

Point Nepean National Park Master Plan 2017



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Parks Victoria engaged TCL to lead a multidisciplinary consultancy team to develop the master plan which comprised:

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Acknowledgements

Acknowledgement of contributors

The project team wishes to acknowledge the input and assistance of the following:

- Traditional Owner organisations—Boon Wurrung Foundation Limited and Bunurong Land Council Aboriginal Corporation.
- Members of the Project Working Group—comprised of Parks Victoria planning and regional staff, TCL, a representative from Department of Environment, Land, Water and Planning (DELWP) and two representatives from Mornington Peninsula Shire.
- Members of the Project Steering Committee—comprised of Parks Victoria directors to provide strategic advice and input into the master plan development.
- Parks Victoria staff from various directorates and the region who provided technical advice.
- Shelley Penn—appointed by DELWP to provide independent advice and facilitation of the consultation and master plan renewal process, and was an Advisory Panel Member (Project Advice Forum) for the draft 2010 Master Plan.
- Community, industry and stakeholder group representatives who gave their time and knowledge during the various consultation phases.
- Authors of the many background reports on the park.

Acknowledgment of Traditional Owners

Parks Victoria acknowledges the Traditional Owners of Victoria, and pays respects to their Elders past, present and future, and their ongoing connection and responsibilities in caring for Country.

The values and aspirations represented in the master plan have been recognised through engagement with the Traditional Owners.

On 19 July 2017, the Victorian Aboriginal Heritage Council appointed the Bunurong Land Council Aboriginal Corporation as a registered Aboriginal party (RAP). This was subsequent to Parks Victoria Board approval of the final master plan. Parks Victoria will continue to work with the Traditional Owners, as required under all relevant government legislation, to realise the opportunities and aspirations reflected in the plan.

Disclaimer

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PLEASE WATCH YOUR HEAD

Table of contents

6	Introduction	55	3.0
8	Executive summary		Site vision
			3.1 Master plan principles
15	1.0	61	4.0
	Site context		Master plan
	1.1 Site context		4.1 Master plan
	1.2 Site through time		
	1.3 Policy context	65	5.0
	1.4 Engagement outcomes		Revealing stories
			5.1 Key initiatives
			5.2 Interpretation strategy
29	2.0	71	6.0
	Site themes		Peninsula connections
	2.1 Shared cultural landscape		6.1 Key initiatives
	2.2 Peninsula		6.2 Traffic strategy
	2.3 Country		6.3 Car parking and carrying capacity
	2.4 Coast		
	2.5 The Heads	79	7.0
	2.6 Quarantine		Caring for Country
			7.1 Key initiatives

85 8.0**Coastal experiences**

- 8.1 Key initiatives
- 8.2 Permitted uses and swimming
- 8.3 Jetty
- 8.4 Larger coastal journeys

91 9.0**The Heads**

- 9.1 Key initiatives
- 9.2 Circulation strategy—The Heads

99 10.0**Quarantine Station**

- 10.1 Quarantine Station activation strategy
- 10.2 Optimum mixed use scenario
- 10.3 Quarantine Station plan
- 10.4 Core deliverables by Parks Victoria
- 10.5 Partnerships
- 10.6 Unsupported activities and uses
- 10.7 General principles for all partnerships
- 10.8 Partnerships—specific aspirations and principles
- 10.9 Policy, planning and heritage context
- 10.10 Design and development parameters

117 11.0**Implementation strategy**

- 11.1 Implementation strategy overview
- 11.2 Projects and cost planning
- 11.3 Governance framework
- 11.4 EOI process
- 11.5 Financial sustainability
- 11.6 Benefit analysis

Appendices

- Appendix A. Key legislation, policy, plans and practice guidance
- Appendix B. Quarantine Station activation scenarios



Introduction

Point Nepean National Park is a space between: a narrow peninsula between Bass Strait and Port Phillip, a liminal landscape of ritual and passage, a shared contemporary landscape that is at once Country and national park.

The master plan aims to reveal and protect the unique and special qualities of the park and ensure that the complex stories of the site as a cultural landscape are valued and expressed—turbulent ocean colliding with tranquil bay, 35,000 years of history, diverse, fragile and sacred landscapes and the dynamic Quarantine Station experience.

Point Nepean National Park is a sublime, 560-hectare landscape at the narrow tip of the Mornington Peninsula. This site has held a meaningful cultural role for over 35,000 years, as a sacred place to its Traditional Owners, a landmark and natural resource to early European settlers, and as a gateway and line of defence for Victoria and Australia.

As a national park, Point Nepean is a landscape recognised for its natural and cultural significance. It is reserved and managed under the *National Parks Act 1975*, Victorian legislation which protects and conserves the State's natural and cultural values and provides for public recreation, enjoyment and education. In addition to its natural and cultural significance, the site's particular significance to Australia and Victoria—archaeological, aesthetic, architectural, historical, scientific and social—is recognised through its inclusion in the National and Victorian Heritage Registers.

The Point Nepean Master Plan provides clear direction for sustainable improvements and investment within the national park in accordance with the site's Traditional Owner values and Parks Victoria's *Point Nepean National Park and Point Nepean Quarantine Station Management Plan 2009* and *Port Phillip Heads Marine National Park Management Plan 2006*. It ensures that the park's outstanding natural and cultural values are protected and its rich history is expressed and celebrated.

The preparation of the master plan has involved extensive review of the document's prior iterations and the numerous plans, studies and proposals prepared for the park over recent years. This process has also involved review of the document's evolving policy context and Parks Victoria's past and recent engagement with the site's Traditional Owners and key stakeholders. Complemented by an expanded analysis of the site, this considerable body of work forms the foundation for the master plan's renewal.

Towards these aspirations, the master plan is approached through six site themes, which highlight the site's key qualities and stories. These inform the master plan's principles and, in turn, focus its key initiatives.

This work is complemented by an implementation strategy, which undertakes possible site and building uses while evaluating potential investment models for the park and its infrastructure and buildings.

The master plan provides the framework for innovative programs, projects and partnerships aimed at enhancing the natural setting, conserving park values and providing new and enhanced visitor experiences.

Once implemented, the master plan will shape the legacy left for many generations to come. Beyond setting the direction, this master plan inspires bold thinking, creativity and new perspectives built on the creation of partnerships and collaborations.

Parks Victoria acknowledges the Traditional Owners of Victoria, and pays respects to their Elders past, present and future, and their ongoing connection and responsibilities in caring for Country. Parks Victoria will continue to work with the Traditional Owners to achieve the aspirations outlined within this document.



Executive summary

Vision

'Ensure that the unique natural qualities of the park are revealed and protected and that the complex stories of the site as a cultural landscape are valued and expressed.'

Point Nepean is a landscape of rich and layered stories, reflecting thousands of years of Aboriginal occupation, its defence and quarantine role to Australia and, most recently, its proclamation as a national park. The Point Nepean National Park master plan aspires to protect the site's unique qualities, distil its many stories and, ultimately, provide a clear identity and vision for the park.

Master plan renewal

In 2010, in collaboration with Parks Victoria, TCL led a multidisciplinary design consultancy team in a master planning process for Point Nepean National Park. Preparation of the master plan involved extensive community and stakeholder consultation and was developed within the planning and management context provided by the *Point Nepean National Park and Point Nepean Quarantine Station Management Plan 2009*.

In 2016, Parks Victoria, on behalf of the Victorian Government, re-engaged TCL to renew this document. The renewal process is meant to ensure that the master plan is aligned with current community aspirations, that it is reflective of broadened contexts (geographic, thematic and political), and that it establishes clear and unequivocal parameters for future management and private investment in the park.

Approach

This document provides guidance on future park changes and uses. All environmental, cultural and heritage management objectives for the park will continue to be guided by the *Point Nepean National Park Management Plan 2009* and other relevant documents (refer Appendix A). While the renewed master plan changes in its organisation and appearance and broadens its language and scope, its foundations from the 2010 master plan remain consistent.

The 2010 master plan's observations about the site's unique character and opportunities—its remoteness, its stories, its marine context, its views and vistas—remain central to the document. The 2010 master plan's guiding principles—valuing uniqueness, telling stories, maximising accessibility and ensuring all design intervention is site sensitive and appropriate—are explored under new headings. These headings reflect an aspiration towards a richer, more inclusive document.

Ensuring the ability of the site's Traditional Owners to express connection to Country and conveying this connection to the non-Aboriginal public is a core ambition of the master plan. The document strives to convey the significance of the cultural landscape, acknowledging the important messages that this continuous connection and custodianship contribute to contemporary discussions of environmental sustainability and climate change. The master plan's key initiatives aim to heal the site, ecologically and culturally, through collaboration with the site's Traditional Owners, with the aspiration for eventual joint management of the park.

As a national park managed by Parks Victoria, the master plan also reinforces Parks Victoria's *Healthy Parks Healthy People* approach. As a former site of quarantine, as Country, defined by 35,000 years of care by its Traditional Owners, and as a contemporary landscape of healing, reconnection and collaboration, the park speaks in unique ways to the link between landscape and health.

Key initiatives

The majority of the master plan's key design initiatives remain consistent with the 2010 plan, building upon that document's principles, which promote new ways of accessing, experiencing, interpreting and occupying the site, including the adjacent Port Phillip Heads Marine National Park.

- Support Traditional Owners' connection to Country, share their stories and promote a greater Traditional Owner site presence and sharing of knowledge.
- Reveal stories of the site via a high-quality interpretation strategy across the park, told through many perspectives—Traditional Owner, colonial, ecological, quarantine, defence, maritime—including use of new technology, digital resources, the arts and programs.
- Implement a new high-quality interpretation of the former quarantine disinfecting complex.
- Establish the Quarantine Station as the central visitor arrival, orientation and starting point for the park's many iconic experiences, commencing at an upgraded, extended Stables building at the Quarantine Station car park.
- Improve access across the park for all visitors via improved trails, bicycle hire facilities and a sustainable shuttle service that extends to the park entry and connects with the local bus service.
- Create a more welcoming and attractive park entrance including landscape works, a Welcome to Country, signage, improved parking, and stronger connection to Police Point Shire Park. Provide a new small shelter with arrival/orientation information, bike hire facilities, and local bus/park shuttle stop. Re-purpose the former Visitor Centre for Parks Victoria's park management operations and as a Keeping Place for the Traditional Owners.
- Create a new 4km 'Bush Trail' to connect London Bridge, the Quarantine Station, Fort Nepean and access to coastal lookouts—by opening some existing management tracks for public access.
- Caring for Country in collaboration with Traditional Owners for flora and fauna protection and management and to restore, heal and reveal the site's unique ecologies and stories, while also considering future changes to climate.
- Provide coastal experiences including interpretation, coastal lookouts, a sea kayak trail and a new controlled use jetty at the Quarantine Station, to share and connect visitors with the surrounding marine environment and maritime history.
- Create an immersive and inspiring visitor experience at The Heads and The Narrows, via landscape restoration, improved interpretation, refined access paths and tunnels and conservation of the Forts.
- Support the sensitive, adaptive re-use of existing heritage buildings in the Quarantine Station to ensure their long-term conservation and use.
- Enrich and activate the Quarantine Station through a mix of compatible uses (e.g. arts, community, events, recreation, eco-tourism, education and research, hospitality and accommodation) via partnerships between government, Traditional Owners, private sector and community.
- Provide a range of accommodation types at the Quarantine Station, from camping to budget to boutique.
- Enliven the precinct through various activities, programs, events, exhibitions, arts, workshops, forums, markets, festivals, residencies and collaborations throughout the year.

While these initiatives remain consistent, the master plan renewal process occurs in the context of recent amendments to the *National Parks Act 1975*, which have reduced the maximum lease terms allowed in the park to 50-year leases at the Quarantine Station. In establishing design and development parameters and recommending an appropriate governance model, for this precinct, the master plan negotiates the balance between investment and conservation in sustaining and enlivening the park. The document's implementation plan outlines these criteria and guidelines. As a national park, the key criteria for any private investment is that it be for a publicly beneficial purpose and not of detriment to the protection of the park, including its natural, Aboriginal, cultural, landscape and recreational values.



Executive summary

Vision

Ensure that the unique natural qualities of the park are revealed and protected and that the complex stories of the site as a cultural landscape are valued and expressed.

Report structure

The master plan is approached through six site themes and corresponding principles, which highlight the site's key qualities and stories. These inform the master plan's principles and, in turn, focus key initiatives for the park's future.

Site themes

- Shared cultural landscape
- Peninsula
- Country
- Coast
- The Heads
- Quarantine

Master plan principles

The following key principles form the basis for the master plan report chapters:

- Revealing stories
- Peninsula connections
- Caring for Country
- Coastal experiences
- The Heads
- Quarantine

Site themes



Shared cultural landscape

Master plan principles

Revealing stories

Bring together many perspectives to generate a rich site narrative and visitor experience.

Key initiatives

1. Interpretation and storytelling, including digital
2. Traditional Owner sites
3. Welcome to Country
4. Adapted Stables Building arrival and orientation



Peninsula

Peninsula connections

Curate movement and orientation to accentuate and reveal the peninsula landscape.

5. Bay Beach Trail
6. Bush Trail upgrade and extension
7. Defence Road infrastructure minimisation
8. Park entry experience
9. Gunners Cottage precinct
10. Car parking
11. Bicycle hire and shared use tracks
12. Sustainable shuttle

Implementation strategy

The report concludes with chapters describing recommended implementation and governance to achieve activation of the Quarantine Station and financially sustainable public and private investment within the park.

This section of the report includes:

- Design and development parameters to ensure the conservation and appropriate adaptive reuse of the park's heritage buildings.
- Recommended activation and investment criteria for the park's Quarantine Station and financial modelling of an optimum mixed use activation scenario.
- Projects and cost planning: outlining by category and priority the master plan's key projects that can achieve significant social return and can leverage private sector investment in support of facilities and services.
- A cost-benefit analysis of the master plan's key initiatives, including economic and employment opportunities, Traditional Owner benefits and environmental and social outcomes.
- Governance criteria for the Quarantine Station's future management arrangement.

Following government approval and release of the final master plan, Parks Victoria will work with DELWP and key stakeholders to implement actions outlined in the plan. This includes a potential Expression of Interest (EOI) process (or processes) run by Parks Victoria, to determine future uses and activities within the park (particularly the Quarantine Station precinct). The EOI will not seek a sole tenant, but a mix of visitor offerings conducive to the environment that aims to combine community, social enterprise, food and beverage, culture, arts, commercial, accommodation, education and events-related visitor experiences that align with the endorsed master plan.

 <p>Country</p>	 <p>Coast</p>	 <p>The Heads</p>	 <p>Quarantine</p>
<p>Caring for Country</p> <p><i>Restore and reveal the site's unique ecologies and interpret them through many perspectives.</i></p>	<p>Coastal experiences</p> <p><i>Provide more comprehensive visitor connections to the park's marine context, ecologies and stories.</i></p>	<p>The Heads</p> <p><i>Protect, conserve and interpret the sublime experiences and rich narratives of The Heads.</i></p>	<p>Quarantine</p> <p><i>Protect, enrich and enliven this powerful heritage landscape as a community focused space.</i></p>
<p>13. Landscape healing and regeneration 14. Collaborative management and healing base 15. Guided access to Traditional Owner sites</p>	<p>16. New jetty at the Quarantine Station 17. New coastal lookout trail 18. Sea kayak trail</p>	<p>19. The Narrows Experience 20. New circulation at The Heads 21. Forts conservation and gun emplacement conservation 22. Interpretation at The Heads</p>	<p>23. Quarantine interpretation 24. Heritage building conservation and adaptive reuse 25. Removal of non-significant buildings 26. Potential new buildings 27. Infrastructure upgrades 28. Camping/glamping 29. Events and programs</p>

Master plan



Revealing stories

Refer Chapter 5.0

1. Interpretation and storytelling (including digital)
2. Traditional Owner sites (including Keeping Place at former Visitor Centre building)
3. Welcome to Country
4. Adapted Stables Building arrival and orientation as introduction and gateway to the park's stories and experiences



Peninsula connections

Refer Chapter 6.0

5. Bay Beach Trail—upgrade and access improvements
6. Bush Trail upgrade and extension
Coastal lookout trails (see 17.)
The Narrows Experience (see 19.)
7. Defence Road road infrastructure minimisation
8. Park entry experience—upgraded infrastructure and information, revegetation, Police Point Shire Park connection, repurposing of existing Visitor Centre building for Parks Victoria management operations and as Traditional Owner Keeping Place (see 2.)
9. Gunners Cottage Precinct—revegetation, improved interpretation, formalised car parking and services for activation
10. Car parking—centralised car parking at Quarantine Station, improved, formalised car parking at Gunners Cottage (see 9.) and improved car parking at the former Visitor Centre (see 8.)
11. Bike hire and shared use tracks
12. Sustainable shuttle



Caring for Country

Refer Chapter 7.0

13. Landscape healing and regeneration
14. Collaborative management and healing base
15. Guided access to Traditional Owner sites



Coastal experiences

Refer Chapter 8.0

16. New jetty at the Quarantine Station
17. New coastal lookout trail
18. Sea kayak trail—Quarantine Station beach to The Bend



The Heads

Refer Chapter 9.0

19. The Narrows Experience—shared zone between Fort Pearce to The Heads
20. New circulation strategy at The Heads
21. Forts and gun emplacement conservation, including coastal lookout upgrade at the Eagles Nest
22. Interpretation at The Heads



Quarantine Station

Refer Chapter 10.0

23. Quarantine interpretation
24. Heritage building conservation and adaptive reuse
Arrival and orientation (see 4.)
25. Removal of non-significant buildings (Buildings 5, 6, 55)
26. Potential new buildings
27. Infrastructure upgrades
28. Camping/glamping
29. Events and programs





Coles Track

Rifle Range

New Coastal Lookout

Rifle Range

Bay Beach Trail

Cemetery

Gunners Cottage Visitor Site Upgrade

Observatory Point

Defence Road

Bush Trail

Harrisons Bowl

Stables Upgrade as Arrival + Orientation

Proposed Jetty

Ticonderoga Bay Sanctuary Zone

Police Point Shire Park

Upgraded Park Entry

Bay Trail

Monash Break Light and Tower

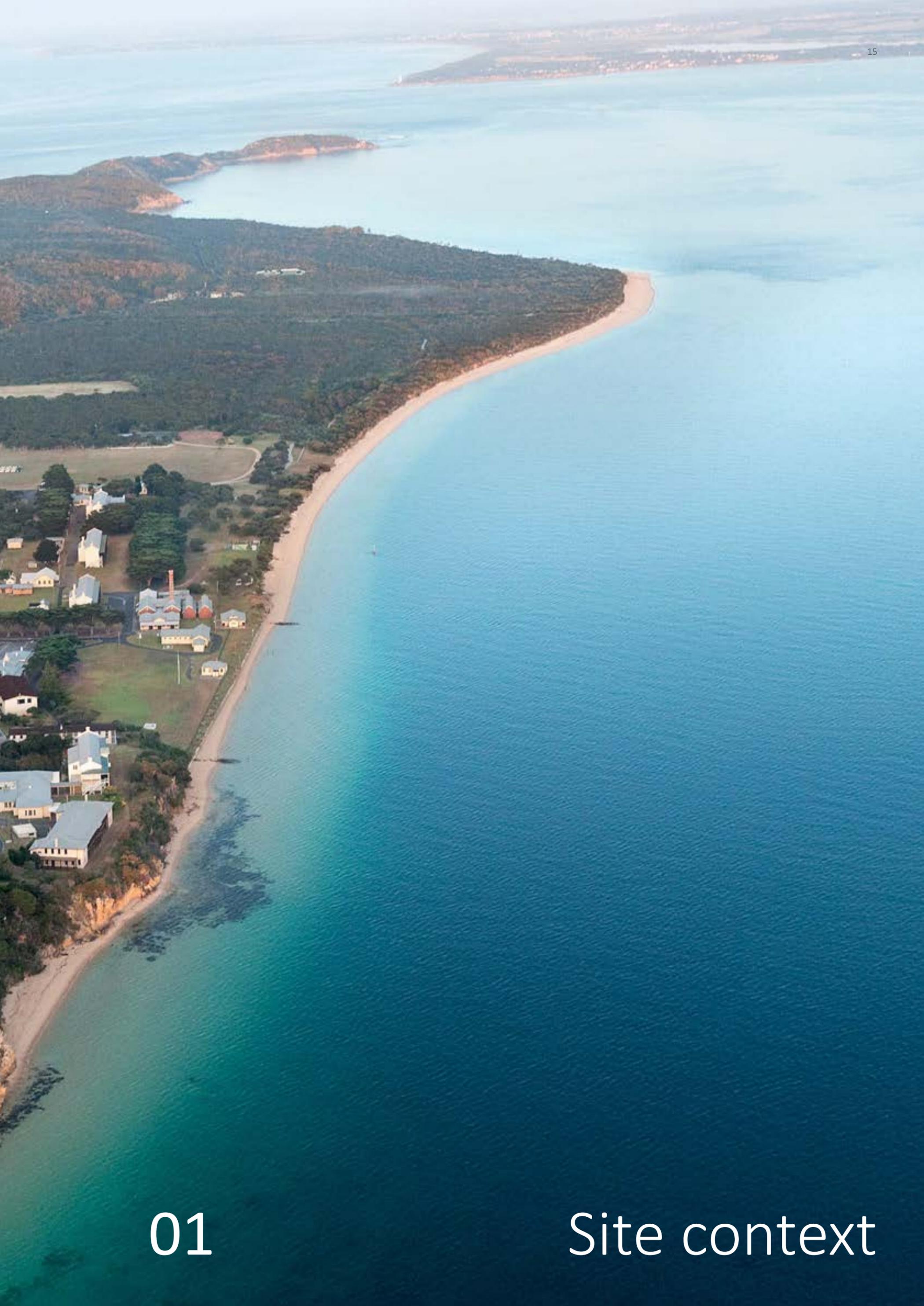
Wilsons Folly Walk

London Bridge Lookout

Coastal Walk (Morrington Peninsula National Park)



The Quarantine Station.
Source: John Gollings.

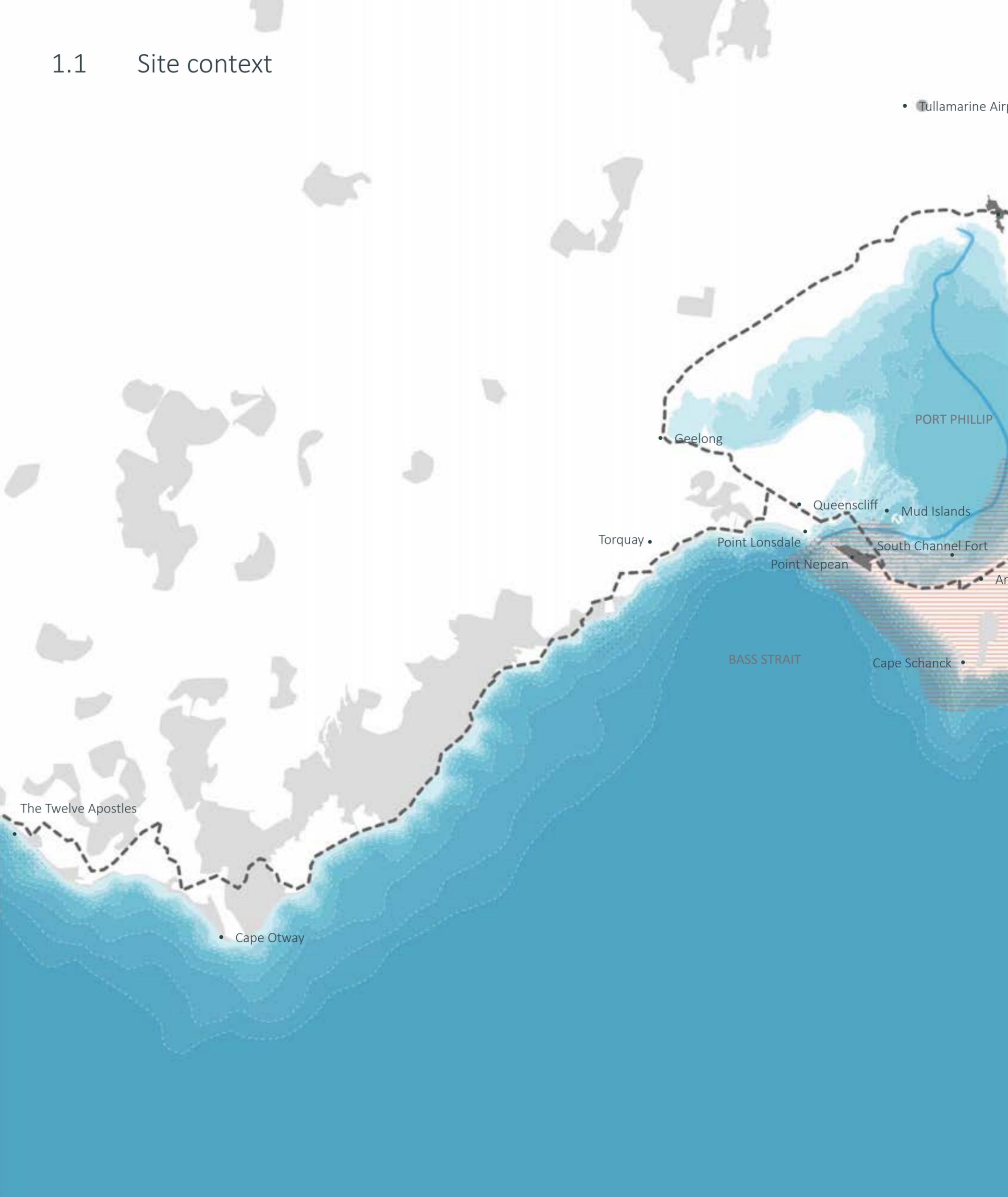


01

Site context

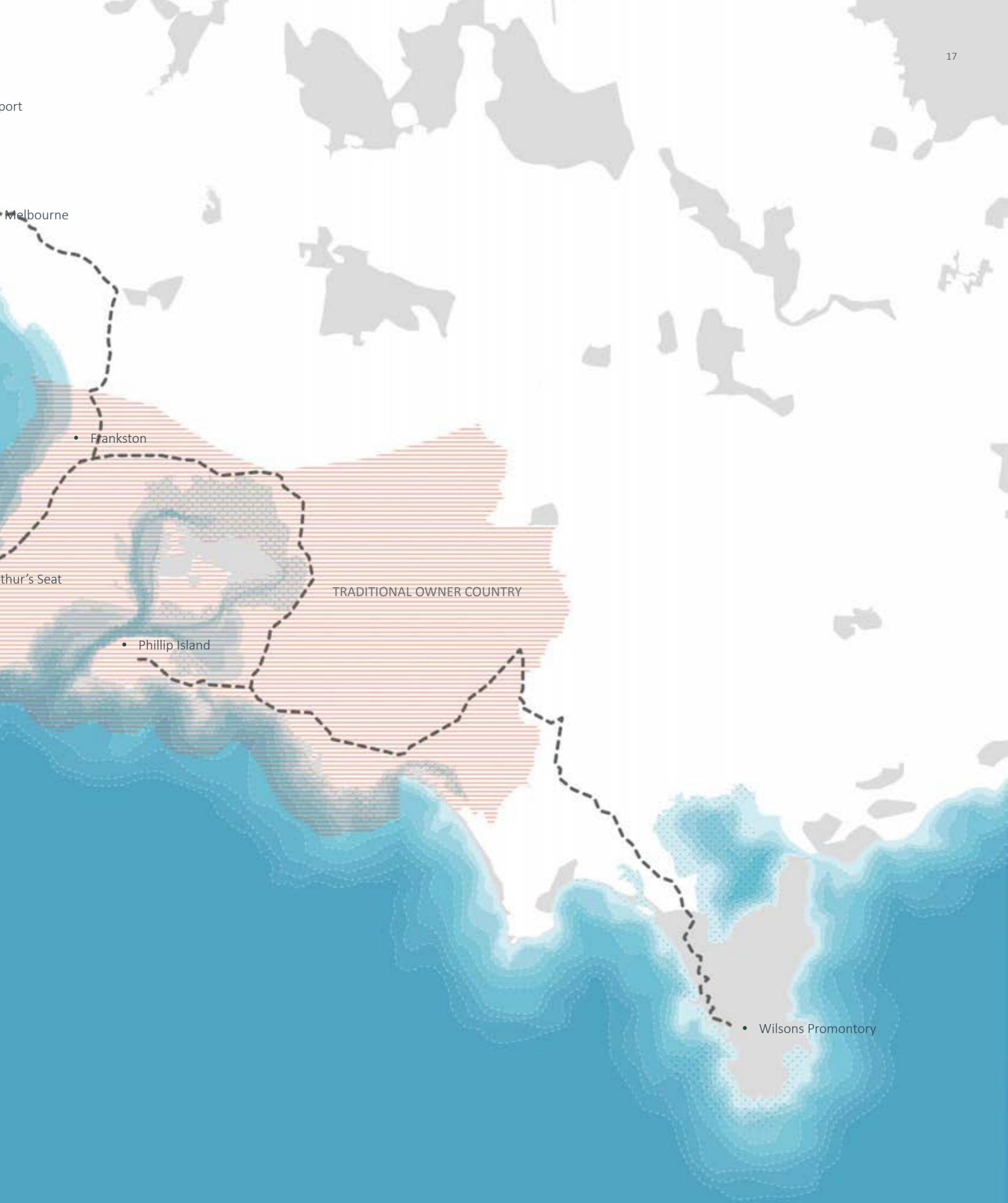
1.1 Site context

• Tullamarine Airp



Coastal context

The 560-hectare Point Nepean National Park site is part of the Country of its Traditional Owners, at the westernmost tip of the Mornington Peninsula and the entry to Port Phillip, 90 km from Melbourne. The site is situated between the bay to the north and Bass Strait to the south. It is the midpoint in the arching stretch of Victoria's coastal landscape running from Cape Otway to Wilsons Promontory.



port

Melbourne

• Frankston

thor's Seat

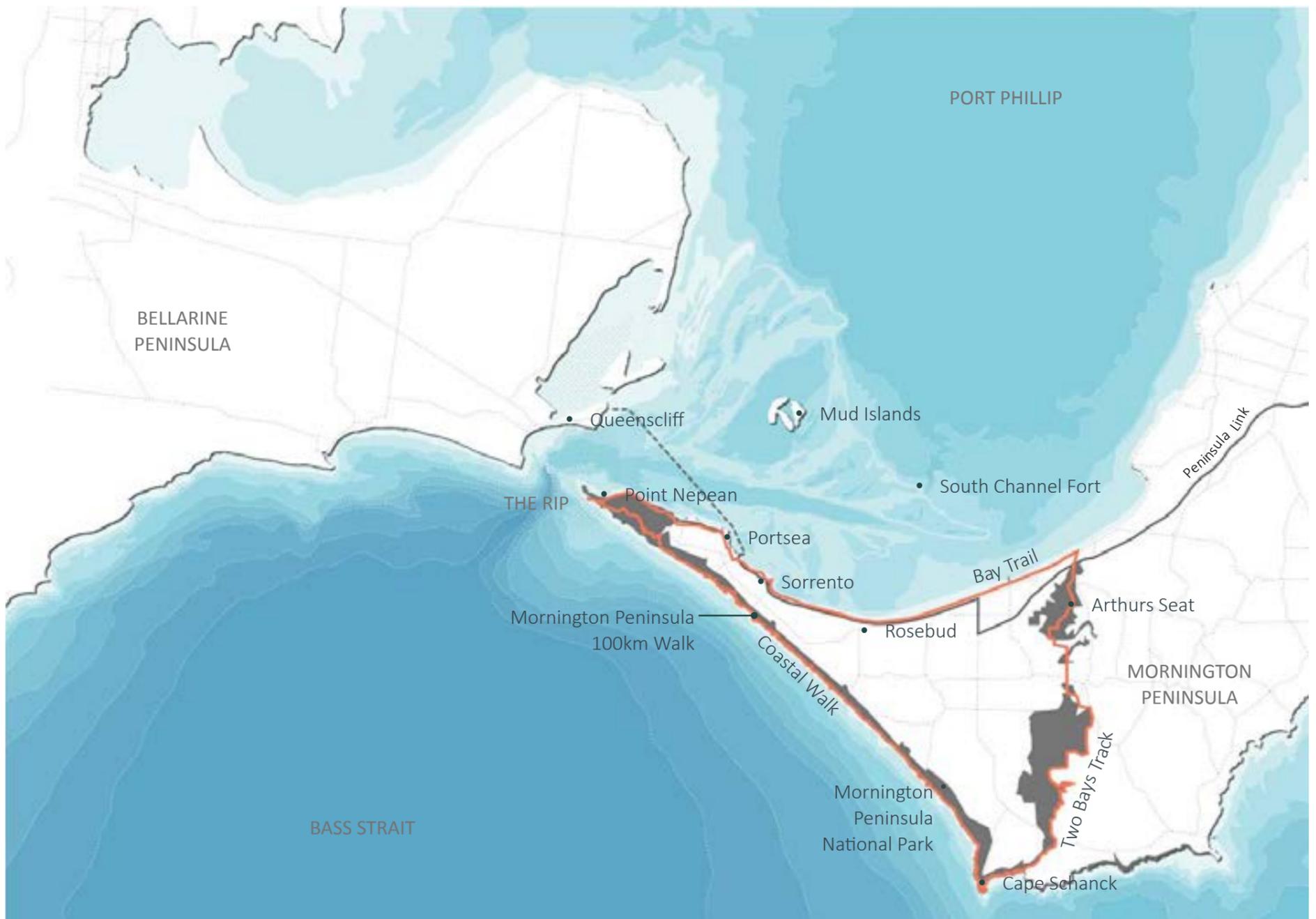
• Phillip Island

TRADITIONAL OWNER COUNTRY

• Wilsons Promontory

Map showing context of Point Nepean National Park within the Victorian coastal tourist route and Traditional Owner Country (as per Bunurong Land Council Aboriginal Corporation Registered Aboriginal Party appointed area 19 July 2017).

1.1 Site context



Point Nepean in the context of the Mornington Peninsula, The Heads, The Rip and the Port Phillip Forts infrastructure. Mornington Peninsula 100 km Walk indicated in red.

LEGEND

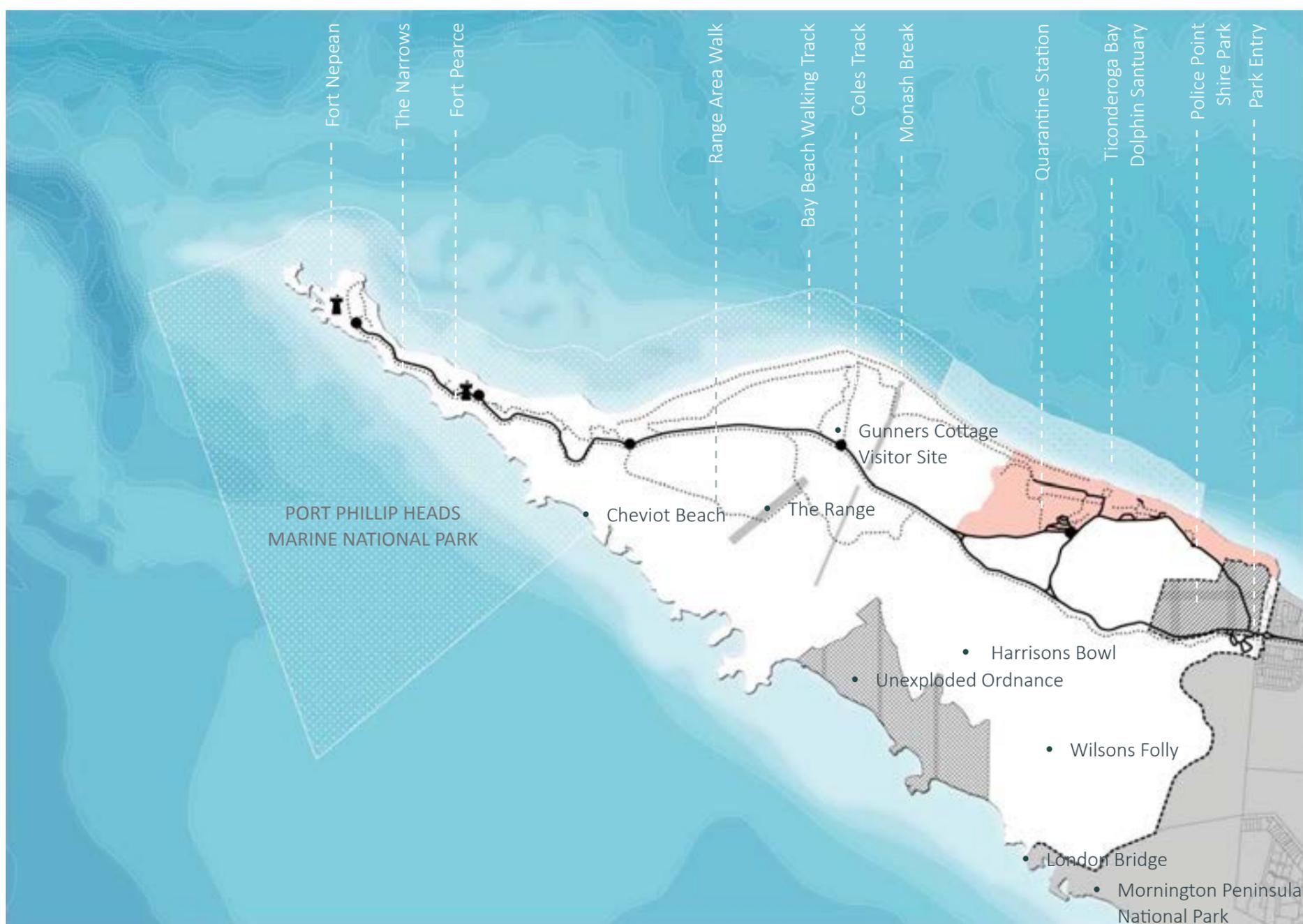
-  Mornington Peninsula 100 km Walk
-  National Parks

Peninsula context

Point Nepean National Park includes South Channel Fort, the former Quarantine Station, various fortifications, Wilsons Folly conservation area, Defence Road and the former Range Area. The majority of the national park is situated at the narrow tip of the Mornington Peninsula, a coastal region of Victoria known for its wineries and beaches. The Peninsula is a significant holiday destination, especially in the summer months. Mornington Peninsula National Park is Victoria's most visited national park, stretching along the 'back beach' from Flinders to Point Nepean. The Nepean Highway links the Peninsula to Melbourne and traces the bay's coast via a series of seaside holiday towns. A ferry at Sorrento links the Mornington Peninsula to the Bellarine Peninsula via Queenscliff.

Point Nepean, with Point Lonsdale, forms one of the bay's two 'Heads', which form a 3.5 km-wide sandstone threshold eroded over millennia by the former course of the Yarra River. The Heads, Point Nepean and South Channel Fort have important defence and maritime links within the Port Phillip Region, most notably with the Quarantine Anchorage, the Rip, Fort Franklin, Fort Queenscliff and Point Lonsdale and numerous shipwrecks along the Point Nepean coastline.

The Heads form the site where ocean meets bay and mark The Rip, a 90-m deep incision that generates the water circulation patterns at the southern part of Port Phillip. These currents vary in extremes from 2.5 m/second at The Rip to .1 m/second at the Great Sands tidal delta and have shaped a diverse spectrum of marine habitats, comprising reefs, dunes, shoals, intertidal platforms and the deep water column of The Rip. They have also formed an infamously treacherous waterway; there are 20 recorded shipwrecks in the site's adjacent waters and 120 within 10 nautical miles of The Heads. The park's adjacent waters have been protected since 1975 and were proclaimed part of Port Phillip Heads Marine National Park in 2002. The site figures within larger ecologies and wildlife corridors—the entrance of Port Phillip forms the eastern distribution limit for cold-water species from Western Victoria and the western limit for warm-water species from Eastern Victoria. Dolphins are often seen on the Bay side of the park and in the Ticonderoga Bay Sanctuary Zone. This may include a unique species known as the Burrnan dolphin (*Tursiops australis*) as listed under the *Flora and Fauna Guarantee Act 1998*.



LEGEND

- Quarantine Station and PPRZ
- Police Point Shire Park
- UXO—Unexploded ordnance
- Port Phillip Heads Marine National Park

The Point Nepean site, its key existing landmarks and its Port Phillip Heads Marine National Park context.

Site

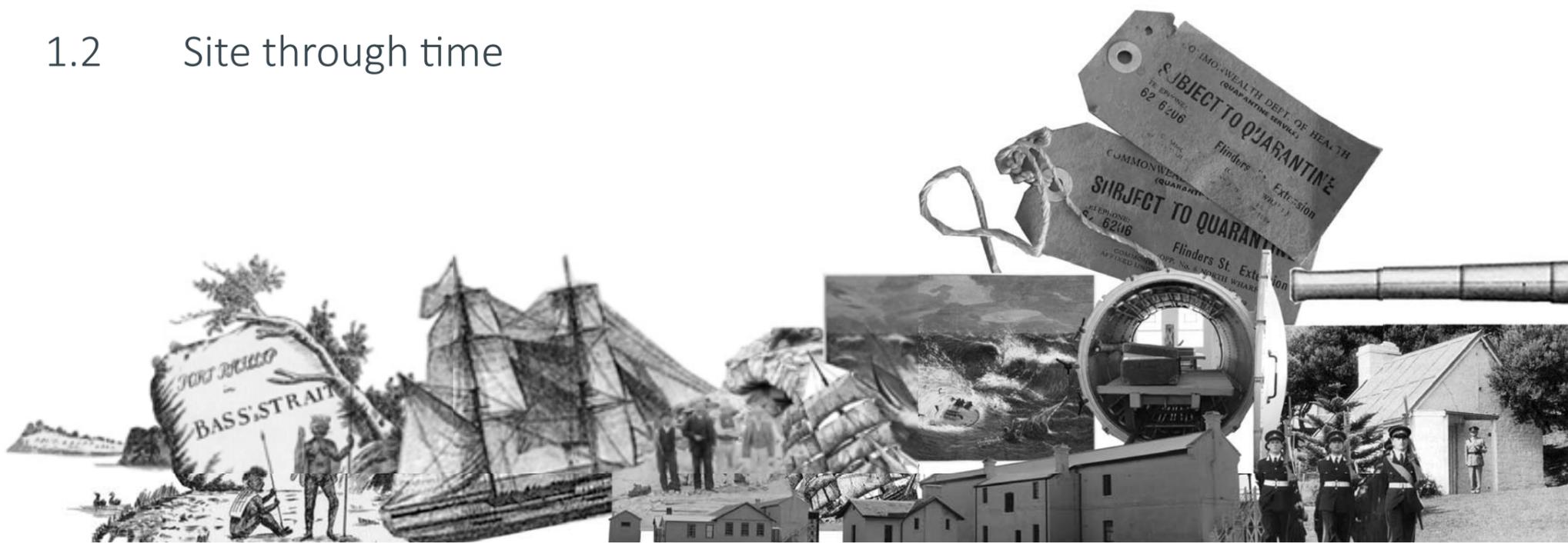
The park is a 560-hectare landscape comprising beaches, cliffs, flats and dunes. The narrowness of the extreme end of the peninsula allows a rare simultaneous experience of the ocean and protected bay.

The ocean beaches, with their rugged topography of adjacent cliffs and headlands, reinforce a sense of isolation and remoteness. The varied landforms, degrees of exposure and marine contexts of the peninsula are reflected in the site's vegetation communities. *Studies by Practical Ecology* (P.L. *et al.*, 2008) have identified nine Ecological Vegetation Classes within the park. The site's exposed and rocky windswept areas, its steep, exposed coastal headlands and its edges form coastal scrub, grassland and shrubland zones. Its undulating inland landscapes are coastal alkaline scrub containing Coastal Moonah woodlands. Its dunes are grassy shrubland and dune scrub.

Coastal Moonah, Drooping She-oak and Coastal Banksia, which would have typically dominated the site's woodlands, have been depleted by colonial uses (grazing, firewood for lime burning, fire breaks). Fire was used by Traditional Owners to manage the landscape for hunting and permaculture. The past two hundred years of changes to the site have led to the dominance of Coastal Tea-tree.

The site's eastern extents link two significant public spaces, Police Point Shire Park to the north, a Shire park which forms part of the original Quarantine Station, and Mornington Peninsula National Park to the south.

1.2 Site through time



20,000,000
–75,000
years ago

Ice Age and Sand Dunes

40,000–

Traditional Owners

1797–1840s

European Settlers

1840s–1855

Lime Burning

1840–1949

Shipwrecks

1852–1980

Quarantine

1877–1945

Early Defence

Ice Age

“During the last glacial stage ... the floor of Port Phillip Bay was uncovered and the Pleistocene Yarra flowed over it. The river waters collected and found an outlet through the dunes—outlets that, when the sea-level rose, became tideways similar to the channels converging towards The Heads.”

R. A. Keble, *Geological Survey of Australia, Memoir 17: The Mornington Peninsula*

Traditional Owners

“Point Nepean held a place of high importance for their ancestors as a place of spiritual significance where women would travel to as part of the initiation process, and also as a place to give birth to children. Men and women began the journey cycle together, retracing the steps of those before them.”

Biosis, *Point Nepean National Park Maintenance Works, Victoria: Cultural Heritage Management Plan* (2009)

European

“We succeeded ... in entering one of the finest bays or basins of water that we remember to have seen. Within the Bay, the water was, compared to our tossing in the boiling and foaming waters outside, as smooth as a mill pond, and our little barque floated gently along like a sleeping gull.”

John Batman (Nunn, N.A., *A History of Point Lonsdale, The Hawthorn Press, Melbourne, 1949*)

“The constant demand for lime and the great superiority of the Nepean Limestone has induced J. P. Fawcner to procure a large quantity of that useful article. It will be sold at the wharf at £2 per ton to persons wishing to purchase, and will be carted free of expense to any part of the town.”

J. P. Fawcner, *The Port Phillip Patriot and Melbourne Advertiser*, 22 July 1839

“... most of the time you were outside The Heads though because in those days a lot of ships didn't have VHF for talking. Now it's radio telephone. And sometimes, a ship came through The Heads on his own, which was dangerous.”

Captain Col. Springall, Former Pilot with the Port Phillip Sea Pilots

“The only thing left ... is a book and a quiet seat in the shade of the verandahs overlooking the bay ... nothing except the scenery around offers itself to the eye or occurs to break the monotony of life ... few who have once been under the dominion of the dismal ‘yellow flag’ would care to be so a second time.”

The Argus, 26 May 1863

“In the event of war we are in a very defenceless state and that the fact of it being known all over the world that we have a few millions' worth of solid gold within the Bay is a circumstance which renders us peculiarly liable to attack.”

The Argus, 31 December 1853

Traditional Owners

Point Nepean has been occupied for at least 35,000 years. Its Traditional Owners, people of the Kulin nation, moved along the coast and to the site annually as custodians of the Country now known as the Mornington Peninsula, which runs northwest along the bay to the Werribee River. The site figured in annual movements along the coast, evidenced by the extensive shell middens found across the site, 59 of which are recorded and registered as archaeological sites. The site was of particular significance to women, who visited the peninsula annually for initiation rites and as a process of imparting knowledge across generations.

Colonial contact

In 1802, European navigators arrived at the site, catalysing the subsequent development of Victoria and the transformation of its landscape from 1803. Early European settlers exploited the site for natural resources. Limestone from Point Nepean's dunes was burned between 1840–1855 for the manufacture of mortar, cementing the bluestone of early Melbourne.

The Traditional Owners had contact with and knowledge of Europeans since at least the 1790s when sealers entered the Bass Strait. The engagement with the sealers, who included runaway convicts and other criminals, was often brutal. It is estimated that there were at least 20 women and children kidnapped by these sealers prior to the 1840s.

For the wider Traditional Owner population, their future was impacted severely due to several factors. The loss of their land, the loss of their main sources of food, introduced diseases and an ongoing feud with their eastern neighbours the *Gunai*. This feud had led to several massacres of women and children during the 1830s. This was exacerbated in 1840 by an edict by La Trobe that they were banned from carrying guns—resulting in even less opportunity to catch their traditional foods which were growing increasingly scarce.

By the late 1840s, Traditional Owner camps had broken up and people were forced to disperse, with relocation to Mordialloc reserve. This was also wrested from them in 1863—remnants of all Kulin clans ended up at Coranderrk mission.

Defence and quarantine

The site's remoteness and position at the threshold to Port Phillip lent it to the two programs that defined it as an out-of-bounds landscape for over a century, quarantine and defence. Established in 1852 with the arrival of the *Ticonderoga*, an infamous ‘fever ship’, the Quarantine Station ran continuously until 1980. In 1999 it accommodated nearly 400 Kosovo refugees in ‘Operation Safe Haven’.

From 1870, defence operations had a continuous, 75-year presence on the site. The western peninsula forms a landscape of defence

**1914–1918**

World War I –
The First Shot

1932–1945

World War II

1952–1998

Officer Cadet School and
School of Army Health

1967

Harold Holt

1975

Protected Marine Context

1988

National Park

2017–Future

“... the tide was flowing very fast when we had the word to fire and I pressed the electrical trigger and saw the shot land with a splash in the water; the splash went right up over the bridge of the ship ... The last order we had was ... stop her or sink her.”

Bdr. John Purdue. RAGA.
Quinton

“It felt just like an archaeological dig, a lot of hard work but very exciting uncovering remnants of the past.”

Volunteer assisting with
restoration works

“No Parade Ground may be casually walked on. All who tread must march and uphold all drill requirements. As cadets we spent countless hours of practice in ‘drill’.”

Paul Asbury, Officer of Cadet
School, Class of December
1967

“Australia’s 18th Prime Minister, Mr Harold Holt, is missing and feared drowned.”

The Australian, Monday
December 1967

“Dramatic underwater gorges, colourful sponge gardens, tall kelp forests, emerald green seagrass beds, expanses of glittering yellow sand, surging currents and tranquil backwaters—the southern end of Port Phillip Bay has it all.”

Parks Victoria, *Park Notes*
—Port Phillip Heads Marine
National Park

“It is a very great pleasure to hand over this land to the people of Victoria. Point Nepean Park is a project in which the Commonwealth and Victorian Governments have co-operated closely and well to provide the public with access to a beautiful part of Australia’s natural heritage.”

Prime Minister Robert Hawke,
Point Nepean Handover
Ceremony, 18 September
1988

“Ensure that the unique and special qualities of the park are revealed and protected and that the complex stories of the site as a cultural landscape are valued and expressed.”

Parks Victoria, *Point Nepean
National Park Master Plan
Vision*

infrastructure—forts, gun emplacements, tunnels, ranges and former barracks. Forts began to populate Point Nepean in 1878, with Queenscliff across The Rip as the other point in Melbourne’s line of defence, in response to a series of European war scares.

The Eagles Nest was established in 1889 and Fort Pearce in 1911, both with hydro-pneumatic (‘disappearing’) guns. The British Empire’s first shot of WWI was fired from Fort Nepean as well as Australia’s first shot of WWII. After WWII, the forts were decommissioned but the site served as an Officer Cadet School from 1952–1998, based at the Quarantine Station. Sections of the Range Area contain unexploded ordnance from ammunition tests. From 1985–1998, the School of Army Health also used these facilities.

In 1967, Australian Prime Minister Harold Holt disappeared while swimming at Cheviot Beach, sparking the largest air and sea search for an individual in Australian history. The cause of his disappearance remains unresolved.

National park

In 1988, as part of Australia’s Bicentennial celebration, part of Point Nepean was opened to the public as Point Nepean National Park. This status highlighted the site’s archaeological, ecological, architectural, historical, scientific and social significance.

Following the conclusion of Army occupation, from 1998, the fate of the site was debated for a decade. In response to the Federal

Government’s attempts to sell the land, Mornington Peninsula residents and environmental campaigners fought successfully to preserve the site’s status as a public landscape. In 2004, the Point Nepean Community Trust was established to manage the Quarantine Station on behalf of the Commonwealth Government before it was transferred in 2009 to the Victorian Government for its incorporation into the national park. It is now managed by Parks Victoria under the 2009 Management Plan prepared by Parks Victoria and the Point Nepean Community Trust.

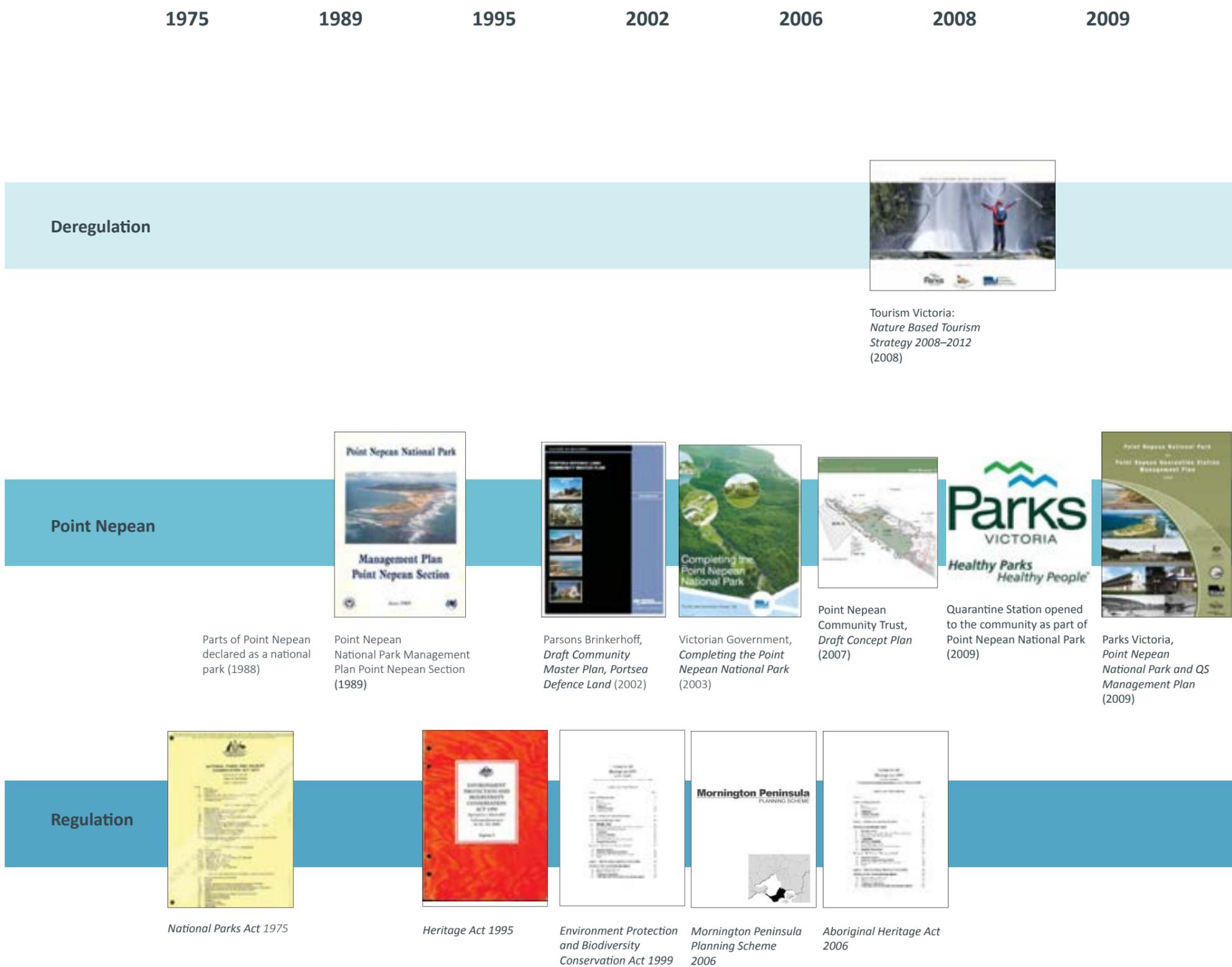
The site was the subject of a 2010 draft master plan, which was amended in 2013 to reflect updated policy promoting private investment in national parks. An EOI process following the release of this master plan sought investment within the former Quarantine Station. A lease was signed with the preferred proponent but lapsed in 2015, as the conditions concerning planning amendments did not proceed. In 2011, a series of extensive capital works were completed in the park to improve access and in anticipation of future use across the park.

In 2016, the 2010 draft master plan underwent a process of renewal in response to current policy and an extensive consultation process with the public, including the site’s Traditional Owners.

1.3 Policy context

Relevant documents

The following chart demonstrates the evolution of documents related to the National Park and changing policy context over time. Refer Appendix A for a reference list and further information on relevant policy.



Master plan considerations

Recent policy captures a tension between private investment and regulation. The task of the master plan is to strike an appropriate balance between two types of ‘public benefit,’ the first being conservation of the park’s environmental, cultural, social and aesthetic benefits as a public space, national park and heritage landscape, the second being the benefit of private investment in tourism infrastructure to the Victorian economy.

The following considerations affect the master planning process:

- All proposals for private investment must demonstrate public benefit—economic, social, and environmental. The message of keeping appropriate parameters around development is clear in all regulatory documents.
- The appropriate lease and lease terms are to be determined in consultation with the National Parks Advisory Council and public consultation as outlined in DELWP’s *Tourism Leases in National Parks: Guidance Note*.
- Under the *National Parks Act*, the 50-year maximum lease term length at Point Nepean presents an opportunity for longer-term private investment in adaptive reuse of significant heritage buildings.

2010 2011 2012 2013 2014 2015 2016 2017



VCEC, *Unlocking Victorian Tourism* (June 2011)



Victorian Dept. of Treasury and Finance *Response to VCEC Report* (March 2012)



National Parks Amendment Bill 2013 (May 2013)



TCL, *Point Nepean National Park Draft Master Plan* (July 2010)



TCL, *Point Nepean National Park Master Plan* (April 2013)



State Government Victoria, *Point Nepean Quarantine Station Sustainable Use and Tourism Framework* (April 2013)



Point Leisure Group EOI (July 2014)



TCL, *Point Nepean National Park Draft Master Plan* (January 2017)



Department of Sustainability and Environment, *Guidelines for Tourism Investment* (April 2013)



National Parks Amendment (No 99 Year Leases) Act 2015 (October 2013)



DELWP, *Tourism Leases in National Parks Guidance Note* (2015)

1.3 Policy context

National Parks Act—2014—present

In October 2015, the *National Parks Amendment (No 99 Year Leases) Act 2015* was passed. The Act limits leases in national parks to 21 years. In three parks, including Point Nepean National Park, maximum 50-year leases are allowable, to attract private investment in the adaptive re-use of significant existing buildings.

In 2015, DELWP (Victoria State Government) prepared a guidance note in relation to the amendment, *Tourism Leases in National Parks Guidance Note 2015* (the Note). The Note provides an overview of the principles and procedures that the government will apply when considering a proposal for private investment in a national park.

The appropriate length of a lease will depend upon the proposal under consideration, including the nature of the proposal, the level of investment, and the expected benefits for the environment, the community and the State. The commercial viability of the proposal, for both government and investor, will be strongly linked to a lease duration that enables an appropriate and fair return on the investment.

Any potential development must be sensitive to the site's natural and cultural values, and the proposal review process must be transparent and undertaken in consultation with the National Parks Advisory Council, Traditional Owners and the public.

Section 30AAA of the Act states leases in Point Nepean National Park may be for the occupation of buildings or the construction and occupation of buildings, including buildings *providing accommodation, but not for the purpose of industrial or residential use*. The Minister must ensure that the lease is subject to conditions that prevent or minimise any adverse impact on the park (including its natural, Aboriginal, historic, cultural, landscape and recreational values) by the development or use of the land that is permitted under the lease.

Section 30AAAC states the Minister may grant leases longer than 21 years, but not exceeding 50 years, for Point Nepean National Park—if the Minister has consulted the National Parks Advisory Council and if the proposed use, development, improvements or works are of a substantial nature and value which justifies a longer-term lease and is in the public interest.

National park management plan

Parks Victoria's *Point Nepean National Park and Point Nepean Quarantine Station Management Plan 2009* was prepared under Section 17(2)(d) of the *National Parks Act 1975* and follows the National Heritage management principles outlined in the *Environment Protection and Biodiversity Conservation Act 1999*. It is the head management plan under which a series of precinct-specific conservation management plans fall.

The management plan outlines high-level strategies for the park as well as detailed strategies for heritage conservation, visitor and community engagement, and park infrastructure. The role of the master plan is to outline the management plan's implementation. To these ends, the management plan describes the requirements of the master plan, including:

- Management plan implementation
- Identification of carrying capacity opportunities and constraints
- Guidelines for future use and development of buildings and areas
- Readying the site for community use
- Development of a circulation network
- Negotiation of infrastructure, facilities and services with future use and heritage values

The management plan also requires that the master plan undertake the following key projects:

- Contamination assessment, risk management strategy and remediation works program
- Comprehensive landscape analysis
- Comprehensive planning for the site's heritage values including interpretation and education facilities and services
- Economic analysis, feasibility studies and financial modelling of the Quarantine Station's future use
- Identification of potential users and service and facilities providers through a tendering and EOI process

Conservation management plans

The park's Quarantine Station and defence sites are listed on the Victorian Heritage Register and the National Heritage List.

The *Point Nepean Quarantine Station Conservation Management Plan* emphasises adaptive reuse of the precinct's heritage architecture through leases, in accordance with the Trust Deed (June 2004), which "provides the basis for management of the Quarantine Station by the Point Nepean Community Trust," and the federal *Environment Protection and Biodiversity Conservation Act 1999*. Adaptive reuse must "include measures to minimise any adverse impact on historic heritage values prior to commencement and during the life of the approved use". Tenures are proposed to undergo public and Commonwealth and State agency consultation and an EOI process.

The *Conservation Management Plan for the Point Nepean Forts* (2006) outlines the conservation policy for the Point Nepean Forts as "unique in their present, ruinous, half-buried and vegetated form, providing a romantic experience in a culturally significant but semiwild natural environment". The aim of conservation is minimal development, interpretation and alterations beyond what is required for self-guided visitor access.

Marine national park management plan

The site is surrounded by the Port Phillip Heads Marine National Park—part of a system of 13 marine national parks and 11 marine sanctuaries in Victorian waters. Parks Victoria's *Port Phillip Heads Marine National Park Management Plan 2006* outlines conservation objectives, regulation of the park's recreational use, and the role of Parks Victoria in collaboratively managing the park.

Mornington Peninsula Planning Scheme

The site is listed as heritage item HO 165 in the Mornington Peninsula Shire Council's Planning Scheme and is an Aboriginal Heritage Place.

The Quarantine Station site is subject to zone (defining permissible types of use) and overlay (defining permissible types of development) provisions under the Mornington Peninsula Shire Planning Scheme.

While the majority of the park's area (and its adjacent waters) is a Public Conservation and Resource Zone (PCRZ), the Quarantine Station is a Public Park and Recreation Zone (PPRZ). The PPRZ provides for a greater range of uses subject to planning approval. A Heritage Overlay, Environmental Significance Overlay and Bushfire Management Overlay fall over the entirety of the site. The site is also an area of Aboriginal Cultural Heritage Sensitivity.

Initiatives not reflected in the park management plans

While the master plan has been prepared within the planning and management context provided by the *Point Nepean National Park and Point Nepean Quarantine Station Management Plan 2009* and the *Port Phillip Heads Marine National Park Management Plan 2006*, it includes two proposals that are not discussed in these documents. In each case, the proposal is based on the desire to increase access to the unique natural environment of Point Nepean National Park in a manner that does not compromise conservation objectives. Each proposal would be the subject of further planning processes to evaluate impacts and determine optimum outcomes and the allocation of resources.

- Access to Port Phillip Heads Marine National Park from the land at The Bend for snorkelling and diving and from the water to the beach for sea kayakers. This proposal seeks to encourage access to the beauty and diversity of the marine national park environment in a manner consistent with its ongoing protection.
- Access to the site's Former Range Area Conservation Zone through the opening of existing management tracks as public trails and through trails to key coastal lookouts. Guided walks through areas of significance and to the Bass Strait coast may be led by the site's Traditional Owners.

1.4 Engagement outcomes



Portsea Craft Market.
Source: Parks Victoria.

Community and stakeholders

Point Nepean has significant community investment and has been the focus of a community campaign to secure its future for over twenty years. Community consultation has been an important part of the master planning process. The renewed master plan document reflects feedback from the community captured by a consultation process held throughout 2016 and 2017. This process builds upon an extensive community engagement undertaken in 2010 for the prior Draft Master Plan.

Throughout January and February 2016, community and stakeholders were asked to comment on a Discussion Paper summarising the purpose of the renewal, key elements of the 2010 master plan and outcomes of the 2010–13 community consultation. Through online and media promotions, email and letters and information days, the community was invited to provide feedback and also identify any significant gaps in the report or changes required from the 2010 document.

Parks Victoria summarised the outcomes of consultation in the March 2016 *Point Nepean National Park Master Plan Renewal Community and Stakeholder Engagement Summary Report—Phase 1*. The feedback was characterised as supportive of the 2010 master plan and its principles. Proposed changes highlighted by the public generally reflected changed policy context, concerns about appropriate use of the park, and an expanded understanding and interpretation of the site.

Feedback themes included:

Status of the Park—Current Policy Context and Budgets

- Clarification about restrictions—what is or is not allowed within the park
- More certainty about lease arrangements and future use of the Quarantine Station
- Concerns about privatisation and exclusivity from potential development
- Clearly outline future governance, funding and implementation plans
- Importance of showing immediate action once the master plan is endorsed by implementing catalyst projects or programs

Appropriate Use

- Support for adaptive reuse of heritage buildings
- Minimisation of new development to existing disturbed building footprints
- Take into account carrying capacity and seasonality of the peninsula
- Support for events that do not compromise park values
- Support for accommodation as a continuing use that fits the park character and values
- Potential for education-related uses as a basis for future activation



27–28 June 2016 Traditional Owner workshop, overlooking Point Lonsdale and the Rip from Point Nepean.
Source: Anne-Marie Pisani

Additional Context, Topics and Terms for Interpretation

- Consideration of the site’s broader context, coastal and marine
- Highlight the site’s Aboriginal heritage, values, culture and stories
- Highlight the site’s status as national park and its high conservation values
- Importance for interpretation and recognition of the site’s history and environmental values
- Potential to achieve and showcase sustainable outcomes

Between December 2016 to February 2017, the draft master plan was released for public comment, with consultation and engagement consisting of community information sessions and stakeholder meetings. Parks Victoria summarised the outcomes of consultation in the Point Nepean National Park Draft Master Plan – Community and Stakeholder Engagement Summary Report – Phase 3. Feedback received indicated broad support for the draft master plan, while some aspects required further investigation, exploration or detail. These aspects were subsequently addressed and helped inform finalisation of the renewed master plan.

Traditional Owners

The site’s Traditional Owners were engaged during the preparation of the 2010 master plan. During 2016 and 2017, Parks Victoria met with the Bunurong Land Council Aboriginal Corporation (BLCAC) and Boon Wurrung Foundation Ltd. (BWFL) to gauge Traditional Owners’ response to the 2010 Master Plan and clarify how their values and aspirations can become more central within the master plan. These discussions envisioned the renewed master plan as a bipartisan document leading towards a partnership and ongoing collaboration.

In June 2016, Parks Victoria and the two organisations met on site for a two-day workshop from which emerged their five key objectives:

- A governance model that provides an ongoing decision-making role for Traditional Owners with government, agencies and the broader stakeholder group.
- An overarching narrative and interpretive strategy that embeds Traditional Owner language, knowledge, stories and values.
- A ‘hub’ as a first point of contact for welcoming visitors to Country and a ‘healing base’ elsewhere on site for reconnection to Country.
- An engaging, authentic interpretation program.
- Economic opportunities that create employment for Aboriginal people and sustain operations (e.g. park rangers, maintenance, tourism operations).



Cheviot Hill.
Source: John Gollings.



02

Site themes

Shared cultural landscape



This is sacred ground where Aboriginal culture is shared, and where land and people are healed for generations to come.

Site Vision, Traditional Owner Workshop June 2016

Aboriginal women and children from Port Phillip area. Photo by Daintree and Fauchery, 1858.
Source: State Library Victoria.



Cultural landscapes are composed of the combined works of nature and humankind, they express a long and intimate relationship between peoples and their natural environment.

UNESCO World Heritage Convention 1992

2.1 Shared cultural landscape



Shell midden and soil layers at Point Nepean National Park.
Source: Dan Turnbull, Bunurong Land Council.

Shared cultural landscape

Cultural landscapes reflect the dynamic relationship between humans and the natural environment.

As a cultural landscape, Point Nepean has shaped and been shaped by humans over millennia—Traditional Owners, sealers, sailors, new settlers, lime burners, builders of hospitals and battlements, doctors, nurses, immigrants, lepers, consumptives, gunners, cadets and conservationists. These peculiar entanglements of nature and culture across time have marked the site, reflecting each culture's particular perception of the broader environment and its value.

The site's unique qualities have led to particular uses—ritual, quarantine, defence—dramatic and extreme expressions of cultural attitudes towards this landscape and the environment.

The site is also a shared cultural landscape—a site of contact and meeting. Point Nepean is part of the Country of its Traditional Owners; it is also a significant colonial landscape, as the historic gateway to Port Phillip and Victoria and a former site of quarantine and defence. Over the past two hundred years, the site has reflected the nature of cross-cultural understanding and exchange between the site's Traditional Owners and non-Aboriginal Australians. There is continuity of these entangled cultural stories, which form the contemporary identity of the park.

Traditional Owners

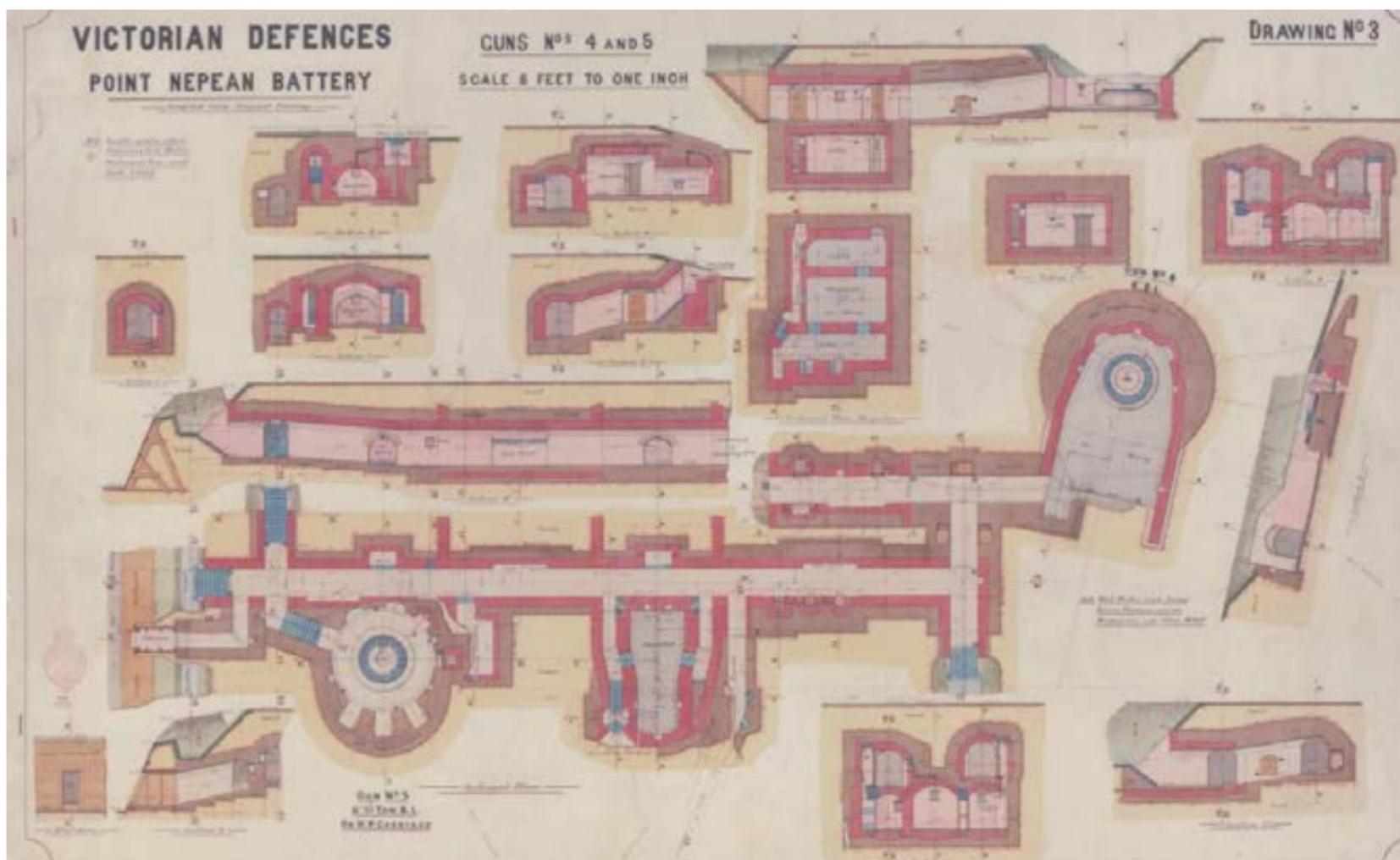
The site has been occupied for over 35,000 years by its Traditional Owners. Presence at the site occurred annually from November to February (*Bullarto Nyewiinyth*—'Plenty of Sun') the season when activity shifted to the coast and women journeyed to the site for women's business.

Hidden amongst the landscape are the stories of the first peoples. Each element of the landscape holds a story of particular significance. The Moonah trees and waterholes are places of significance that require careful interpretation and further research. The numerous middens, scattered throughout the park, are the living reminder of the families who sat and shared their meals over many thousands of years. The landscape contains the hearths which were used to cook the meals. There is significant archaeological evidence which records the life of the people who lived on and protected here for many thousands of years. This tangible evidence highlights how sacred this site is to the Traditional Owners

The Traditional Owner community believes that the story of the women kidnapped by sealers makes this place especially significant and further research should be undertaken to promote the strength and resilience of Traditional Owner women.

Colonial encounter

Point Nepean and Point Lonsdale were the first landmarks of Port Phillip sighted by Lieutenant John Murray in 1802, sparking British settlement of Victoria from 1803 at Sorrento. As a site of early colonial encounter in Australia, the site signifies the initial exchanges of two cultures and the meeting of two value systems. This entanglement catalysed a series of paradigmatic changes to the site.



1895 plan and section drawings of tunnels and Guns 4 and 5 at Fort Nepean.
Source: National Archives of Australia.

The site's Traditional Owners were custodians of their Country, engaged with the landscape's ecology through journeys of connection and practices of care. For early European settlers, Point Nepean and the greater Mornington Peninsula were perceived through a different lens—as a resource to be exploited, as the materials of a new city. Elders described colonial encounter as a time of crisis, marked for their community by disease, kidnapping, and dispossession from a transformed Country.

Point Nepean and its surrounds are significant because they were the location where approximately 20 Aboriginal women and children were kidnapped by sealers between 1790 and 1840.

Quarantine and defence

From the mid-nineteenth century, the remoteness of the site and its position at the entry to Port Phillip lent it to two post-contact uses, quarantine and defence. Both uses reflect extremes of environmental control and drew clear lines across the landscape, defining what was Australian and what was not.

National park

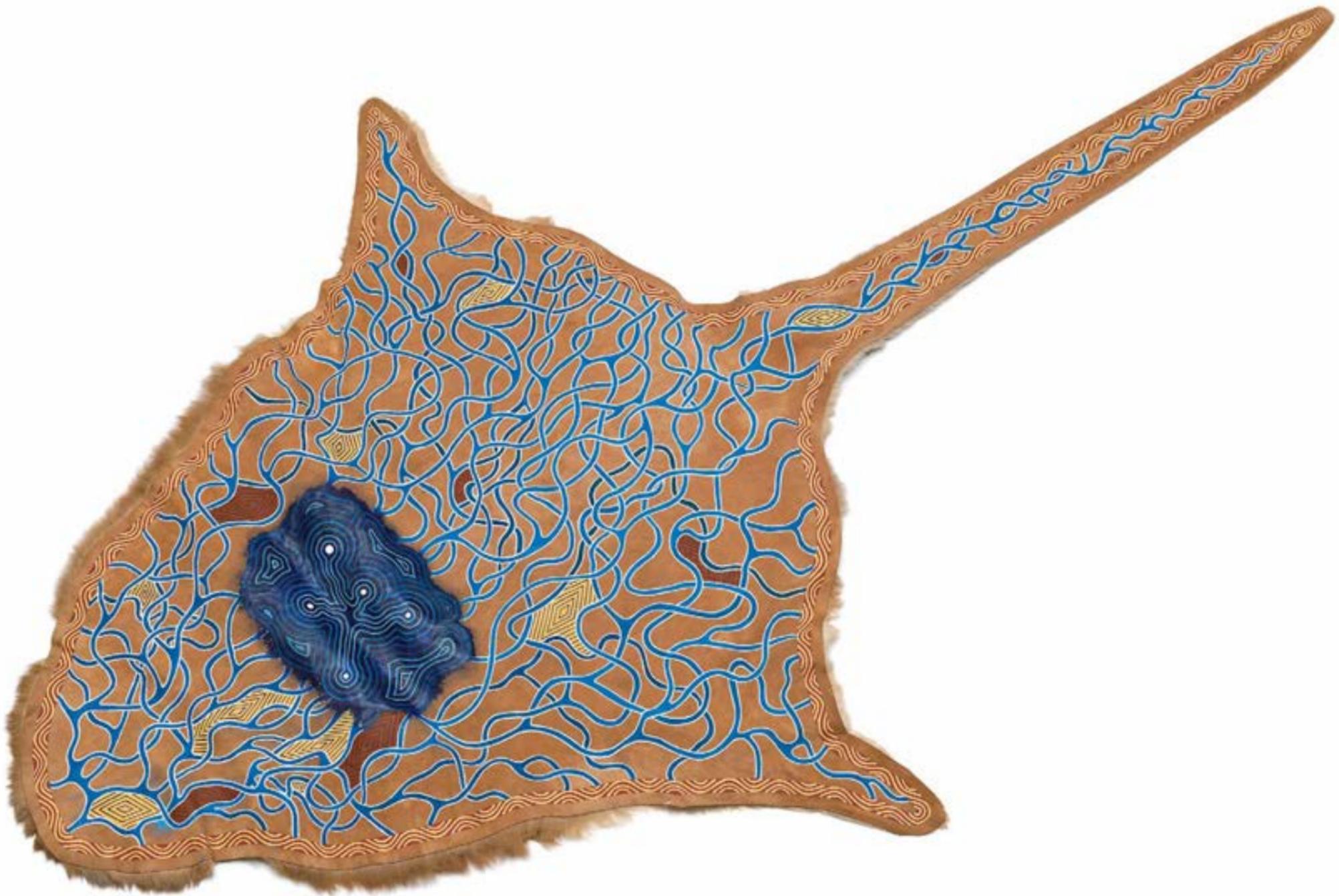
Today the site is a national park. This status invites reflection on the site's stories, their continuities and the future transformations, both environmental and cultural.

Acknowledging Point Nepean as a shared cultural landscape provides a unique opportunity for cultural and environmental healing. By drawing Traditional Owner knowledge of Country and Parks Victoria's conservation values into a shared space, the park has a unique capacity to demonstrate sustainability and cross-cultural collaboration.

Master plan considerations

- A sense of the site as a shared cultural landscape is absent and the complexity of its many meanings and stories is not adequately expressed.
- Upon arrival at the site, choices about how to experience and read the site through different cultural lenses are not provided.
- Interpretation in the park is limited almost exclusively to the site's colonial history as a site of quarantine and defence and a single theme or narrative frames any given area of the site. In turn, a sense of overlap and the site being shaped by multiple cultures over time is not communicated.
- The 35,000 years of Traditional Owner presence on the site and its continuous status as Country is not communicated in a meaningful way—the current network excludes key sites of significance and Traditional Owner stories and perspectives are not well captured by interpretation.

Peninsula



Indigenous people have inhabited the Port Phillip region for around 40,000 years, and middens along the coast indicate that they have inhabited the area for at least 6000 years and provide an important chronological record of life. At the end of the last interglacial phase, about 4000 years ago, the sea level rose to flood the large flat plains of Port Phillip.

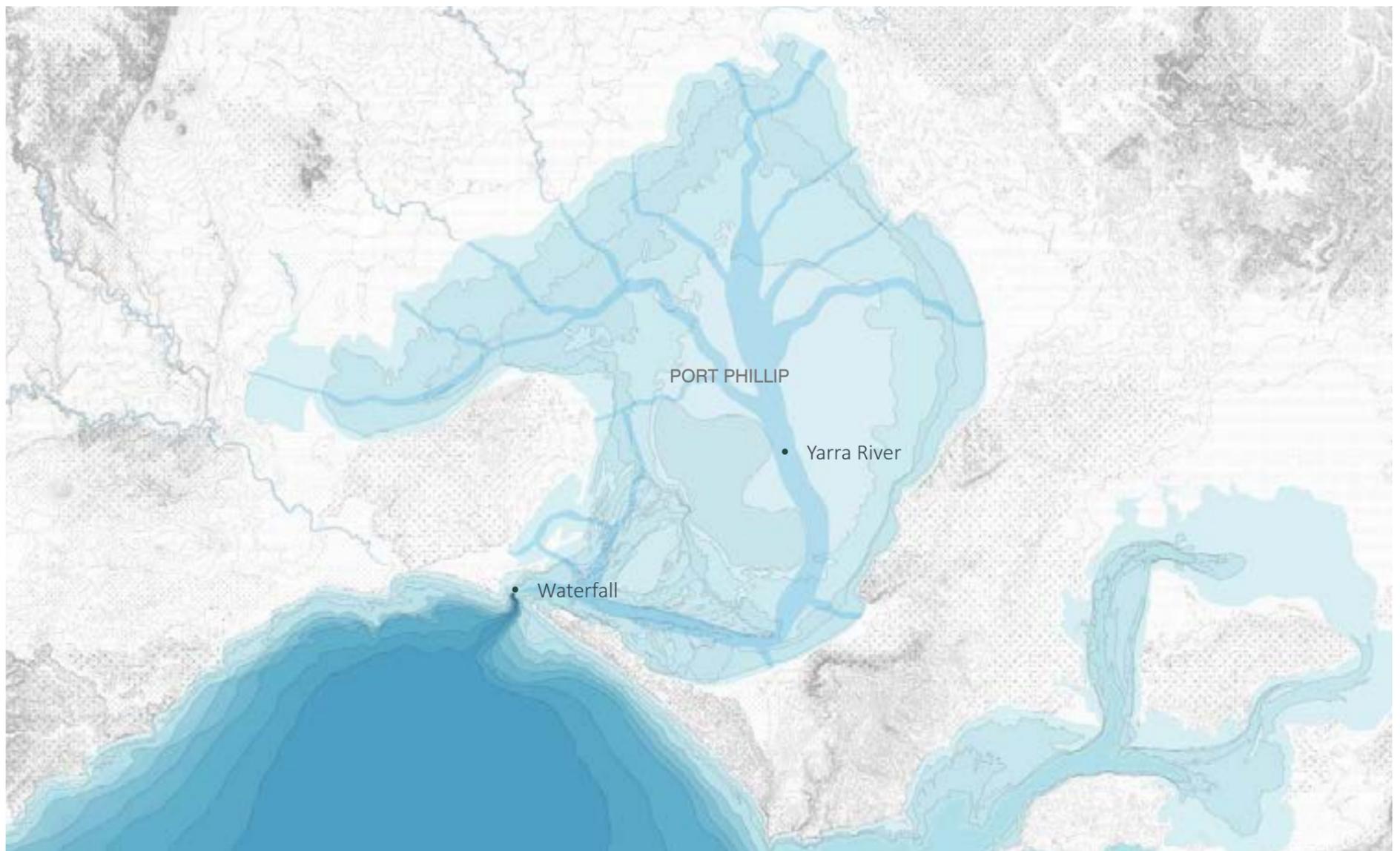


We succeeded ... in entering one of the finest bays or basins of water that we remember to have seen. Within the Bay, the water was, compared to our tossing in the boiling and foaming waters outside, as smooth as a mill pond, and our little barque floated gently along like a sleeping gull.

John Batman, 1853

1935 tidal and bathymetric map of the entrance to Port Phillip from the British Chart.
Source: State Library Victoria.

2.2 Peninsula



Peninsula

The peninsula landscape, shaped by the elements, is powerful and sublime. Situated between the protected waters of Port Phillip and the high-energy Bass Strait, the flows and forces that shape the site are palpable, contrasting and extreme. These dynamics generate unique qualities and juxtapositions throughout the site—panoramic prospects and immersive dunes, sandstone cliffs and sheltered beaches, crashing waves and gentle tides, indigo and turquoise, gusts and stillness, remnant bush and colourful reefs. At The Narrows, the peninsula's narrowest extreme, the landscape rises, falls and winds between its contrasting marine contexts, both of which are visible at once.

Traditional Owner and geomorphological stories

History of Country is recorded through dreaming stories, which reflect 10,000 years of knowledge and serve as a living record of ecological events and climate change. These stories describe Port Phillip as a grassy river plain of the Yarra, which met Bass Strait as a 90-m waterfall and showered Point Nepean in permanent mist. The eagle/creator spirit, angry with the Traditional Owners for their neglect and exploitation of Country, caused the river to flood and eventually form the bay. Traditional Owner stories align with geomorphological accounts of the Yarra River's glacial flooding during the last Ice Age, which uncovered the floor of the bay and eventually eroded an outlet through the sandstone coast, forming The Rip—the 90-m deep incision at the mouth of the bay—and the two Heads, Point Nepean and Point Lonsdale.

Cultural significance

Point Nepean's unique position, qualities and dynamics have attracted a range of significant uses to the site, from ritual to quarantine to defence, each engaging, transforming or focusing the found forces and qualities of the peninsula.

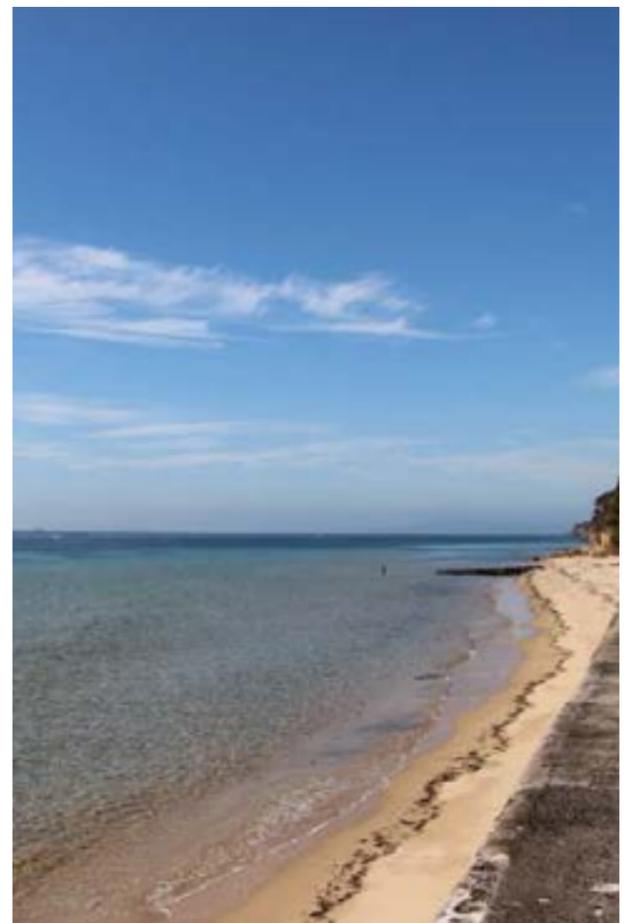
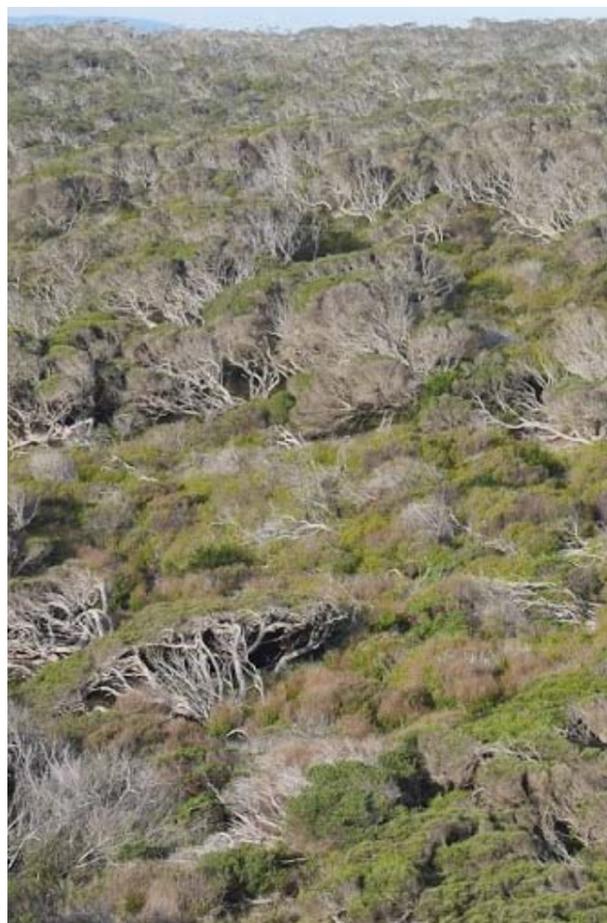
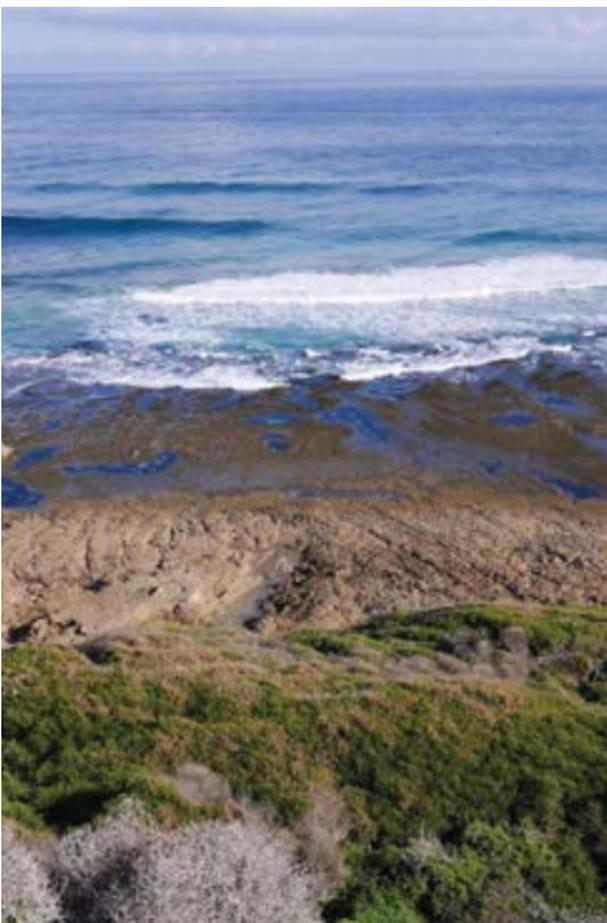
Master plan considerations

- The visitor experience of these qualities is not fully realised, due to the limitations on movement through the site, circulation infrastructure that detracts from the experience of the peninsula and limited interpretation.
- The site's path network does not read holistically or as a series of curated or thematic experiences.
- The site comprises a range of immersive landscapes, with a rolling topography between the bay beaches and Bass Strait coastline. However, there is limited trail access to the southern coastal beaches and landscapes due to some remaining unexploded ordnance and areas of high habitat conservation value.
- The site's road infrastructure of asphalt and roundabouts, which bookends the arrival and Heads experience, is dominant, detracting from the site's most powerful moments, as does the large bus that dominates the site's central road.
- The site's forces are palpable but largely invisible given the limited scope of existing interpretation. In particular, insights into Traditional Owner readings of place and geomorphological accounts of the peninsula's origins and diverse ecologies are yet to be integrated into a holistic and curated circulation strategy and interpretive experience.
- Consider the impact of changing climate, sea levels and erosion for the future of the site.



Opposite: Geomorphological map of Port Phillip's formation, the former coastline and course of the Yarra and the waterfall at The Heads.

Above: The Narrows and Fort Nepean.
Source: John Gollings.



Intertidal rock platforms of the park's Bass Strait coast; remnant moonah forest; dunes and reefs at the park's bay coast.
Source: TCL.

Country



Country is multidimensional: it consists of people, animals, plants, Dreamings, underground, earth, soils, minerals and waters, surface water, and air ... It is not a contract but a covenant, and no matter what the damage, people care ...

Deborah Bird Rose, Reports from a Wild Country: Ethics for decolonization

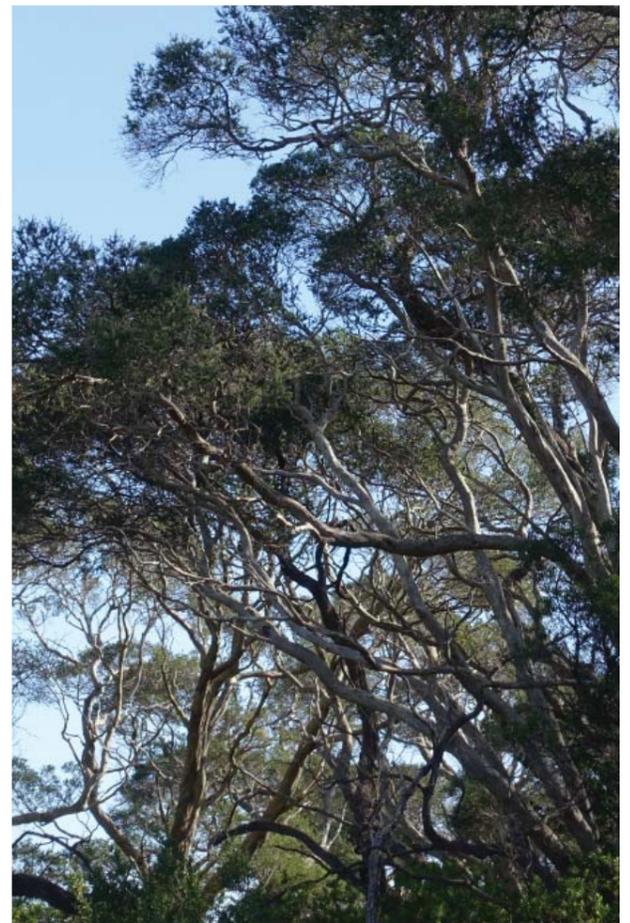
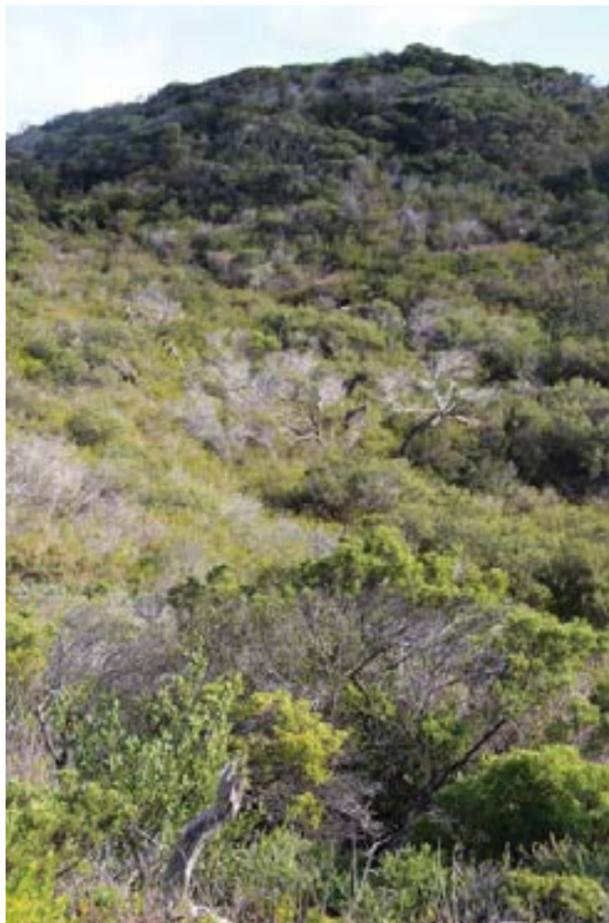
Aunty Fay Stewart-Muir, Possum skin cloak.
Source: Koorie Heritage Trust, 2006.



The southern shore of this noble harbour is bold high land in general and clothed with stout trees of various kinds ... The hills and valleys rise and fall with inexpressible elegance.

Logbooks of John Murray, the Lady Nelson, 1802

2.3 Country



Site vegetation: Moonah community, Tea-tree scrub, dune woodlands.
Source: TCL.

Country

The dynamic and contrasting conditions of the peninsula landscape form a complex ecology. Its varied landform—coastal cliffs and headlands, rolling dune topography and sheltered bay beaches—reflect gradients of exposure and disturbance as well as the high level of contrast between the site’s marine contexts. These gradients form a range of vegetation types and habitats, from coastal Moonah to dune scrub to remnant grasslands to sandy beaches.

Country is mapped through stories, which narrate a complex coastal ecology and chart the values and knowledge needed as its custodians. The landscape’s seasonal dynamics structured annual journeys to and from the coast, which aligned with cultural cycles and care for Country. These stories, movements and practices sustained a productive and meaningful entanglement of humans with the environment for millennia. This knowledge of Country and holistic ecological perspective, which is living and continuous, demonstrates a sustainable model of land management.

Managed ecologies

Colonial accounts of the Traditional Owner-managed landscape describe an open woodland matrix of Banksias, She-oaks, Wattle and Moonah with tussock grasses. This composition reflected management by fire for the purposes of hunting and permaculture. Following colonial contact, land management paradigms changed to suit different site uses—burning for hunting and permaculture by the site’s Traditional Owners became timbering for lime burning and grazing by early Victorian settlers, clearings for site lines and weapons testing by the Australian military and burning for the management of unexploded ordnance and habitat improvement by Parks Victoria in recent years. This evolving management is evident today in the changed composition of the site—the dominance of Tea-tree across the site’s scrub-covered topography, which reduces important habitat and biodiversity across the site, and the prevalence of weeds like Italian Buckthorn and Myrtle-leaf Milkwort, which have outcompeted the native understorey of much of the site’s woodlands.



Coastal dune scrub and remnant grasslands.
Source: Peter McConchie.

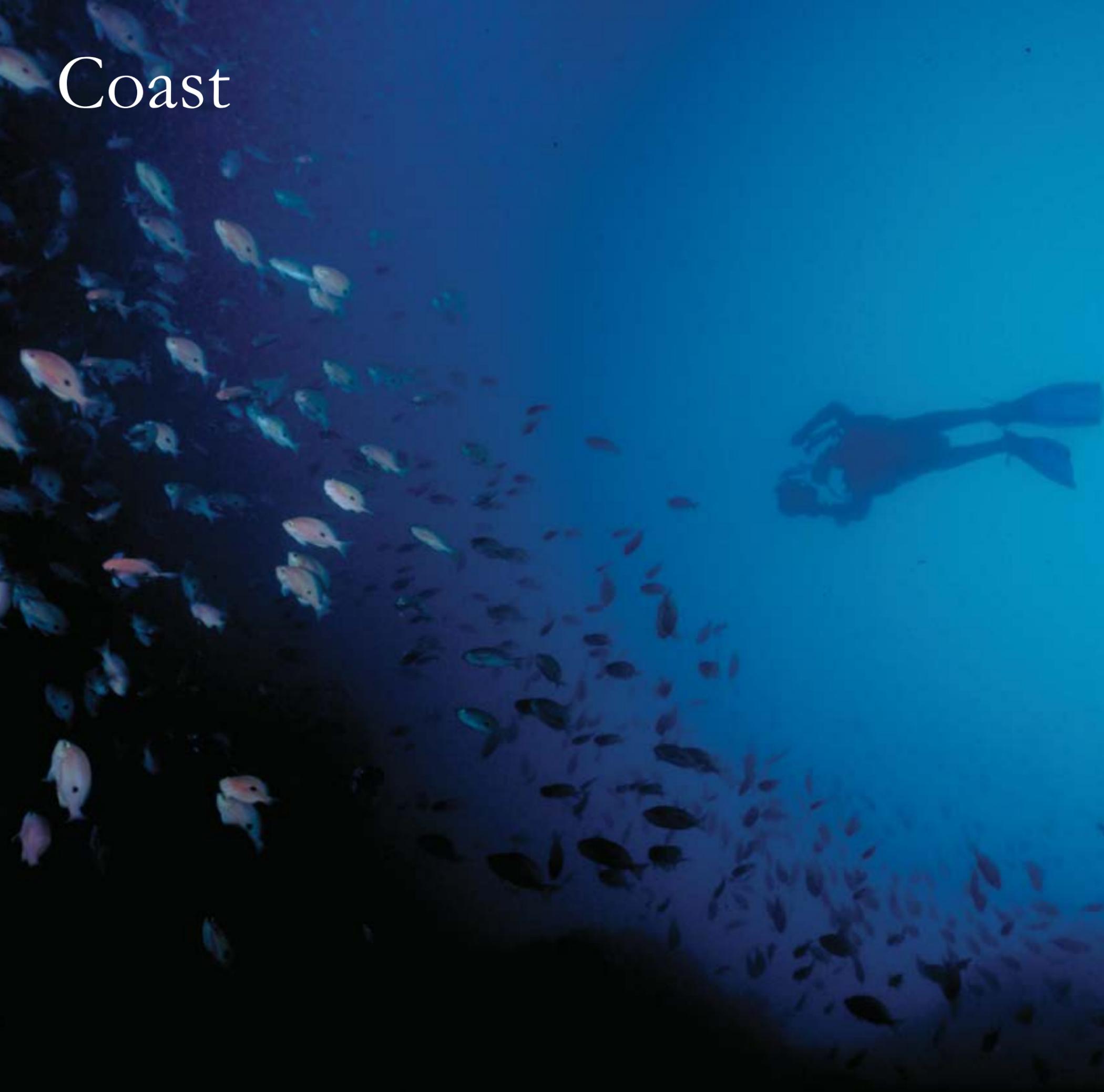
Ecological significance

Restricted access to the site since colonial times has, ironically, led the site to comprise the largest and most intact area of remnant coastal vegetation on the Port Phillip coast and Victoria's largest remnant area of Coastal Alkaline Scrub. These landscapes provide habitat for species like the White-footed Dunnart, Long-nosed Bandicoot, Black Wallaby and Hooded Plover. Its undisturbed intertidal rock platforms support a significant marine ecology and, with the dunes of Observatory Point, are an internationally significant roosting and feeding area for resident and migratory seabirds.

Master plan considerations

- The site's Traditional Owners, Parks Victoria, the scientific community and the local community possess valuable knowledge of the site that could be shared through a collaboratively managed restoration and healing process, which could also support important messages about environmental sustainability and collaboration across cultures.
- From the perspective of a visitor, the park's entry and arrival currently appear dominated by infrastructure, roads and weeds, rather than a dynamic indigenous ecology, guided by collaborative management.

Coast

An underwater photograph showing a diver on the right side, swimming towards the left. The water is a deep blue, and a large school of small, light-colored fish is visible on the left side, swimming in the same direction as the diver. The lighting is soft, creating a serene atmosphere.

The Nepean Peninsula, a tiny sliver of land between Bass Strait and Port Phillip, Victoria, Australia, is seascape-landscape-bayscape, a place set between thundering surf and tranquil waters. Girt by sea, its identity is coastal.

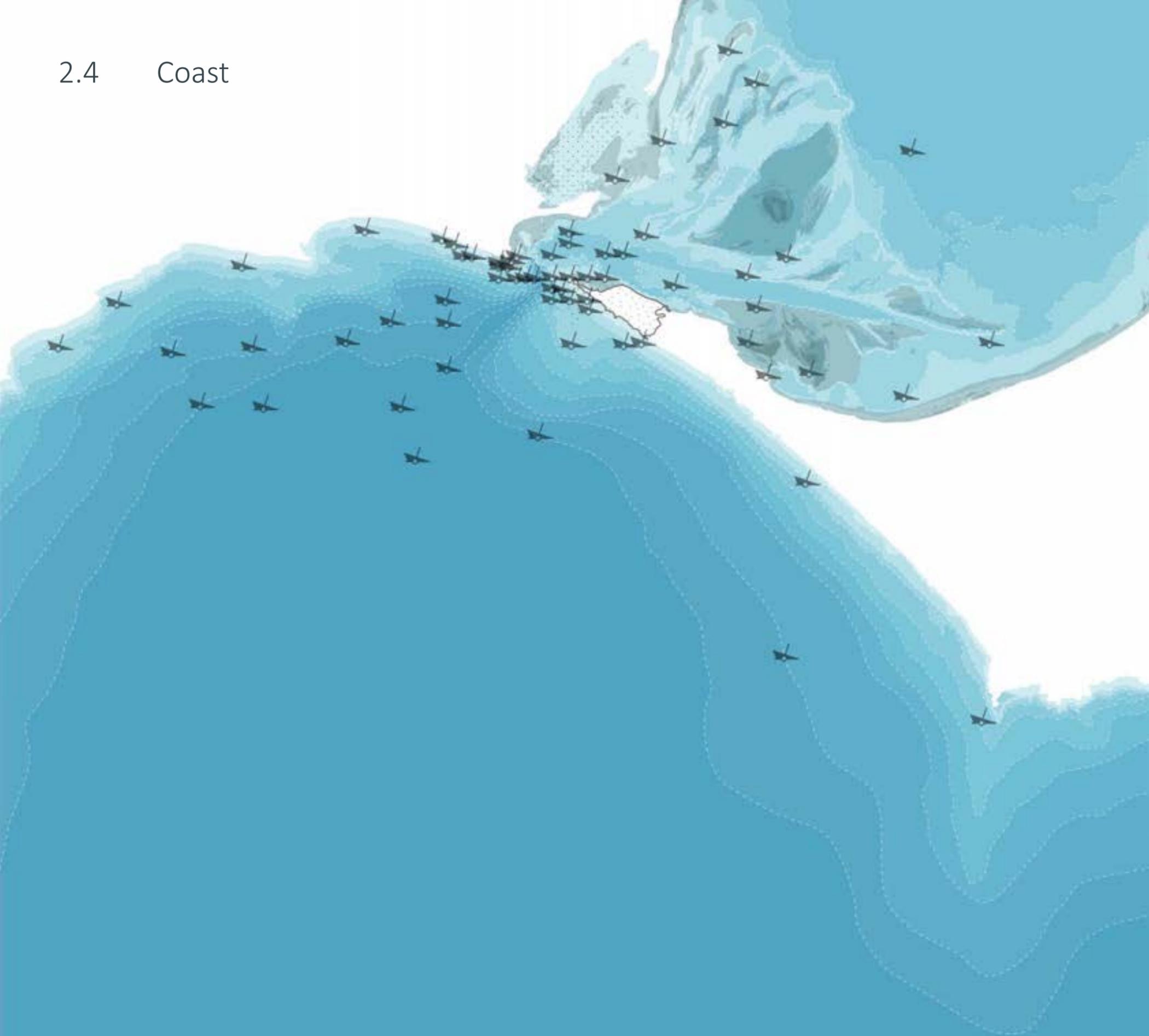
Ursula de Jong, 'Ebbs and flows: water and place identity on the Nepean Peninsula'



An expanse of water bounded in many places by the horizon,
and as unruffled as the bosom of unpolluted innocence,
presented itself to the charmed eye, which roamed over it in
silent admiration ...

JH Tuckey, First Lieutenant of the Calcutta, 1803

2.4 Coast



Marine landscapes

Surrounding Point Nepean is the Port Phillip Heads Marine National Park, a marine wonderland of deep gorges with sheer rock faces painted with jewel anemones, bright yellow zoanthids, spectacular sponge gardens, kelp forests and ledges, seagrass meadows and temperate reefs. The Ticonderoga Bay Dolphin Sanctuary runs along the bay side of Point Nepean, 100 metres offshore. The site is also an internationally significant roosting and feeding area for resident and migratory seabirds.

Maritime history

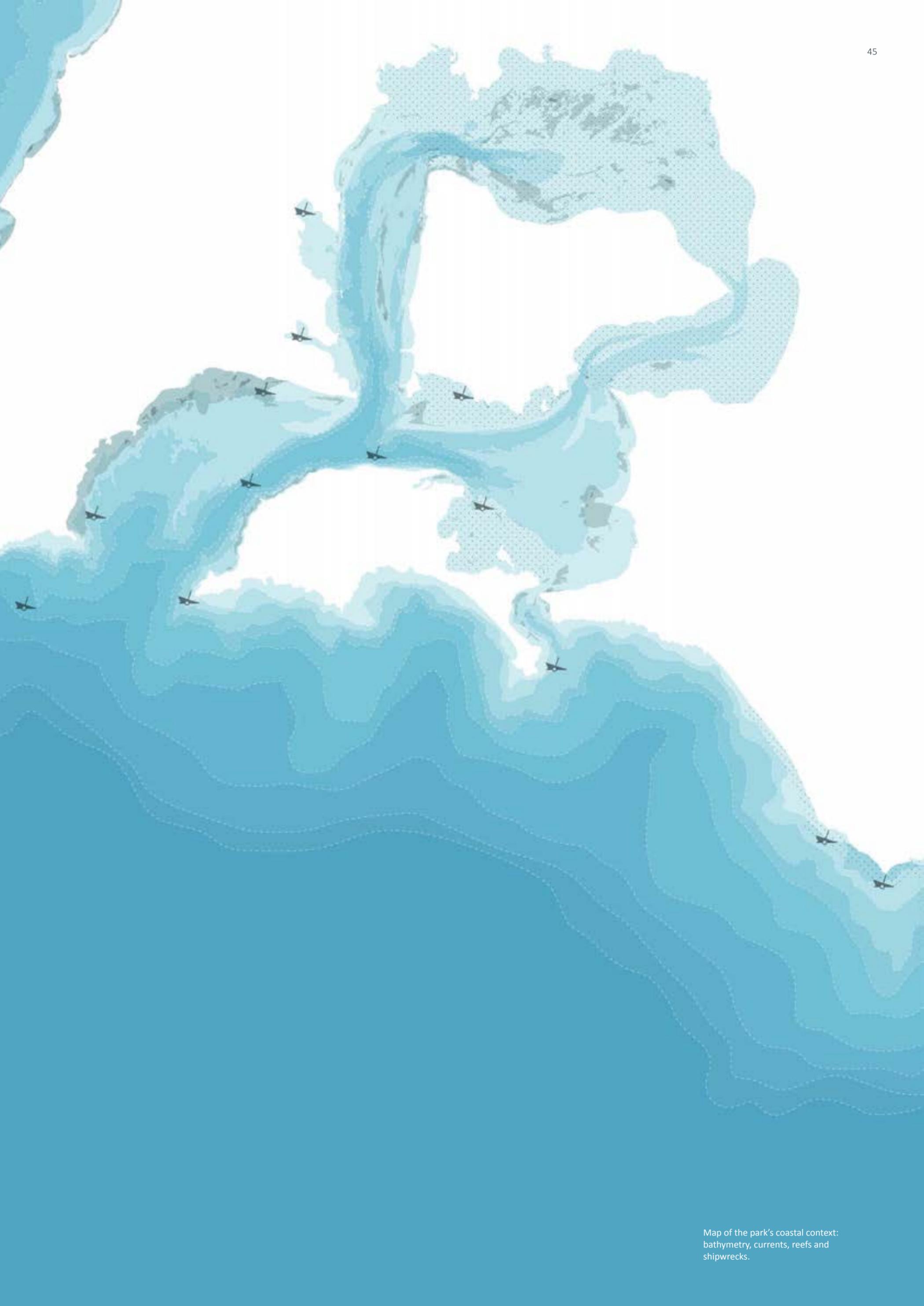
Point Nepean and Point Lonsdale were the first landmarks of Port Phillip sighted by European navigators and The Heads would form a significant and often treacherous threshold to Australia—there are 20 recorded shipwrecks in the site's adjacent waters, and 120 within 10 nautical miles of The Rip, forming the highest concentration of shipwrecks in Australia.

Victorian coastal journeys

Point Nepean sits midway along Victoria's southern coast and popular Great Ocean Road and Phillip Island tourism destinations. The Heads form the midpoint in this cultural landscape of dramatic topography and rocky cliffs, panoramas, shipwrecks, lighthouses and heritage towns.

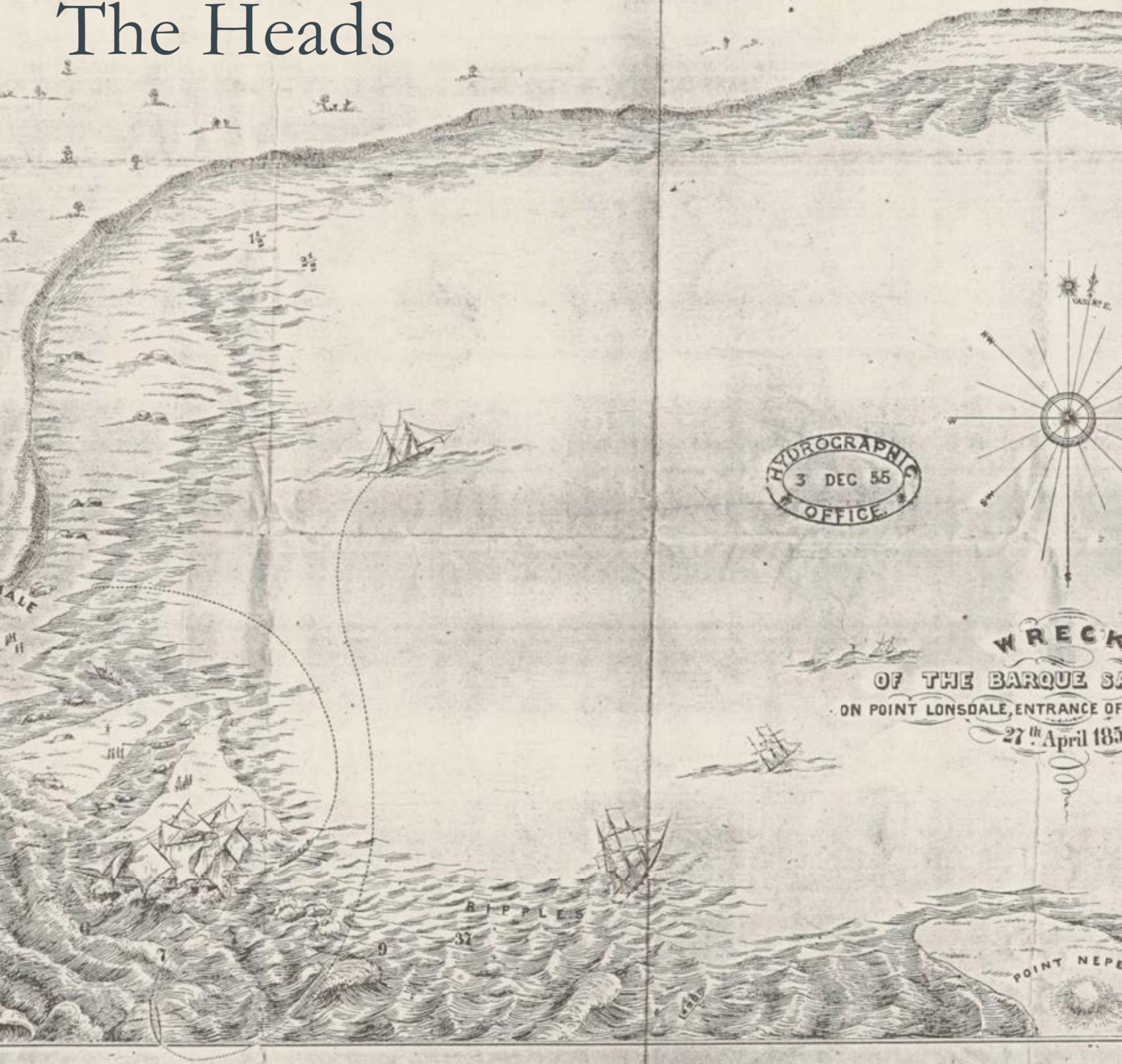
Master plan considerations

- Currently, the connection of the park to its marine context, and larger coastal context and Point Lonsdale are not legible, physically or conceptually.
- Interpretation contains limited information about the site's marine history and ecology and only at non-coastal sites.
- Access to the surrounding waters is currently limited and/or restricted in most locations. The master plan presents opportunity to improve safe access and appreciation of the marine environment through on water, over water or within water experiences linked to the park.
- Opportunities for education and research regarding the site's marine and maritime significance have not yet been realised.



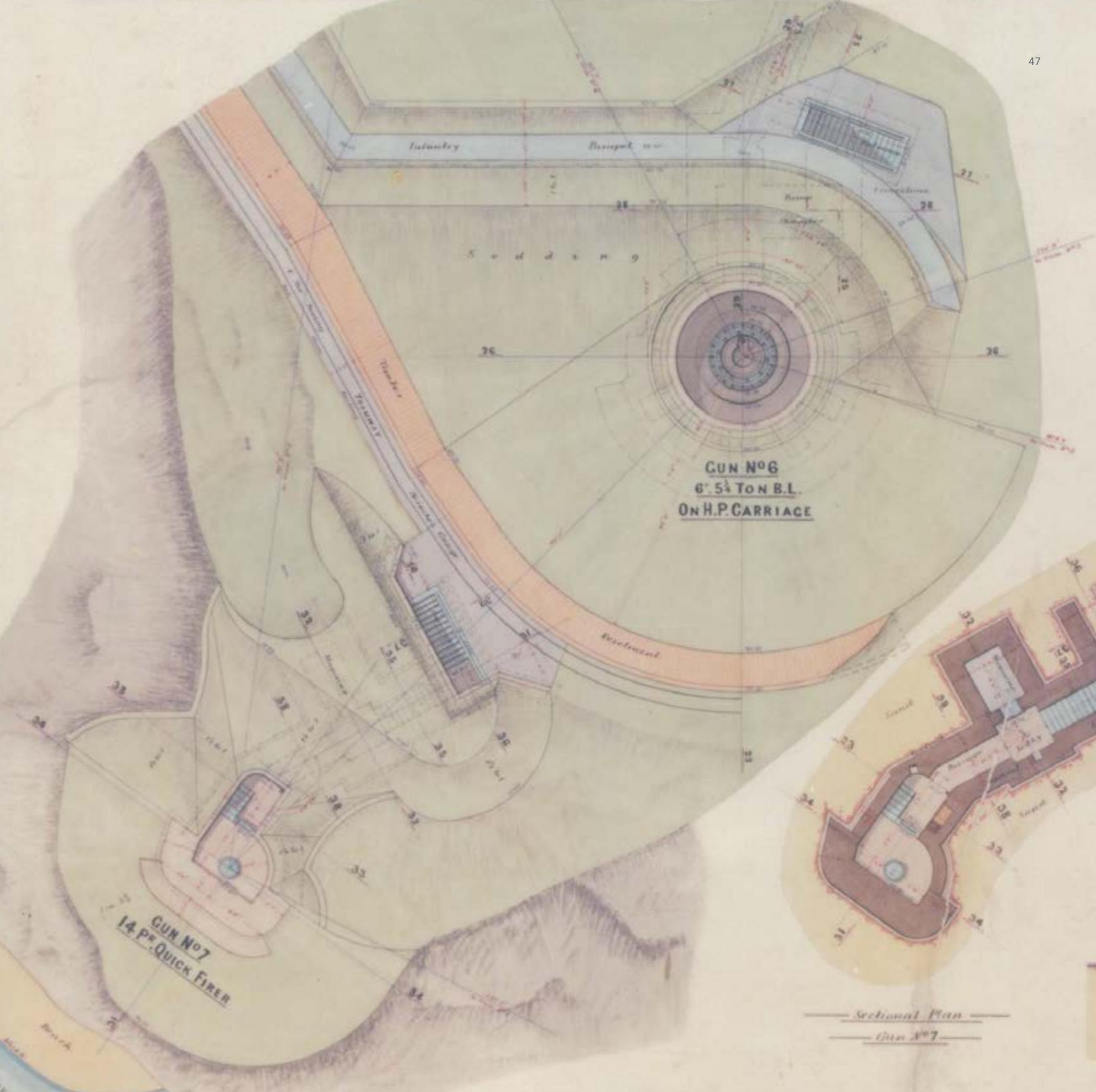
Map of the park's coastal context:
bathymetry, currents, reefs and
shipwrecks.

The Heads



So much for the workhorses of the bay
and vessels of joyful escape ...

The Argus, 1931



No Parade Ground may be casually walked on. All who tread must march and uphold all drill requirements. As cadets we spent countless hours of practice in 'drill'.

Paul Asbury, Officer of Cadet School, Class of 1967

2.5 The Heads



Anticlockwise from top: Engine House at Fort Nepean. Battery observation post and tunnel at Fort Nepean. Eagles Nest gun emplacement at Fort Pearce. View of Point Lonsdale from Fort Nepean.
Source: John Gollings and TCL.

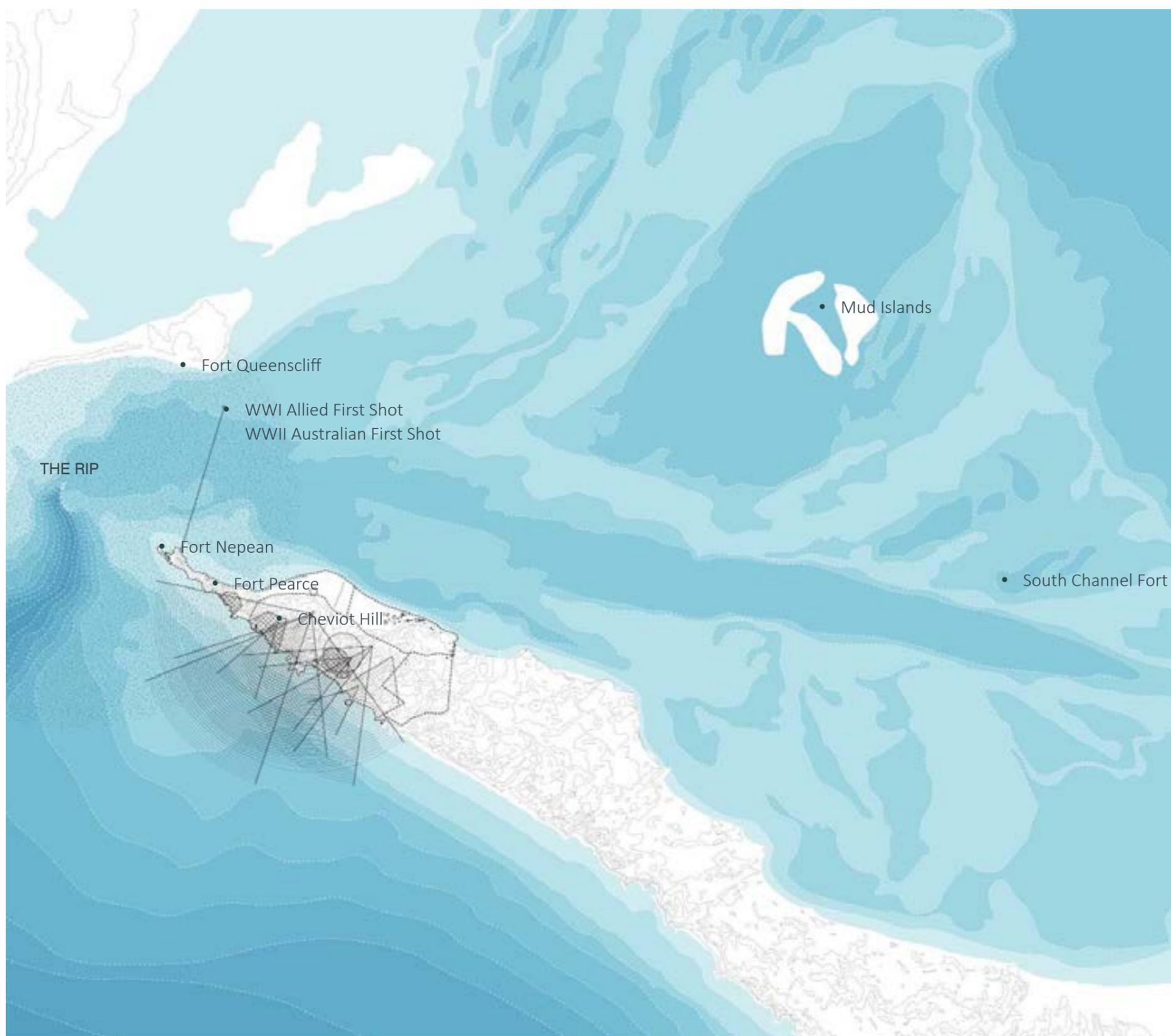
The Heads

The Heads precinct, at the peninsula's westernmost tip, is defined by its extremes—its remoteness, its juxtapositions, its intact refuges and historical traces. Bass Strait and Port Phillip are separated here by a narrow, undulating promontory, The Narrows, which winds between exposed and sheltered spaces, bay and coastal views. The adjacent Rip, once a waterfall, as recorded in Traditional Owner stories, is the site where the two water bodies meet, generating the southern bay's strong currents. The Heads are also a landscape of fortification—above- and below-ground structures, hill-top lookouts and gun emplacements, tunnels and barracks grounds. The landscape's qualities are brought into unique focus by the forts infrastructure—the precinct's tunnels and lookouts shape perspective, frame shifts between dark, claustrophobic spaces and panoramic views, and reveal the site's layered histories.

Defence

The Heads, including forts at Point Nepean and Queenscliff, played an important role as the bay's line of defence for Melbourne. South Channel Fort, built between 1879 and 1888, was also significant in providing defence in support of the forts either side of the Heads, including its revolutionary design as a camouflaged artificial island with disappearing-gun technology. Fort Nepean's first guns were emplaced during the Russian scare of the 1870s and were extended during World War I and II before being decommissioned in 1958. The British Empire's first shot of World War I were fired from Fort Nepean as well as Australia's first shot of World War II.

The Quarantine Station also functioned as an Officer Cadet School from 1952–1985. During this time, the park's Range Area was used for weapons training and ordnance testing, some of which remains unexploded and has made it a landscape 'out of bounds'.



Mapping of the park's forts infrastructure, the peninsula's topography and its marine context of the Bass Strait, Port Phillip and The Rip.

Master plan considerations

- This powerful landscape and coastal experience of The Heads at Point Nepean can be improved by reducing road infrastructure and providing safer pedestrian and bicycle access.
- Similarly, the descending path at The Heads connecting visitors from the high and exposed vantage point facing Bass Strait to the more protected and calm waters of Port Phillip does not sufficiently capture the contrasting qualities of this unique landscape.
- The site's defence history is factored into its interpretation. Its coastal, marine, Traditional Owner and geomorphological stories are absent.
- The Forts Precinct is a wonderful setting with contrasting experiences of tunnels, framed views and clifftop paths but the experience is not as dramatic and exhilarating as it could be.
- The circulation and orientation through the Forts Precinct is random. Visitors could miss out on many wonderful experiences by not knowing they are there and not knowing how to get to them.
- The path and fence infrastructure is tired and dated and confuses what is heritage versus infrastructure.
- The sound interpretation is mostly successful, although some of the other interpretation is dated. The forts are a strong experience, but as an important heritage landscape, there needs to be a strategy for protection and further enhancement.

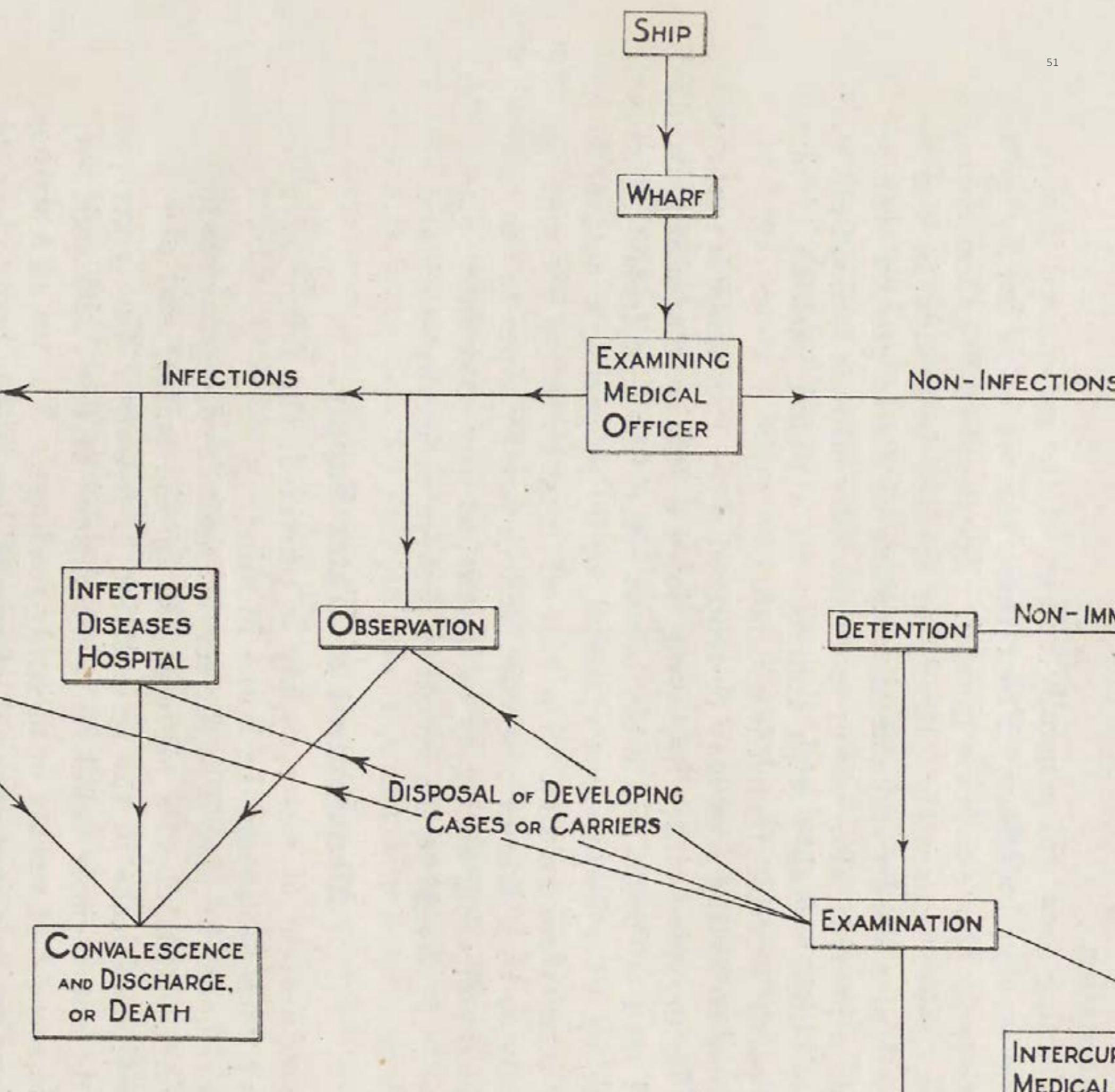
Quarantine



Section (45). All persons ordered into quarantine and for that purpose must be detained on board the vessel or in a quarantine station until released in accordance with this act or the regulations and while so detailed shall be subject to the regulations regulating the performance of quarantine and the government of quarantine station.

Quarantine Act, 1908

1912 aerial photograph of
the Quarantine Station.
Source: National Archives Australia.



You would go in on this end which would be the east end and would go to the west end, the same with the showers only they were a little bit different constructed, the same thing you go in ... the foul side and come out the clean side.

Stan Weston, Quarantine Officer (PNCT transcript)

2.6 Quarantine



1918 Sister Olive Fethers portrait with unknown patient.
Source: State Library Victoria.



Armoured Coy March, c. 1940–45.
Source: Argus Newspaper Collection of Photography, State Library Victoria.



Kosovar refugees at the Quarantine Station during 'Operation Safe Haven', 1999.
Source: Emmanuel Santos. State Library Victoria.

Quarantine Station

The Quarantine Station is sited at the park's northeastern bay coast, a flat, cleared, 90-hectare area sheltered by dunes. Remote and near the threshold to Port Phillip, it operated continuously as Australia's second-oldest permanent quarantine station from 1852–1979.

A jetty bridged the bay to the site for arriving passengers and, among its 52 heritage-listed buildings, the precinct included a Luggage Tramway, a Disinfecting/ Bathing Complex, Foul Luggage Store and fumigation machinery, Influenza Huts, a Leper Station and hospitals and two cemeteries. The spatial organisation of this infrastructure and architecture reveals the site's past role as a liminal, 'in between' non-place and operational processing facility, with choreographed points of containment, examination and treatment in linear sequences throughout. These processions and moments of isolation give a sense of the Australian immigration experience—emotions of fear, vulnerability, frustration, boredom, loss and rebellion. By drawing a clear line between Australian soil/ citizen and the potentially contaminated outside/outsider, the Quarantine Station also illustrates an Australian national attitude towards the environment and race.

From 1851, with the Victorian Gold Rush, Port Phillip became a major port of entry of Australia, bringing immigrants and also disease. The first quarantine station was established in November 1852 with the arrival of the *Ticonderoga*, an infamous 'fever ship' arriving from Liverpool with 300 cases of typhus, dysentery and measles. The Quarantine Station operated continuously until 1980.

The Quarantine Station has hosted other uses, serving as the Officer Cadet School base from 1952–1998 and providing facilities for the School of Army Health from 1985–1998. It accommodated nearly 400 Kosovo refugees in 1999 in 'Operation Safe Haven'.

Master plan considerations

- The Quarantine precinct is beautiful in its simplicity—a setting of unadorned lawns, striking utilitarian architecture and an important relationship to the bay, the view to which is unsurpassed. However, the precinct is currently experienced as lifeless, empty and tired, a range of empty buildings.
- The arrival experience to the visitor centre is clear, however, the sense of arriving to the back of the site is problematic—the site was originally approached by water.
- Visitor arrival and orientation is far from the car park and centres the visitor's reading of the site upon quarantine as a single heritage story.
- Site interpretation at the Quarantine Station is generally tired and varied in type, quality and engagement.
- The first-class hospital precinct on the hill is compromised by the more recent building additions.
- Police Point, a Shire park directly adjacent to the national park at its eastern bounds, is an intrinsic part of the Quarantine Precinct but not yet successfully connected as an element of a holistic interpretation experience.



Top: 2010 aerial photograph of the Quarantine Station, showing precinct conditions prior to recent works.
Source: John Gollings.

Above: Existing conditions plan of the Quarantine Station. The park contains 100 buildings, approximately 50 of which are heritage listed.
Source: TZG Architects & Point Nepean Community Trust, *Draft Concept Master Plan* (2007).

- Primary Heritage Significance
- Secondary Heritage Significance
- Little or no Heritage Significance
- PPRZ Zone Boundary

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> 1 Hospital 1 3 First-class dining 4 Hospital 2 5 6 Cadet accommodation 7 Shepherd's Hut 8 Badcoe Hall 9 Officers' mess 10 Administration building 11 Duplication room 13 Cape cottage | <ul style="list-style-type: none"> 15 21 26 27 Kitchen 16 Hospital 3 18 Second-class dining and kitchen 22 Hospital 4 25 Hospital 5 30 Training shelter 33 Stables 35 - 45 Influenza huts 55 Office 58 Passenger waiting room and former jetty | <ul style="list-style-type: none"> 59 - 64 - 84 Disinfection and bathing complex 65 - 66 Isolation hospital 67 Morgue and mortuary 1036 Pike's Cottage 71 Medical superintendent's quarters 72 Wives' Club 73 Garage 1039 Cox Cottage 103 Cumpston Cottage |
|--|--|---|



Ensure that the unique and special qualities of the park are revealed and protected and that the complex stories of the site as a cultural landscape are valued and expressed.



3.1 Master plan principles



27–28 June 2016 Traditional Owner Engagement.
Source: Peter Emmett.

Revealing stories

Layers of human intervention and custodianship are evident throughout the park, providing access to the many stories relating the site's rich history of entanglement between human activities and environmental dynamics.

Acknowledge Traditional Owners' sacred connection to Country, listen to and respect their stories and promote a greater park presence and sharing of knowledge.

Bring together many perspectives, languages and bodies of knowledge—Aboriginal, colonial, ecological, quarantine, defence—to the park to generate a rich site narrative and visitor experience.



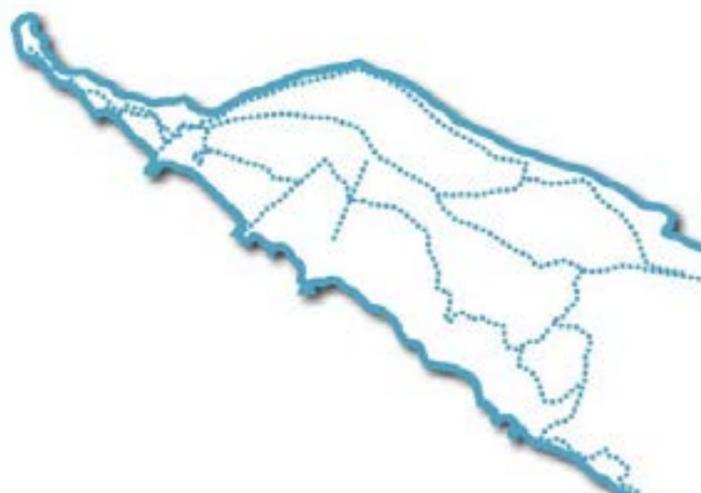
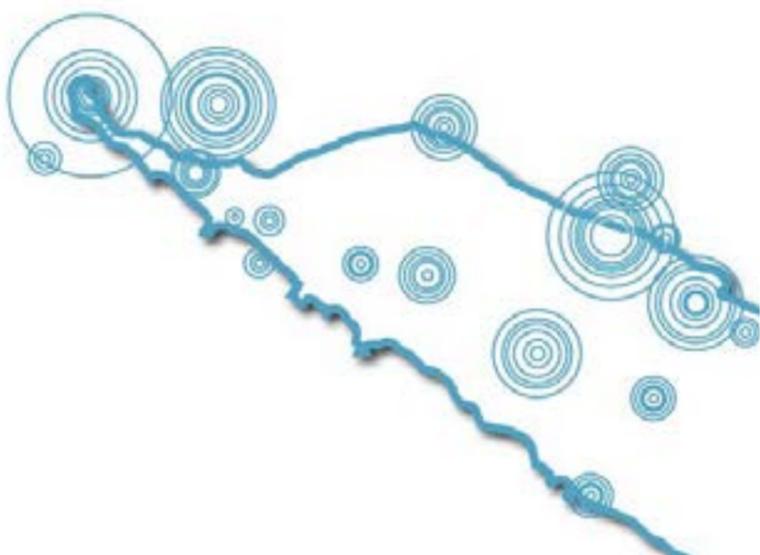
The Narrows from Fort Nepean.
Source: John Gollings.

Peninsula connections

Value the unique qualities that have made the site a significant cultural landscape for the past 35,000 years—its remoteness, its diverse land and marine landscapes and its curious juxtapositions.

Choreograph movement throughout the park to accentuate the bay, the coast and the bush and thereby connect visitors to the sublime, exposed and panoramic as well as the quiet, slow and fine-grained.

Orient visitors to the forces and flows that have shaped the peninsula landscape through path sequences and interpretation that reveal and narrate these journeys.





27-28 June 2016 Traditional Owner Engagement.
Source: Peter Emmett.



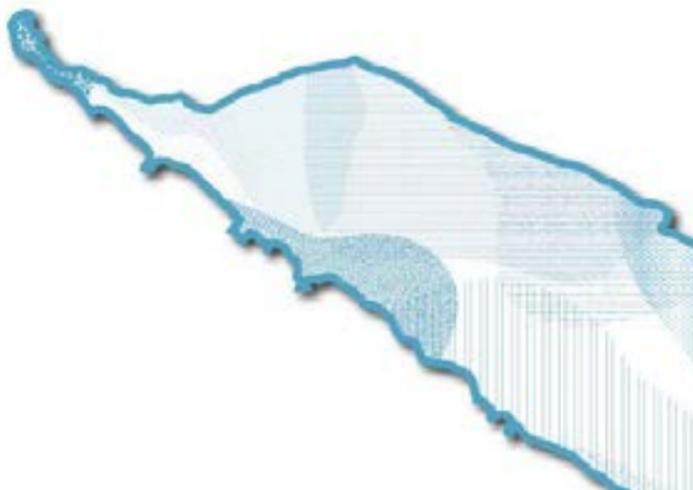
Diving at Point Nepean.
Source: Parks Victoria.

Caring for Country

Rehabilitate and protect the park landscape and its diverse ecologies.

Develop a model for shared custodianship of the site by its Traditional Owners and Parks Victoria, to share knowledge, foster collaborations and demonstrate healing, across cultures, of the environment. Reveal custodianship of Country and a sense of shared history to the public through design, interpretation, programs and events to convey important messages about sustainability.

Reveal the site's unique ecologies and interpret them through many perspectives—Traditional Owner, archaeologist, historian, marine biologist, ecologist, ornithologist—to accentuate Point Nepean's immersive and diverse landscape experiences.



Coastal experiences

Enrich the park experience by strategically connecting Point Nepean to the Port Phillip Heads Marine National Park.

Establish Point Nepean as the midpoint of larger journeys and narratives along the Victorian Coast.

As a place shaped by water, provide more comprehensive visitor connections to the park's marine context, coastal ecologies and maritime histories.



3.1 Master plan principles



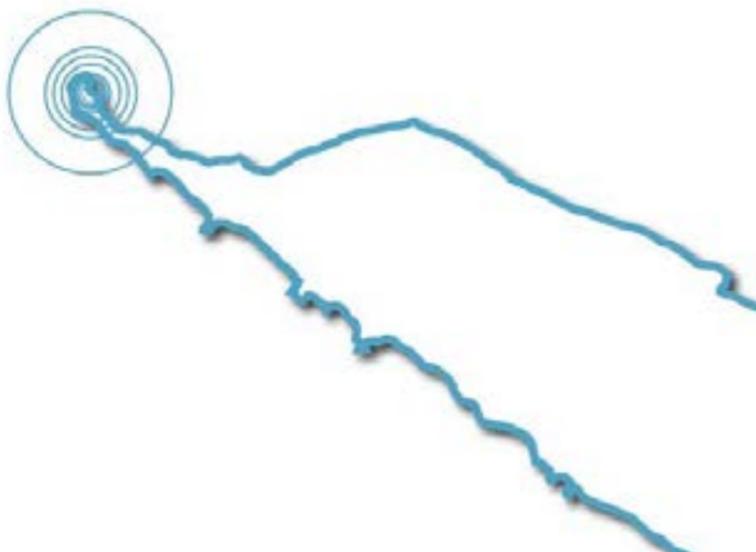
Point Nepean.
Source: John Gollings.

The Heads

Protect and accentuate this narrow and extreme peninsula landscape separating bay from ocean, as a setting of dramatic views, windswept experiences, precious marine ecologies and significant heritage defence fortifications.

Introduce a new circulation strategy for the precinct that highlights the sensitivity of this peninsula, fosters new precarious experiences and connects to the variety of underground defence journeys.

Reveal and share with visitors the rich maritime and Traditional Owner narratives as well as the ecologies of the surrounding marine national park context in powerful and meaningful ways. Protect, conserve and interpret the important defence fortifications in line with heritage best practice.



Shepherd's Hut at the Quarantine Station.
Source: John Gollings.

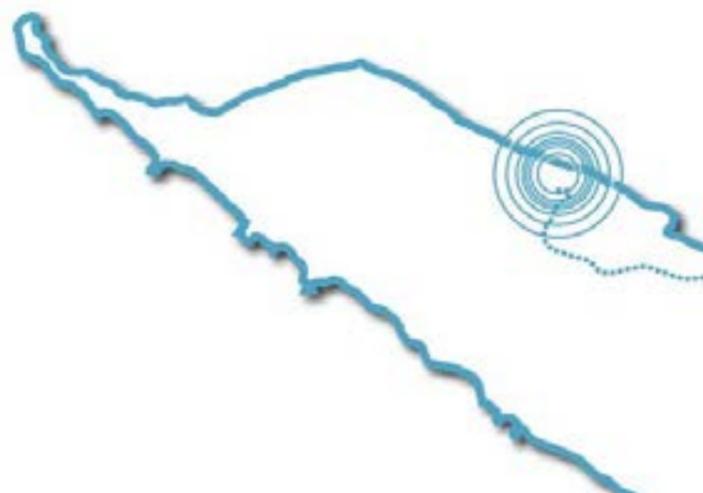
Quarantine Station

Acknowledge the Quarantine Station is a nationally important heritage setting and the starting point for visitors to explore the national park.

Conserve and interpret the Quarantine Station's powerful heritage landscape of 19th-century hospitals, accommodation and disinfecting buildings to convey its stories of passage, 'in between-ness' and control. Establish clear links to Police Point Shire Park as an intrinsically linked heritage landscape and part of a holistic interpretation experience.

Enrich the precinct's building fabric through a range of activities, from arts to eco-tourism to education and research to accommodation. Enliven it throughout the year with a program of events, exhibitions, workshops, forums, markets, festivals, residencies and collaborations.

Establish the Quarantine Station as the park's central point of arrival and orientation and the starting point for the park's many iconic experiences.





Hospital 2 at the Quarantine Station.
Source: John Gollings.



04

Master plan



Master plan



Revealing stories

Refer Chapter 5.0

1. Interpretation and storytelling (including digital)
2. Traditional Owner sites (including Keeping Place at former Visitor Centre building)
3. Welcome to Country
4. Adapted Stables Building arrival and orientation as introduction and gateway to the park's stories and experiences



Peninsula connections

Refer Chapter 6.0

5. Bay Beach Trail—upgrade and access improvements
6. Bush Trail upgrade and extension
Coastal lookout trails (see 17.)
The Narrows Experience (see 19.)
7. Defence Road road infrastructure minimisation
8. Park entry experience—upgraded infrastructure and information, revegetation, Police Point Shire Park connection, repurposing of existing Visitor Centre building for Parks Victoria management operations and as Traditional Owner Keeping Place (see 2.)
9. Gunners Cottage Precinct—revegetation, improved interpretation, formalised car parking and services for activation
10. Car parking—centralised car parking at Quarantine Station, improved, formalised car parking at Gunners Cottage (see 9.) and improved car parking at the former Visitor Centre (see 8.)
11. Bike hire and shared use tracks
12. Sustainable shuttle



Caring for Country

Refer Chapter 7.0

13. Landscape healing and regeneration
14. Collaborative management and healing base
15. Guided access to Traditional Owner sites



Coastal experiences

Refer Chapter 8.0

16. New jetty at the Quarantine Station
17. New coastal lookout trail
18. Sea kayak trail—Quarantine Station beach to The Bend



The Heads

Refer Chapter 9.0

19. The Narrows Experience—shared zone between Fort Pearce to The Heads
20. New circulation strategy at The Heads
21. Forts and gun emplacement conservation, including coastal lookout upgrade at the Eagles Nest
22. Interpretation at The Heads



Quarantine Station

Refer Chapter 10.0

23. Quarantine interpretation
24. Heritage building conservation and adaptive reuse
Arrival and orientation (see 4.)
25. Removal of non-significant buildings (Buildings 5, 6, 55)
26. Potential new buildings
27. Infrastructure upgrades
28. Camping/glamping
29. Events and programs





Coles Track

Rifle Range

New Coastal Lookout

Rifle Range

Bay Beach Trail

Cemetery

Gunners Cottage Visitor Site Upgrade

Observatory Point

Defence Road

Bush Trail

Harrisons Bowl

Stables Upgrade as Arrival + Orientation

Proposed Jetty

Ticonderoga Bay Sanctuary Zone

Police Point Shire Park

Upgraded Park Entry

Bay Trail

Monash Break Light and Tower

Wilsons Folly Walk

London Bridge Lookout

Coastal Walk (Morrington Peninsula National Park)



Layered stories of the site told through many cultural perspectives.

05

Revealing stories



5.0 Revealing stories



5.0 Revealing stories

Layers of human intervention and custodianship are evident throughout the park, providing access to the many stories relating the site's rich history of entanglement between human activities and environmental dynamics.

Acknowledge Traditional Owners' sacred connection to Country, listen to and respect their stories and promote a greater park presence and sharing of knowledge.

Bring together many perspectives, languages and bodies of knowledge—Aboriginal, colonial, ecological, quarantine, defence—to generate a rich site narrative and visitor experience to the park.

5.1 Key initiatives

Interpretation

Master plan item 1.

Reveal the layered and yet untold stories of the site through a contemporary, world-class interpretation strategy. (Refer Subchapter 5.2 –Interpretation Strategy.)

Enrich journeys across the site with layers of interpretation—wayfinding, signage, exhibition, filming, guides and digital resources—to highlight stories from Traditional Owners and ecological, geomorphological and colonial perspectives.

Develop digital interpretation and storytelling resources, including a website that introduces the site and its stories pre-visit and an app that provides interactive orientation and mapping, on-site information and augmented reality experiences.

Traditional Owner stories and sites

Master plan item 2.

Utilise Traditional Owner language in all place-naming and interpretation where appropriate.

Establish an overarching Traditional Owner narrative to convey their long and important connection to Country and share their insights into the landscape.

Move towards a collaborative management structure for the park, to bring Traditional Owner perspectives into the park.

Establish a Keeping Place at the park's former visitor centre building for Traditional Owner artefacts.

Welcome to Country

Master plan item 3.

Introduce the site with a Welcome to Country (signage or artwork) at the park's entrance as wayfinding and signage are improved.

Arrival and orientation

Master plan item 4.

Provide a clear and singular point of arrival and orientation at the Quarantine Station, to act as a gateway to the park's diverse stories and experiences—the Quarantine Station, guided tours, curated park trails, thematic experiences and the new shuttle transit system.

Provide a balanced introduction to the park's many cultural and natural layers at this point.

Sensitively adapt the Stables Building to provide improved visitor arrival and orientation information, through architecture that responds to the unique natural and heritage values of the setting.

This space should function as a point of information as well as a shared community 'front of house' to the park, linking the community, their perspectives and their stories with public visitors through a shared docent/first-point-of-contact role at this point of arrival.

Retain former Visitor Centre building for uses suitable to the national park but apart from the visitor experience, including Parks Victoria park management operations and a Traditional Owner Keeping Place.





The Rifle Range

Monash Break
Gunners Cottage
Observatory Point

Harrisons Bowl

London Bridge
Ticonderoga Memorial
Quarantine Station

Ticonderoga Bay Dolphin Sanctuary

Wilson's Folly
Lime Kilns

Police Point Shire Park

Main Park Entry

5.2 Interpretation strategy

Landscapes are collections of stories, only fragments of which are visible at any one time. In linking the fragments, unearthing the connections among them, we create the landscape anew.

Frank Gohlke, 1995

The broadest scope of interpretation of Point Nepean is the sensing of place through the experience of being there. The master plan seeks to reveal the site's unique stories and experiences through its key themes—a shared cultural landscape, the unique affinity of Traditional Owners with Country, distinctive landscape qualities of peninsula and coast, and the dominant heritage precincts at each end of the park, the Quarantine Station and Forts.

Interpretation assists and enhances the direct experience of place by using a range of interpretive media. These media can reveal the many stories of nature–culture entanglement that have shaped the site and been shaped by it in turn.

This strategy identifies opportunities for interpretation in the context of the master plan's six key themes and the best locations to reveal them through spatial experiences of place.

- 'Removing fences'—a general approach to interpretation of the park's shared cultural landscape
- Arrival and orientation—the introduction to the 'whole of park' experience at the Quarantine Station
- Country narrated through themed trails—journeys that reveal the site's many nature-culture stories
- Marine and maritime stories—points of access to the site's coastal context
- Quarantine
- The Heads

Removing fences—shared cultural landscape approach

Historian Bill Gammage has demonstrated how Aboriginal cultural landscapes were 'farms without fences'. Since colonial contact, the Point Nepean site has been the subject of the most extreme forms of controlled institutional landscapes—quarantine and defence operations—with fences to demarcate the site as 'out of bounds'.

Removing fences at Point Nepean literally opens a space for healing—ecological restoration, cultural reconciliation and public access. Removing fences is also a powerful metaphor to create a new identity for interpretation at Point Nepean. Removing fences allows cross-pollination between different knowledge fields—Aboriginal, scientific, historic, archaeological, artistic, political. Rather than a competition between methodologies and interpretations, removing fences celebrates diversity and debate through place-based storytelling.

To expand the fence around Point Nepean to embrace the wider community —of Mornington Peninsula, greater Melbourne and the open community of ideas and aspirations—is to create a participatory, performative and interactive model of community engagement, seeking new ways to create sites and spaces for collaborations that engage people beyond the visitor as a passive consumer.

Removing fences should be the identity for a diverse calendar of projects and events through professional and community partnerships and residencies. As well as artists-in-residence, so successful in many sites around the world, a key initiative could be curators-in-residence with a curator as catalyst to develop interdisciplinary projects that reveal special qualities of place.

Key 'removing fences' interpretation initiatives to reveal the shared cultural landscape include:

- Audit all existing interpretation, with the aim to minimise signage and tell stories through digital resources, such as a website and app.
- Develop a coordinated research and archive project to consolidate site stories. Draw on disparate sources, historic and contemporary, to build a foundation for interpretation at the park.
- Initiate a 'removing fences' forum, inviting specialist community groups to contribute in a genuine, participatory and interdisciplinary way. Initiate a curator-in-residence program to stage this forum.
- Support community interaction and storytelling, such as filming, arts, photography, tours and school and youth group activities.

Arrival and orientation

The biggest challenge for Point Nepean is successfully conveying a powerful sense of the whole-of-park experience—sublime isolation and immensity—with the park's many nature and culture stories. The park's new orientation and arrival experience, at the adapted Stables building, is an important point—physical, social and digital—to address this issue.

The combined knowledge of many professional and community sources at this point—Traditional Owners, park rangers, community volunteers and specialists—will inform visitors of the park's stories and experiences.

Key initiatives to introduce the site's stories to visitors and orient them to the park upon arrival include:

- Develop a new, more balanced and complex interpretation experience to introduce the park at its Arrival and Orientation point.
- Initiate a training program with and for specialist groups and volunteer guides in place-based storytelling, to share the park's stories and inform visitors of the experiences on offer.

Country narrated through themed trails

A series of themed interpretive trails through the cultural landscapes between the Quarantine Station and Forts will provide many opportunities to reveal stories through a variety of media. The approach to interpretation on these trails should demonstrate interdisciplinary, place-based storytelling, rather than conventional history narratives or science explanations.

Key initiatives to build a sense of richly layered stories and experiences across the park include:

- Develop new digital media to reveal the relationship between nature and culture across time, as an alternative to conventional site signage and graphics.
- Commission and curate material, ephemeral and digital artworks produced through residencies and events to surprise and delight visitors on their journeys.
- Promote Traditional Owner-led enterprises, such as tours and workshops, to provide an important and fresh perspective on caring for Country, past, present and future.

Coastal and marine stories

As a place shaped by water, the site's context, Port Phillip Heads Marine National Park, is a significant ecological and historical landscape. The interpretation strategy should stage journeys and points of connection to the site's coastal context.

Key initiatives include:

- Reinstate the historic jetty at the Quarantine Station and begin the precinct's interpretation experiences and provide access to the surrounding marine national park.
- Offer marine and maritime history, interpretation and education opportunities to visitors, tourists and youth groups.
- Ensure protection and interpretation of the *Ticonderoga* ship memorial, cemetery and significance of the site to descendants.
- Tell the stories of the site's earliest settlers by providing information and potentially access to the two preserved lime kilns on the bay shoreline near the Quarantine Station.

Quarantine

The Quarantine Station is an evocative precinct that captures Melbourne's immigrant histories and experiences. Many of the historic themes of the precinct are of great relevance today, such as the fear of contagion and 'border protection'. The Quarantine Disinfecting Complex is a cluster of buildings revealing the operations of 'processing' quarantined migrants while the hospitals and grounds convey a sense of isolation and pause.

Key initiatives to develop interpretation at the Quarantine Station involve developing the Disinfecting Complex as a dedicated interpretation experience:

- Do not build a 'museum'; instead provide varied and unique interpretation experience by letting some spaces speak for themselves while using contemporary exhibition techniques to convey stories and messages at others.
- Restore and reconstruct the configuration of the complex's buildings and machinery to their 1900–1925 operational character.
- Tell the story of the Quarantine Station and arrival of immigrants via a sequence of visitor experiences, including arrival at the jetty to the luggage fumigation area and bathing areas. Also include the stories of subsequent journeys, to hospitals, accommodation, the morgue and the cemetery. Use luggage tramway rails as a thread to tie together this narrative.

The Heads

A holistic and eclectic approach to conservation, interpretation and landscape should be taken at this section of the park, responding to the different qualities of the various defence sites, depending on historic significance, relevant stories, material condition and landscape experiences. Some areas should be carefully restored, others left in their ruinous state, some with didactic interpretation.

Overall the Fort Nepean tunnel complex is an evocative experience to explore. The network of tunnels, cartridge lifts, observation posts and hiding places demonstrate a remarkable military 'operating system'. Sound and light are the ideal media to interpret these spaces by focusing on intact signage and descriptions and subtly evoking the presence of engineers and gunners who spent times here, for good and ill.

Other fortification clusters of remarkable concrete forms blend into the surrounding landscape. They are superb features at this more exposed end of the park, providing welcome shade and often outstanding views. The Eagles Nest Battery Gun Emplacement for the disappearing gun and the Machine Gun bunker on Coles Track near Cheviot Hill are ideal for this approach. Here interpretation is experiential and immersive, flowing into the more archaeological sites throughout the park.

At The Heads there are three important experiences that occur off Point Nepean—the wonders of the marine national park beneath the waters surrounding the Point, the slow but sure passage of giant ships in and out of The Heads and the spectacular sights and spills of surfers at The Rip. The underground spaces, of Fort Nepean in particular, provide unique black-box conditions for an evocative multimedia presentation on these important themes.



Proposed new lookout overlooking Bass Strait and the Rip at Fort Nepean.

06

Peninsula connections



6.0 Peninsula connections

6.0 Peninsula connections

Value the unique qualities that have made the site a significant cultural landscape for the past 35,000 years—its remoteness, its diverse land and marine landscapes and its curious juxtapositions.

Choreograph movement throughout the park to accentuate the bay, the coast and the bush and thereby connect visitors to the sublime, exposed and panoramic as well as the quiet, slow and fine-grained.

Orient visitors to the forces and flows that have shaped the peninsula landscape through path sequences and interpretation that reveal and narrate these journeys.

6.1 Key initiatives

Themed journeys—trail network expansion and upgrade

Capture the unique and contrasting qualities of the peninsula landscape through the park's trail network, framing its diverse bay, bush and coastal experiences.

Upgrade existing trails and introduce defined, considered, guided access to the site's large and once off-limits tracts of the peninsula by opening existing management tracks as an extended, 4 km Bush Trail, linking London Bridge, Fort Nepean and a series of Coastal Lookout Trails.

Design and upgrade trails and outlook moments sensitively, to protect the park's valuable qualities.

Link all trails as part of a legible network, based on themed and contrasting site experiences and defined journey timeframes.

Bay Beach Trail

Master plan item 5.

The existing Bay Beach Trail provides an important visitor walk and experience within Port Phillip. To ensure safe stair access between the beach and Coles Track at The Bend, undertake investigation and design to provide structurally sound and engineered solutions. The design should ensure minimum impact on surrounding vegetation and comply with the *Coastal Management Act*. Should this stair be deemed unviable due to coastal erosion at The Bend, an alternative trail alignment should be proposed, to create a sustainable link between the Bay Beach Trail and Coles Track.

Bush Trail

Master plan item 6.

Upgrade and extend the park's existing inland trail, to better reveal site's regenerated dune woodlands and the important ecologies and stories associated with this landscape.

Extend the Bush Trail by opening the existing management track as a public trail, to form new links to significant sites such as Harrisons Bowl and Wilsons Folly.

The Narrows Experience

Master plan item 19.

Transform the road between Fort Pearce and Fort Nepean into a shared zone, to ensure that the sublime experience of The Narrows and The Heads is safe and accessible to all. Prioritise pedestrian access to Fort Nepean from Fort Pearce, to accentuate the drama of this unique and fragile landscape, while maintaining shuttle access for all visitors (refer Section 9.0 for more detail).

Defence Road—road infrastructure minimisation

Master plan item 7.

Reduce road infrastructure—dimensions, materials, utilities—to minimise its impact on the site's aesthetic qualities and to best conserve its important ecologies.

Enhance landscape surrounding Defence Road by revegetating lawn areas (where not required to remain clear as fire break) and place utilities such as power lines underground.

Park entry

Master plan item 8.

Provide an immersive and welcoming landscape experience at the park's entry, to contrast with the greater peninsula and signify arrival at Point Nepean National Park. Convey this transition through Welcome to Country signage and/or art, revegetation, including screening of the park entry car park, and, subject to coordination with VicRoads, an upgraded gate and roundabout.

Retain the former visitor centre building for potential new uses that are intrinsic to the national park, including Parks Victoria park management operations and a Traditional Owner Keeping Place.

Provide a new small shelter at the park entry to link Police Point Shire Park, the park's shuttle and trail networks, and external public transport. This small shelter will provide visitor arrival/orientation information, bike hire facilities (in addition to Quarantine Station bike hire facilities), a shuttle stop and potentially public toilets.

Reinforce the national park's values by revegetating some areas of existing lawn at the park entry.

Car parking

Master plan item 10.

Establish the Quarantine Station as the central visitor arrival, orientation and starting point for the park's many iconic experiences, commencing at an upgraded, extended Stables building at the Quarantine Station car park. Utilise the Quarantine Station Arrival and Orientation point as a centralised commencement point for peninsula trails, bicycle routes and shuttle service, curated to provide visitors with a range of walking durations and cultural experiences.

Co-locate the park's Orientation and Arrival point with a stop of the proposed shuttle, to reinforce this setting as the primary point of arrival and departure in the park.

Consolidate and screen existing car parking at the park's entry, to be used at peak demand times only and linked to the shuttle.

Review car parking and infrastructure requirements over time, as sustainable transport alternatives are progressively introduced and as visitor needs and demands change.

Gunners Cottage Precinct

Master plan item 9.

The Gunners Cottage Visitor Site currently provides a range of important functions including accessibility and parking for the park. The site should be subject to future detailed site planning, involving better integrated and lower impact car parking as well as revegetation, reduced paving, improved interpretation and activation.

Bicycle hire and shared use tracks

Master plan item 11.

Improve bicycle access along Defence Road and Coles Track as safe, family-friendly bicycle and walking journeys from the park entry and Quarantine Station to Fort Nepean.

Allow for bicycle and electric bicycle hire pick-up/drop-off at multiple locations, providing greater flexibility for users such as those who may not be confident in making a return trip. Provide bicycle hire facilities—to be situated at the park entry/Police Point Shire Park, the Quarantine Station and Fort Pearce.

Sustainable shuttle

Master plan item 12.

Provide hop-on/hop-off, east–west access across the park between the park entry and Fort Pearce with a low-impact, low-emissions, low-cost shuttle.

Link the park's key sites and most iconic experiences along a new shuttle route, running from the Park Entry to Fort Nepean via the Quarantine Station and Franklands Drive. Collaborate with the Mornington Peninsula Shire for shuttle access through Police Point Shire Park to ensure access and visitor safety.

The shuttle itself will be a key experience of the park in its own right, providing an interpretive experience narrating the site's many stories.

The shuttle is also a symbol of a new approach to access and infrastructure at the park and utilises sustainable energy sources, such as solar powered electricity.

In the future, the shuttle route might extend to Portsea or Sorrento, to link those significant and well-visited beachside towns with the park. These options should be explored once a vehicle has been specified.

6.0 Peninsula connections





Bush Trail

Rifle Range
Coastal Lookout Trail

Coles Track

Gunners Cottage Visitor Site

Bay Beach Trail

Defence Road

Jarman Oval
Overflow car park

Arrival + Orientation

Quarantine Station

Jackson Road + Franklands Drive

Police Point Shire Park

Park Entry / Existing visitor car park

PTV Bus

Bay Trail

Wilsons Folly Walk

London Bridge

Coastal Walk (Morrington Peninsula National Park)

6.2 Traffic strategy



Proposed new park entry experience, including revegetation, improved signage, a Welcome to Country, a potential new small shelter, a shuttle stop and connections to Police Point Shire Park.

6.2 Traffic strategy

The traffic strategy for Point Nepean National Park supports the master plan's aspiration to reveal, protect and provide further access to the peninsula's diverse and unique qualities.

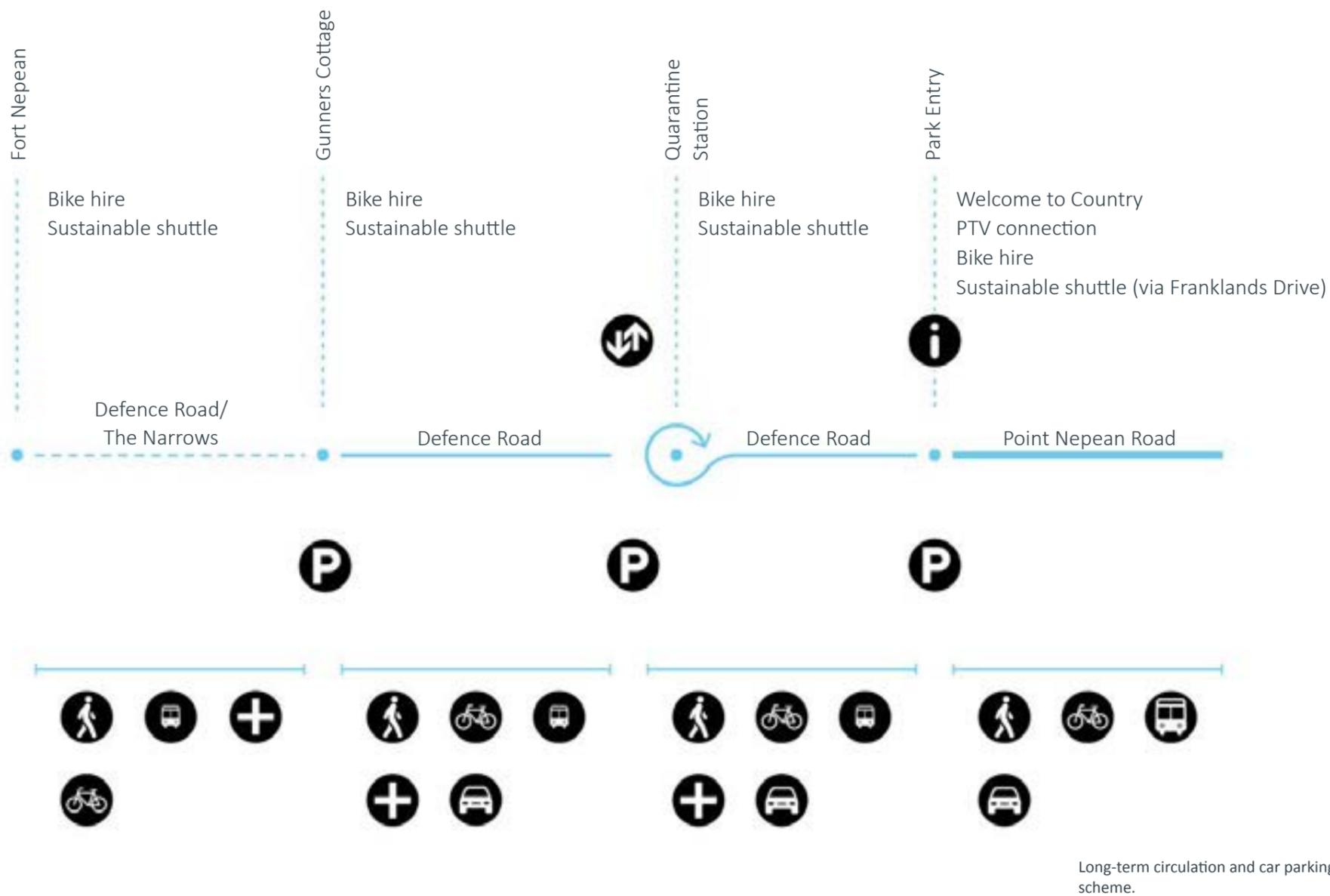
Journeys

The traffic strategy takes into account various options for arrival at the park, by:

- Car from Melbourne or the Peninsula
- Tour bus from Melbourne or the Peninsula
- Public transit from Melbourne or the Peninsula
- Boat and water vessel
- Bicycle
- Foot, via the Peninsula Coastal Walk or Bay Trail

Entry and arrival experience

The park entry will serve as a point of connection between the public bus network and the park's shuttle, bike hire and walking trails. Additionally, the upgraded entry will articulate a connection between Point Nepean National Park and Police Point Shire Park, as part of a larger, intrinsically linked heritage landscape. The connection point will be marked by a Welcome to Country (signage and/or artwork) and a small shelter linking both parks and providing visitor arrival and orientation information. Revegetation at the site will provide an immersive arrival experience, signifying the environmental values of the park while screening park management operations centred at the former visitor centre building.



KEY

- | | | |
|-------------------------|---------------------------|------------------------|
| Arrival and orientation | Pedestrian trail | Private vehicle access |
| Car parking | Bicycling sharing | PTV bus link |
| Arrival loop | Authorized vehicle access | Sustainable shuttle |

Road infrastructure

The traffic strategy proposes a prioritisation of walking, cycling and a sustainable shuttle service as the optimum visitor experience for exploring the park. Though private vehicle access to Gunners Cottage will be retained, access and parking will be prioritised at the Quarantine Station and park entry. This will minimise the impacts of private vehicles through the park, reduce conflict with pedestrians and cyclists, and ensure that the peninsula’s remote and natural qualities are minimally compromised by traffic infrastructure. It will also contribute to the activation of the Quarantine Station and guarantee visitors access to information orienting them to the many experiences on offer at the park.

As shown in the diagram above, the access strategy for the park will support:

- A world-class pedestrian and cycling experience from the Park Entry and Quarantine Station to Fort Nepean
- Public bus connection at the Park Entry and Police Point Shire Park from Portsea/Sorrento, with potential extension of the route to the Quarantine Station
- Retention of emergency and authorised management vehicle access to all existing sites
- Vehicle access primarily from the Park Entry to the Quarantine Station with access from the Quarantine Station to the Gunners Cottage Visitor Site retained
- Sustainable shuttle access from the Park Entry via Franklands Drive and the Quarantine Station to Fort Nepean, with less frequent shuttle access along The Narrows Track shared zone (between Fort Pearce to Fort Nepean) to impact minimally this significant and fragile landscape. In the future, shuttle access may extend to Portsea/Sorrento.



The Narrows Experience—a shared zone that accentuates the drama of this unique landscape and prioritises pedestrian access, while maintaining shuttle access for all visitors.

Cycling at the Narrows

The proposal to allow cyclist access along the Narrows beyond Fort Pearce will need to be carefully considered in terms of the interaction between cyclists, pedestrians and vehicles as well as the safety of visitors to the Point Nepean National Park who are likely to have varying levels of experience cycling.

The key challenges to be addressed include:

- Steepness of the road grade immediately west of Fort Pearce. The steep gradient provides opportunities for excessive bike speeds to be achieved (purposefully and accidentally) with a cliff drop at the end of the down grade. A similar situation also exists for returning cyclists, immediately east of Fort Nepean. Appropriate warning signage should be provided as well as protection to prevent cyclists from leaving the roadway. Any fencing or barriers should be designed to ensure this doesn't create greater harm to cyclists should a collision occur. Within these sections, consideration could also be given to segregating pedestrians and cyclists and vehicles, however, it is noted that this would require a widening of the road pavement.
- Sheer drop beyond the road pavement. The sheer drop on either side of the road pavement will be required to be reviewed with fencing/barriers provided, as appropriate, to prevent cyclists, pedestrians and vehicles from leaving the road pavement and associated injury.
- Sight distance to oncoming vehicles. There are a number of 'blind corners' along the length of the Narrows. These will need to be reviewed to ensure the appropriate safe stopping sight distance is achieved and may require the removal of vegetation and/or utilisation of convex mirrors (in specific situations).
- It is recommended that a Safe Systems Assessment is undertaken in association with the development of any designs for the Narrows for Shared Use. If any of the issues identified become insurmountable, consideration could be given to terminating cyclists at Fort Pearce, as per existing conditions.

6.3 Car parking and carrying capacity

It is important to establish a visitor monitoring process to review carrying capacity and parking requirements over time and ensure that the quality of visitor experience and environmental and heritage values of the park are not compromised by increased visitation.

6.3.1 Current and projected visitation

Between visitor car parking at the Quarantine Station (140 car parking spaces), the Park Entry (90 spaces) and the Gunners Cottage Visitor Site (80 informal spaces), the park currently accommodates 310 cars, not including informal car parking occurring along Defence Road. The evacuation and carrying capacity on Point Nepean Road is 1,200 cars per hour, meaning the park can feasibly be evacuated in approximately fifteen minutes.

In order to consider the adequacy of long-term car parking supply, recent and projected visitation numbers and arrival/departure profiles have been reviewed, to determine the park's likely peak demand, accounting for key holidays, events and weekends over summer.

Currently, peak demand for car parking at Point Nepean is 160 spaces. Future visitor forecasts for the next 25 years (accounting for an Optimum Mixed Use activation of the Quarantine Station—refer subchapter 10.6) anticipate a peak demand for 480 spaces, accounting for an increase in duration of the average stay to three hours. In addition to visitor parking, staff car parking will also need to be considered over time as the Quarantine Station is activated. To contribute to future parking demands of the precinct, any new buildings at the Quarantine Station should consider underground car parking, where feasible.

The park already hosts major events and private functions for over 35,000 visitors each year, with a projected 60,000 visitors in the future.

Parks Victoria's events guidelines require traffic management for all events held in the park. It also outlines capacity for up to 3,000 cars on Jarman Oval as a temporary informal car park (if the event is not located on the oval). Depending upon scale and staging location of events, this increases the potential overall parking capacity for the entire park to 3,310 cars.

6.3.2 Carrying capacity and parking proposal

Given projected uplift in visitation, an additional 170 spaces will be required to accommodate the projected 480 cars during times of peak visitation in the future. Additional car parking will be achieved partially through the reconfiguration of existing car parking for improved efficiency and partially through additional area dedicated to overflow car parking.

In regard to additional formal car parking, as demand increases, the car park at the park entry may potentially be expanded to accommodate an additional 90 car parking spaces, increasing the total number of formal car parking spaces to 400. Based on projected visitation, the carrying capacity of the park should be adequate during all but 25-30 days of the year in the future. During days of peak visitation, an additional 80 car parking spaces would demand an area of 2,800m² at Jarman Oval.

Given 480 cars on site during times of peak visitation, the park may be evacuated in approximately thirty minutes. During events and peak weekends requiring overflow car parking, parking and traffic shall be managed.

Ultimately, the carrying capacity of the site will be limited to 480 cars during normal days and 3,310 cars with managed traffic during event days.



Landscape management and healing as a collaboration between Parks Victoria and the site's Traditional Owners.

07

Caring for Country



7.0 Caring for Country



7.0 Caring for Country

Rehabilitate and protect this precious landscape and its diverse ecologies.

Develop a model for shared custodianship of the site by its Traditional Owners and Parks Victoria, to share knowledge, foster collaborations and demonstrate healing, across cultures, of the environment. Reveal custodianship of Country and a sense of shared history to the public through design, interpretation, programs and events to convey important messages about sustainability.

Reveal the site's unique ecologies and interpret them through many perspectives—Traditional Owner, archaeologist, historian, marine biologist, ecologist, ornithologist—to accentuate Point Nepean's immersive and diverse landscape experiences.

7.1 Key initiatives

Landscape healing and regeneration

Master plan item 13.

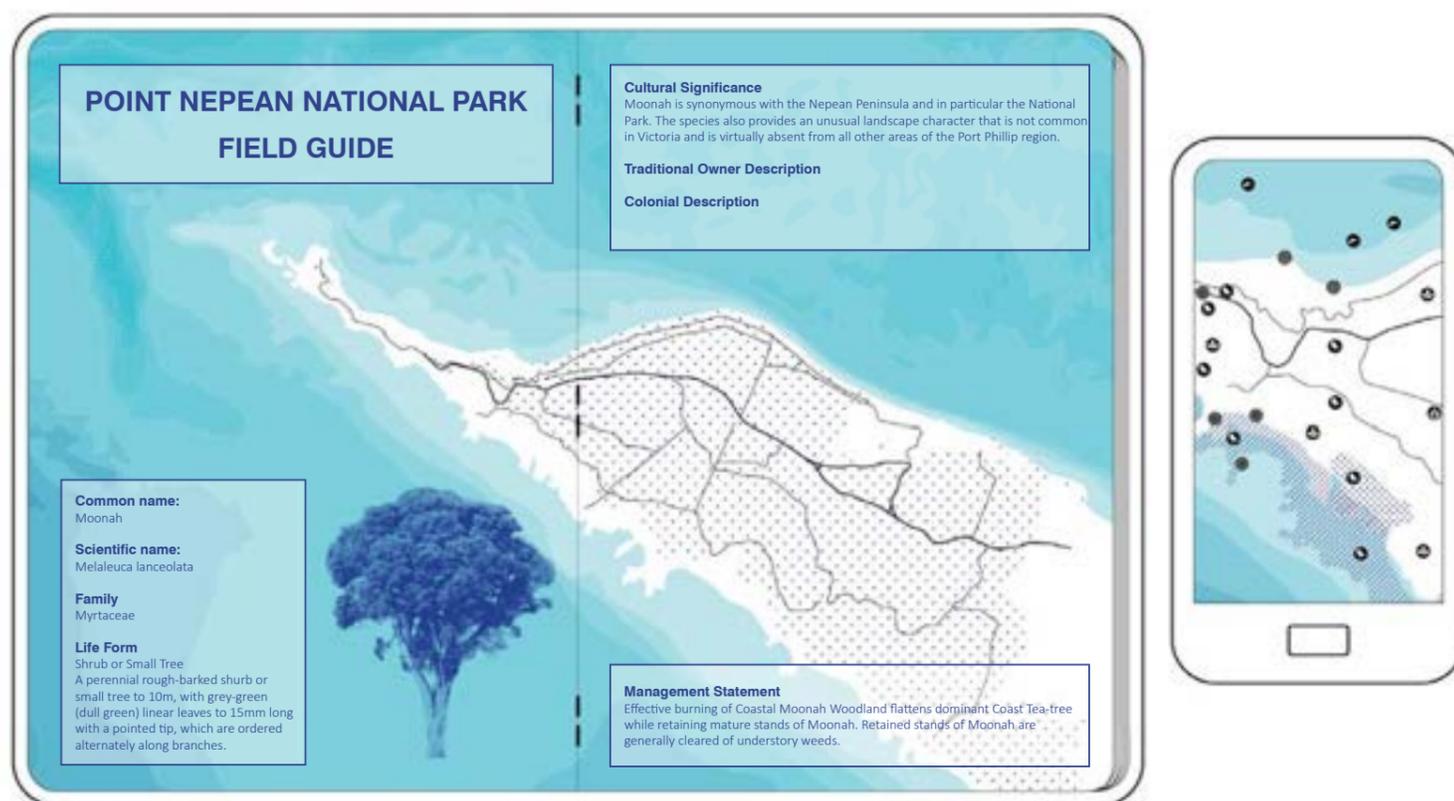
All environmental, cultural and heritage management objectives for the park will continue to be guided by the *Point Nepean National Park Management Plan 2009* and other relevant documents (refer Appendix A).

As referenced in the park's management plan, heal the landscape through ongoing regeneration processes, including revegetation, ecological burning, weed eradication and flora and fauna protection and management.

Restore the composition of the landscape as it was traditionally managed while considering the future impacts of climate change on biodiversity, bushfire, weather and water. Control the spread of Coastal Tea-tree in Coastal Moonah woodlands and restore grasslands.

Establish priorities and an appropriate delivery process, in line with the park's management plan. Engage with Traditional Owners, appropriate sectors of the scientific community and local stakeholders.

Leverage important research and participation on-site as a significant contribution to this restoration project.



Indicative example of field guides to reading Country.

Collaborative management and healing base

Master plan item 14.

Support a collaborative management approach for the park by its Traditional Owners and Parks Victoria, incorporating ongoing advice and participation by both parties in management processes.

Establish a 'healing base' on-site, a place for Traditional Owners, young people and others requiring or wanting cultural strengthening and reconnection with Country to gather.

Guided access to Traditional Owner sites

Master plan item 15.

In conjunction with the site's Traditional Owners, protect and interpret valued and sacred sites within the park. As part of the site's healing process, provide Traditional Owner-guided access to these sites, as deemed appropriate, to frame an Aboriginal reading of Country and the park's collaborative management efforts.

Interpretation—ecological stories

Master plan item 1.

As part of the site's broader Interpretation Strategy, reveal the contrasting ecologies defined by the peninsula's coastal landscapes, topography, hydrology and soils and invite visitors to understand these settings through sensitively designed trails and appropriate interpretation methods—immersion and gradual discovery rather than didactic display.

Complement on-site experiences with contemporary interpretation methods to engage visitors with the myriad stories relating to the park's coastal ecologies, habitat protection measures and landscape rehabilitation processes.

Establish an education and events program to share and encourage participation in landscape management, restoration and cross-cultural healing processes with the public.

7.0 Caring for Country

--- Ocean Beaches
 Habitat for Hooded Plover,
 Sooty Oyster Catchers and
 migratory shorebirds

KEY

-  EVC 309 - Calcareous Swale Grassland
-  EVC 160 - Coastal Dune Scrub
-  EVC 858 - Coastal Alkaline Scrub
-  EVC 161 - Coastal Headland Scrub
-  EVC 879 - Coastal Dune Grassland
-  Park boundary
-  Range Area conservation zone
-  Unexploded ordnance (UXO) risk area

Map of Ecological Vegetation Classes (EVCs) across the site. EVCs are the standard unit for classifying vegetation types in Victoria and describe a series of typical ecological attributes and plant communities.
 Source: Department of Environment, Land, Water and Planning.



Habitat for threatened orchid species

EVC 858 - Coastal Alkaline Scrub
Contains Coastal Moonah woodlands (threatened plant community)

Conservation Zone / Range Area
Prime habitat for Long-nosed Bandicoot, White footed Dunnart, Swamp Wallaby

Harrisons Bowl
Contains Calcareous Swale Grasslands (EVC 309)
Habitat for small mammals, reptiles, ground nesting birds

Wilson's Folly
Contains Calcareous Swale Grasslands (EVC 309)
Habitat for small mammals, reptiles, ground nesting birds



New coastal, above- and below-water experiences, from kayaking to snorkelling to new coastal trail journeys.

08

Coastal experiences



8.0 Coastal experiences

8.0 Coastal experiences

Enrich the park experience by strategically connecting Point Nepean to the Port Phillip Heads Marine National Park.

Establish Point Nepean as the midpoint of larger journeys and narratives along the Victorian Coast.

As a place shaped by water, provide more comprehensive visitor connections to the park's marine context, coastal ecologies and maritime histories.

8.1 Key initiatives

New jetty at the Quarantine Station

Master plan item 16.

Provide a new jetty at the Quarantine Station to reinforce the site's intrinsic relationship to the bay and capture the historic experience of arrival to the site by water.

Connect visitors to the rich marine and maritime environment surrounding the park through managed tours based at the new Quarantine Station jetty. These above- and below-water tours may include shipwreck and reef diving experiences, the Ticonderoga Bay dolphin sanctuary and the Port Phillip defence stories at Queenscliff and South Channel Fort.

Provide use of the jetty for marine research and education based at the Quarantine Station.

Manage the jetty to allow for specific approved operators to ensure the valued marine setting is preserved. Unrestricted access, public moorings and adjacent moorings shall not be permitted in order to protect the valued marine setting. Ensure best practice coastal construction methodologies are utilised.

Coastal lookout trails

Master plan item 17.

As a landscape defined by its relationship to bay and ocean, provide additional trail access to the site's Bass Strait context while ensuring the valued ecologies of these edges are protected. Link the Bush Trail to key coastal lookouts and provide Traditional Owner-guided access to additional points along Bass Strait.

December 2017 marks 50 years since Harold Holt (Australia's 17th Prime Minister) went missing while swimming from Cheviot Beach. Review and refurbish the lookout and memorial, including provision of all-abilities access to better view, acknowledge and interpret this event and place.

Sea kayak trail

Master plan item 18.

Establish a sea kayak trail from the Quarantine Station beach to The Bend.

Interpretation—coastal stories

Master plan item 1.

As part of the park's broader interpretation strategy, ensure that the many layered narratives and experiences of the site's coastal context—macro and micro, geographic and historical, Aboriginal and historical—are conveyed through contemporary, appropriate interpretation methods.

Establish Point Nepean as part of larger journeys and narratives along the Victorian Coast—as the midpoint from Wilsons Promontory to the Shipwreck Coast and the hinge between the Mornington Peninsula Coastal Walk and Mornington Peninsula Bay Trail.

Identify opportunities for marine and maritime education and research, especially for youth.





Heritage tours to Queenscliff



Dolphin tours/
swimming in the bay



Heritage tours to South Channel Fort

Diving tours of the reefs at The Heads

QUARANTINE ANCHORAGE

Quarantine Station

TICONDEROGA BAY

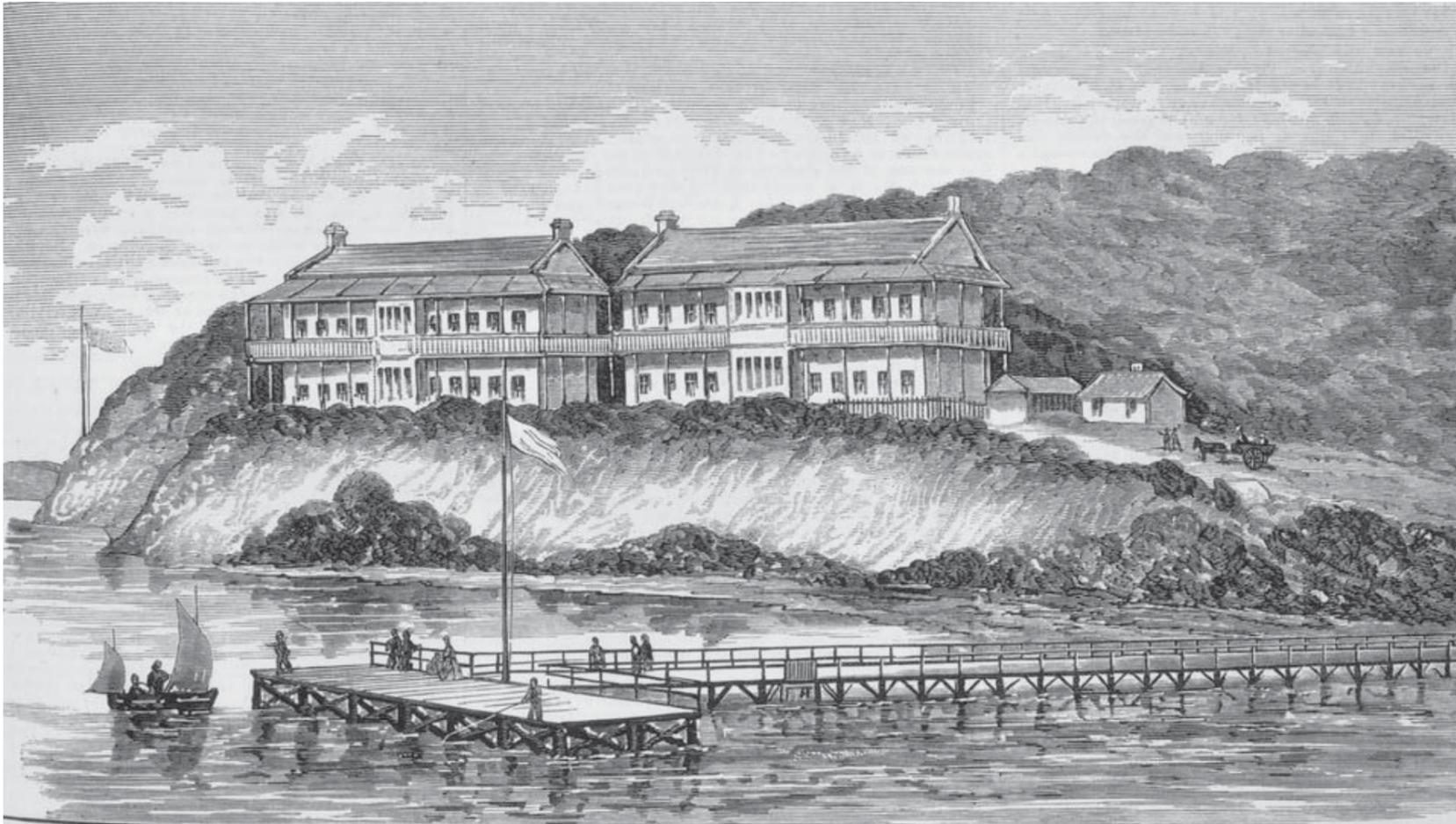
Arrival / departure to / from Sorrento

Rifle Range—
New Lookout

Monash Light—
upgraded lookout

London Bridge upgraded
lookout (Mornington
Peninsula National Park)

8.0 Coastal experiences



1877 engraving of the Quarantine Station by Alfred May and Alfred Ebsworth.
Source: State Library Victoria.

8.2 Permitted uses and swimming

At the time of this report and per the *Point Nepean National Park Management Plan 2009*, along the Quarantine Station shoreline the following regulations apply:

- Boating and anchoring is permitted offshore (includes personal watercraft, sailing, motorised and non-motorised watercraft). A maximum of five knots applies within 200 metres of the shore.
- Boat landing is permitted on the beach at designated areas near the Quarantine Station (limited to small watercraft).
- Swimming is permitted, though not advised.
- Licensed tours, diving and snorkelling are permitted.
- Fishing is permitted from the Quarantine Station shoreline and waters.

As per the *Point Nepean National Park Management Plan 2009*, swimming is not recommended for the park and Parks Victoria will continue to educate and inform visitors about the risk of swimming via ranger engagement and coastal risk information signage on site. Any future licensed tour operator (LTO) activities conducted from the park (i.e. snorkelling tours) will need to be appropriately managed by the LTO to ensure safety of participants.

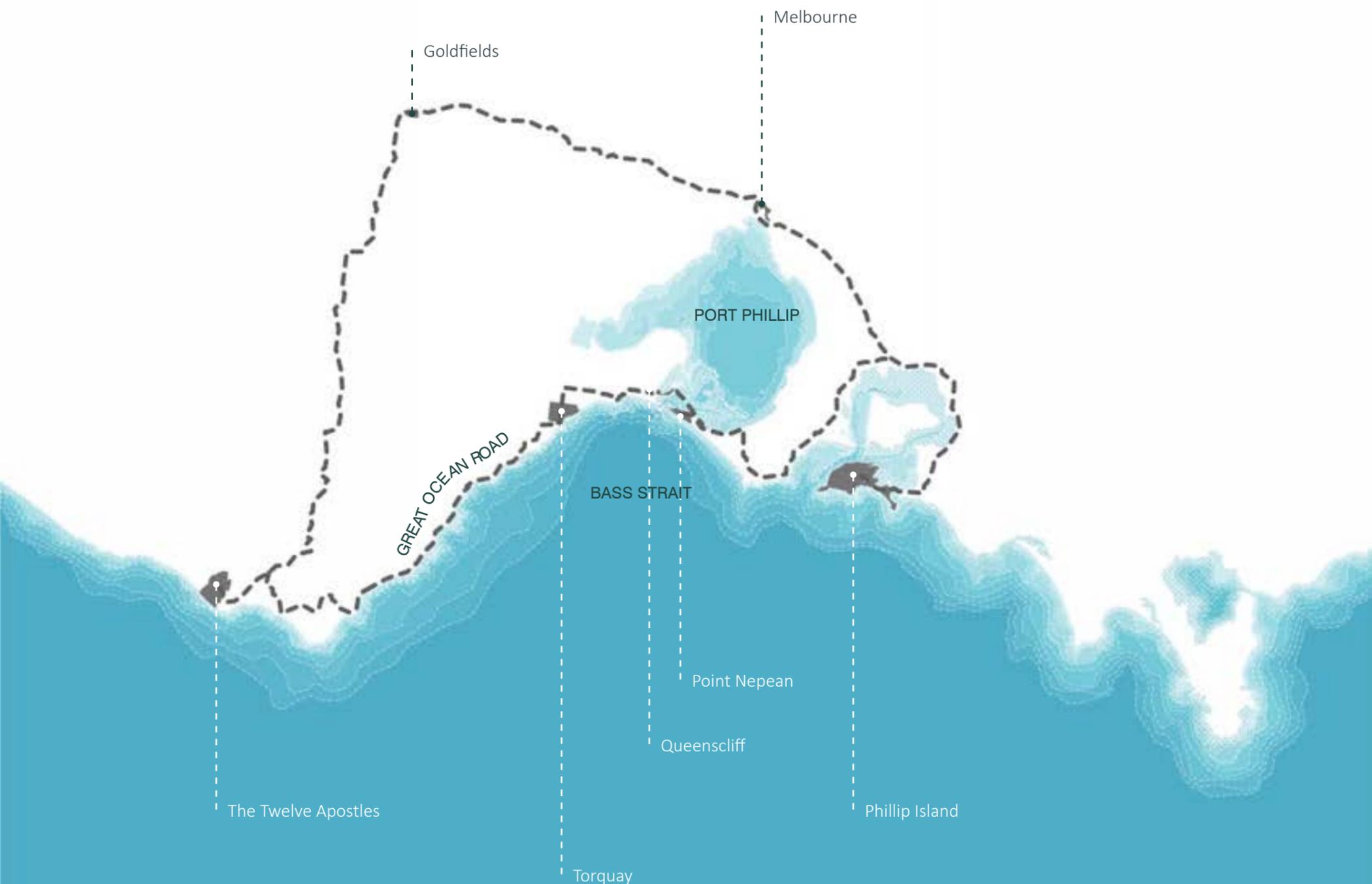
8.3 Jetty

Boat landing via a jetty was provided at the Quarantine Station from 1850–1970 for disembarking and embarking quarantine passengers. A potential new jetty would contribute to several of the master plan's themes and supports activation of the park's Quarantine Station. This recommendation reflects the outcomes of the *Point Nepean Jetty Feasibility Study 2017*, which weighed risks and benefits across a range of social, environmental and economic criteria.

The study considered a range of potential risks for reinstating a jetty at the site including: visitor and boating safety, and possible impacts to heritage, amenity, environment, and flora or fauna. It also considered the proposal in the context of the numerous planning, policy and regulations that apply to the site.

The new jetty is seen to provide a series of benefits:

- allows for arrival at the Quarantine Station by water, as it would have been historically experienced
- contributes to the site's cultural and heritage interpretation
- provides an alternative form of arrival to the site, potentially reducing land-based vehicle reliance
- links visitors to Port Phillip Heads Marine National Park, supporting the master plan's Coastal Experiences theme
- supports nature-based tourism and recreation opportunities such as diving, snorkelling, wildlife viewing, sightseeing and heritage tours
- provides access for marine and maritime education and research.



Recommendations

Based on the feasibility study, a ‘controlled use’ jetty is proposed, limited to licensed and approved vessels (e.g. local tour operators, ferries, cruise tenders and guided recreational vessels). This form of usage would mean that only licensed operators can use the berth, providing many of the outlined benefits while mitigating risks and regulating boating activity through dedicated monitoring and enforcement.

Implementation is subject to:

- further environmental and heritage investigations
- compliance with planning and legislative requirements (e.g. coastal, heritage, culture, environment)
- confirmation of vessel use (types, numbers and speed)
- investigation of geological conditions for structural foundations
- minimised environmental impacts (e.g. construction methods, time of year, noise pollution)
- sufficient resources for management and enforcement of ‘controlled use’ parameters and visitor safety.

8.4 Larger coastal journeys

Point Nepean may be established as the midpoint of a larger Victorian coastal journey and, in turn, introduce a significant international tourism market to the Mornington Peninsula.

Urban Enterprise’s 2012 *Point Nepean National Park Tourism Assessment* identifies that 96% of visitors to the Mornington Peninsula are from Melbourne. While nature-based tourism is not identified as part of the Peninsula’s regional identity, this type of tourism is among the most desirable to both international and domestic tourism markets. Heritage tourism is not identified as a highly desirable type. Only 3.7% of visits to the Peninsula are to Point Nepean National Park.

Capturing the national and international tourism market involves linking Point Nepean National Park to a larger Victorian coastal journey, as the midpoint between Regional Victoria’s two most visited attractions, the Great Ocean Road and Phillip Island. With tours moving west to east across the bay via the Queenscliff ferry, accommodation at the Quarantine Station will be a take-off point for nature-based tours of the park.



Proposed improved lookout at the Eagles Nest, providing panoramic views over the Bay.



9.0 The Heads



Tunnels at Fort Nepean.
Source: John Gollings.

9.0 The Heads

Protect and accentuate this narrow and extreme peninsula landscape separating bay from ocean, as a setting of dramatic views, windswept experiences, precious marine ecologies and significant heritage defence fortifications.

Introduce a new circulation strategy for the precinct that highlights the sensitivity of this peninsula, fosters new precarious experiences and connects to the variety of underground defence journeys.

Reveal and share with visitors the rich maritime and Traditional Owner narratives as well as the ecologies of the surrounding marine national park context in powerful and meaningful ways.

Protect, conserve and interpret the important defence fortifications in line with heritage best practice.

9.1 Key initiatives

The Narrows Experience

Master plan item 19.

Link Fort Pearce to Fort Nepean and The Heads via a dramatic journey through a rejuvenated landscape.

Minimise road infrastructure beyond Fort Pearce, to ensure that the aesthetic qualities and ecological sensitivity of this landscape are appropriately conveyed to visitors.

Transform The Narrows into a shared zone to ensure that the sublime experience of The Narrows and The Heads is safe and accessible to all. Provide safe pedestrian and bicycle access from Fort Pearce to Fort Nepean while retaining all-abilities shuttle access and required service and emergency vehicle access to The Heads.

New circulation strategy at The Heads

Master plan item 20.

Develop a new Circulation Strategy for The Heads (refer Section 9.2) to choreograph journeys through the promontory, highlighting and revealing its many heritage and environmental qualities.

As part of the new Circulation Strategy, contrast the distinctive subterranean defence experience—dark, claustrophobic and focused—with overground paths and panoramic outlook experiences.



Gun emplacement at Fort Pearce.
Source: John Gollings.

Forts conservation

Master plan item 21.

Conserve and interpret the fortifications precinct as an important part of Victoria and Australia's military defence heritage. Explore opportunities to better interpret the significant military defence events at this site, building on the First Shot Commemoration refurbishments to Fort Nepean and Gun Emplacement 6, which provides a benchmark of quality interpretation.

Ensure that new pathways and interpretation respond sensitively to the precinct's distinctive utilitarian and functional defence architecture.

Develop a new and timeless material language for all future landscape works and architectural adaptations at The Heads, to convey a distinction between the precinct's heritage fabric and introduced elements. Ensure that these material selections are sensitive to the site's ecologies and heighten the difference between the heavy architecture of the forts and the light touch of visitor journeys.

Interpretation—stories at The Heads

Master plan item 22.

As part of a broader interpretation strategy, connect visitors to the many yet untold stories at The Heads, such as Traditional Owner stories, the bay's geomorphology, the site's marine ecologies and the Victorian coast's maritime histories.

Upgrade the defence fortifications' interpretation to be commensurate with its internationally significant heritage status. Reference the quality of works recently completed to Fort Nepean and Gun Emplacement 6, through an appropriate mix of signage, light, sound and printed material.

Continue to relate the layered stories of its various periods of development—its role in World War I and II and in the lives of the many soldiers that lived and worked here. Subject to the *Point Nepean Forts Conservation Management Plan (2006)* and feasibility study outcomes currently underway, restore and interpret Gun Emplacement 6 with respect to the asset's historical significance and association with the commencement of WWI.

Forts precinct—temporary uses

Explore opportunities for periodic and temporary low-scale uses or activities (e.g. 'pop-up' café, snacks, refreshments, art/music installations) in the Forts Precinct, such as the Engine Room forecourt, Fort Pearce, Forts Parade Ground, or Gun Emplacement 4. Uses shall be sensitive to the environment, heritage, visitor experience, and visual impacts.

9.0 The Heads



Key

- ① Eagles Nest
- ② Fort Pearce
- ③ Pearce Barracks
- ④ Searchlights
- ⑤ Upper Barracks
- ⑥ Tunnels
- ⑦ Battery observation posts
- ⑧ Parade Ground
- ⑨ Gun Emplacement 4
- ⑩ Gun Emplacement 5
- ⑪ Gun Emplacement 6
- ⑫ Engine House
- ⑬ New Coastal Lookout
- 🚲 Bicycle hire

- ▬ Defence Road—upgraded
- ▬ The Narrows shared zone—proposed (bicycles, pedestrians, shuttle)
- ▬ Long circuit—upgraded (pedestrians only)
- ⋯ Short circuit—upgraded (pedestrians only)



Upgraded Pearce Barracks
Picnic Area

Upgraded Fort Pearce
coastal lookout

Upgraded Fort Pearce shuttle stop
as new arrival at The Narrows

Upgraded Eagles Nest lookout—
restored if feasible

Upgraded Defence Road

Upgraded Bay Beach Trail

3

2

4

1

9.0 The Heads

9.2 Circulation strategy—The Heads

The proposed circulation strategy for The Heads supports the master plan's ambition to provide a legible, choreographed journey through the peninsula's most dramatic extremes and contrasts—the sublime, exposed landscape of The Narrows and the immersive, maze-like fortification complex at Fort Nepean, which form the park's most iconic, 'must-do' experiences.

Points of arrival at the Heads

The Heads precinct will involve two key points of arrival, Fort Pearce and Fort Nepean, located at the start and end of The Narrows.

At Fort Pearce, an expanded and upgraded shuttle stop will provide a memorable arrival experience for visitors accessing the Narrows by foot and bicycle, with a bicycle hire point. The shuttle stop will also provide adequate area for the shuttle to change direction and also layover if an additional shuttle is returning from Fort Nepean.

At Fort Nepean, the Narrows Track terminates at a new shuttle stop/turnaround at the Upper Barracks. This point signifies arrival at Fort Nepean and a transition from shared zone to pedestrian-only access throughout the Forts, trails and tunnels. The former bus turnaround will be transformed into a new all-abilities coastal lookout over Bass Strait.

The Narrows Experience

The Narrows will be a memorable, iconic experience for visitors to Point Nepean. As a shared zone, The Narrows will provide a more immersive landscape experience and a safer pedestrian and cycling journey. While capacity for the sustainable shuttle and emergency and authorised management vehicles will be maintained between Fort Pearce and Fort Nepean, to cater for people with a range of access requirements and management functions, visitors will be encouraged to walk this last section to experience the full impact of The Narrows Experience.

Circulation at Fort Nepean

At Fort Nepean, materials of all existing paths are upgraded. The asphalt of the existing sweeping path overlooking the Rip is upgraded to a light and minimal elevated path to accentuate the site's fragile ecologies, the precarious nature of this walk and the sense of contrast with the architecture of the Point's fortifications. The paths between the forts are upgraded to achieve a consistent material and detail language. As with the sweeping path, these paths are minimal and light, to generate a contrast to the heavy, subterranean forts and tunnels they link.



Proposed improved circulation at the Heads, including a sweeping elevated path at the Rip.

Short and long circuit

Upon arrival at Fort Nepean, at the Upper Barracks (5), visitors are presented a legible choice between two routes, the long or short circuit, ensuring that the distinctive qualities of The Heads landscape—sublime panoramic views, immersive tunnel experiences, fortification experiences and lookouts—are accessible to all.

The long circuit begins with a descending walk from the Upper Barracks to the Engine House (12), providing a continuous, panoramic sweep from the exposed cliffs of Bass Strait, past views across The Rip to the Otways, Point Lonsdale and Queenscliff, ending at the protected Engine House and beaches of the bay. At this point, via the internal stairs of the Engine House, a tortuous journey through the precinct's subterranean tunnel landscape begins, linking its key fortifications and lookout points via the Parade Ground (8) and concluding at the Upper Barracks. The stairs linking the Engine House to the Parade Ground provide an alternate route with views of the bay.

The short circuit descends from the Fort Nepean arrival to a new lookout towards Bass Strait (13). A path links this point to the Parade Ground from which Gun Emplacement 5 (10) provides the immersive forts experience and lookouts to the ocean and bay. From here, a tunnel returns visitors to the arrival point via the Upper Barracks.

Fort Pearce and Eagles Nest

The path and outlook at Fort Pearce is upgraded, as part of a series of coastal lookouts along the Bass Strait. A path at the Fort Pearce shuttle stop/arrival point links to the dramatic circular gun emplacement of the Eagles Nest. The Eagles Nest includes a currently inaccessible deck, which sweeps along the coastal circumference of the gun emplacement. Subject to structural coastal stability assessment, architecturally sensitive restoration of this lookout juxtaposes the subterranean, cloistered experience of the fortification with a precarious overlook.

Pearce Barracks

The former footprints of the Pearce Barracks Site are retained as seating and picnicking spaces with revegetation of the site with a low, coastal monoculture.

Coastal erosion

Parks Victoria has investigated the impacts of climate change, sea level rise and coastal processes on the sustainability of park infrastructure and public access to more susceptible areas such as The Narrows and some sections of the bay beaches. These actions have the potential to pose risks to assets and the provision of access to some areas. Management will need to assess and respond to changing conditions into the future.





Proposed new Arrival and Orientation at the Quarantine Station, providing visitors with a gateway to the park's diverse stories and experiences.

10

Quarantine Station



10.1 Quarantine Station activation strategy



First Shot Commemoration, 2014.
Source: Parks Victoria

10.1 Quarantine Station activation strategy

The park's Quarantine Station will be a nationally significant destination, combining a rich heritage atmosphere, stunning beaches, eco-based accommodation, regional food and a lively community-based events calendar—exhibitions, workshops, forums, markets, festivals, residencies and collaborations. It will be the starting point for the national park's unique and diverse experiences and an important part of iconic Victorian journeys.

The Quarantine Station vision is supported through a series of core deliverables (public services and facilities) provided by Parks Victoria (refer Subchapter 10.4) and through partnerships with the public and private sector (refer Subchapter 10.5), illustrated in the diagram to right.

There is scope for varied investment in the Quarantine Station. This investment and the balance of partnership types achieved is subject to a review process that ensures appropriate adaptive reuse of buildings, policy compliance, sensitivity to the park's values, and that any future proposed uses support the Quarantine Station vision. Private investment in the precinct must be for a purpose or purposes that are not detrimental to the protection of the park, including its natural, Aboriginal, historic, cultural, landscape and recreational values.

Any proposed activities, events, building uses and programs must provide open, equitable access for all ages, abilities and backgrounds and should not restrict public access where feasible (particularly at ground level).

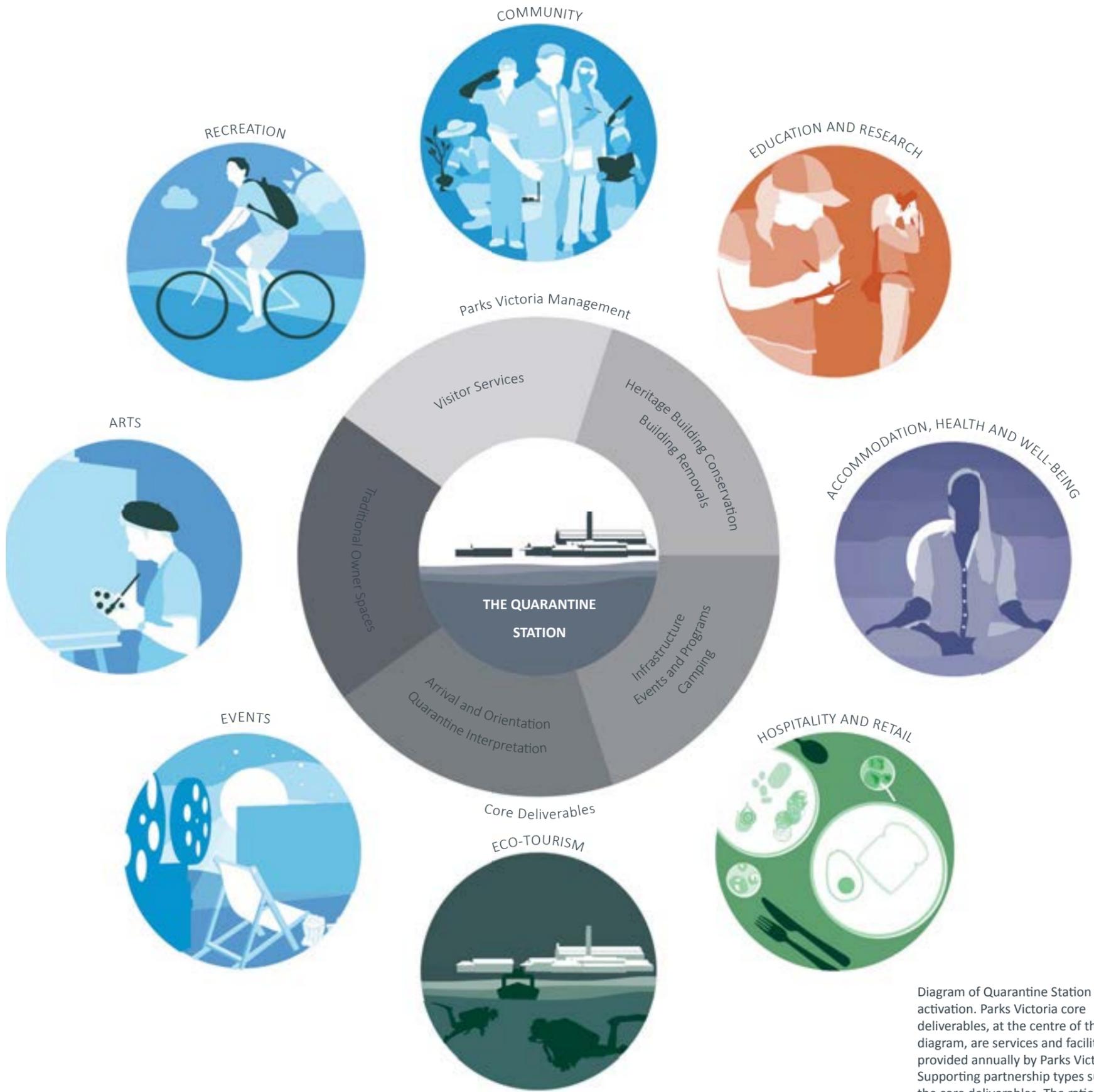


Diagram of Quarantine Station activation. Parks Victoria core deliverables, at the centre of the diagram, are services and facilities provided annually by Parks Victoria. Supporting partnership types surround the core deliverables. The ratio of partnership types may be adjusted over time to support the Quarantine Station's activation.

10.2 Optimum mixed use scenario

10.2 Optimum mixed use scenario

As part of the master plan development, five scenarios were tested to compare various options for uses within the Quarantine Station precinct (refer Appendix B). Four scenarios compared using the precinct for focused activities including: Community, Education and Research, Eco-tourism, and Accommodation, Health and Well-being. The fifth 'Optimum Mixed Use Scenario' compared a balanced mix of all activities for the precinct.

All five scenarios were evaluated against the following key criteria (refer Appendix B):

- Economic development and employment opportunities
- Financial sustainability
- Contribution to heritage building conservation
- Degree of public access
- Tourist drawcard
- Site impact/infrastructure requirements



Based on alignment with the criteria outlined, the 'Optimum Mixed Use Scenario' is supported as it ranked high compared to the other four scenarios. This scenario is iterative and subject to varying proportions of public, private and community investment over time; but based on financial analysis it is supported that this option provides a slight focus on accommodation, health and well-being uses, supplemented with eco-tourism, community, education and research uses.

This plan represents a supported mix of uses for heritage buildings and spaces within the Quarantine Station precinct. It is indicative of proposed uses that, based on analysis, best suit particular heritage buildings. Final uses are subject to a future EOI process to determine the best mix of uses, which should generally align with the proportion of uses shown in this plan.



- Removed buildings
- Potential new building—Refer design and development parameters (Section 10.10). Shown are indicative of recommended location, scale and footprint of any new buildings.
- Visitor services—include interpretation, orientation and arrival, public spaces and infrastructure
- Community focused activation—includes facilities for community groups, arts, recreation and events
- Community use and events space (Refer Section 10.8 for criteria)
- Hospitality and retail
- Accommodation, health and well-being focused activation
- Eco-tourism* focused activation—includes commercial tours, equipment rentals, infrastructure for camping/glamping
- Camping/glamping—school groups, public, etc. (Refer section 10.8 for aspirations and principles)
- Education and research focused activation—includes research and public education facilities and student accommodation

- 1 Hospital building 4—potential mix of ecotourism (ground level) and community (upper level) uses
- 2 Hospital building 3—potential mix of commercial (ground level) and community (upper level) uses
- 3 Bath and wash house—potential mix of visitor services/interpretation and commercial
- 4 Badcoe Hall—potential mix of education/research and community uses
- A Potential new building site A.
- B Potential new building site B.

*'Eco-tourism' here means environment-based tourism (not necessarily 'accredited' eco-tourism).

10.3 Quarantine Station plan

- Core deliverables**
- 33 Arrival and orientation
- 59 64 84 Quarantine precinct interpretation
- Jetty

- Supporting partnerships**
- Adaptive reuse of heritage building fabric

- Potential demolitions**
- 5 Cadet accommodation
- 6 Cadet accommodation
- 55 Office

- Potential new building**
- A Building A
- B Building B
- 33 Arrival and Orientation at Stables (adaptation of Building 33)

- Infrastructure**
- Revegetation
- Picnic shelters
- Road
- Path
- Overflow car parking (and/or future additional formalised car parking if required)
- PPRZ Zone Boundary—No development beyond this area or into adjoining EVCs





Quarantine Interpretation (Master plan item 23.)

Event infrastructure at the Parade Ground (Master plan item 27.)

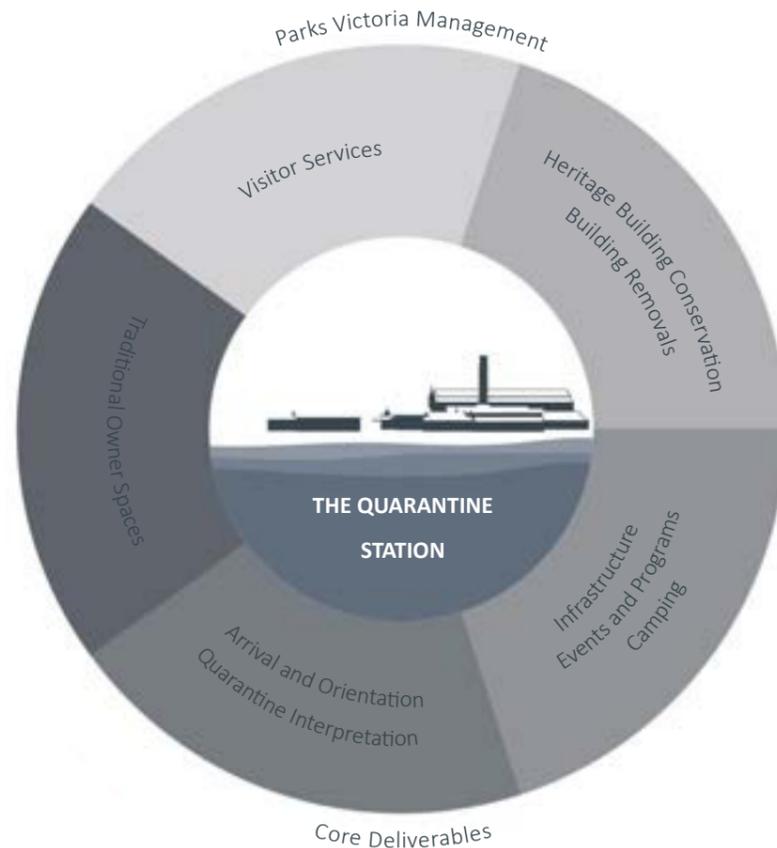
Jetty (Master plan item 16.)

Potential new building site B (Master plan item 26.)

Potential new building site A (Master plan item 26.)

- | | | | |
|-------------------------|------------------------------------|--|--------------------------------------|
| 1 Hospital 1 | 10 Administration Building | 25 Hospital 5 | 67 Morgue and Mortuary |
| 3 First-Class Dining | 11 Duplication Room | 33 Stables | 1039 Pike's Cottage |
| 4 Hospital 2 | 13 Cape Cottage | 35 -45 Influenza Huts | 71 Medical Superintendent's Quarters |
| 5 6 Cadet Accommodation | 15 21 26 27 Kitchen | 55 Office | 72 Wives' Club |
| 7 Shepherd's Hut | 16 Hospital 3 | 58 Passenger Waiting Room and Former Jetty | 73 Garage |
| 8 Badcoe Hall | 18 Second-Class Dining and Kitchen | 59 -64 84 Disinfection and Bathing Complex | 1039 Cox Cottage |
| 9 Officers' Mess | 22 Hospital 4 | 65 66 Isolation Hospital | 103 Cumpston Cottage |

10.4 Core deliverables by Parks Victoria



10.4 Core deliverables by Parks Victoria

Recently completed works by Parks Victoria to the national park include essential services upgrades, building removals, new car parks and roadworks, building renovations, heritage conservation works, landscape works, interpretation and signage and trail improvements.

Parks Victoria, as managers of the national park, also provide a range of visitor services, from on-site management, to visitor interface, to tours.

In addition to continued visitor services, Parks Victoria will manage and/or support the delivery of the following core publicly focused deliverables—key initiatives focused at the Quarantine Station that build upon recently completed works and support the precinct’s activation.

Arrival and orientation

Master plan item 4.

Provide a clear and singular point of arrival and orientation at the Quarantine Station, to act as a gateway to the park’s diverse stories and experiences—guided tours, curated park trails, thematic experiences and sustainable shuttle.

Provide a balanced introduction to the park’s many cultural and natural layers at this point.

Sensitively adapt the Stables Building to house this facility, through architecture that responds to the unique natural and heritage values of the setting.

This space should function as a point of information as well as a shared community ‘front of house’ to the park, linking the community, their perspectives and their stories with public visitors through a shared first-point-of-contact role at this point of arrival.

Infrastructure upgrades—car parking, jetty, utilities connections

Master plan item 27.

Reinforce a sense of arrival to the park at the Quarantine Station through the proposed traffic and car parking strategy (refer Section 6.3). Further reinforce the Stables Building and car park area as the primary point of arrival and departure with links for all modes of transport (car, shuttle, bicycles) and upgraded trails.

Provide additional/overflow parking areas as required (refer Section 6.3.2).

Utilise the new jetty as a point for arrival by water, as a starting point for the precinct’s interpretation experiences and as a departure point for the park’s marine and maritime experiences (refer Section 8.3).

Connect all buildings to recently installed core utility/service lines to facilitate heritage building use.

Upgrade infrastructure such as paths, barbecues, picnic facilities and playscapes and undertake revegetation across the precinct.

Events and programs

Master plan item 29.

Prepare an Activation and Programming Strategy specific to Point Nepean, to continue to improve upon the current program of activities and events for the site (e.g. seasonal cinema, music, art and/or market attractions).

Jarman Oval shall be used as the preferred, more flexible and robust space, suitable for events of various scale and intensity.

The Parade Ground shall be used for appropriate, low-impact events that are sensitive to the site’s historic use and significance, which do not preclude public access so as to maintain visitor use and orientation through the site.

Provide infrastructure required to enable and support a range of indoor and outdoor events including temporary installations (markets, pop-ups, etc.) as well as community events. This includes provision of service connections to Jarman Oval for large-scale events.

Quarantine interpretation

Master plan item 23.

Commission a new high-quality interpretation strategy for the Quarantine Station's bathing and disinfection complex. Capture the choreography of movement that defined the Quarantine Station as an integrated part of the quarantine interpretive experience, utilising appropriate digital media to further reveal the site's many layers and histories.

Link the Quarantine Station to Police Point Shire Park as an intrinsic part of the greater quarantine heritage landscape story through legible signage, linked interpretation and an upgraded trail.

Traditional Owner spaces

Master plan item 2.

Create spaces for the site's Traditional Owners to support their custodianship of the site, to share this heritage with the public and to foster community and government partnerships that support the park's ongoing conservation and restoration.

Traditional Owners have expressed interest to occupy suitable buildings or areas of the park for community and cultural purposes such as: a keeping place for artefacts, a hub for Traditional Owner services, and a 'healing base' and/or cultural camp area for gatherings, activities and educational purposes. Traditional Owners have indicated a preference to utilise non-colonial heritage buildings where possible. Occupancies for non-commercial community uses may be leased or licensed via Parks Victoria to support such uses.

Camping

Master plan item 28.

Two potential locations are recommended for camping within the Quarantine Station precinct—near the Influenza Huts and at Burgess Park (the foreshore lawn near Hospital 5). There is potential for different offers for these locations (e.g. school/group camps, glamping, and short-term, low impact camping via Parks Victoria's Parkstay booking system). The final locations and extent of camping/glamping is subject to further investigation and detailed design. Glamping would be a service delivered by partners, not government (refer Section 10.5).

Basic short-term camping, glamping and independent traveller RV vehicles will be considered within the disturbed Quarantine Station area only, under the following parameters: short-term stays (i.e. 2–3 days), self-contained, minimal impact and low service requirements (roads, parking, water, non-powered sites, etc.).

The objective is to provide a short-term, light-footprint accommodation offer for visitors to experience the park and nearby attractions of the Mornington Peninsula. Longer-term caravan or camping is not supported for the site, given potential impacts on park amenity and visitor experience due to low turnover 'resident' stay, as well as the amount of space and high level of services/infrastructure required. It is also undesirable to compete with well-established operators that provide longer-term 'base' camping elsewhere on the Mornington Peninsula.

Heritage building conservation

Master plan item 24.

While ensuring all heritage values are respected, curate much greater occupancy and activity on the site through adaptive reuse of buildings within the precinct. Through a transparent, Parks Victoria-led governance structure that engages the site's Traditional Owners and key community stakeholders, ensure a diversity of opportunities, facilities and attractions that resonate with the shared vision for the precinct.

Removal of non-significant buildings

Master plan item 25.

Potentially remove intrusive buildings and buildings with little or no heritage significance that detract from the precinct's key character zones and view lines, such as Building 55, a former office.

Potentially remove the two former Officer Cadet accommodation Buildings (5 and 6), which, though noted to be of secondary significance in the CMP, detract from the First-Class Hospital Complex.

10.5 Partnerships

10.5 Partnerships

Partnerships between Parks Victoria, the community and the private sector are necessary to achieve the Quarantine Station vision and to activate the precinct. These partnerships are subject to a review process that ensures appropriate adaptive reuse of buildings and will be considered in the context of the *National Parks Act 1975*, advice from the National Parks Advisory Committee and Crown Land Leasing Policy. Below are aspirations and key criteria for potential partnership types.



10.6 Unsupported activities and uses

Any future activities, events and programs must be consistent with the park's status as a public reservation and are only supported if they:

- are consistent with the purpose of the reservation as described in the *National Parks Act 1975*;
- align with the park's vision and principles under the master plan themes;
- comply with all relevant legislation, regulations and management plans; and
- will not have a detrimental impact on park facilities, the environment, local traffic and parking, and/or amenity to visitors.

Unsupported uses under the Mornington Peninsula Planning Scheme are also not permitted, including:

- Industry
- Cinema-based entertainment facility (note: short-term outdoor cinema and/or filming on site is permitted)
- Saleyards
- Transport terminal
- Warehouse

10.7 General principles for all partnerships

When assessing and determining partnerships, activities, events, building uses or programs for the site, the following principles will be considered:

- Complies with all relevant state and federal environmental, cultural and heritage legislation and regulations.
- Consistent with the objectives of the Master Plan, Management Plan and National Parks Act; to conserve and protect the natural and cultural environment, while providing for recreation, education, appreciation, and research.
- Relevant to the national park setting and context. Uses respect, reflect and assist in interpreting the site's sense of place, history, natural environment, and Traditional Owner and post-European cultural and heritage values and assets.
- Protects the environmental, heritage and cultural values, avoiding impacts wherever possible and mitigating impacts where unavoidable.
- Contributes to heritage conservation through appropriate adaptive reuse of heritage buildings, and accounts for all necessary infrastructure requirements.
- Applies environmentally sensitive design principles to projects or uses to promote the protection and enhancement of the national park.
- Encourages use of sustainable transport options such as walking, cycling and shuttle, in preference to private vehicle use.
- Promotes the principle of 'safety first' to ensure a safe environment for contractors, employees and visitors.
- Supports and enhances visitor experiences and is cognisant of the broad range of visitors' needs, including their age, ability, ethnicity and cultural background.
- Provides legible, safe and inclusive universal access, in line with universal access design principles, for visitors of all ages, abilities and backgrounds.
- Uses or services unrelated to experiencing Point Nepean's values, and exclusive uses that restrict public access should be avoided.

10.8 Partnerships—specific aspirations and principles

10.8 Partnerships—specific aspirations and principles

Below are aspirations and key principles applicable for assessing and determining potential partnership types. The principles are specific to the type of activation, and should also be read in conjunction with General Principles (section 10.7).

	Activation	Aspirational outcome
	Accommodation, health and well-being	A unique accommodation experience interpreting the historic immigration experience to Victoria, supported by experiences such as restaurant, spa, wellness and event facilities.
	Arts	A space for exhibitions, performances and residencies, responsive to the unique setting of the Quarantine Station and national park.
	Community	A place for expression of the many stories, perspectives, values and forms of knowledge that continue to shape the park, as embodied by its diverse local communities.
	Eco-tourism	A take-off point for the marine and land-based encounters with the sublime setting of Point Nepean and the Port Phillip Heads Marine National Park, from Traditional Owner-led walks to ecologically focused hikes to marine wildlife-focused boat tours, to reef and shipwreck dives, to scuba diving school, to tent camping, to glamping.
	Events	A diverse program of events throughout the year, from large to small—arts and music performances, filming, cinema and sport competitions, markets and festivals, conferences and symposia—supported by a variety of indoor and outdoor spaces.
	Hospitality and retail	A range of hospitality and retail experiences expressing the unique, seasonal and local products of the Peninsula, from world-class restaurants, to cafés, to wine bars, to provedores, to markets.
	Recreation	The Quarantine Station hosts a range of recreational events, from everyday uses (such as walking, cycling, fishing, picnicking, beach access, croquet, youth activities and children's play) to larger annual events (such as competitive swims, charity walks/runs and polo).
	Research and education	A crossroads for specialists and the public to engage with research focused on coastal and terrestrial ecology, Traditional Owner knowledge of Country and environmental and cultural heritage. Associated education initiatives share these benefits with the public.

Principles

Reference images

- Part of a balanced variety of accommodation types, from camping, to glamping, to walk-in serviced camping, to budget, to boutique
- Appropriately adapts heritage buildings for these uses, with appropriate character, design and scale to context
- Provides additional offers to guests as well as the public such as restaurants, wine bars, spa and wellness facilities, etc.
- Hosts events and functions

Wilderness Retreats, Wilsons Promontory National Park.
Source: Parks Victoria.



- Responds to the unique setting of the Quarantine Station and national park
- Fosters collaboration between groups representing the site’s complex heritage, to convey rich stories to the public
- Shares this work with the public through exhibition, event and performance

20th Biennale of Sydney, Cockatoo Island, Sydney.
Source: Robert Montgomery.



- Part of a balanced picture of the many communities invested in the park
- Engages the public to share the rich stories of the site
- Appropriately adapts heritage buildings for these uses

Abbotsford Convent, Abbotsford.
Source: Wikipedia.



- Demonstrates conservation of the park’s aesthetic, cultural and environmental values and complies with all regulations
- Captures diverse and valuable perspectives on the site, by linking experiences to site-specific research and heritage
- Generates opportunities for Traditional Owners
- Camping and glamping must create minimal disturbance, integrate with site and be of appropriate scale

Kayaking, Maribyrnong Valley Parklands, Brimbank Park.
Source: Parks Victoria.



- Represents the rich variety of communities that define the site and the Peninsula
- Creates a balance of events for all ages and abilities throughout the year
- Appropriately adapts indoor and outdoor heritage spaces to these activities
- Demonstrates relevance to its national parks context

Figment NYC, Governors Island, New York.
Source: Adnan Islam.



- Represents the Mornington Peninsula region by showcasing local products and culinary expertise
- Supports Parks Victoria’s *Healthy Parks Healthy People* values through a focus on healthy food
- Part of a variety of hospitality and retail experiences, catering for the diverse tastes and price points of park visitors
- Appropriately adapts indoor and outdoor heritage spaces for these activities

Food Truck, Presidio, San Francisco.
Source: Wikipedia.



- Provides access and options for visitors of all ages, abilities and backgrounds.
- Includes options for youth and children, such as education, camps, activities and nature-based play areas

Portsea Twilight Run at Point Nepean National Park.
Source: Sole Motive.



- Supports the conservation values of the national parks by demonstrating ecology and/or heritage-focused research
- Shares research with Parks Victoria and the public, including schools, to inform management efforts and enrich park experiences
- Does not restrict public access and provides public benefit and education opportunities back to visitors
- Engages with Traditional Owner knowledge of Country
- Appropriately adapts heritage buildings for these uses

Junior Ranger Education, Mornington Peninsula National Park.
Source: Parks Victoria.



10.9 Policy, planning and heritage context



First-Class Hospital Building at the Quarantine Station as example of existing heritage building.
Source: John Gollings.



Administration Building at the Quarantine Station as example of existing heritage building
Source: John Gollings.



Małopolska Garden of Arts, Poland by Ingarden and Ewy Architects as adaptive reuse and heritage responsive new building exemplar.
Source: Krzysztof Ingarden.

10.9 Policy, planning and heritage context

The adaptive reuse of existing heritage buildings as well as the defined new built form opportunities are subject to a range of policy, planning and heritage regulations. These are summarised below.

National Parks Act 1975

The *National Parks Act 1975* provides the management frameworks for all national parks in Victoria. With regard to leasing land within parks to private entities the maximum lease term is generally 21 years.

Section 30AAAC of the Act states the Minister may grant leases more than 21 years, but not exceeding 50 years, for Point Nepean National Park – if the Minister has consulted the National Parks Advisory Council and if the proposed use, development, improvements or works are of a substantial nature and value which justifies a longer-term lease and is in the public interest. Fifty-year leases must be for a purpose that the Minister considers not detrimental to the protection of the park, including its natural, Aboriginal, historic, cultural, landscape and recreational values.

The *Tourism Leases in National Parks Guidance Note 2015*, prepared by DELWP (Victorian State Government), provides an overview of the principles and procedures that the Victorian Government will apply when considering a proposal for private investment in a national park.

Mornington Peninsula Planning Scheme

Under the Mornington Peninsula Planning Scheme, the Quarantine Station is included in the Public Park and Recreation Zone (PPRZ) while the surrounding areas of the park are included in the Public Resource and Conservation Zone (PRCZ). Both zones specify permit requirements for uses and permit requirements for buildings and works. Uses of buildings by community and private sector as per approved master plan uses (Section 10.6–8) are not prohibited in the planning scheme but do require a planning permit.

A Heritage Overlay and Environmental Significance Overlay apply to the whole site. Both overlays specify permit requirements for buildings and works and vegetation removal, although a permit is not required under the heritage overlay as the site is included on the Victorian Heritage Register which triggers permit requirements under the *Heritage Act 1995*.

Under the Planning Scheme, Clause 44.06 Bushfire Management Overlay (BMO or WMO) applies to the Quarantine Station precinct. This states that a permit is required to construct a building or carry out works for certain uses. An application must meet the requirements of Clause 52.47 'Planning for Bushfire' including bushfire management assessment and mitigation measures (e.g. defensible space, water supply and access).

Aboriginal heritage

The whole of Point Nepean including adjacent waters is an area of Aboriginal Cultural Heritage Sensitivity in accordance with the provisions of the Aboriginal Heritage Regulations 2007. Under the *Aboriginal Heritage Act 2006* (amendment 2016) a Cultural Heritage Management Plan is required if all or part of a proposed activity is in an area of culture heritage sensitivity, and if all or part of the activity is a high impact activity, unless it can be demonstrated that the site has been disturbed to the extent that any archaeological material will already have been lost. Areas of cultural heritage sensitivity are registered Aboriginal cultural heritage places, as well as landforms and land categories that are generally regarded as more likely to contain Aboriginal cultural heritage. The 2009 *Point Nepean National Park Maintenance Works, Victoria: Cultural Heritage Management Plan* applies to the site.



Lone Mountain Ranch House, New Mexico by Rick Joy Architects as heritage responsive new building exemplar.
Source: Peter Ogilvie.



Checker Box Office Complex, Iran by Arsh Design Group as heritage responsive new building exemplar.
Source: Luc Boegly.



The Dairy House, England by Skene Catling de la Peña as adaptive reuse and heritage responsive new building exemplar.
Source: James Morris.



The Mint, Sydney by Francis-Jones Morehen Thorp Architects as heritage responsive new building exemplar.
Source: John Gollings.

Heritage registers

Under the *Environment Protection and Biodiversity Conservation Act 1999*, nationally significant heritage items are protected through their listing on the Commonwealth Heritage List or the National Heritage List. The whole of Point Nepean, including the Forts and Quarantine Station, are included in the National Heritage List (item H2030) and the Victorian Heritage Register. A number of archaeological sites are also listed on the Victorian Heritage Inventory.

Point Nepean Defence Sites and Quarantine Station is included in the National Heritage List which is Australia's list of natural, historic and Aboriginal places of outstanding significance to the nation.

Point Nepean is included on the Victorian Heritage Register as;
Point Nepean Defence and Quarantine Precinct—H2030
Point Nepean Road—3875
1–7 Franklands Drive, Portsea, Mornington Peninsula Shire

Under provisions of the *Victorian Heritage Act 1995*, a Heritage Permit is required to be obtained prior to undertaking any works to the place, including alterations to the buildings or development of the registered land.

Many sites within the park are listed on the Victorian Heritage Inventory, including two at the Quarantine Station.

Point Nepean Limestone Quarry —H7821-0122
Point Nepean Historic Tip 1—H7821-0130
Limestone Cottage, Point Nepean—H7821-0054
Fort Nepean Gun Emplacement—H7821-0004

Consent from Heritage Victoria is required before undertaking subsurface works at any sites listed on the Inventory under the *Heritage Act 1995*.

Point Nepean Quarantine Station is listed on the National Trust Register. While the listing is not legally binding, it is highly respected and often consulted by statutory bodies.

Point Nepean Defence and Quarantine Precinct is listed in the Victorian War Heritage Inventory.

Conservation management plans

The master plan proposes adaptive re-use of significant buildings, which should be in accordance with the Conservation Management Plan (CMP).

The Former Quarantine Station Conservation Management Plan, Non-Indigenous Cultural Heritage 2008 provides guidance, in the form of policies and strategies, on the future management and conservation of the non-Aboriginal cultural heritage values of the former Quarantine Station.

The CMP summarises the architectural and landscape elements listed in the National Heritage List and the Victorian Heritage Register, and identifies elements of primary, secondary and little or no significance as well as intrusive elements.

The CMP makes recommendations for a best practice approach to the site and its heritage items. In summary, it recommends that any 'changes to significant buildings that involve alteration, adaptation, removal of significant fabric or other physical 'interventions' should:

- be minimised or limited in extent; and/or
- be concentrated in an area of the building which has already been altered; and/or
- be located in an area of the building which has limited public visibility and is not associated with the principal presentation of the building (it is recognised that many of the buildings and structures at the former Quarantine Station have a high level of visibility to all elevations); and
- ensure a contrast between old and new fabric so as to retain clear evidence of the original fabric of the building; and
- will retain sufficient original fabric to ensure that the significance of the place is not unacceptably compromised and the building's original form is still able to be discerned.'

New development on the site should have regard for, and be sensitive to the historical pattern of development, which typically followed a linear plan in an east–west arrangement and northern orientation, with space between and around buildings. Retaining the prominence of the historical hospital buildings is of critical importance. New buildings and development should have regard for this, and not compete with, or visually impact on, these buildings in terms of height, scale, massing, placement and settings.

For a thorough understanding of the CMP actions and guidelines refer *Former Quarantine Station Point Nepean Conservation Management Plan Non-Indigenous Cultural Heritage: Volume 1* (Lovell Chen, 2008).

10.10 Design and development parameters



Indicative artistic representation of potential new buildings in the context of existing heritage architecture.

10.10 Design and development parameters

These parameters are to be read in conjunction with Appendix A—Key legislation, policy, plans and practice guidance.

A history of adaptation

The adaptive reuse of the site's unique group of nineteenth and early twentieth century buildings ensures their conservation for future generations. Appropriate new uses of these buildings will enable the ongoing preservation and maintenance of their fabric while supporting the public's engagement with them, through day-to-day use.

This approach has been supported for a wide range of building types internationally since the 1960s, and is detailed in the ICOMOS 'Burra Charter', an evolving guide to the principles of preserving and adapting buildings, especially where their original use is no longer viable.

The buildings of the Quarantine Station comprise those that have had a single original use and have since fallen into disuse or been modestly adapted for access and interpretation by the public and those which have been adapted at least once for a new use, chiefly the Quarantine buildings reused by the Army. The result of this history is that many of the buildings are able to be adapted to new uses without negative heritage impact.

The sensitive adaptive reuse of the Quarantine Station buildings' fabric is important to the precinct's sustainability into the future. Investment and maintenance will ensure that these assets do not further deteriorate.

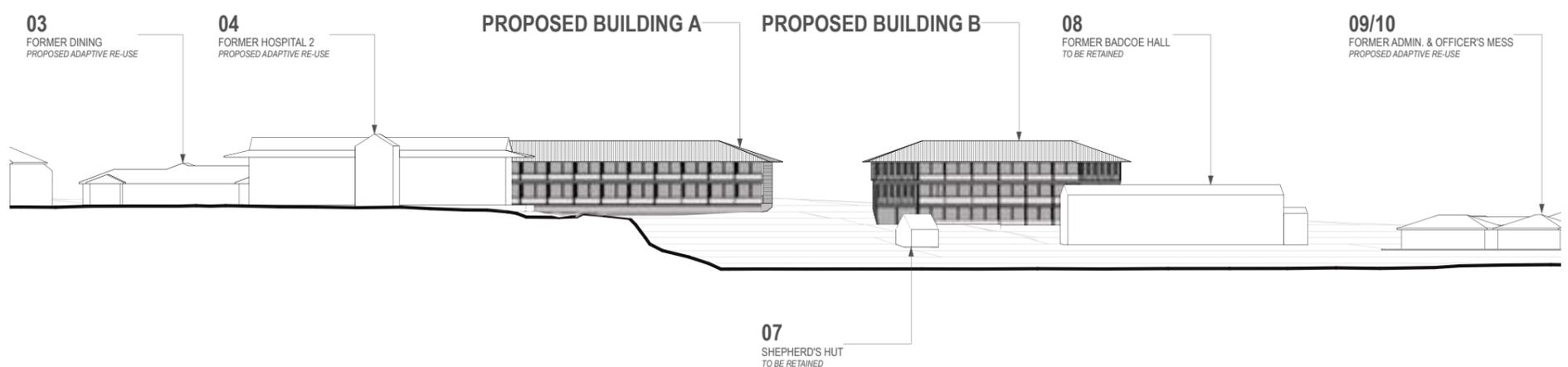
Demolition

A number of buildings have been demolished since the 2010 Draft Master Plan. They include those buildings identified in the CMP as being intrusive or of little or no significance. The only buildings identified as being of secondary significance and proposed for potential removal in the future are the two wings of the 1960s Officer Cadet Accommodation, Buildings 5 and 6, and a former office, Building 55. These are in poor condition, and other buildings from the period such as Badcoe Hall shall be retained to serve as examples of the Army era on the site.

New buildings

Any new buildings proposed at the Quarantine Station must meet the following criteria:

1. Align with Government policy (Refer Appendix A).
2. Undergo design review (Refer Section 11.3).
3. Sited within the Quarantine Station area (defined as PPRZ in the Planning Scheme).
4. Not exceeding the net footprint of demolished buildings at the time of, and reflected in, the 2008 CMP.
5. Building height to sit in close relation to the ridge height of adjoining existing buildings (refer example North Elevation, above right).
6. Be contemporary in character, as encouraged by the Burra Charter.
7. Be sympathetic to the character of the existing buildings, as recommended by the CMP.
8. Use timber, iron and steel, brick, concrete and render, as advocated by the *New Development* actions and guidelines outlined in the CMP.
9. Limit restricted access, to ensure public benefit.
10. Accommodate parking underground (where feasible).



Noth elevation—Indicative, illustrative view from Bay.
Source: TZG Architects.

11. Have a strong link to the natural landscape with an emphasis on landform, vistas, flora, natural breezes and sunlight and act as an environmentally sustainable precedent for the site. Specific ESD opportunities include:

- Roof water catchment and reuse.
- Solar hot water.
- Materials selection—life cycle costing and embodied energy.
- Use of natural ventilation and lighting where possible.
- Improved indoor environmental quality through reduced off-gassing, fresh air, views and natural light.
- Thermal control for heat ingress in summer and insulation for heat loss in winter via windows, roofs and walls.
- Low power use (i.e. for air conditioning and heating).
- Stormwater catchment and reuse.
- Consideration of increased visitation and demands for services and facilities (e.g. sewer, water, waste, litter).

Stables Building

Additionally, the footprint of the existing Stables Building is proposed to be expanded to provide a central meeting, orientation and set-out point for the whole of park, an introduction to the site's layered stories and diverse experiences and a collaborative space for the site's Traditional Owners and Parks Victoria.

Changes to the Stables Building should be minimised ensuring a contrast between old and new fabric so as to retain clear evidence of the original fabric of the building.

Adaptive reuse of heritage buildings

Ensure that renovations and extensions to existing buildings or new buildings complement and respect the identification, protection, conservation, interpretation and transmission of heritage values. It is vitally important that the work to the Quarantine Station buildings is of the highest quality reflecting their original architectural integrity and heritage value.

In order to test the compatibility of the proposed uses, preliminary analysis was carried out by TZG in the 2010 Draft Master Plan process and through TZG's 2010 Building Site Analysis Report to ensure that the functions fit within the existing buildings. The purpose of this analysis was to establish the potential capacity of each building for adaptive reuse within the framework of the policies of the CMP. These drawings were not intended as a definitive design, rather as a function-fit analysis to guide future development and the 2010 Point Nepean National Park Master Plan.

Contributing uses

Accepting that the site is no longer a place dedicated to quarantine use and army training, identifying and establishing viable, sustainable, long-term uses for significant buildings within the site is of critical importance to their longevity. The CMP outlines that new uses should be 'compatible' and have a reasonably comfortable 'fit' in terms of the nature of the buildings and the overall site, and the physical and heritage constraints. Ideally, a compatible new use is one which can be accommodated through the refurbishment and restoration of existing buildings; can generally fit within the physical constraints of form, fabric and architectural character; requires limited change to meet the needs of the new use and/or is a change which is ultimately reversible.

Based on the CMP Guidelines and community consultation, possible contributing uses within the Quarantine Station precinct are listed in subchapter 10.5 of this report. The uses proposed will require development partnerships from the private sector and various levels of government. Implementation scenarios for this process and management of the Quarantine Station precinct have been developed in this master plan's business implementation strategy, outlined in Chapter 11. Possible scenarios for development have been tested through financial modelling.



The park's Quarantine Station as a nationally significant heritage precinct, activated by a range of uses and events, linked to its marine national park context by a new jetty.

11

Implementation strategy



11.1 Implementation strategy overview

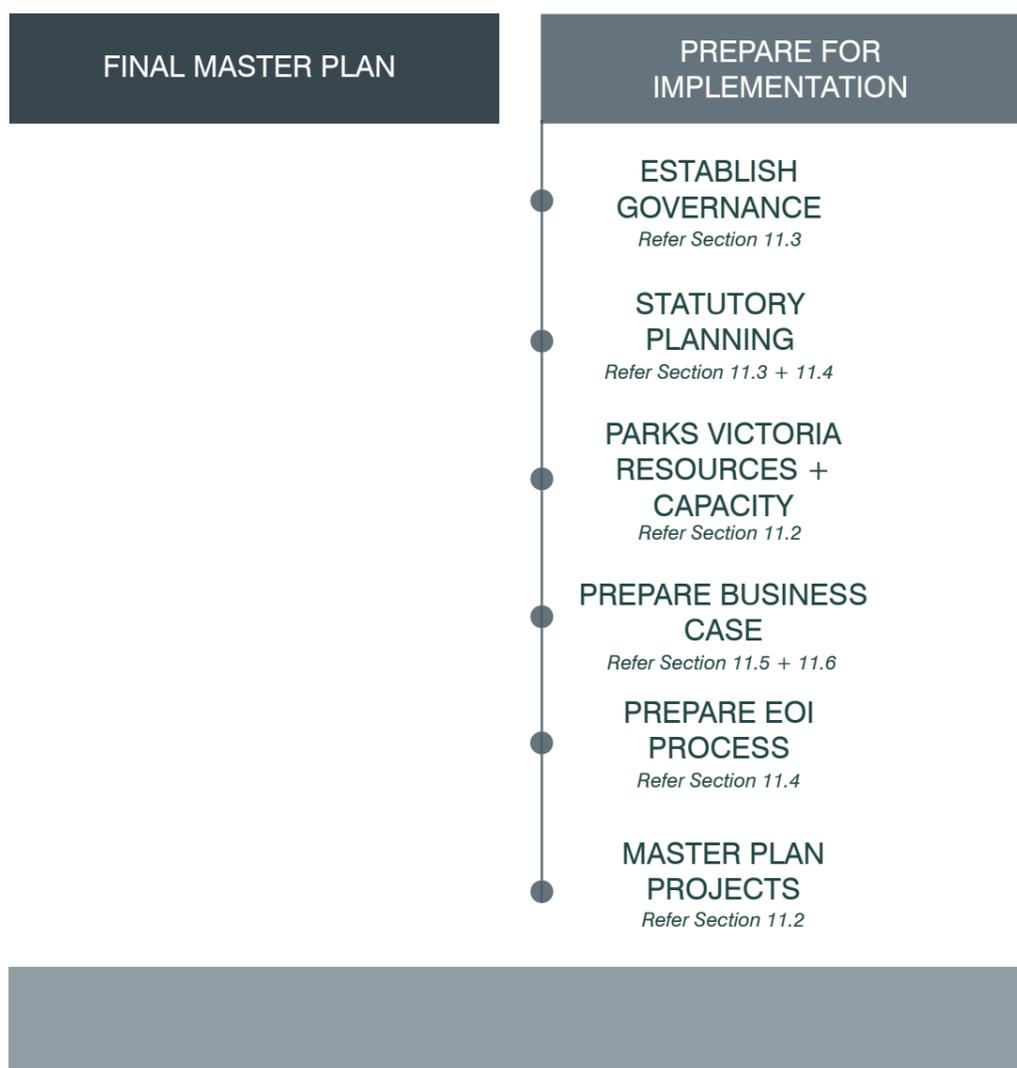
11.1 Implementation strategy overview

The master plan implementation strategy outlines the recommended framework for implementation and the governance framework needed to support delivery of the master plan’s shared community vision. It outlines the broad process to be followed for achieving sustainability of the park into the future and key principles against which management decisions can be made.

The implementation strategy provides guidance and recommendations based on a preliminary economic, social and environmental analysis of costs and benefits. A more detailed business case is required and should be developed to inform government, partnerships and private sector investment (refer Section 11.2).

The master plan proposes activation of the site and use of heritage buildings within the Quarantine Station via a series of partnerships and agreements for various uses within the park. This will be achieved via potential Expression of Interest (EOI) processes to determine future uses and activities. The master plan will be a key reference document against which EOI processes, partnerships and agreements will be considered for all future proposals (refer Section 11.4 EOI Process).

The diagram to the right outlines the framework and process for master plan implementation.





11.2 Projects and cost planning

11.2 Projects and cost planning

The master plan is comprised of several integrated and complementary projects that, when implemented in a coordinated fashion, will deliver the vision for Point Nepean National Park. The projects are divided into categories based on their function, timing, priority and the level of funding required:

- Core deliverables are ongoing projects provided by government through Parks Victoria as the land manager.
- Activation projects are initiatives that can happen on site in the near future to support use and visitation.
- Enabling Projects are relatively complex, requiring additional planning, design and funding, but once implemented, will enable partnerships.
- Catalyst projects are strategically beneficial as they have a multiplier effect in attracting visitation and investment.
- All remaining master plan projects and initiatives are central to realising the long-term vision and objectives of the master plan and should be delivered over time as funding and resources are made available.

CORE DELIVERABLES	ACTIVATION PROJECTS
<p>Public services and facilities provided annually by Parks Victoria as the national park manager (business as usual)</p> <p>Government investment* \$1.6 m/year</p> <p>Traditional Owner partnerships</p> <p>Visitor services and interpretation</p> <p>Heritage conservation works</p> <p>Infrastructure and essential services</p> <p>Site maintenance and management</p>	<p>Early initiatives to introduce and support new activities and programs, attract visitation, elicit partnerships and demonstrate feasibility</p> <p>Government investment*</p> <p>Minor infrastructure and service connections to support short-term/small-scale uses, activation and/or events</p> <p>Develop Activation and Programming Strategy for early government and partnership programs and activities</p> <p>Prepare for implementation including business case and EOI process development</p> <p>Partnership investment**</p> <p>Community-based programs and events</p> <p>Licensed tour operators</p> <p>Temporary food and beverage</p> <p>Social enterprises/pop-ups</p> <p>Artistic programs/temporary art installations</p> <p>Temporary accommodation</p>

* Government investment covers projects and programs funded by government/Parks Victoria.

**Partnership investment covers projects funded and delivered by partnerships, community and/or private sector.

A high-level cost plan has been prepared to support the strategic intent of the master plan by identifying investments required for each of the proposed projects. Numbering of items in the cost plan aligns with that of the master plan's key initiatives.

The cost plan also recommends increased and ongoing Parks Victoria operational and management funding (refer Core Deliverables). The minimum required for Parks Victoria to operate effectively is modelled at \$1.6 million per annum (escalated annually) to support business as usual (BAU) requirements as the national park manager, including management, maintenance, administration, and environmental, cultural and heritage conservation.

It is also recommended Parks Victoria's resourcing and capacity be increased to deliver the master plan objectives and manage the predicted increase in visitation once site activation proposals are achieved. This includes resources and funding to support preparation of a full detailed business case and to support development of a future EOI process.

ENABLING PROJECTS

Priority 'Core Deliverable' projects necessary to enable partnerships or private investment

Government investment*	\$21.68m
27. Infrastructure upgrades (Quarantine Station)	\$7.52m
24. Heritage building conservation (external works in preparation for adaptive reuse)	\$9.56m
2. Traditional Owners Keeping Place	\$2.33m
14. Collaborative management and healing base	\$0.82m
25. Removal of non-significant buildings (Buildings 5, 6, 55)	\$0.6m
29. Infrastructure for events and programs at Jarman Oval	\$0.85m

Partnership investment**

PTV links to park and/or shuttle links to Portsea and Sorrento

CATALYST PROJECTS

Projects that have a multiplier effect in attracting and catalysing further visitation, public funding and private investment

Government investment*	\$18.24m
1. Interpretation and storytelling	\$2.91m
23. Quarantine interpretation	\$7.02m
4. Arrival and orientation	\$3.84m
28. Camping	\$0.62m
16. New jetty at the Quarantine Station	\$3.85m
Partnership investment**	\$3.09m
12. Sustainable shuttle and route	\$2.27m
11. Bike sharing	\$0.41m
15. Guided access to Traditional Owner sites	excl.
18. Sea kayak trail	\$0.41m
28. Glamping	
24. Partnership uses and agreements that activate the site and elicit additional partnerships	

MASTER PLAN PROJECTS

Projects proposed to complete the master plan vision as funding is made available.

Government investment*	\$36.91m
6. Bush trail upgrade and extension	\$3.26m
8. Park entry experience	\$1.41m
3. Welcome to Country	\$0.17m
10. Car parking	\$1.27m
9. Gunners Cottage precinct	\$1.23m
13. Landscape healing and regeneration	\$2.18m
21. Forts conservation and gun emplacement conservation	\$6.62m
19. The Narrows Experience	\$0.79m
17. Coastal lookout trails	\$5.07m
7. Defence Road road infrastructure minimisation	\$8.2m
20. New circulation strategy at the Heads	\$3.54m
22. Interpretation at the Heads	\$1.06m
5. Bay Beach Trail—upgrade and access improvements	\$2.11m
Partnership investment**	\$62.08m
24. Ongoing process for lease arrangements, use and conservation of heritage buildings (internal building fitout)	\$36.41m
26. Potential new buildings, as prescribed in the master plan	\$25.67m

11.3 Governance framework

11.3 Governance framework

Current governance arrangements

In accordance with the *National Parks Act 1975*, Parks Victoria is the appointed land manager for all national parks, including Point Nepean National Park and the Point Nepean Quarantine Station.

Parks Victoria reports to its Board which in turn reports through the Department of Environment, Land, Water and Planning (DELWP) to the Minister for Energy, Environment and Climate Change (the Minister). All projects, financials and planning matters are reported to the Parks Victoria Board, DELWP and the Minister.

A precedent study was conducted as part of the master plan investigations, which examined the successful activation of similar significant sites with heritage buildings requiring adaptive reuse. All precedents focused on conservation of the place, facilitating public access and integration of commercial activities to contribute to financial sustainability, though many have different management and governance constraints.

Parks Victoria conducts annual reporting and business planning for all parks and reserves, with funding allocated to park management and operations on an annual basis through the Victorian State budget.

Future governance arrangement

There is wide recognition that important heritage sites with potential commercial opportunities require governance arrangements with clarity of purpose and systems to deliver transparency and accountability in their operations.

A capability-based management model with the requisite skills and expertise is critical in providing the authorising environment to effectively support implementation of the master plan. It is recommended that this include a combination of Parks Victoria staff directly involved on site, supported by technical and professional staff which provide similar functions at a Statewide level.

Key principles for a future governance arrangement includes:

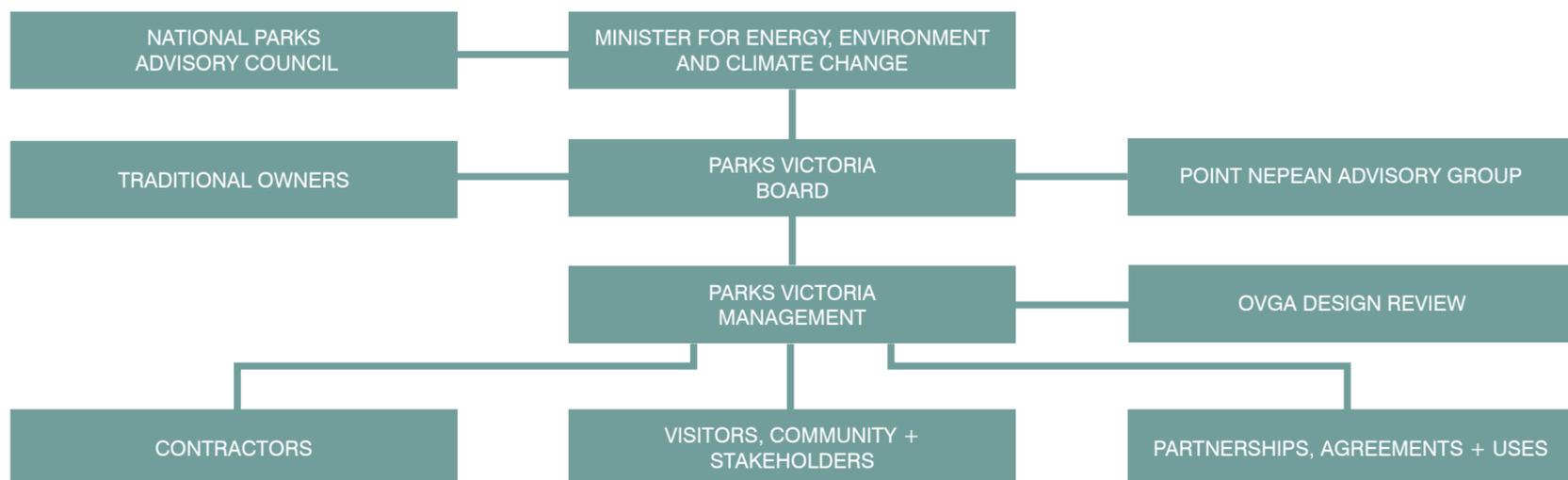
- Defined roles for advice from independent subject area experts, to help inform park management decisions.
- A design review process as an integral part of the Quarantine Station buildings' adaptive reuse and/or development.
- Financial sustainability through accountability and transparency.
- Requisite management, marketing and technical expertise.
- Opportunity for ongoing input and effective engagement with Traditional Owners, community and stakeholders.
- Confidence in negotiating and maintaining partnerships with community and private sector.
- Management presence on site.
- Resources to manage marketing, promotion, programming and events.

It is also recommended that the governance model include defined roles for advice from independent area experts, to help inform park management decisions. This is proposed through the establishment of two groups:

- Point Nepean Advisory Group—which would report directly to the Parks Victoria Board
- Design review processes—coordinated through the Office of the Victorian Government Architect.

Approvals process

As discussed in Section 10.8, proposals for the development of new built form and/or adaptive reuse of heritage buildings within the Quarantine Station precinct are subject to a range of policy, planning and heritage requirements. This may include the need for approvals under the *National Parks Act 1975*, Mornington Peninsula Planning Scheme, *Victorian Heritage Act* and Aboriginal Cultural Heritage legislation, which are administered by the relevant authorities, including the Mornington Peninsula Shire Council. Public notice and the formal opportunity for community input may be included as part of any future planning permit process.



Governance structure

Governance roles and responsibilities

Minister and Government

Parks Victoria is a statutory authority, created by the *Parks Victoria Act 1998* and reporting to the Minister for Energy, Environment and Climate Change. Under the *Parks Victoria Act 1998*, Parks Victoria's responsibilities are to provide services to the State and its agencies for the management of parks, reserves and other public land.

Overall arrangements regarding the relationships and responsibilities for the provision of services to the Department of Environment, Land, Water and Planning (DELWP) are set down in a Management Services Agreement (MSA) between Parks Victoria, the Minister for Environment and the Secretary of the Department of Environment and Primary Industries. Parks Victoria's management services are delivered within state policy, contractual agreements and the specific responsibilities and powers of the Secretary (DELWP) under the *National Parks Act 1975*.

National Parks Advisory Council

The National Parks Advisory Council (NPAC) is established under the *National Parks Act 1975* and provides advice and recommendations directly to the Minister, specifically in relation to leases and consents.

Parks Victoria

Key management decisions for the future of Point Nepean are determined by the Parks Victoria Board, with certain functions and decision-making authority delegated to management. Parks Victoria will continue as the land manager and advocate to expand its resources and capability to implement the master plan and activate the park and heritage buildings. Parks Victoria will manage all relationships with park visitors, community members, stakeholders, volunteers, contractors, tenants, and partnerships or agreements. Parks Victoria will continue to manage all site programming (e.g. community use, events, interpretation and education activities). Parks Victoria will take advice from an appointed 'Point Nepean Advisory Group' and Design Review processes (refer below).

Point Nepean Advisory Group

Appointed by and reporting to the Parks Victoria Board, the Point Nepean Advisory Group will comprise a mix of technical experts (such as environment, planning, heritage, tourism), local interest groups, and stakeholders. The purpose of the Advisory Group is to represent the interests of the broader Victorian public and to provide technical expertise and advice to Parks Victoria to assist with implementation of the master plan.

Design review

Implementation of the master plan objectives and projects should be supported by a design review process. This will ensure the highest quality design and visitor experience outcomes are achieved. Design review will influence and add value to projects to extract the best possible design quality outcomes—realising all the opportunities within the project limitations, including budget.

This process is led by the Office of the Victorian Government Architect (OVGA) and may involve the Victorian Design Review Panel (VDRP) or a Design Quality Team (DQT) to review proposals and provide independent advice to government, clients and design consultants on design ambitions.

Traditional Owners

The values and aspirations represented in the master plan have been recognised through engagement with the Traditional Owners. On 19 July 2017, the Victorian Aboriginal Heritage Council appointed the BLCAC as a registered Aboriginal party (RAP).

If the Traditional Owners decide to pursue a settlement agreement under the *Traditional Owner Settlement Act 2010* (Vic) in the future, there may be an opportunity to have the park granted to an appropriate Traditional Owner Group Entity as Aboriginal title land, to be managed jointly with the State through a Traditional Owner Land Management Board. The role of such a Board would be to prepare and oversee a joint management plan for the park. Under this scenario, the park would still be managed according to the purposes for which it was set aside, but much more strongly informed by Traditional Owner knowledge, management objectives, rights and interests as recognised in their settlement agreement.

In the interim, in the absence of any formal joint management arrangements, the Traditional Owners still play an important role in the operations of the park and would benefit from various social, cultural and economic opportunities made available through their ongoing involvement (refer Section 11.6 Traditional Owner Opportunities).

11.4/5 EOI process and financial sustainability



Events-based activation of heritage precinct, FigmentNYC.
Governor's Island, New York.
Source: Adnan Islam.



Mixed community, commercial, education and event uses to activate heritage architecture.
Abbotsford Convent, Abbotsford.
Source: Wikipedia.

11.4 EOI process

Any proposed Expression of Interest (EOI) process will be run by Parks Victoria to identify future uses, facilities and activities at Point Nepean. The EOI will not seek a sole tenant, but a mix of visitor offerings conducive to the environment. Uses will be conducive to the natural, built and operational environment and aim to combine community, social enterprise, food and beverage, culture, arts, commercial, accommodation, education and events related visitor experiences that align with the endorsed master plan.

Future commercial agreements associated with occupancy at Point Nepean will be subject to legislation and government policy. In addition, to ensure an equitable competitive process the three-stage Point Nepean EOI process will be managed in line with Parks Victoria's EOI Essentials document where probity principles and governance structure apply to the assessment of all proposals. This includes ethical conduct, confidentiality and conflict of interest.

The governance structure for any future EOI processes may comprise of a Project Steering Committee, Project Manager, Project Working Group(s), Stakeholder Working Group(s), Technical Advisors and Project Assessment Panel. Any Project Assessment Panel composition and member selection will be skills based and comprise of multiple agencies. Government appointed Technical Advisors and Legal Counsel will be available to the Project Working Group and Assessment Panel for specialist advice on heritage, the land and marine environment, policy and any other matter relevant to the process.

Following assessment of proposals, Parks Victoria will make a recommendation to the Parks Victoria Board for endorsement of a preferred proponent. Subject to the Parks Victoria Board's approval, the Minister for Energy, Environment and Climate Change will consult with the National Parks Advisory Council prior to any lease being granted.

Consistent with the Victorian Planning Scheme, any final agreements will also be subject to the Mornington Peninsula Shire statutory planning process, including public and community consultation on any necessary consents and approvals.



Heritage architecture for community use and events.
Werribee Park.
Source: Creative Commons.



Arts and culture festival to activate precinct.
Vivid Festival, Sydney Harbour Foreshore Authority, Sydney.
Source: Steve Collis.

11.5 Financial sustainability

Following completion of the master plan, a full business case will be required to accurately define the capital investment, operational and full life-cycle costs.

A key aspect of the master plan's implementation is financial sustainability. Because public funds for the maintenance and management of the park's environmental and cultural assets are limited, they must be managed efficiently and opportunities for partnerships with the private sector identified where suitable.

The adaptive reuse of heritage buildings through appropriate private investment is recognised as a means of activating the park's Quarantine Station and conserving the precinct's heritage values. The involvement of the private sector in accommodation provision, eco-tourism and retail enterprises and of tertiary institutions in education and research is also recognised as beneficial by promoting environmental values and generating the resources necessary to conserve and enhance them.

Financial sustainability for the park may be achieved through a number of guiding principles:

- Know costs and revenues. Monitor them regularly to evaluate effectiveness.
- Undertake financial planning. Forecast costs and revenues to ensure solvency at all times.
- Deal with tenants on a business-like basis. As park manager, Parks Victoria will deliver core functions for the national park.
- Any new arrangements for use of park assets will be developed in accordance with *Leasing for Crown Land in Victoria 2010*.

11.6 Benefit analysis

11.6 Benefit analysis

As mentioned, detailed business case planning is required following final master plan approval, to inform investment decisions and consider all costs and benefits. This section outlines potential benefits if the master plan is realised, including social, environmental, cultural, heritage and economic benefits, as well as opportunities for Traditional Owners.

The base case from which the benefits of implementing the master plan is 'business as usual' which is typified by:

- a relatively low level of visitation to the national park (300,000 pa) and a particularly low proportion of those visitors which travel to the Quarantine Station (50,000 per annum to the Visitor Centre). This represents a relatively low level of social return on government's current investment in the national park of \$42 million.
- Continued underspending on capital renewal and recurrent maintenance which has the impact of building up an unfunded future liability, which is likely to see accelerated building depreciation over time.

Social benefits

The social benefits of implementing the master plan will be gained through the enhanced experience on offer, better connecting people with the natural landscape through nature-based tourism and opportunities for personal development through education, recreation and appreciation of Aboriginal and European heritage.

The social benefits have a qualitative dimension in the nature of the enhanced experience and a quantitative dimension in the increased numbers of visitors who access the experience. At State level, environmental accounting indicates that engaging people to be active in parks and connected to nature reduces health costs by \$200 million per annum.

Social benefits are measured in dollar terms by reference to the opportunity cost of devoting time and enduring the costs of travel and out-of-pocket expenses. Even without entry fees the 'willingness to pay' of visitors can be measured in this way.

Additional social benefits, more difficult to measure in dollar terms, include:

- A trail network better linking to the '100km Mornington Peninsula Walk';
- Improved opportunities for Aboriginal employment and business development; and
- Seasonally stable opportunities for small business.

Environmental, heritage and cultural benefits

The environmental and cultural benefits to be gained through the master plan's implementation relate to both the natural and built environments. It is quite clear that the community places a very high value on the environmental and cultural qualities of Point Nepean, as reflected in legislation introduced to protect them and in expressed community views.

In some ways the environment and the cultural heritage assets of Point Nepean may be viewed as 'public goods'—goods from which people cannot be excluded—hence there is no market for such goods. With no market signals, valuing public goods in dollar terms is difficult; however, the benefits of the proposed initiatives for the visitors and the site itself include:

- Conservation management efforts across 470 hectares of the site leading to a net gain in biodiversity and habitat values.
- A more sustainable circulation strategy, focused on walking, cycling and a shuttle powered by sustainable energy sources, reducing carbon emissions.
- A sustainable investment model to ensure the conservation of the Quarantine Station's heritage building fabric.
- Improved interpretation of the natural and cultural environment, including information about the site's terrestrial and marine ecologies, the cultural influences that have shaped it and the relationship between culture, environment, health and sustainability.
- Activation of the site and adaptive reuse of the heritage buildings will help support management/maintenance of the park, where partnerships may bring in rental return and/or assist with asset maintenance and repairs.
- In addition to Parks Victoria's management presence, confirming regular tenants on-site increases security and passive surveillance for the park.

Economic benefits

The economic benefits to be gained through implementing the master plan are derived from increased visitor spending and the associated heightened economic activity in the economy through the 'multiplier effect'. This flows through to more jobs and further rounds of consumer spending.

Measuring economic benefits requires consideration of the area being impacted. If it is a small region then export dollars earned through attracting visitors from outside can be considerable. However, as the area widens, the proportion of external to internal visitors decreases. Internal visitors may simply be switching their spending from one destination to another within the region. Notwithstanding this, there can still be a net increase in new internal visitation created by high profile projects.

If the master plan is fully implemented, Point Nepean can become a nationally and internationally recognised tourism destination. Point Nepean has the potential to become a key element in a cultural tourism touring route comprising:

- Melbourne to Phillip Island.
- Travel to Point Nepean, potentially via a future Cowes–Hastings ferry (one night).
- Great Ocean Road to the Shipwreck Coast (one night).
- Western District and/or Coast (one night).
- Goldfields (one night).

With the inclusion of Point Nepean as a viable and attractive destination and overnight accommodation option, visitors from outside Victoria availing themselves of this tour or a segment of it, either self-drive or by coach, are expected to spend one or two extra nights in the State.

Traditional Owner opportunities

The Traditional Owners have an interest in ensuring that future management and any community or commercial uses in the park will protect their heritage, uphold health of Country, and contribute to social, cultural and economic outcomes for the Aboriginal community. There are various opportunities for the Traditional Owners to achieve such benefits, such as:

- assist in developing the park's proposed new interpretation strategy to ensure Traditional Owner content and stories are well informed and appropriately shared;
- collaborating with Parks Victoria and participating in park planning, site management, and priority setting processes;
- develop and assist Parks Victoria to establish a 'Welcome to Country' at the main park entrance;
- establish a 'healing base' on site, as a place for Traditional Owners, young people and others requiring or wanting cultural strengthening and reconnection with Country to gather;
- encouraging Traditional Owner youth involvement, such as cultural education activities, camps, and/or participation in Junior Ranger programs;
- designing or participating in a wide range of existing or new educational, cultural, social, environmental or economic activities in the park;
- providing Aboriginal cultural tourism visitor experiences, such as guided site tours, events, arts and/or community programs;
- entering into commercial arrangements to provide a range of visitor, land management, educational, and cultural heritage services;
- participate in capacity building programs and/or joining partnerships with government or private sector to assist in establishment of Traditional Owner economic and tourism business opportunities.

Traditional Owners groups have also expressed interest to utilise areas and/or occupy buildings within the park, such as cultural camp activities, a keeping place for artefacts, and a hub for Traditional Owner services.

National Parks Act 1975 and amendments

National Parks Act 1975

Protects and conserves national park landscapes for the purposes of public recreation, enjoyment and education.

National Parks Amendment (Leasing Powers and Other Matters) Bill 2013

Amendment to the *National Parks Act 1975* allowing for 99-year leases in national parks.

National Parks Amendment (No 99 Year Leases) Act 2015

Amendment to the *National Parks Act 1975* allowing for 25-year leases in national parks and 50-year leases in Point Nepean National Park.

DELWP, Tourism Leases in National Parks Guidance Note (2015)

Provides an overview of the principles and procedures that the Victorian Government will apply when considering a proposal for private investment in a national park.

Commonwealth legislation

Environmental Protection and Biodiversity Conservation Act 1999

The Australian Government's key piece of environmental legislation. Provides a national scheme of environment and heritage protection and biodiversity conservation. Focuses Government interests on the protection of matters of national environmental significance, with the states and territories having responsibility for matters of state and local significance. Under the *EPBC Act 1999*, nationally significant heritage items are protected through their listing on the Commonwealth Heritage List or the National Heritage List.

National Heritage List

Australia's list of natural, historic and Aboriginal places of outstanding significance to the nation.

Victorian tourism strategies and guidelines, 2008–2015

Tourism Victoria, State Government of Victoria, Nature-based Tourism Strategy 2008–2012 (2008)

Victorian Competition and Efficiency Commission, Unlocking Victorian Tourism: An Inquiry into Victoria's tourism industry (June 2011)

Victorian Department of Treasury and Finance, Victorian Government response to the Victorian Competition and Efficiency Commission's Final Report (March 2012)

Department of Sustainability and Environment, Guidelines for Tourism Investment Opportunities of Significance in National Parks (April 2013)

State Government Victoria, Point Nepean Quarantine Station Sustainable Use and Tourism Framework (April 2013)

Mornington Peninsula Planning Scheme

Outlines the planning principles of the Peninsula. Defines zones (permissible types of use) and overlays (permissible types of development).

Management plans

Point Nepean National Park and Point Nepean Quarantine Station Management Plan 2009

Prepared by Parks Victoria and Point Nepean Community Trust. Outlines high-level strategies for the park. A head management plan under which a series of conservation management plans fall.

Port Phillip Heads Marine National Park Management Plan 2006

Addresses conservation and recreational use of Port Phillip Heads Marine National Park. Outlines regulations and the role of Parks Victoria in collaboratively managing the park.

State legislation

Victorian Heritage Act 1995

Requires a Heritage Permit prior to undertaking any works to items of State Heritage Significance on the Victorian Heritage Register.

Victorian Heritage Inventory

A listing of known historical (non-Aboriginal) archaeological sites in Victoria. Consent from Heritage Victoria is required before undertaking subsurface works at any sites listed on the Inventory.

Aboriginal Heritage Act 2006 (and 2016 Amendment)

Protects Aboriginal cultural heritage. Requires that a Cultural Heritage Management Plan (CHMP) be prepared when undertaking development work or other activities that may create significant ground disturbance.

Aboriginal Heritage Regulations 2007

Used to determine whether an area is of cultural heritage sensitivity.

Other registers

National Trust Register

While not legally binding, a National Trust Register listing is highly respected and often consulted by statutory bodies.

Point Nepean Defence and Quarantine Precinct is listed in the Victorian War Heritage Inventory.

Victorian War Heritage Inventory

A listing of heritage places relating to Victoria's war history.

Conservation management plans

Point Nepean National Park Maintenance Works, Victoria; Cultural Heritage Management Plan, 2009

Evaluates potential impacts of proposed maintenance infrastructure works on archaeological sites under the *Aboriginal Heritage Act 2006* and *Aboriginal Heritage Regulations 2007*.

Point Nepean Forts Conservation Management Plan, 2006

Establishes the historical significance of all the fortification structures at the Fort Nepean complex area and develops conservation policies aimed at the ongoing preservation of those values.

Point Nepean National Park, Victoria Point Nepean Range Area Conservation Management Plan, 2009

Former Quarantine Station, Point Nepean, Conservation Management Plan, Non-Indigenous Cultural Heritage, 2008

Provides guidance, in the form of policies and strategies, on the future management and conservation of the non-Aboriginal cultural heritage values of the former Quarantine Station.

Makes recommendations for a best practice approach to the site and its heritage items. In summary, it recommends that any changes to significant buildings that involve alteration, adaptation, removal of significant fabric or other physical ‘interventions’ should:

- be minimised or limited in extent; and/or
- be concentrated in an area of the building which has already been altered; and/or
- be located in an area of the building which has limited public visibility and is not associated with the principal presentation of the building (it is recognised that many of the buildings and structures at the former Quarantine Station have a high level of visibility to all elevations); and
- ensure a contrast between old and new fabric so as to retain clear evidence of the original fabric of the building; and
- will retain sufficient original fabric to ensure that the significance of the place is not unacceptably compromised and the building’s original form is still able to be discerned.

HBB 1990b, South Channel Fort Conservation Plan, Historic Buildings Branch, Ministry for Housing, Melbourne.

Parks Victoria 2000, South Channel Fort Action Plan, Parks Victoria, Melbourne (unpublished).

Parks Victoria 2005, South Channel Fort Conservation Management Plan, Parks Victoria, Melbourne.

Previous master plans

Parsons Brinkerhoff, Draft Community Master Plan, Portsea Defence Land (2002)

Victorian Government, Completing the Point Nepean National Park (2003)

Point Nepean Community Trust, Draft Concept Master Plan (2007)

Parks Victoria + TCL, Point Nepean National Park Draft Master Plan (2010)

Parks Victoria + TCL, Point Nepean National Park Draft Master Plan (2013)

Activation scenario criteria

Activation scenarios have been evaluated against the following criteria:

Criterion	Scenario 1: Community-focused activation	Scenario 2: Education and research-focused activation
Economic development and employment opportunities	Low—Community needs not likely to take up the majority of buildings	Medium—Number of jobs likely to be modest, albeit 'high quality' jobs
Financial sustainability	Low—Tenants likely to barely cover maintenance costs with little contribution to capital expenditures	High—High prospect of ground rent
Contribution to heritage building conservation	Low—Few resources for conservation works and maintenance	High—Significant resources for conservation works and maintenance
Degree of public access	High—Access by public as well as members of groups and societies	Medium—Security issues preclude general public access
Tourist drawcard	Low—Draws mainly specialised sectors of the local community	Low—Draws academic audience and limited portion of the general public
Site impact/infrastructure requirements	Low	High—Facilities may require significant site infrastructure and/or building upgrades

**Scenario 3:
Eco-tourism-focused activation**

**Scenario 4:
Accommodation, health and well-being focused activation**

**Optimum mixed use scenario:
Focus on accommodation, health and well-being, supplemented with education and research-focused activation, eco-tourism enterprises and community uses.**

Low—Market take-up not likely to fill the majority of buildings

Very high—Potential for internationally recognised tourism destination for the state

Very high—Potential for internationally recognised tourism destination for the State

Medium—Tenants likely to cover maintenance costs and make some contribution to capital expenditures

High—Prospect of substantial ground rent to cross-subsidise public good elements

High—Prospect of substantial ground rent to cross-subsidise public good elements

Low—Few resources for conservation works and maintenance

Very high—Significant resources for conservation works and maintenance

Very high—Significant resources for conservation works and maintenance

High—Access by public as well as patrons of businesses

High—Access by public provided range of price points available

High—Access by public provided range of price points available

Medium—Draws a moderate market from the general public.

High—Potential to fit into local, state, national and international tourism experience

High—Potential to fit into local, State, national and international tourism experience

Medium

High—Accommodation may require significant site infrastructure and/or building upgrades

Medium

Quarantine Station activation scenarios

A range of potential activation scenarios were examined as part of the draft master plan preparation, to test the proposed activation strategy and ensure the Quarantine Station’s success as a heritage and tourism destination. These scenarios are not definitive and are instead meant to demonstrate the activation model’s flexibility over time as part of a sustainable adaptive reuse strategy. The mix of different uses within the Quarantine Station buildings were assessed as part of a overall projected economic cost-benefit analysis.

Scenario 1: Community focused activation

The Quarantine Station as a community-focused precinct. Local communities and enterprises with important connections to the site (Traditional Owners, maritime groups, historical societies, science and conservation-focused groups) occupy the precinct as a site for collaborations, events, arts and exhibitions.



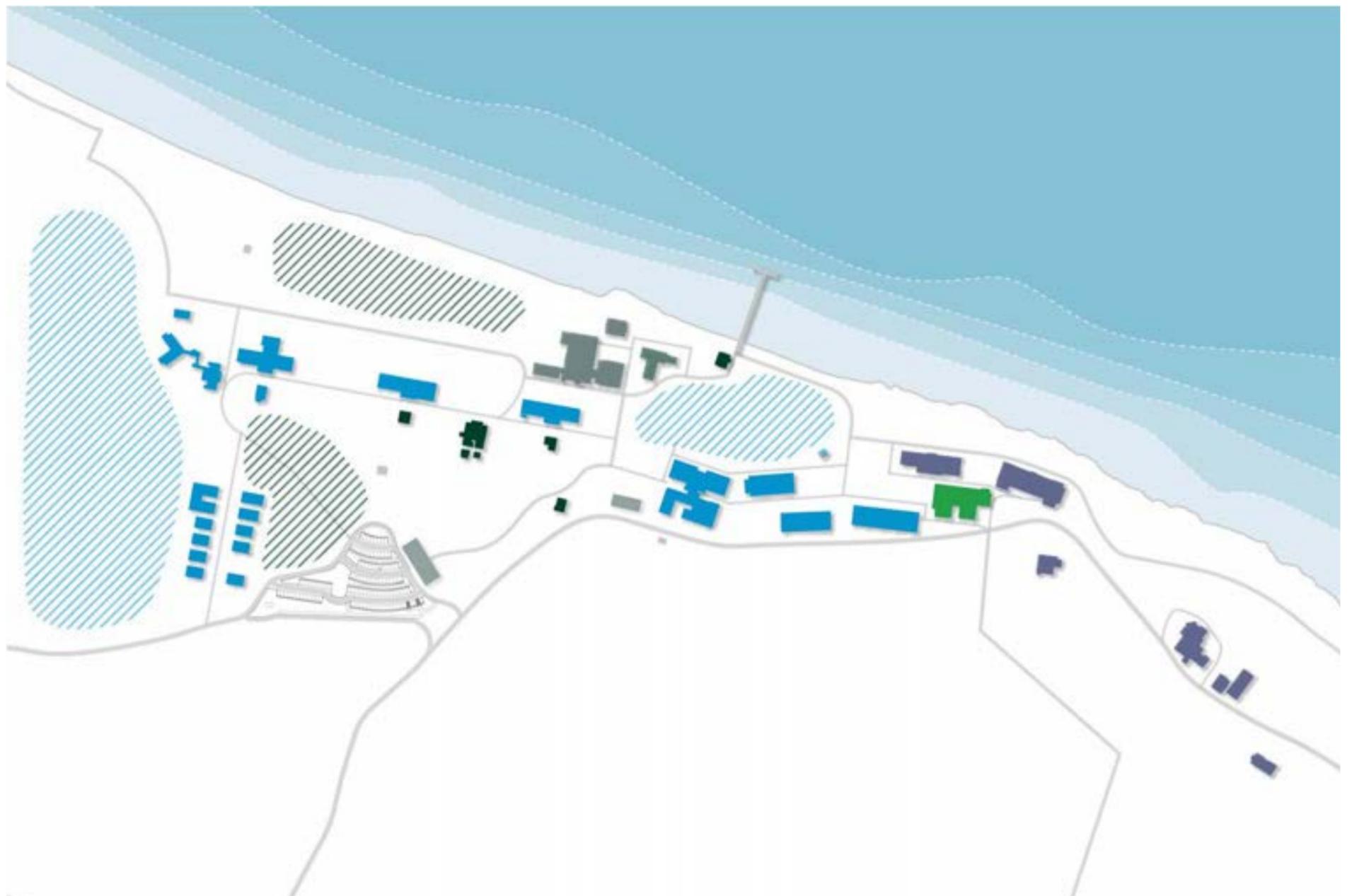


Portsea Twilight Run at Point Nepean National Park.
Source: Sole Motive.



20th Biennale of Sydney, Cockatoo Island, Sydney.
Source: Robert Montgomery.

Community focused activation—Adaptive reuse of administration, second-class hospital buildings, Influenza Huts for community uses with supporting visitor services and with accommodation, health and well-being, hospitality and retail and eco-tourism uses focused at the first-class hospital precinct. Possible community uses in potential new buildings.



-  Visitor services—include interpretation, orientation and arrival, public spaces and infrastructure
-  Community focused activation—includes facilities for community groups, arts, recreation and events
-  Hospitality and retail
-  Accommodation, health and well-being focused activation
-  Eco-tourism focused activation—includes commercial tours, equipment rentals, infrastructure for camping

Scenario 2: Education and research-focused activation

The Quarantine Station as an education and research-focused precinct with a focus on Traditional Owner knowledge. Opportunities for institutions focused on marine, coastal and terrestrial ecology and the site's cultural and environmental heritage to engage specialists and the public to bring contemporary layers of knowledge and inquiry to school groups and the general public.





Rare books at the Presidio Research Centre.
Source: Anne Petersen.



Australian Wildlife Conservancy, North Head Sanctuary, Manly.
Source: Brian Giesen.

Education and research-focused activation—Adaptive reuse of administration and hospital buildings as education and research facilities with supporting visitor services, accommodation, health and well-being, hospitality and retail and eco-tourism uses. Possible education and research facilities in potential new buildings.



-  Visitor services—include interpretation, orientation and arrival, public spaces and infrastructure
-  Education and research focused activation—includes research and public education facilities and student accommodation
-  Hospitality and retail
-  Accommodation, health and well-being focused activation
-  Eco-tourism focused activation—includes commercial tours, equipment rentals, infrastructure for camping

Scenario 3: Eco-tourism-focused activation

The Quarantine Station as an eco-tourism-focused precinct. Commercial and community enterprises are focused on encounters with the site's dramatic land and marine settings based at the Quarantine Station, which is the starting point for hikes, dives and boat tours and supported by camping facilities.





Wilderness Retreats, Wilsons Promontory National Park. Source: Parks Victoria.



North Head, Sydney Harbour Federation Trust parklands, Sydney. Source: Creative Commons.

Eco-tourism activation—Adaptive reuse of administration and second-class hospital buildings for eco-tourism enterprises with supporting visitor services, accommodation, health and well-being, hospitality and retail uses in the Influenza Huts, first-class hospital precinct and potential new buildings.



- Visitor services—include interpretation, orientation and arrival, public spaces and infrastructure
- Community focused activation—includes facilities for community groups, arts, recreation and events
- Hospitality and retail
- Accommodation, health and well-being focused activation
- Eco-tourism focused activation—includes commercial tours, equipment rentals, infrastructure for camping

Scenario 4: Accommodation, health and well-being focused activation

The Quarantine Station with an accommodation, health and well-being focus. The precinct's heritage as a site of accommodation is acknowledged through adaptive reuse of its building fabric. A range of accommodation opportunities may also offer associated programs such as cafés, restaurants, spa, wellness and function facilities.





Function rental, Werribee Mansion.
Source: Creative Commons.



Food and beverage enterprise at Albert Park.
Source: Parks Victoria.

Accommodation, health and well-being focused activation—Adaptive reuse first- and second-class hospital buildings and Influenza Huts for accommodation with supporting visitor services and eco-tourism uses and dedicated community spaces. Accommodation in potential new buildings.



-  Visitor services—include interpretation, orientation and arrival, public spaces and infrastructure
-  Community focused activation—includes facilities for community groups, arts, recreation and events
-  Hospitality and retail
-  Accommodation, health and well-being focused activation
-  Eco-tourism focused activation—includes commercial tours, equipment rentals, infrastructure for camping

Scenario 5: Optimum mixed use scenario

A flexible balance between the options explored is struck at the Quarantine Station. While the optimum scenario is iterative and subject to varying proportions of public, private and community investment over time, a focus on accommodation, health and well-being is recommended, supplemented with education and research-focused activation, eco-tourism enterprises and community uses. This scenario is recommended based on its alignment with activation scenario criteria (page 130-131).





Community event, Werribee Mansion.
Source: Parks Victoria.



Heritage tours at Point Nepean Quarantine Station.
Source: Parks Victoria.

Optimum mixed use activation—Adaptive reuse of administration and first-class hospital buildings for accommodation, health and well-being with supporting hospitality and retail, with possible future expansion in potential new buildings. Influenza Huts, Hospital 3 and the Passenger Waiting Room as eco-tourism enterprise spaces. Community spaces in Hospital 4 and the Second-Class Dining and Kitchen. Education and research at Badcoe Hall and the Isolation Hospital precinct.



