throughout Australia by the Commonwealth during its quarantine upgrading programme which ran for a decade or so after 1912.<sup>64</sup>

The new Disinfection building was constructed near the existing wash-house (Building 59) and took over the function of a smaller drying/boiler house, which was 'taken down' (see Figure 186 and Figure 187).

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<sup>63</sup> Public Record Office, Victoria VPRS 972 Summary Contract Book - index p.271 Contract 99-00/464.

<sup>64</sup> Power 1984, p.175 & 177 see also pp.101-103 and 121-123.

The use of red brick as the building material for Building 84 and the associated Buildings 63 and 64 was a departure from the stone construction of the majority of the early buildings. By the turn of the century, the quality of the local stone would have been well recognised and the ability to service the station with manufactured building products from Melbourne would have improved greatly. Furthermore, red brick had become a common building material and would have been seen as appropriate for this new Disinfection Building, which was critical to the functioning of the station.

It appears that the first boiler installed in the new Disinfection building was the 'GH Oven' from the former drying/boiler house – Figure 186 shows a GH Oven in the location of the present boiler and Figure 187 has an annotation adjacent to the former building that the GH Oven is to be stored. This is likely to be the Geneste—Herscher disinfecting oven, which was installed at the Station in the mid-1890s.<sup>65</sup> In April 1915 drawings were produced for the installation of a 'Type Design Disinfecting Chamber', which is still located within the building (Figure 188). In early 1916, drawings began to be produced for the installation of a new boiler and construction of a chimney, both of which still exist (see Figure 189 and Figure 190). Contract C16-17/39 was allocated to these works.

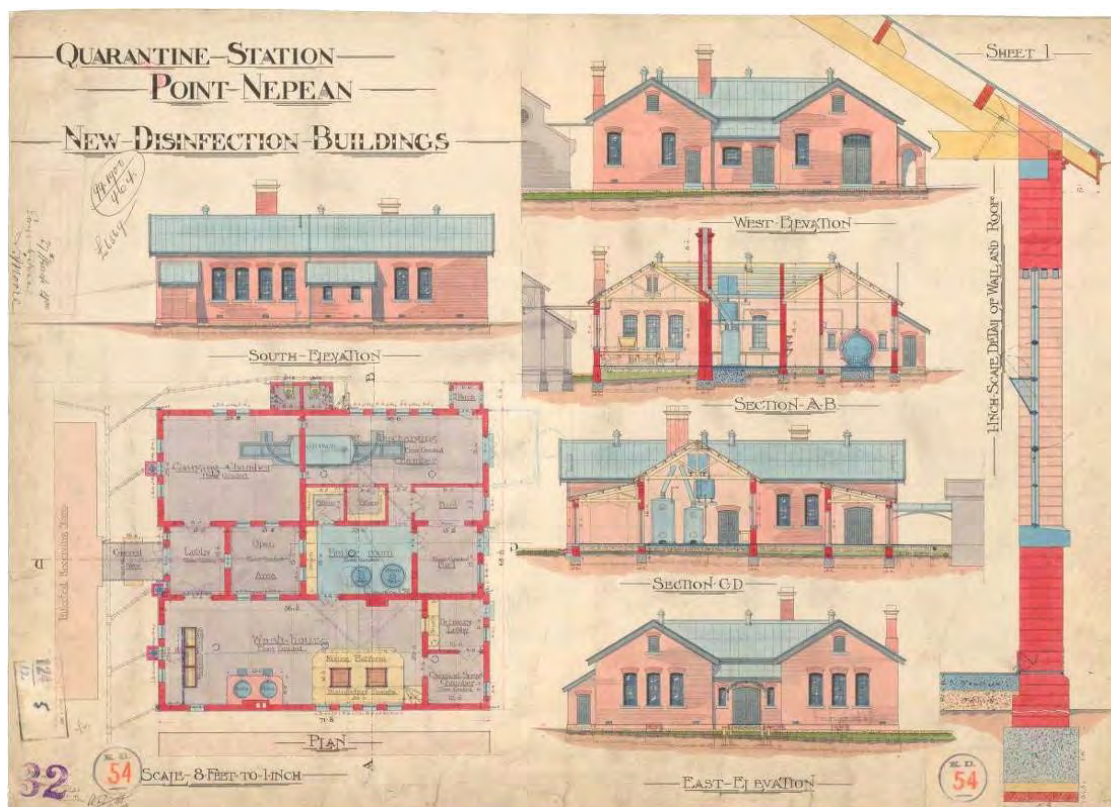


Figure 186 Quarantine Station Point Nepean. New Disinfection Buildings. Contract Drawing. Sheet 1. November 1899.

Source: National Archives of Australia.

<sup>65</sup> Power p.177 citing *Report of the Board of Public Health, 1896—97*, p. 9.

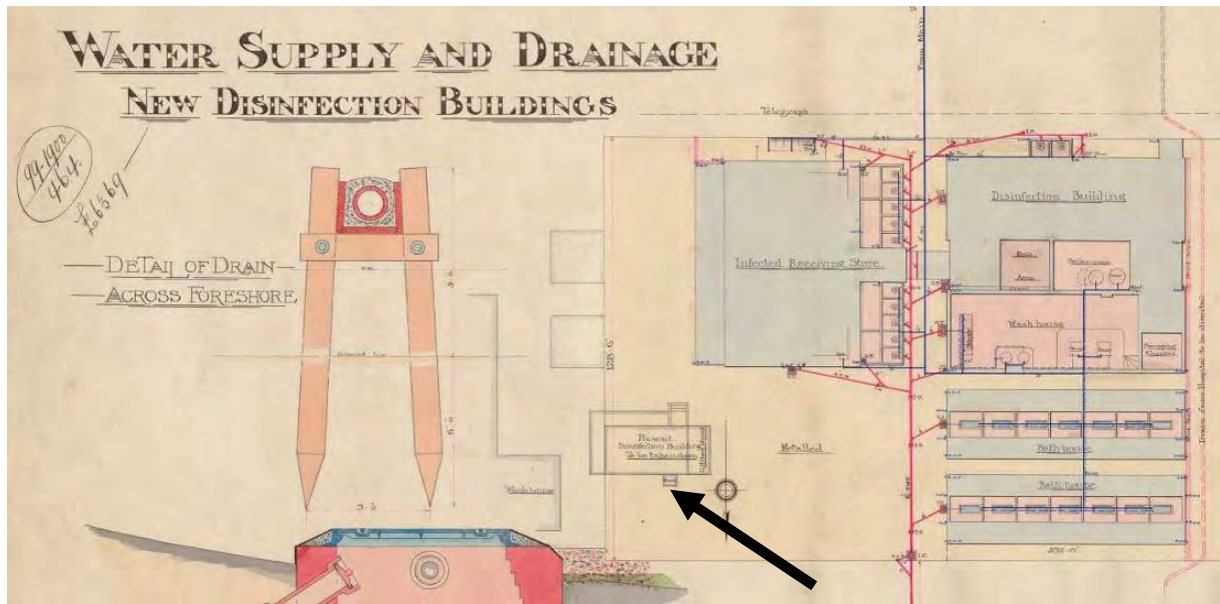


Figure 187 Water Supply and Drainage. New Disinfection Buildings. Contract Drawing. November 1899. The arrow indicates the former disinfection building which is annotated 'To be taken down'. Source: National Archives of Australia.

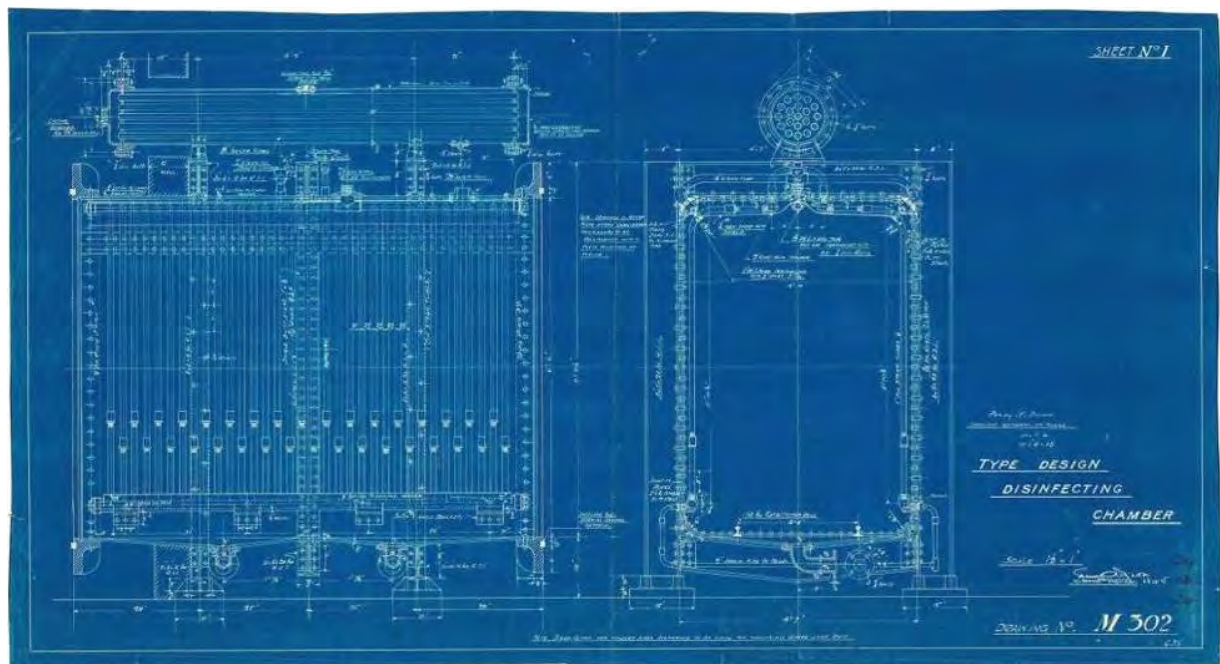


Figure 188 [Quarantine Station Point Nepean] Type Design Disinfecting Chamber. Construction Drawing. Sheet No. 1. Signed and dated April 1915. Source: National Archives of Australia.





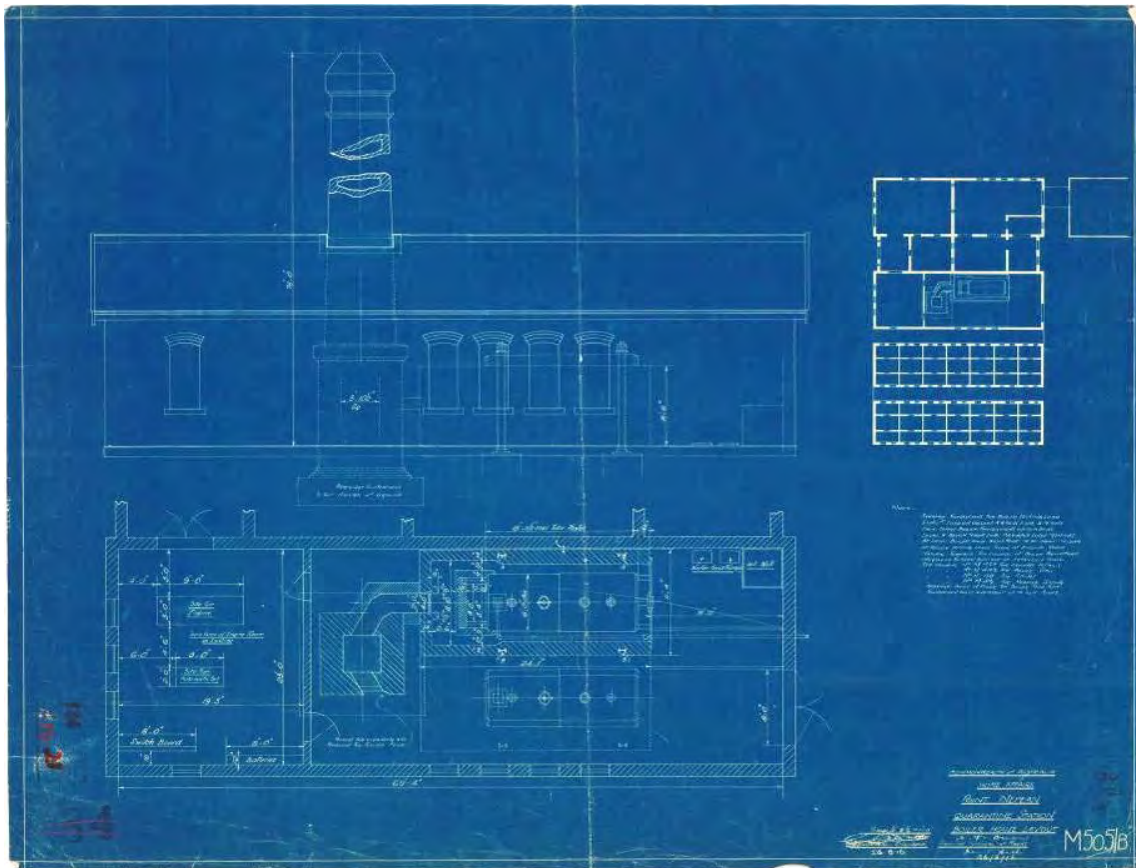


Figure 190 Point Nepean Quarantine Station. Boiler House Layout. Construction Drawing. June 1916.

Source: National Archives of Australia.

## DESCRIPTION

Building 84 is a single-storey building of red face brick, laid in an English Bond pattern. It has similar door and window openings and window forms to the neighbouring bath house buildings - Buildings 63 and 64 - constructed at the same time as this building (Figure 183). Similarly to Building 61, the symmetry of the building's window and door placements was disrupted by the subsequent installation of the tramway, used for the efficient transfer of luggage (Figure 181, Figure 184). The building interior originally consisted of a number of smaller compartments and was considerably altered by both the introduction of the tramway system and by the installation of the boiler room and its chimney (approximately 24m high) and the disinfecting apparatus in 1915-16 (Figure 188, Figure 189, and Figure 190).

To the west of this building there is a later concrete structure which was used to stockpile fuel for the operation of the boiler.

## INTEGRITY

Good                       Fair                       Poor

The building is reasonably intact to its original form, although a series of alterations have occurred over time; the most significant of these related to the installation of the tramway and to the installation of the chimney and boiler.

The boiler is still intact and other machinery is extant. The concrete floor has tram rails through it and there have been further alterations to the west elevation comprising the roller door entrance at the northwest end.

## CONDITION

**Good**                       **Fair**                       **Poor**

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## LEVEL OF SIGNIFICANCE

Of primary significance

Building 84 is significant as a component of the expanded Disinfecting and Cleansing Complex of the early twentieth century, which was constructed by the Commonwealth and included the Bath Houses (bathing Blocks, Buildings 63 and 64) and the Foul Luggage Receiving Store (Building 61). The complex is believed to be the first of its type in Australia and served as the model for a series of similar quarantine complexes constructed elsewhere by the Commonwealth. The use of red brick was also a departure from the stone construction of the majority of the early buildings at Point Nepean.

The form and planning of the building, although altered at an early date, remains largely reflective of the disinfecting processes which took place in the building, together with its later use as boiler house.

The building is also significant for its association with the intense period of development of the site between 1900 and 1925. The building additionally makes a significant contribution to the understanding of the workings of the broader Disinfecting and Cleansing Complex, of which it was an integral component, which incorporated a number of buildings dating from both the first phase of development (1852-1875) through to the third phase (1900-1925), including buildings 58, 59, 60, 61, 62 and 63, and the remains of the luggage tramway.

The chimney is a very prominent and visible element within this area of the Quarantine Station, and draws attention to the use of this building for boiling and disinfecting purposes.

## **SIGNIFICANT ELEMENTS**

Significant elements include:

- The overall original 1900 form and fabric of the building, including the external red-brick cladding, symmetrical timber doors and multi-paned window frames.
- The covered link to Building 62.
- The remaining 1900 interior form and fabric, including the luggage tramway rails in the floor and exposed timber roof trusses, and displayed examples of equipment and machinery of the Quarantine Station.
- The 1915 disinfecting chamber, and 1916 boiler and red-brick chimney.
- The pivotal location of the building within the Disinfecting and Cleansing Complex.

## **RECOMMENDATIONS**

Retain and conserve the building's 1900 original external form and fabric. Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

Retain and conserve the interior plan form and identified elements of significance, including but not limited to the surviving disinfecting chamber, boiler room and chimney.

Retain the visual association of this building with other structures within the broader Disinfecting and Cleaning Complex including Buildings 61, 62, 63 and 64. In particular, maintain the physical associations (including fabric) with adjoining Buildings 64 and 62.

Consideration should be given to retaining the interpretive display within the building of Quarantine Station equipment and machinery.

Non-original fabric to roof and interiors can be replaced with appropriate and sympathetic fabric, subject also to the policies on 'Maintenance' and 'Restoration and Reconstruction'.

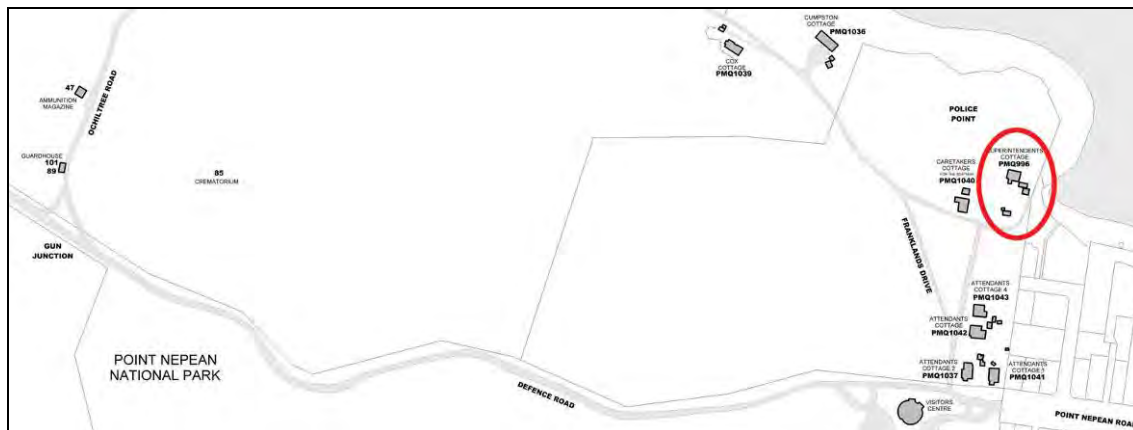
**BUILDING 966****DATE OF CONSTRUCTION:** 19<sup>th</sup> century, 1915-16, 1917 additions**LEVEL OF SIGNIFICANCE:** PRIMARY**PRIMARY NAME:** Superintendent's Cottage**OTHER NAMES:** Married Accommodation**LOCATION PLAN AND PHOTOGRAPHS:**

Figure 191 Building 966, façade, facing northeast.

Source: Courtesy Point Nepean Community Trust.



Figure 192 Building 966, showing the main north façade and part of the west elevation.  
Source: Courtesy Point Nepean Community Trust.



Figure 193 Building 966, showing the east elevation.  
Source: Courtesy Point Nepean Community Trust.

## HISTORY

The form and fabric of the front portion of this building appears to show that it is an earlier nineteenth century two-roomed structure, possibly even the 1859 wooden police barracks, which was erected when the site operated as a police camp. A block plan dating to 1901 depicts a long rectangular building with a verandah on three sides already in the location of the front two rooms of the present structure (Figure 194). By 1914 the building had been altered with the addition of extra rooms to the rear (south) side as well as to the east and west, the latter under the return verandah (Figure 195). At that date it was being used as caretaker's quarters.

In c.1917 the building was further extended, generally to its present form, and by 1917 it was occupied by Sebastian Kendall who was Officer-in-Charge at the station from 1911 to 1942 (Figure 196 and Figure 197).

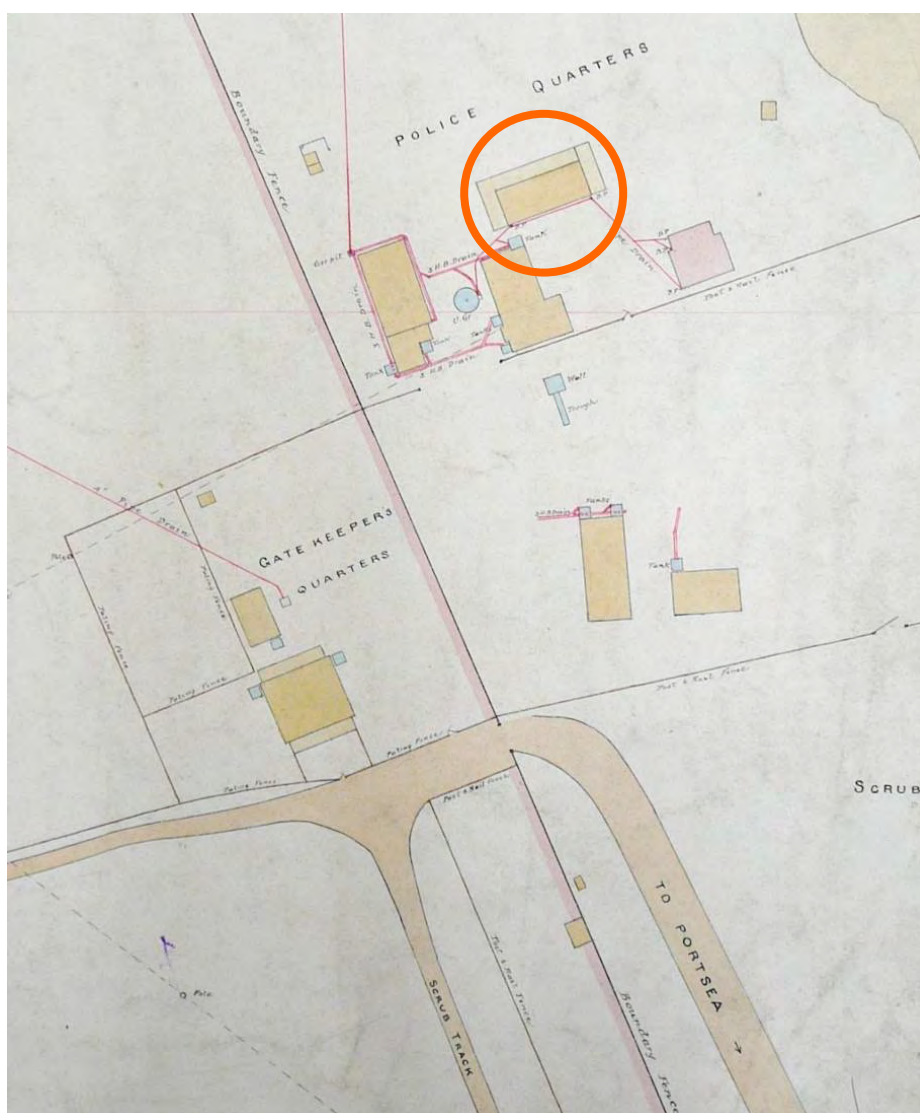


Figure 194 [Quarantine Station Point Nepean]. Detail of Block Plan, June 1901. The subject building is circled.

Source: National Archives of Australia.

QUARANTINE STATION, POINT NEPEAN

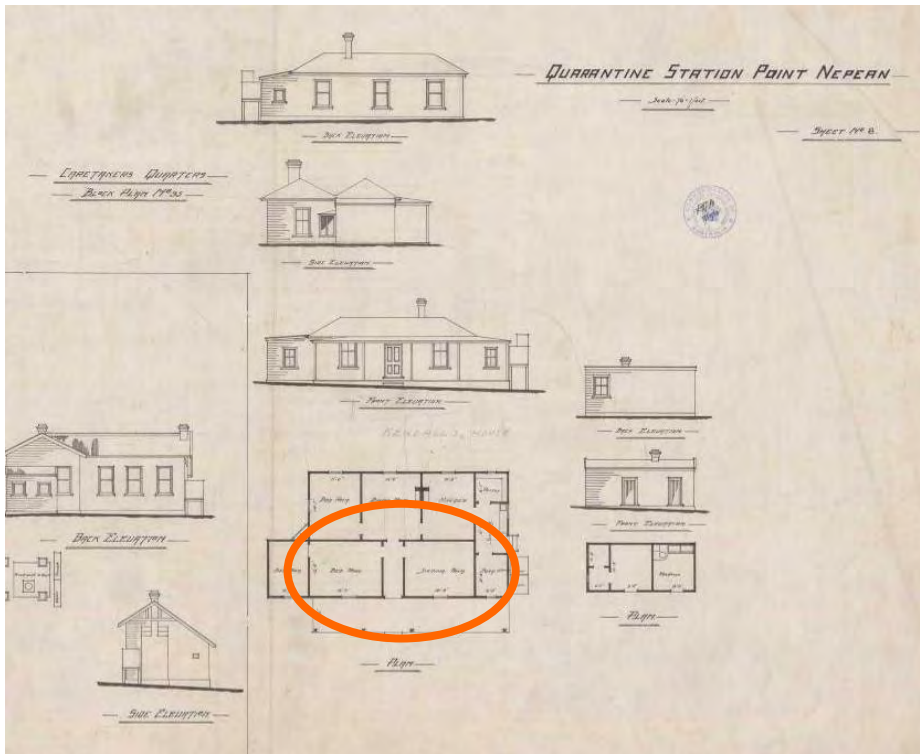


Figure 195 Quarantine Station Point Nepean. Caretakers Quarters. Measured Drawing [detail]. Block Plan No. 35. Sheet No. 8. dated June 1914 - the earlier section of the building is circled.  
Source: National Archives of Australia.

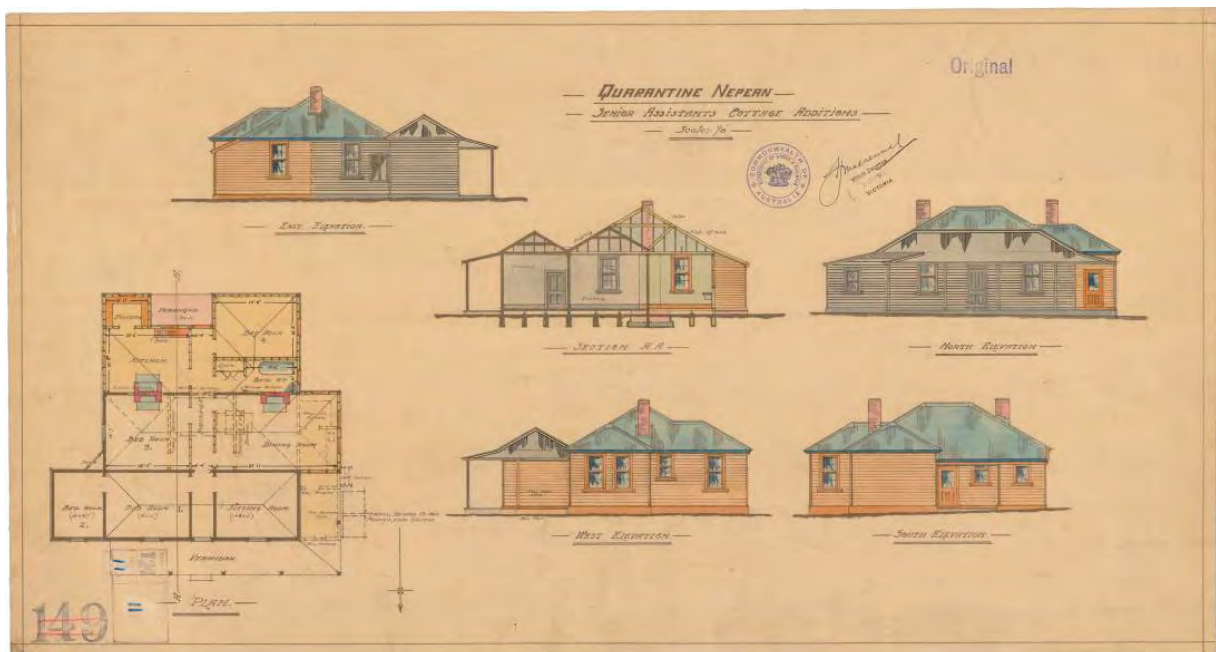


Figure 196 Quarantine Nepean. Senior Assistant's Cottage Addition. Measured drawing signed and dated by Horace Mackennal, June 1917.  
Source: National Archives of Australia.



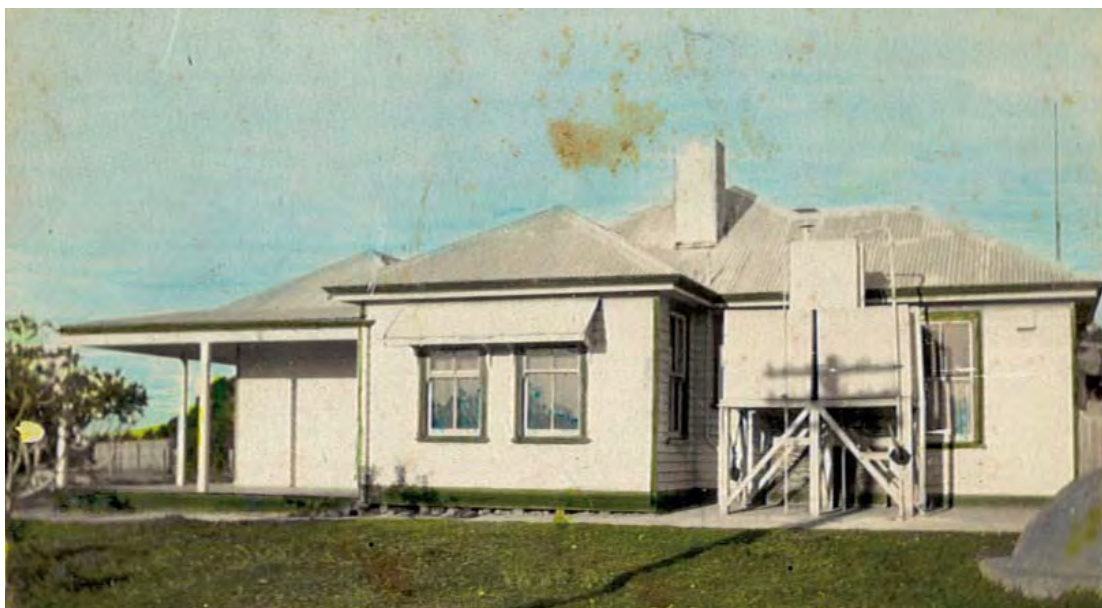


Figure 197 Photograph of east side of house. The image is an album owned by Sebastian Kendall's daughter.

Source: Deveraux-Grey album courtesy Point Nepean Community Trust.

## DESCRIPTION

Building 966 is a single-storey timber-framed cottage, clad in weatherboard. It has a corrugated sheet metal roof incorporating both hipped roof and skillion-roofed components, indicative of its altered and extended state. Windows to the main façade are timber-framed and double-hung. They flank the front door which has a toplight. Those to the other elevations are generally multi-paned windows, of the same form.

Formerly there was a bathroom sited in a skillion roofed structure appended to the west elevation. This was subsequently removed, and by 1917, as shown in Figure 196, the verandah was extended to return to adjoin the western extension – of the dining room in the former location of the kitchen. As contemporary photographs show, this section of the verandah has subsequently been infilled (Figure 192).

An additional chimney was constructed to service the new kitchen and that to the dining room was rebuilt so that the hearth faced to the north, rather than to the east and west, as previously. A comparison of Figure 195 and Figure 196 clearly shows the degree of alteration that has occurred to the subject building since its construction.

## INTEGRITY

GOOD                       FAIR                       POOR

The exterior form of this building appears to be generally original to its c.1916 additions and alterations.

## CONDITION

GOOD                       FAIR                       POOR

This building is within the Police Point Shire Park which is owned and managed by Mornington Peninsula Shire. It has not been subject to any assessment by the PNCT.

## **LEVEL OF SIGNIFICANCE**

Of Primary significance

The building retains an earlier nineteenth century two-roomed structure, possibly the 1859 wooden police barracks which was erected when this area of the site operated as a police camp.

## **SIGNIFICANT ELEMENTS**

Significant elements include:

- Any remnant original fabric or subsurface remains associated with the nineteenth century two-roomed structure incorporated within the extended building envelope.
- Remaining external form and fabric associated with the c.1914-1917 alterations and additions including the timber cladding, hipped and skillion roof forms with corrugated sheet metal roofing material and chimneys, timber-framed double-hung and multi-paned windows, encircling verandahs and entrance door with toplight.
- Internal layout and fabric including the five main rooms and central corridor.

## **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

Retain the setting of the building.

Retain the existing visual relationship with the adjacent residences, which as a group are isolated from the quarantine detainees' quarters and collectively form the Police Point Residential Group.

Consideration could be given to reversing the enclosure of some portions of the verandah.

For artefacts or remains associated with this building, see also the policies on 'Moveable Heritage: Artefacts and Objects' and 'Historical Archaeology'.

**BUILDING 1035**

**DATE OF CONSTRUCTION:** 1857-58

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Laborer's Cottage, Pikes Cottage, Matron's Cottage

**OTHER NAMES:** Married Accommodation

**LOCATION PLAN AND PHOTOGRAPHS:**

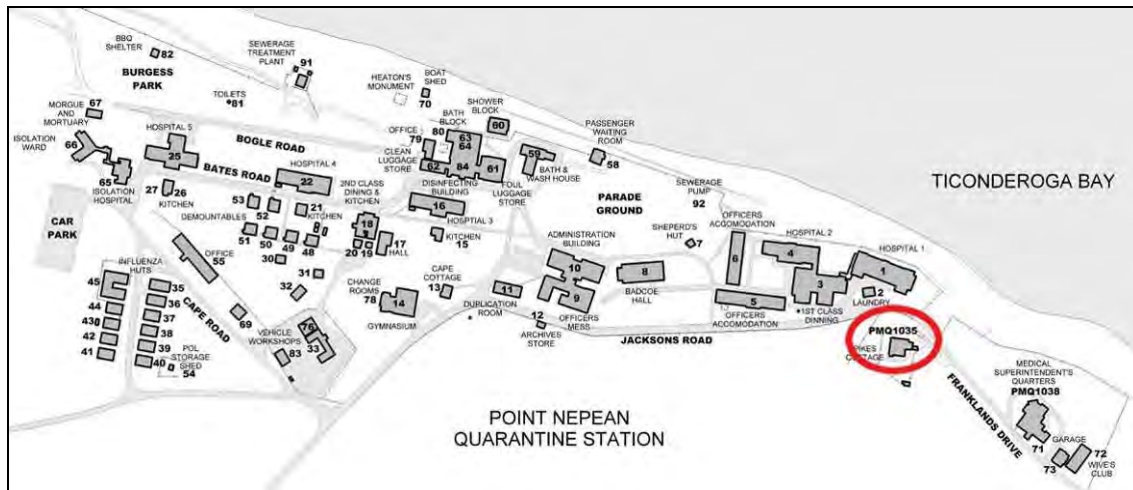


Figure 198 Building 1035, façade. Note the earlier cottage façade, visible behind.



Figure 199 Building 1035, west and south elevations. The photograph clearly shows the phases of development, evident in the different roof forms.



Figure 200 Building 1035, detail of the east elevation, showing the junction between the two phases of building with the verandah form of the timber addition expressed.



Figure 201 Building 1035, from left: original window of the 1857-58 cottage, now enclosed within the verandah; the enclosed verandah looking west. The original front door opening is at left.

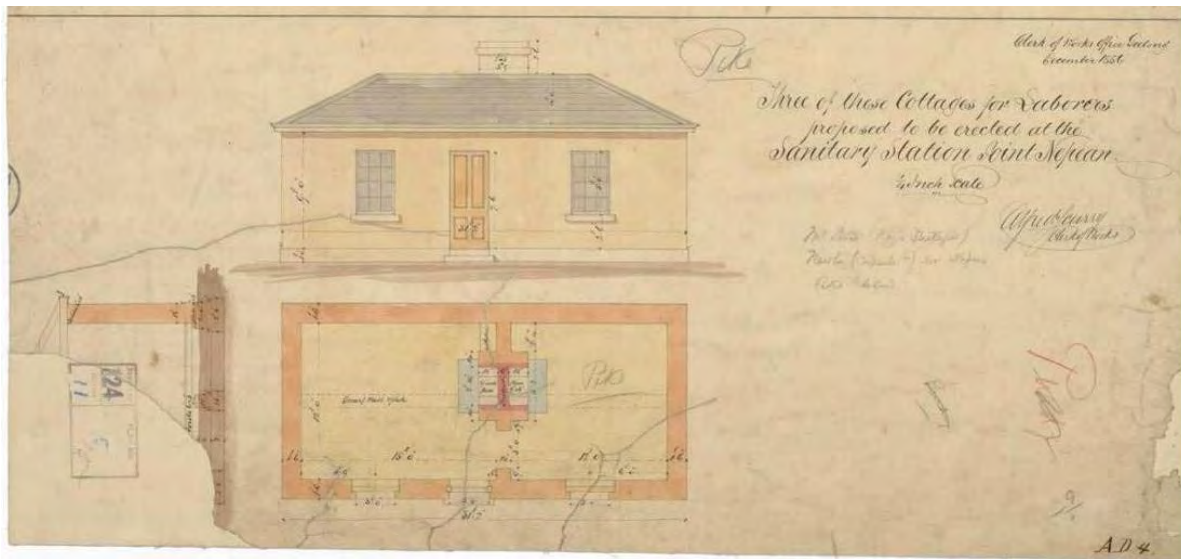


Figure 202 Sanitary Station Point Nepean. Laborers Cottages. Drawing signed and dated by Alfred Scurry, Clerk of Works, December 1856. Note that this is a detail from a larger drawing which also showed the storekeeper's residence. Source: National Archives of Australia.

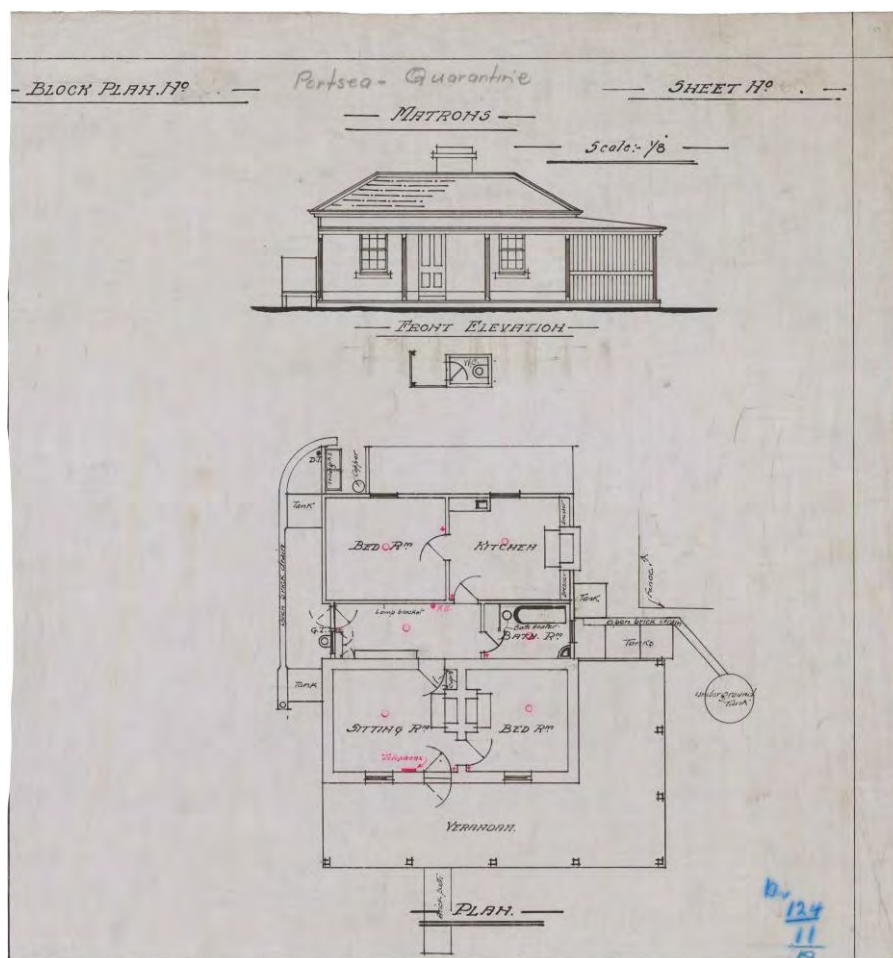


Figure 203 [Quarantine Station Point Nepean. Matron's Cottage]. Measured Drawing. Undated. Source: National Archives of Australia.

## HISTORY

Three stone cottages were constructed in 1858-59 to house laborers permanently employed at the station. One of these remains today and forms the core of the subject building. It is an important early example of the staff quarters erected around the periphery of the Quarantine Station. Each, as built, comprised two rooms. Subsequently, two were demolished. This cottage, known as the Matron's Cottage is located behind Hospital No. 1 and is probably the second oldest building on the site. An original drawing design used for all three labourers' cottages has survived (Figure 202).

Building 1035 was originally known as Pike's Cottage, for its first occupant, Edward Pike, who lived there with his wife, Elizabeth, and their family. Pike was a boatman, responsible for bringing medical staff from the Station to a ship, or bringing passengers from a ship to the Station. The former Pike's Cottage became known as the Matron's Cottage in the 1880s.

Between 1951 (when the Officer Cadet School commenced at the Quarantine Station site) and 1977, the cottage became the Quarantine Observation Block in the Married Quarters area. During the years between 1970 and 1974, when quarantines were brought from Tullamarine Airport to Portsea, most were housed in Pike's Cottage.

## DESCRIPTION

Building 1035 is a composite structure. Originally it comprised a two room rendered stone cottage with a central double-sided chimney (Figure 202) and hipped roof. There were only two windows, one to either side of the door in the (north) façade (Figure 201). A modern window has subsequently been inserted into the east elevation. The windows are timber-framed and double hung windows with multi-paned sashes. The cottage has subsequently been enclosed by timber additions.

Figure 203 shows that by the early years of the twentieth century the cottage had effectively doubled in size with a two-roomed timber-framed and weatherboard clad addition comprising a bedroom and kitchen added to the south, and linked to the existing structure by a semi-enclosed light court with a bathroom constructed between the two sections at the west end. A verandah to the façade and returning to the west elevation had also been added by this date. This was subsequently extended to fully enclose the west façade of the building with floor to ceiling glazing, effectively concealing the original façade installed to the north elevation. The original building is today only externally visible to the east elevation (Figure 200). The building comprises two distinct hipped roof forms with skillion roofs to the north and west facades and a flat deck roof to the valley between the two hipped forms.

## INTEGRITY

Good                       Fair                       Poor

The original building is largely intact, albeit enclosed on three sides by later weatherboard additions.

## CONDITION

Good                       Fair                       Poor

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

## LEVEL OF SIGNIFICANCE

Of Primary significance.

This building, being the core of an extended structure, is one of the oldest within the Quarantine Station. It dates from 1858-59 and is an important early example of the staff

quarters erected around the periphery of the Quarantine Station. The form and fabric of the early building are still discernible.

### **SIGNIFICANT ELEMENTS**

Significant elements include:

- All extant original fabric associated with the 1858-59 two-roomed stone cottage, including the stone construction, the hipped roof and central double-sided chimney, the timber-framed, double hung, multi-paned sash windows and the original door opening.
- Internal layout and fabric, particularly of the two nineteenth century rooms including the fireplace surrounds and remnant joinery.
- Remaining external form and fabric associated with the early twentieth century weatherboard clad addition, including the light court and verandah is of lesser significance.

### **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

Retain evidence of the vernacular cottage form of these early staff quarters.

Retain the visual relationship to the group of buildings including Hospital No. 1, which demonstrates the early planning of the Quarantine Station through the separation of staff from quarantine detainees.

If required, consideration may be given to reversing the enclosure of the original stone cottage through the removal of the concealing later additions.

For artefacts or remains associated with this building, see also the policies on 'Moveable Heritage: Artefacts and Objects' and 'Historical Archaeology'.



**BUILDING 1038 (includes BUILDING 71)**

**DATE OF CONSTRUCTION:** 1899

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Medical Superintendent's Quarters

**OTHER NAMES:** Commanding Officer's Residence

**LOCATION PLAN AND PHOTOGRAPHS:**

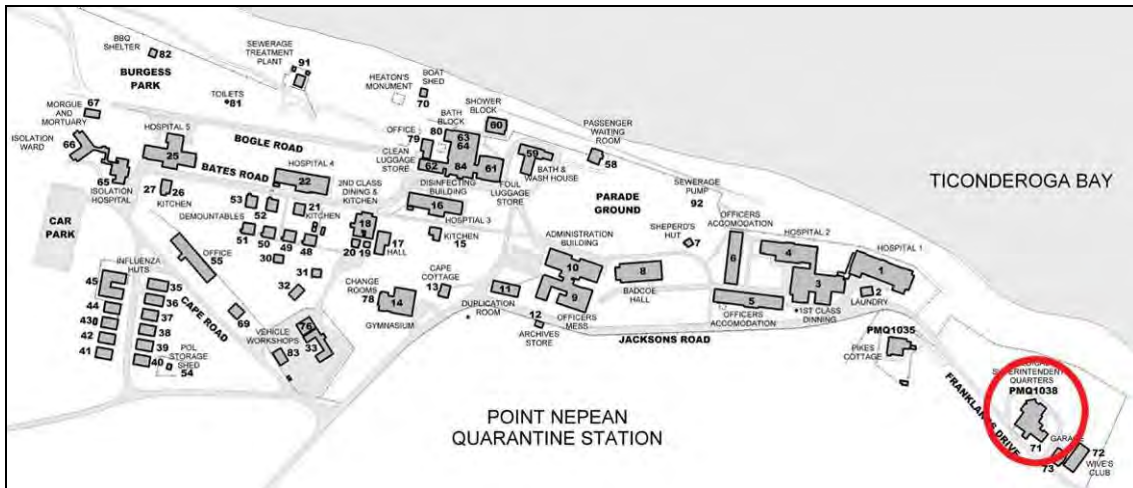


Figure 204 Building 1038, northwest elevation.



Figure 205 Building 71, north elevation and part of Building 1038.



Figure 206 Building 1038, south elevation from Frankland Drive.



Figure 207 View from the north – the photograph is thought to date from somewhere between 1885 and c.1899  
Source: Nepean Historical Society.

## HISTORY

### *Pre-1856 period:*

August 1854 '2 roomed house (wooden) Unfinished'<sup>66</sup> – probably refers to the Doctor's cottage, which was in this immediate area.

### *1856-1875 period:*

By 1873 The 'Surgeon's Quarters' is described as:

*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.*<sup>67</sup>

<sup>66</sup> Letter from Dr Reed Surgeon Superintendent to Chief Medical Officer, Australian Archives, B. 3751 X2, quoted in Shane Power, *Maritime Quarantine and the Former Quarantine Station, Point Nepean: an Assessment of Cultural Significance*, 1984, p. 90 and J H Welch, *Hell to Health: the History of Quarantine at Port Phillip Heads 1852-1966*, 1969, pp. 45-46.

<sup>67</sup> National Archives of Australia: CA3168, Series B3169, Unit 1 - Correspondence File Sanatory [sic] Station – Portsea – Quarantine, general 1873 & 1874.

**1876-1899 period:**

98.9 Contract No.677 Medical Supt. Quarters W.Neville £1253.14.10<sup>68</sup>

**1900-1925 period**

Until 1908 Occupied by resident doctor of Quarantine Station

After 1908 Occasional use by doctors during periods of intense quarantine

**1950-1998 period:**

c.1951-c.1978 In the latter years of the functioning of the site as a Quarantine Station this building was used as the Isolation Hospital.

c.1979 – c.1984 Occupied by the Commander of the Officer Cadet School

c.1985 Occupied by the Commander of the School of Army Health

The site of the present Building 1038 has always been used for the quarters of the Quarantine Station's Medical Officer. By late 1854, a two-roomed, timber-framed house 'with the walls and ceilings lined internally with canvas'<sup>69</sup> had been constructed at this location, which is above and separated from the early established quarantine grounds. It appears that this building, probably with some additions and alterations, served as the resident doctor's quarters until 1867 and then as the quarters for the duty doctor during quarantine<sup>70</sup>. No drawings or photographs have been found of this first doctor's cottage.

It appears that a two-storey building was erected on this site by 1873 – in an inventory list of the buildings on the station at that time the 'Surgeon's Quarters' was described as:

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.<sup>71</sup>

It is not known if part of the first building was incorporated into this second structure. In 1885, Dr John Browning became the Medical Superintendent and photographs from that time still survive<sup>72</sup> and show a two storey structure partly encircled by a verandah and fronted by a large garden (Figure 207).

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68 Public Record Office, Victoria VPRS 972 Summary Contract Book - index p. 271 contract 98.9 also VPRS 981/P0000/17 – Register of contracts accepted and gazetted 1892-1902:

Date of gazette: June 30 1899      Contract no: 2179      Amount £1220

Date of gazette: March 30 1899      Contract no: 1994      Amount £33.14.10

69 Shane Power, *Maritime Quarantine and the Former Quarantine Station, Point Nepean: an Assessment of Cultural Significance*, 1984, p. 115 citing Letter Book, Colonial Engineer, July 1854 – March 1855, p.104, Public Records Office, Laverton

70 Power, p.115 citing 'From various sources, including Annual Reports of the Station'

71 National Archives of Australia: CA3168, Series B3169, Unit 1 - Correspondence File Sanatory [sic] Station – Portsea – Quarantine, general 1873 & 1874.

72 Power, p.115 – Figure 13 on p.114 shows 3 views of this building

In turn this building was replaced by a single-storey timber residence in 1899, the present Building 1038. It has not been established how much of either of the two earlier structures were incorporated into this third building on the site but the contract drawings appear to show the re-use of a two-roomed section of an earlier building - Kitchen and Bedroom 5 on the plan drawing - and the filling-in of an existing cellar, the extensive outline of which is dotted on the plan (Figure 208 and Figure 209). The provenance of what is known as Building 71 (the oddly placed structure on the south-east corner of the main Building 1038) is less clear. A Block Plan dating to June 1901 clearly shows this structure in its present position, although the contract drawing plan only shows a rough penciled outline along with the penciled words 'DEMOLISH'. This evidently did not occur (Figure 210).

Dr Browning would not appear to have lived in the new quarters as he retired in 1895 and was succeeded by a Dr Couper Johnston who was to be the last resident doctor at the Quarantine Station until he left in 1908. There appears to have been some repairs done to the building in that year but only to the sum of £129 (Figure 211).

From then until it closed, the Quarantine Station was run by the Quarantine Officer-in-Charge who lived elsewhere on site leaving the Medical Superintendent's Residence to occasional use by doctors during periods of intense quarantine. Those from that era called the house 'the bungalow' (Figure 212).

In 1952, the Army took up part of the Quarantine Station and established the Officers Cadet School (OCS) to train line officers for battlefront duties. With the OCS occupying more and more of the site and quarantine becoming less and less of an issue, by the 1960s quarantine activities were confined to Hospital No. 5 (Building 25) and to the eastern corner of the site surrounding and including the Medical Superintendent's Residence, which housed an observation block, pharmacy and offices. Those under observation were largely pregnant women who had flown into Melbourne without being immunised because of their condition, and in 1971 the verandah was glassed in to provide them with a sitting room. This alteration has recently been reversed by the reconstruction of a verandah to match the original form and design. When the Quarantine Station finally closed in 1978, the house was occupied by the OCS Commandant and became known as the 'commandant's house'. In 1985 the School of Army Health took over the site and the house was home to the school's commanding officer.<sup>73</sup>

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<sup>73</sup> Much of the latter part of this history has been taken from the Point Nepean Community Trust's publication *Quarantine Station*, Summer 2006/07, pp.8-10.

QUARANTINE STATION, POINT NEPEAN

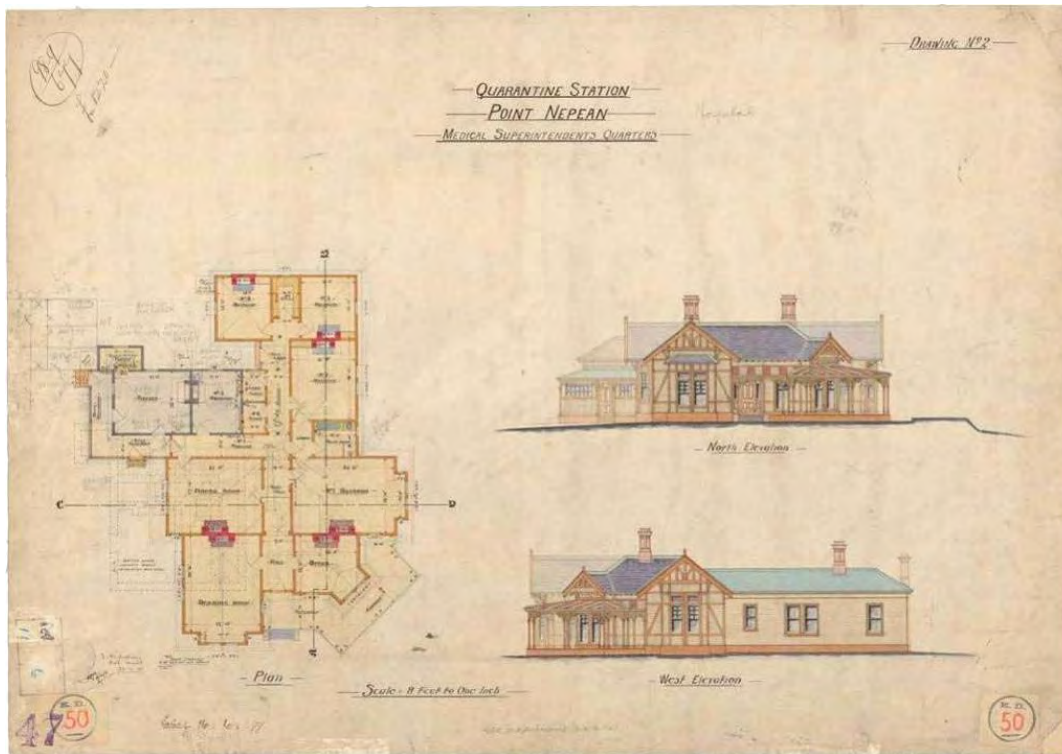


Figure 208 Quarantine Station Point Nepean. Medical Superintendents Quarters. Contract Drawing. 98.9/677, Drawing No.2, dated 16 June 1899. Source: National Archives of Australia.

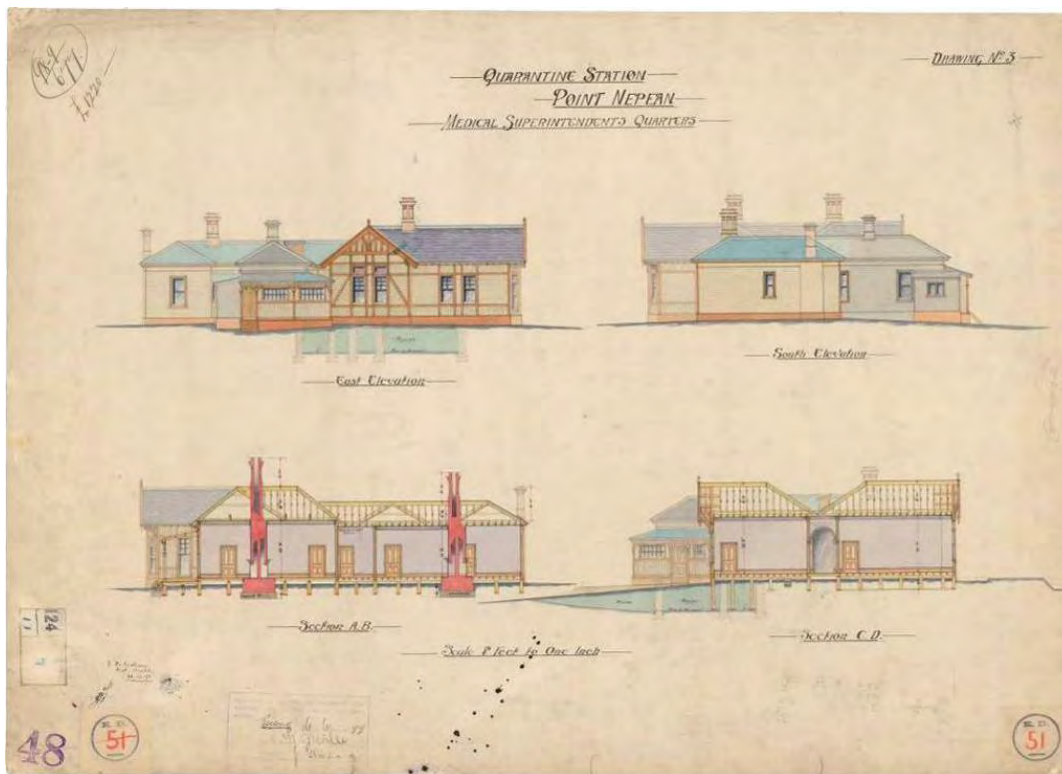


Figure 209 Quarantine Station Point Nepean. Medical Superintendents Quarters. Contract Drawing. 98.9/677, Drawing No.3, dated 16 June 1899. Source: National Archives of Australia.



Figure 210 [Quarantine Station Point Nepean]. Detail of Block Plan, June 1901. Note also that the stables (Building 73) had been constructed by that time and the roadway from the main entry had a more circuitous route than at present. Source: National Archives of Australia.

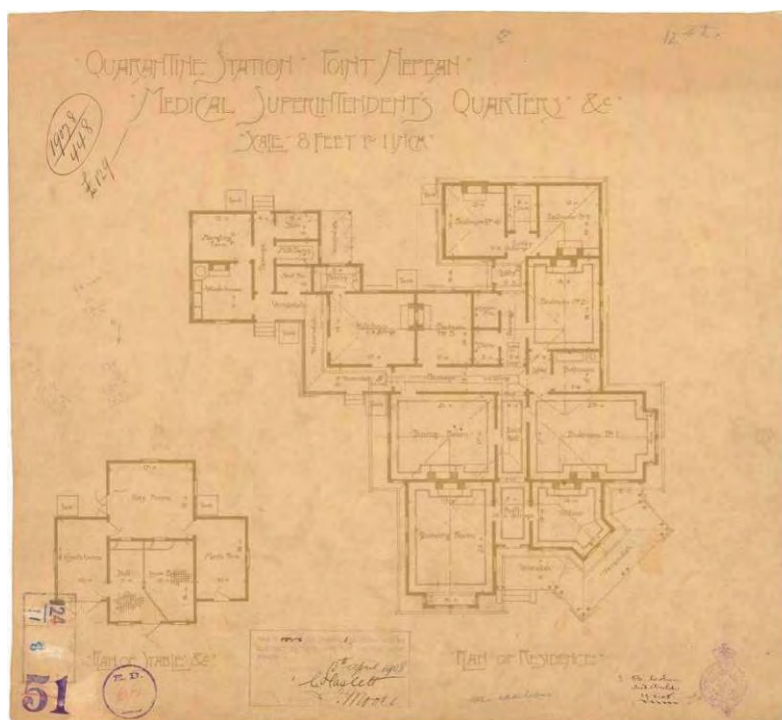


Figure 211 Quarantine Station Point Nepean. Medical Superintendent's Quarters &c. Contract Drawing. Signed and dated by the Contractor, 15 April 1908. Source: National Archives of Australia.



Figure 212 'The Bungalow, Q/tine' undated but possibly c.1920s

Source: Deveraux-Grey album courtesy Point Nepean Community Trust.

## DESCRIPTION

Building 1038 is a single-storey timber-framed residence, clad in weatherboard. The building has a fretwork verandah to the northwest corner and a simpler form of verandah to the east elevation. The building utilises horizontal, vertical and diagonal weatherboarding as well as timber strapping or half-timbering to dramatic effect to sections of the north, west and east elevations. The roof form is a combination of hipped forms with small half-timbered gables, infilled with a roughcast finish. There are decorative chimneys of red face brick with render banding while those to the rear wing and Building 71 component are of a simpler style, and of rendered brick. The date of construction is visible on the entablature of the northwest projecting bay, formed in render on a rough cast background and adopting a simplified 'Old English' font (Figure 204).

The windows are timber-framed and double-hung with a multi-paned upper sash and single pane lower sash. There are four bay windows, to the east, north and west elevations. Many of these windows, particularly those to the bay windows have a toplight of coloured glass comprising a stylised quatrefoil device in a roundel, flanked by patterning incorporating opaline glass. The verandah is a recent reconstruction which conforms to the original design.

The rear elevation – that facing to Franklands Drive – and the Building 71 component of the structure adopts a simpler form of building, timber-framed and clad in weatherboard with timber-framed and double-hung windows and hipped roof forms recently clad in Colorbond sheet metal.

Recent (1990s) alterations to the kitchen area include the window and door sets.

## INTEGRITY

Good

Fair

Poor



The majority of the exterior of this building is substantially intact. There are some new fittings & fixtures on the interior, but many original details remain. The floor plan of the 1899 section is relatively intact. Decorative features include the leadlight glazing, fireplace mantles and their surrounds, architraves, skirtings, doorstops and doors in the 1899 section. Kitchen alterations include the addition of recent (1990s) window and door sets.

## CONDITION

Good                       Fair                       Poor

The Conservation Management Plan undertaken by HLCD in 2002 broadly assessed the condition of the buildings on the site and recommended various conservation works to this building. This building has subsequently been the subject of further condition, and other, assessments which were commissioned by the PNCT and include the following:

- Lovell Chen, *Former Quarantine Station, Point Nepean Existing Conditions Report*, 2005.
- Lovell Chen, *Former Quarantine Station, Point Nepean Exterior Paint Report*, August 2005.
- Design Guide Consultants Pty Ltd, *Building Regulation Review*, January 2006.
- Noel Arnold and Associates, *Specification for the removal of Asbestos and Hazardous Materials – B3 Building works – Point Nepean Quarantine Station*, June 2007.

These assessments have formed the basis for a Maintenance and Works program drawn up by Lovell Chen and currently undergoing implementation.

This building has recently undergone substantial conservation works including the reinstatement of the front verandah.

## LEVEL OF SIGNIFICANCE

Of Primary significance

The 1899 building occupies a prominent site within the former Quarantine Station which has always been used for the quarters of the Quarantine Station's Medical Officer. Later uses reinforced its status as an important residence, including being occupied by the OCS Commandant, when it was known as the 'commandant's house'; and from 1985 when the house was home to the School of Army Health's commanding officer. Architecturally, the building is not typical of other Quarantine Station buildings or residences. It is both on a grander scale than other residences on site, and its architectural style and detailing also represent a departure. The building successfully utilizes to great effect a mix of horizontal, vertical and diagonal weatherboarding, stuccoed surfaces, fretwork verandah, timber strapping or half-timbering, complex roof forms and gables, decoration to chimneys, and a diagonal presentation to the northwest projecting bay.

## SIGNIFICANT ELEMENTS

Significant elements include:

- Any remnant original fabric or subsurface remains associated with the two mid-nineteenth century structures which predate the subject building on this site.

- The overall original 1899 form and fabric of the building, including the weatherboard and half-timber external cladding and joinery, verandahs on the northwest and east elevations, the hipped roof form with small half-timbered gablets and decorative chimneys, diagonal northwest projecting bay, bay and timber-framed double-hung sash windows and all coloured glass toplights.
- The incorporated Building 71.
- Internal layout and fabric, including the 1899 joinery, finishes and cornices.

## **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

Retain the setting of the building through the retention of the defined grounds, associated built form (stables) and landscape elements (a Norfolk Island Pine and Moreton Bay Figs), and views to Port Phillip Bay and to and from this building.

Retain the prominence and primacy of the residence on this site, which helps demonstrate the early planning of the Quarantine Station through the separation of detainees from staff, and the use of the residence by senior medical officers. This can be assisted through not constructing new elements, other than comparatively minor works, within the grounds.

For artefacts or remains associated with this building (or those which predated it), see also the policies on 'Moveable Heritage: Artefacts and Objects' and 'Historical Archaeology'.

The recent (1990s) alterations to the kitchen area, including the window and door sets, are not significant and can be replaced by more sympathetic items.

**BUILDING 1040**

**DATE OF CONSTRUCTION:** 1889

**LEVEL OF SIGNIFICANCE:** PRIMARY

**PRIMARY NAME:** Cottage for Boatman/Caretaker's Cottage

**OTHER NAMES:** Married Accommodation

**LOCATION PLAN AND PHOTOGRAPHS:**

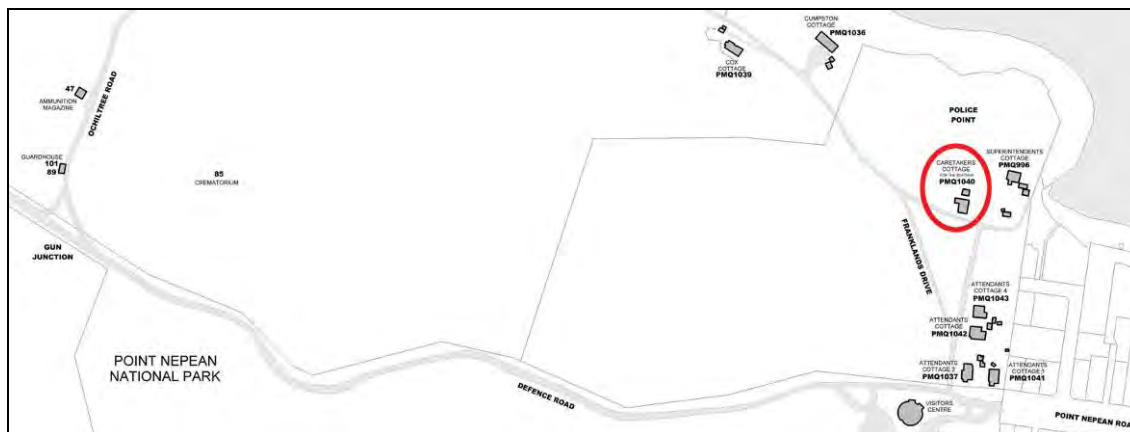


Figure 213 Building 1040, façade, facing south.



Figure 214 Building 1040, showing the south and west elevations.



Figure 215 Building 1040, showing the east and north elevations from the adjacent Police Point Reserve.

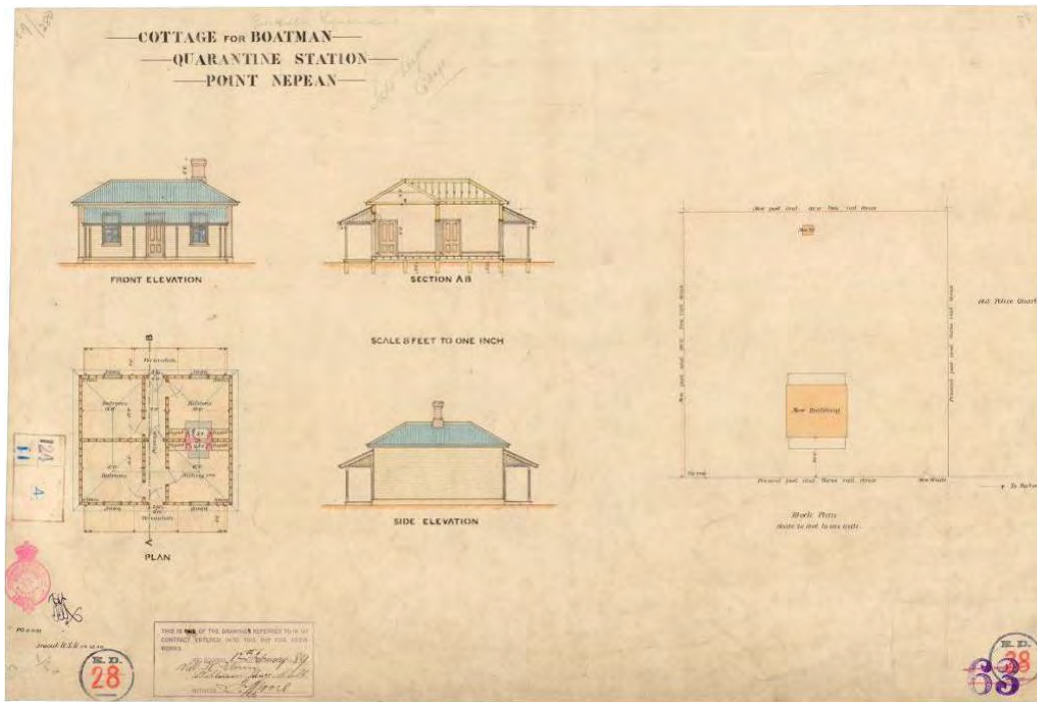


Figure 216 Cottage for Boatman. Quarantine Station Point Nepean. Contract Drawing. 12 February 1889.  
Source: National Archives of Australia.



Figure 217 [Quarantine Station Point Nepean]. Detail of Block Plan, 1901.  
Source: National Archives of Australia.

QUARANTINE STATION, POINT NEPEAN

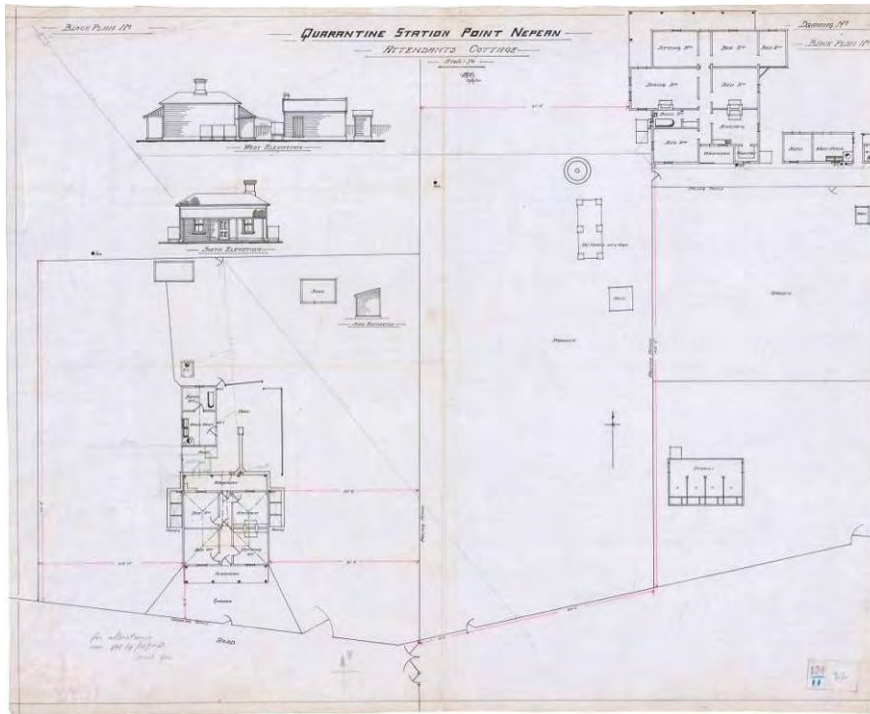


Figure 218 Quarantine Station Point Nepean. Attendant's Cottage. Measured Drawing. Drawing dated 15 June 1920. The subject building is to the left side of the drawing.

Source: National Archives of Australia.

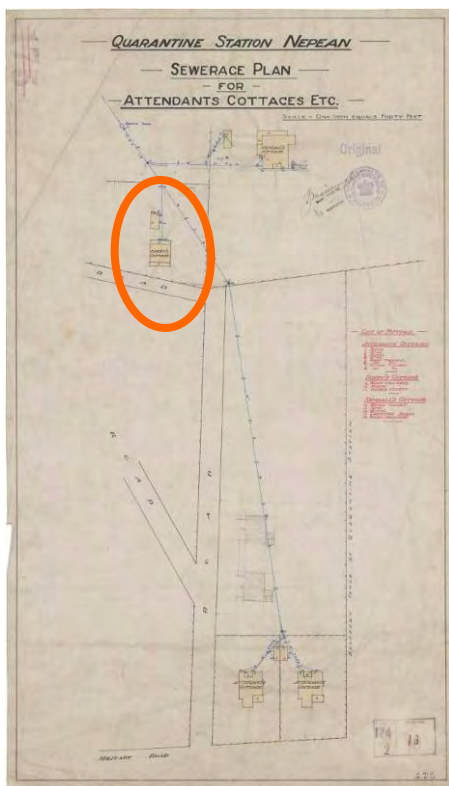


Figure 219 Quarantine Station Nepean. Sewerage Plan for Attendants Cottages Etc. Drawing dated 19 June 1917. The subject building is circled.

Source: National Archives of Australia.

## HISTORY

### *1876-1899 period:*

December 1888	'Cottage for Boatman' contract drawing produced (see Figure 216)
88.89/280	Cottage for boatman and repairs and painting - Elsam & Salt £539.18.1 <sup>74</sup>
February 1889	Contract drawing signed by contractors Elsam and Salt on 12 February 1889 (Figure 216)

### *1900-1925 period:*

1901	Block plan identifies house as Gate Keeper's Quarters and shows road layout of main entry into Quarantine Station (Figure 217). The layout of the Police buildings can be seen immediately to the north-west.
1920	Measured drawing shows layout of this building and the present Building 966 as well as the stables remaining from the Police presence, the well and tank stands (Figure 218)

### *1950-1998 period:*

From 1951	Building was used by the Department of Defence as accommodation for married couples.
2003	The 17 hectares of land known as Police Point was gifted to the Mornington Peninsula Shire by the Commonwealth for use as a Public Park.

Building 1040 was constructed in 1889. The original drawing is formally titled 'Cottage for Boatman' but two different pencilled annotations identify it as 'Gate Keepers Cottage' and 'Gate Keeper/Leper attendant' (Figure 216). A 1901 drawing shows it to be located at the former entrance to the Station and labelled as the Gatekeeper's Quarters. A 1917 drawing identifies it as 'Dovey's Cottage' (Figure 219).

## DESCRIPTION

Building 1040 is a single-storey timber-framed cottage clad in weatherboard. The M-shaped hip roof is of sheet metal with a corrugated profile and is punctuated to one side by a corbelled brick chimney which is over-painted. There is an open verandah with a skillion roof to the south façade. The windows are timber-framed and double-hung with two panes to each sash. The cottage originally consisted of four rooms, two to either side of a central hallway, but has been extended to both the west and the north.

## INTEGRITY:

Good                       Fair                       Poor

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<sup>74</sup> Public Record Office, Victoria VPRS 972 Summary Contract Book index p.195 & VPRS 979.

Despite the fact the building has been extended at the rear and west corner, the original four room floor plan is still readily discernible.

### **CONDITION**

**Good**                       **Fair**                       **Poor**

This building is within the Police Point Shire Park which is owned and managed by Mornington Peninsula Shire. It has not been subject to any assessment by the PNCT.

### **LEVEL OF SIGNIFICANCE**

Of Primary significance

### **SIGNIFICANT ELEMENTS**

Significant elements include:

- The overall original four room 1889 form and fabric of the building, including the use of timber weatherboard cladding, the hipped roof form and corbelled brick chimney, the verandah with skillion roof to the south façade, door openings and timber-framed double-hung windows with two panes to each sash.
- Internal layout and fabric of the original four rooms including the central corridor, 1889 joinery and fireplace surrounds.

### **RECOMMENDATIONS**

Retain and conserve the identified significant elements, subject also to the policy on 'Adaptation and Alteration' in Chapter 5 which provides guidance on appropriate levels and types of external and internal alteration and adaptation.

Retain the existing visual and physical relationship with the adjacent residences, which as a group are isolated from the quarantine detainees' quarters and collectively form the Police Point Residential Group.

If required, consideration may be given to the removal of the later north and west elevation additions, thereby reinstating the original 1889 form.