

Point Nepean National Park Draft Master Plan

Community and Stakeholder Engagement
Summary Report – Phase 3
March 2017



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Level 10, 535 Bourke Street, Melbourne VIC 3000

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Executive summary

Parks Victoria is renewing the Point Nepean National Park Master Plan to ensure it reflects current relevant policy and community views. The final master plan will provide a shared, long-term, strategic vision to guide future use of the park. Phase 3 of the project, held from December 2016 to February 2017, included the formal exhibition and consultation on the draft master plan (renewed 2010 Master Plan).

This report summarises the results of communications and engagement activities undertaken in Phase 3. Approximately 350 people attended the Community Information Days (on 9 + 10 December and 22 January), 12 stakeholder meetings were held, and 82 questionnaires plus 33 submissions/letters were received.

Key feedback in support of the proposed initiatives included:

- Broad support for the draft master plan, as a significant improvement on previous versions.
- Use of *Mon Mon* and other Traditional Owner language.
- Highlighting the importance of Traditional Owner heritage, values, and culture.
- Revealing site stories via a holistic interpretation strategy using a variety of methods, such as signs and digital tools.
- Providing high-quality interpretation of the Quarantine disinfection precinct as an early 'catalyst' project.
- Establishing the Quarantine Station as the main visitor arrival point via an expanded Stables building.
- A more welcoming and attractive park entrance, with improved connections to Police Point Park.
- Utilising the former visitor centre building.
- Sustainable transport and access initiatives, such as improved bicycle hire and sustainable shuttle service.
- Coastal lookouts and sea kayak trail.
- Jetty at the Quarantine Station, so long as 'restricted use' is adequately resourced and enforced.
- The 'Optimal mixed use' activation scenario (arts, eco-tourism, education/research, accommodation).
- Partnering with commercial and private sectors, so long as uses contribute to park values.
- Adaptive re-use of heritage buildings.
- Implementation strategy is perceived as a better balance of public and private investment.

Key feedback received which requires further investigation, exploration or detail includes:

- Views were divided regarding introduction of new purpose-built buildings, but generally supportive so long as height controls are applied and scale is commensurate with the footprint of demolished buildings.
- Views were divided about accommodation with the Quarantine Station; however, there is general support for a range of accommodation types of varying price points, so long as options are not exclusive.
- Camping or glamping was generally supported, especially for youth groups or education, but requires further analysis to define an appropriate scale and service level, to ensure protection of park amenity and natural values.
- Further work with Traditional Owners is required.
- More emphasis regarding environmental and ecological values.
- More activities and programs that encourage youth involvement with park.
- More content regarding opportunities for research and education.
- Continued concern regarding the carrying capacity of the peninsula during peak seasons and how access will be addressed if park visitation increases.
- Further economic analysis and detailed business case is required for activating the Quarantine Station.
- More detail and clarity around implementation and future governance arrangements.

Feedback from Phase 3, combined with past consultation input, additional analysis, and independent expert advice will help inform the finalisation of the renewed master plan.

Introduction

About this report

The purpose of this report is to summarise the outcomes of Phase 3 engagement on the draft master plan. The report outlines the project background and methodology used in Phase 3, and reports on the findings of consultation.

The findings section relies on a mixture of analysis including both qualitative (what types of things people said) and quantitative (how many people said something) elements. The feedback summaries and comments included in this report are transparent reflections of those received from stakeholders and community members, and do not necessarily represent the views of Parks Victoria.

In accordance with privacy legislation and where appropriate, responses and information presented within this report have been made anonymous.

Project background

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

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

The master plan was amended and released in April 2013 under the former Coalition Government, alongside an Expression of Interest (EOI) process to find a suitable investor to revitalise and operate accommodation and associated services within the Quarantine Station. The EOI process stretched beyond the recommendations of the master plan and ultimately was not successful.

Parks Victoria was directed by Hon Lisa Neville, former Minister for Environment Climate Change and Water, to renew the master plan to better protect the park's significant landscape and heritage, and ensure it still reflects community aspirations. The master plan review seeks to validate the strategic intent of previous versions of the master plan, and build on the wealth of existing knowledge gathered during community engagement undertaken in 2010–2013.

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

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

Project governance

The governance structure for the project includes a Project Working Group comprised of Parks Victoria planning and regional staff, a representative from the Department Environment Land water and Planning (DELWP), and a representative from Mornington Peninsula Shire (Council). A Project Steering Committee comprised of Parks Victoria directors provides oversight and advice on planning, regional management, tourism, commercial and cultural/heritage matters.

Ms Shelley Penn, was appointed by DELWP as an independent advisor to the Hon. Lily D'Ambrosio on the master plan renewal process and to provide independent engagement facilitation and advice as part of the planning and consultation process.

Project timing

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

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

Phase 3, held from December 2016 to February 2017, included the formal exhibition of the draft master plan, with consultation and engagement consisting of community information sessions and stakeholder meetings. Community and stakeholder engagement focused on seeking feedback on the draft master plan via submissions and the completion of an online questionnaire reflecting key aspects of the plan. Feedback will help inform finalisation of the master plan. Parks Victoria will then work with DELWP and key stakeholders to implement the actions outlined in the master plan, including potential Expression of Interest process.

Phase 1	Engagement on Discussion paper	Jan - Mar 2016 (complete)
Phase 2	Preparation of draft master plan	Mid 2016 (complete)
Phase 3	Consultation on draft master plan	Dec 2016 - Feb 2017 (complete)
Phase 4	Finalisation of master plan	Early 2017 (in progress)
Phase 5	Approval and release of final master plan	Mid 2017
Phase 6	Implementation of master plan actions	2017 - Ongoing

Table 1 – Project timing

Communications and engagement approach

From 5 December 2016 to 10 February 2017, a range of engagement activities were undertaken to seek community and stakeholder feedback on the draft master plan. The following section outlines these approaches and the levels of participation for the various activities.

The objectives for engagement were to:

- outline project purpose, process and timeframes,
- clarify what is involved in preparing a renewed master plan,
- understand community and stakeholder views and concerns, and
- achieve a greater level of consistency and transparency in planning process.

Communication methods

The following methods were used to promote the project and encourage community engagement.

Online promotions	<ul style="list-style-type: none">• A project webpage: www.parks.vic.gov.au/pointnepeanplan, which included a summary of the project process and links to the draft master plan, Phase 1 Discussion Paper and feedback report, online questionnaire, the 2010 Draft Master Plan and the 2009 Management Plan, as well as promotion of Community Information Days.• Mornington Peninsula Shire – What’s On events webpage• Mornington Peninsula Regional Tourism online portal and e-Newsletter (Nov 2016 and Jan 2017)
Media promotions	<ul style="list-style-type: none">• Minister’s Media Release – 7 December 2016 (Attachment 1)• Radio Port Phillip (RPP FM)• Queenscliff Herald• Geelong Advertiser• Southern Peninsula News• Mornington Peninsula Leader
Project promotion and direct invitations to stakeholders (refer attachment 2)	<ul style="list-style-type: none">• Email 7 December 2016 (project promotion and information)• Email 18 January 2017 (Information Day reminder)• Phone calls to stakeholders in December and January 2016• Postcard and posters
Postcard and poster distribution	<ul style="list-style-type: none">• Late November/early December 2016, via<ul style="list-style-type: none">– local shops, various community venues, the Shire offices and the Park Information Centre– VNPA’s quarterly magazine ‘Park Watch’

Engagement activities

Community and stakeholders were encouraged to send their feedback either via:

- email: pointnepeanmasterplan@parks.vic.gov.au
- letter addressed to:
Point Nepean Master Plan Comments
Level 10, 535 Bourke Street
Melbourne VIC 3000
- phone call to Parks Victoria Info Centre on 13 1963
- online and printed questionnaire: www.surveymonkey.com/r/PointNepean2016

Engagement activities	Number of participants
Information Days (9 + 10 Dec 2016, and 22 Feb 2017)	350 (approximate)
Online and printed questionnaire	82
Submissions	33
Stakeholder meetings	12

Information Days

The purpose of the Information Days was to provide opportunity for community members to speak with staff involved in the project, hear about the process, ask questions, and provide feedback on the draft master plan. Approximately 350 people attended over both days. Key issues raised are summarised and evaluated under the 'Feedback Themes' section of this report.

Three community information sessions were held at PNNP as follows:

- Friday 9 December 2016, 10am to 3pm, in Badcoe Hall
- Saturday 10 December 2016, 10am to 3pm, in Badcoe Hall
- Sunday 22 January 2017, 9am to 2pm, in the Craft Market Stall and in Badcoe Hall.

Questionnaire

A questionnaire (**Attachment 3**) was prepared to seek comment on the draft master plan and asked respondents to consider nine questions. The questionnaire was available online, and in hardcopy at Information Days.

A total of 82 questionnaires were completed, with responses summarised under the 'Questionnaire Evaluation' section of this report (**Attachment 4**). Questions were structured to highlight key aspects of the draft master plan and provided opportunity for respondents to openly comment on each of the question topics (**Attachment 5**).

Note: questionnaire responses only reflect a portion of all feedback received during consultation.

Stakeholder meetings

Phase 3 consultation involved 12 meetings with various stakeholders and community groups. The stakeholder meetings sought to:

- Brief stakeholders on the project purpose, status and future directions.
- Gain insight from stakeholders on issues or opportunities that may impact and inform the master plan.

The meetings included a brief project presentation by Parks Victoria, followed by open discussion giving the groups an opportunity to raise issues and opportunities for consideration in the master planning renewal.

Stakeholder groups met:

• Boon Wurrung Foundation	• Nepean Ratepayers Association
• Bunurong Land Council	• Parks Victoria – Point Nepean regional staff
• Friends of Point Nepean	• Sorrento Croquet Club
• Heritage Victoria	• YMCA Victoria
• Mornington Peninsula Shire	• Victorian National Parks Association
• Mornington Peninsula Shire Youth Action Group	• Local stakeholders - 'Under the Radar' Abbottsford Group.

The following groups were provided the opportunity but did not request a meeting:

• Bushwalking Victoria	• Queenscliff Historical Society
• Mornington Peninsula Tourism Board	• Sport and Recreation Victoria
• National Parks Advisory Council	• Visit Victoria
• National Trust of Australia (VIC)	• University of Melbourne
• Nepean Conservation Group	• Victoria Tourism Industry Council
• Nepean Historical Society	

Submissions

A total of 33 submissions/letters were received either by individuals, stakeholders or community groups. Notification was provided informing respondents that the content of all surveys, responses and submissions received will be made publicly available on the Park Victoria's webpage, unless a preference for confidentiality is clearly indicated. It stated that names of individual submitters would not be used, but where a submission is made on behalf of a group, the group name would be used. All submissions were assigned a Respondent ID (**Attachment 5**).

Feedback themes

The following section summarises feedback received during Phase 3 consultation, via submissions, questionnaire responses, information day discussions and meetings with stakeholders or community groups. They are transparent reflections of comments received from stakeholders and community members, and do not necessarily represent the views of Parks Victoria.

Responses from the questionnaire are further assessed under the Questionnaire evaluation section (**Attachment 4**), with all additional comments provided in **Attachment 5** and copies of submissions received in **Attachment 6**. All submissions and additional questionnaire responses have been assigned a Respondent ID (see **Attachments 4 and 5**).

Comments received that were consistent or repeated are grouped under themes below, which largely follow the themes and principles of the master plan.

Overall master plan and vision

- High levels of support for the draft Master Plan document and proposals.
- The document is perceived as a significant improvement on previous versions.
- The Vision is too long, and needs the words 'Natural Values' added to confirm importance.
- Improve document language for better understanding, and include key terms in the glossary.

Revealing stories (site interpretation)

High support for:

- Revealing site stories via a holistic interpretation strategy that represents all site values/history, using various methods (e.g. signs, smartphone app, brochures, audio guide, art).
- Upgrading the Quarantine disinfection precinct and provide high-quality interpretation as an early 'catalyst' project for the site.
- Highlighting the importance of Traditional Owner heritage, values, and culture in the plan.
- Using *Mon Mon* and other Traditional Owner language in the document was well received.
- Introducing guided tours and/or themed walks for various aspects of the site.

Items that need improvement in the master plan:

- Traditional Owner groups request some stories and names be removed from the document before the master plan is finalised.
- Traditional Owner groups acknowledge a potential error and need for further research to confirm and formalise the naming of Point Nepean (*Mon Mon*).
- Tichonderoga – need greater protection and interpretation of the Memorial and burial ground.
- Need walking or guided tours of Quarantine Station that interprets the journey of immigrants and the inter-relationship between site buildings.

Peninsula connections (access and circulation)

Strong support for:

- Establishing the Quarantine Station as the main visitor arrival and orientation point via an upgraded and expanded Stables building, near the car park
- Creating a more welcoming and attractive park entrance
- Better connections with Police Point Park
- Improving the walking and cycling trails, including safe bicycle access all the way to The Heads
- Minimising road infrastructure, and no additional car parking areas created.
- Introducing sustainable transport and access initiatives (e.g. improved shuttle service and bicycle hire facilities, restricting private vehicle access beyond the Quarantine Station).
- Extending shuttle service to the park entry to connect with the local 788 bus service (and/or extending the bus services into the Quarantine Station).

Items that need improvement in the master plan:

- Concern regarding the carrying capacity of the peninsula during peak seasons and how access will be addressed when visitation increases (assessment should be beyond just car parking capacity).
- Requests for the former visitor centre building to be utilised, rather than demolished.

Caring for Country (conserve ecological and cultural values)

Strong support for:

- Protection and management, in collaboration with Traditional Owners, to heal and restore the site's cultural and ecological values.

Items that need improvement in the master plan:

- More emphasis on environmental and ecological values required.
- Better reference to climate change impacts and coastal erosion required.
- Request for more detail on environmental management such as succession tree planting, weed control, and revegetation works (Note: this is not the purpose of the master plan, but is defined in the *Point Nepean National Park and Quarantine Station Management Plan 2009*).
- Limestone kilns should be preserved.
- Suggestion to provide a 24-hour emergency wildlife hospital in the park.

Coastal experiences (marine environment and maritime history)

Strong support for:

- Coastal lookouts and interpretation.
- Sea kayak trail commencing at the Quarantine Station area.

Conditional support for:

- Replacement of the Jetty at the site of the former Quarantine Station jetty. Support was conditional on the use being restricted to approved operators only and can be sufficiently resourced to be actively managed and enforced to mitigate potential marine impacts and risks. This remains a divisive issue, as there was a strong opposition to this element from the VNPA and a minority of community and stakeholders. Future work must be subject to further environmental investigations and compliance with cultural and environmental planning and legislative requirements.

Items that need improvement in the master plan:

- Some concerns regarding impacts on surrounding dolphin sanctuary. If the jetty is proposed, the master plan should better highlight the need for environmental and dolphin protection.
- Some concerns regarding safety risks in terms sea kayaking and swimming.

The Heads

Strong support for:

- Clearer path layout, access and signage/interpretation at the forts and tunnels.
- Improving the track between Fort Pearce to the Heads with shared use access.
- Preserving forts and tunnels, especially from concrete cancer.

Items that need improvement in the master plan:

- Bicycle access along The Narrows needs safety review if vehicle/shuttle access is retained.
- The master plan should clarify that The Heads are not just about defence and fort infrastructure.

Quarantine Station (activation and uses)

High support for:

- Inclusion in the master plan of multiple scenarios for activation of the Quarantine Station.
- Preference for the 'Optimal mixed use' activation scenario (arts, eco-tourism, education/research, accommodation).
- Strong support for research, education, equipment hire, food and beverage, art space uses. But only moderate support for accommodation and small scale retail.

Items that need improvement in the master plan:

- Need more emphasis regarding opportunities for research and education.
- Need more activities and programs that encourage youth involvement with park (e.g. education/ranger programs, school groups, kids in nature program, camps, employment, social media, events/festivals, tours/walks, nature-based playground).
- Design and use of the precinct and buildings needs careful consideration to ensure a balanced and holistic approach.
- Consider increased visitation and demands for services and facilities (sewer, water, waste, litter, etc.).

Quarantine Station (commercial operations and events)

High support for:

- Events and festivals that do not compromise park values and are of reasonable scale to minimise impact.
- Commercial and private sector partnerships, so long as uses contribute to park, environment and cultural values.

Items that need improvement in the master plan:

- No exclusivity or privatisation - development should not exclude public access.
- Polo not suitable to park values, and very large scale events should be reconsidered.

Quarantine Station (buildings and site heritage)

Views were divided regarding introduction of new purpose-built buildings and demolition of existing buildings of low heritage significance. However, there was more support for new buildings, so long as the architecture respects the character of the site, including height controls, and that building scale is contained within footprint commensurate with demolished buildings. Additionally, any new building proposal must clearly demonstrate why the proposed use cannot utilise an existing building.

High support for:

- Adaptive re-use of heritage buildings.

Items that need improvement in the master plan:

- Adaptive re-use of buildings should also consider the building's internal heritage character.
- Some do not support new buildings on site.
- Some do not support demolition of existing buildings on site.

Quarantine Station (accommodation)

Views were divided regarding accommodation with the Quarantine Station, particularly in terms of the questionnaire responses. However, feedback from Information Days, the Market and Submissions indicate support for providing a range of accommodation types and price points within the precinct, so long as options are not exclusive.

Items that need improvement in the master plan:

- Camping or glamping was generally supported, especially for youth groups or education, but requires further analysis to define an appropriate scale and service level, to ensure protection of park amenity and natural values.
- Caravan camping requested by some, but generally not supported by a majority of attendees at the Information Day discussion, due to scale of services required and potential amenity/long-term impact.
- Some preferred that no accommodation was offered on site.
- Some did not support boutique accommodation and exclusive use or restricted site access.

Implementation (financials, costs and benefits)

Strong support for:

- The proposed implementation strategy was well received and perceived as a better balance of public and private than the previous draft of the master plan.
- Funding by government for 'core deliverables' and 'catalyst projects'.
- The inclusion of design and development parameters to ensure conservation and appropriate use of existing heritage buildings, or any new proposed buildings.

Items that need improvement in the master plan:

- Requests for further detail in relation to business planning and economic analysis for activating the Quarantine Station. Note that many people mistakenly thought that the master planning process included a detailed business case (which it does not).

- Requests for further detail in relation to potential future uses, including the lease types and conditions required, capital investment and rent charges. Note that this is beyond the scope of the master plan.
- Greater emphasis required on environmental benefits and risks, not just the economic and social aspects.
- The implementation plan and cost planning was very high-level and should show more detail or break down required actions, timing and priorities.
- Ensure sustainable funding and resources for Parks Victoria to implement the master plan and for ongoing management.

Implementation (governance)

High support for:

- Parks Victoria as the ongoing park manager and coordinator of any future Expression of Interest processes. Traditional Owner involvement such as active park management, park presence, education and tours.
- Multiple leases rather than a single 'head-lease' for the Quarantine Station area.

Items that need improvement in the master plan:

- Most people requested greater detail and clarity around future governance arrangements.
- Suggestions for alternative governance models such as a committee of management, expert advisory group, community input group, partnership approaches, etc.
- Need to ensure Parks Victoria has the support, resources and expertise to implement the MP and for ongoing management of multiple leases on site.
- When selecting private investment or partnerships, need a transparent process and set of criteria to ensure park values are protected.
- Need bipartisan support for the master plan and implementation.

Attachment 1 – Minister’s media release

Lily D’Ambrosio

Minister for Energy, Environment and
Climate Change
Minister for Suburban Development

VICTORIA
State
Government

MEDIA RELEASE

Have Your Say On The Future Of Point Nepean

7th Dec 2016

Community engagement on the future of Point Nepean National Park is underway with locals encouraged to get involved.

The draft master plan is now open for community consultation until 10 February 2017 and will be finalised in mid-2017.

Point Nepean National Park is an important Indigenous heritage site, it has also been previously used as a military and quarantine facility.

The final plan will reflect the parks rich history, while protecting the surrounding environment for future generations.

On-site information sessions will be held at Badcoe Hall from 10am - 3pm on Friday 9 and Saturday 10 December 2016, as well as Sunday 22 January 2017.

At the sessions, attendees will be able to provide feedback on the draft master plan and talk to Parks Victoria staff involved in the project.

To view the draft master plan or to find out how to have your say visit:
www.parks.vic.gov.au/pointnepeanplan_

Quote attributable to Minister for Energy, Environment and Climate Change Lily D’Ambrosio

“We want a plan in place that reflects the communities views and respects the sites rich history.”

Quote attributable to Member for Eastern Victoria Daniel Mulino

“I encourage anyone who’s interested to go along to the information sessions at Point Nepean and have their say on this important project.”

Attachment 2 – Information Days Invitation



Parks Victoria invites you to the

Point Nepean National Park Draft Master Plan - Information Days

Please drop in to an Information Day in the park for an update on the renewed draft master plan. There are options in early December and late January. The same information will be provided each Information Day, including a presentation at 11am, with the remaining time available for you to speak with the project team.

When	Friday 9 and Saturday 10 December 2016 (10am - 3pm) Sunday 22 January 2017 (9am - 2pm) Attend a presentation about the project from 11am-12pm each Information Day
Where	Badcoe Hall, Point Nepean National Park (end of Point Nepean Road, Portsea)

To view the draft master plan (available from 5 December 2016) and for further information visit:
www.parks.vic.gov.au/pointnepeanplan



Attachment 3 – Questionnaire

Point Nepean National Park - Draft Master Plan Survey

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Point Nepean National Park - Draft Master Plan

About You

To help us to better understand our visitors and to be able to contact you for any follow-ups, please provide a little information about yourself.

* 1. What is your email address?

* 2. Would you like to be kept informed about any project updates?

- Yes
 No

* 3. What is your residential postcode?

* 4. How frequently do you visit Point Nepean National Park?

* 5. Please indicate your age:

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<https://www.surveymonkey.com/r/PointNepean2016>

08/12/2016

Point Nepean National Park - Draft Master Plan

* 6. A key proposal is to provide a comprehensive and exciting interpretation strategy that covers the full park, to share the site's numerous historic, cultural and environmental stories. Interpretation could include park signs, webpage/app, and interpretive arts and programs.

What would be the most useful way for you to receive this information?

Please rank with 1 being the most useful.

<input type="text"/>	Signs
<input type="text"/>	Brochures
<input type="text"/>	Smartphone App
<input type="text"/>	Audio Guide

* 7. A key objective of the draft master plan is to improve access across the park for all types of visitors.

Indicate your level of support for the following proposals and how likely you are to use them:

	Level of Support	Likely to Use
Improved walking and cycling trails	<input type="text"/>	<input type="text"/>
Improved bicycle hire facilities	<input type="text"/>	<input type="text"/>
Improved shuttle service via a smaller, eco-friendly vehicle	<input type="text"/>	<input type="text"/>
Extension of shuttle service to park entry to connect with local bus service	<input type="text"/>	<input type="text"/>
Clearer path layout and signage at The Heads	<input type="text"/>	<input type="text"/>
Additional comments (optional)		
<input type="text"/>		

* 8. The draft master plan aims to create a more welcoming and attractive park entrance.

Indicate your level of support for the following proposals:

	Strongly oppose	Do not support	Neutral	Somewhat support	Strongly support
Improved landscaping	<input type="radio"/>				
Better connections with Police Point Shire Park because of the parks' shared heritage	<input type="radio"/>				
A new welcome sign acknowledging Traditional Owners	<input type="radio"/>				
An information shelter at the park entry providing bike hire facilities and a shelter for the shuttle service	<input type="radio"/>				

Additional comments (optional)

* 9. Indicate your level of support to establish the Stable Building the Quarantine Station as the park's central visitor arrival and orientation point, via an upgraded and extended stables building.

Strongly oppose	Do not support	Neutral	Somewhat support	Strongly support
<input type="radio"/>				

Additional comments (optional)

* 10. Indicate your level of support for sensitive and adaptive re-use of existing heritage buildings in the Quarantine Station precinct to ensure their long-term conservation and use:

Strongly oppose	Do not support	Neutral	Somewhat support	Strongly support
<input type="radio"/>				

If you oppose, please tell us your concerns

* 11. The draft master plan outlines the potential for demolition of three existing buildings of low significance. This would allow for the potential introduction of new, purpose-built buildings. Any new buildings must comply with relevant legislation, standards and the master plan's design and development parameters. The parameters set out scale, footprint and height.

Please indicate your level of support for the following:

Strongly oppose	Oppose	Neutral	Somewhat support	Strongly support
<input type="radio"/>				

	Strongly oppose	Oppose	Neutral	Somewhat support	Strongly support
The demolition of buildings of low significance	<input type="radio"/>				
The master plan's design and development parameters	<input type="radio"/>				
The potential introduction of new, purpose-built buildings	<input type="radio"/>				
Additional comment (optional)					
<input type="text"/>					

* 12. The draft master plan proposes partnerships between government, Traditional Owners, private sector and community to enrich and activate the Quarantine Station through a mix of compatible uses, such as arts, eco-tourism, food and beverage, accommodation, education and research.

Please indicate your level of support for the following uses:

	Strongly oppose	Oppose	Neutral	Somewhat support	Strongly support
Art space	<input type="radio"/>				
Accommodation	<input type="radio"/>				
Education	<input type="radio"/>				
Research	<input type="radio"/>				
Food and beverage	<input type="radio"/>				
Equipment hire - eg. bicycles, diving gear, kayaks	<input type="radio"/>				
Small scale retail	<input type="radio"/>				
Other suggestions (please specify)					
<input type="text"/>					

* 13. Indicate your level of support for providing the following accommodation types at the Quarantine Station:

	Strongly oppose	Do not support	Neutral	Somewhat support	Strongly support
Basic camping (tents)	<input type="radio"/>				
Glamping	<input type="radio"/>				
Budget accommodation (hostel)	<input type="radio"/>				
Mid-range family accommodation	<input type="radio"/>				
Boutique accommodation	<input type="radio"/>				
Additional comments (optional)					
<input type="text"/>					

*

14. A key objective of the draft master plan is to connect visitors with the park's marine environment and maritime history.

Indicate your level of support for the following proposals:

	Strongly oppose	Do not support	Neutral	Somewhat support	Strongly support
Upgrade existing lookouts and develop a new coastal lookout over Cheviot Beach and Bass Strait.	<input type="radio"/>				
A sea kayak trail from the Quarantine Station to The Bend	<input type="radio"/>				
A new jetty representative of the former Quarantine Station jetty, restricted for use by licensed operators only	<input type="radio"/>				

If you oppose any of the above, please tell us your concerns

15. Do you have any other comments, questions or concerns?

Thank you for your time and your comments.

Use of submissions and responses

Please note: as part of engagement on the draft master plan, the content of all surveys, responses and submissions received, as well as meetings and public forum minutes, **will be made publicly available** on the Park Victoria's webpage, unless a preference for confidentiality is clearly indicated. Names of individual submitters will not be used, but where a submission is made on behalf of a group, the group name will be used.

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Attachment 4 – Questionnaire evaluation

This section includes an evaluation and statistical summaries or graphs of the feedback received via the online and printed questionnaire (**Attachment 3**).

Respondents provided their emails for contact purposes and whether they wanted to be kept informed about project updates, as well as their residential postcode, frequency of visitation to the park and age group. These questions were followed by nine questions relating to key aspects of the draft master plan.

Respondents were also able to provide additional feedback on each of the questions via open text field boxes (**Attachment 5**).

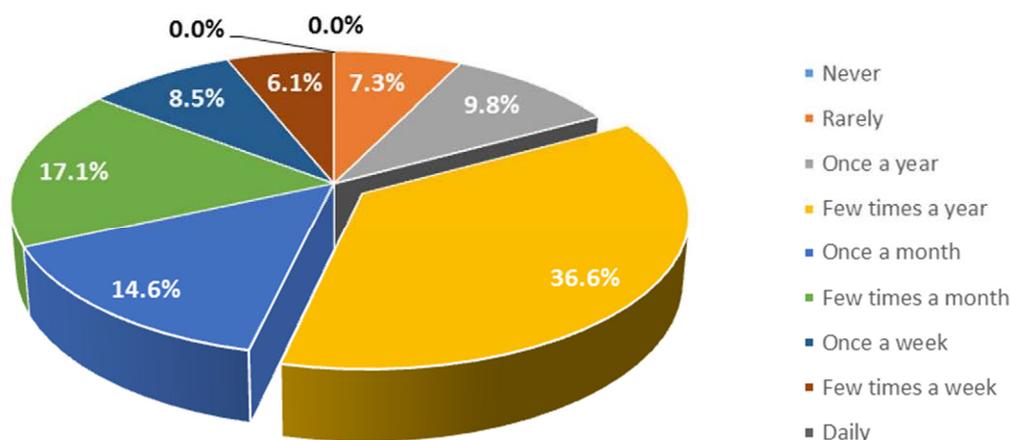
Data Summary (Questions 1-5)

82 respondents completed the questionnaire.

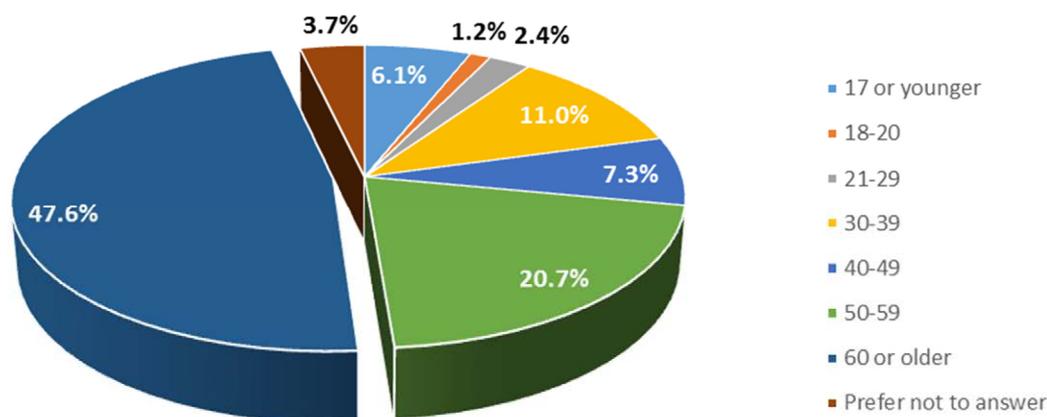
A significant number of respondents were aged over 60 (48%)

The most common visitation type was 'a few times a year' (37%)

Most respondents (39%) reside locally - from postcodes 3941 (Rye), 3943 (Sorrento), and 3944 (Portsea)



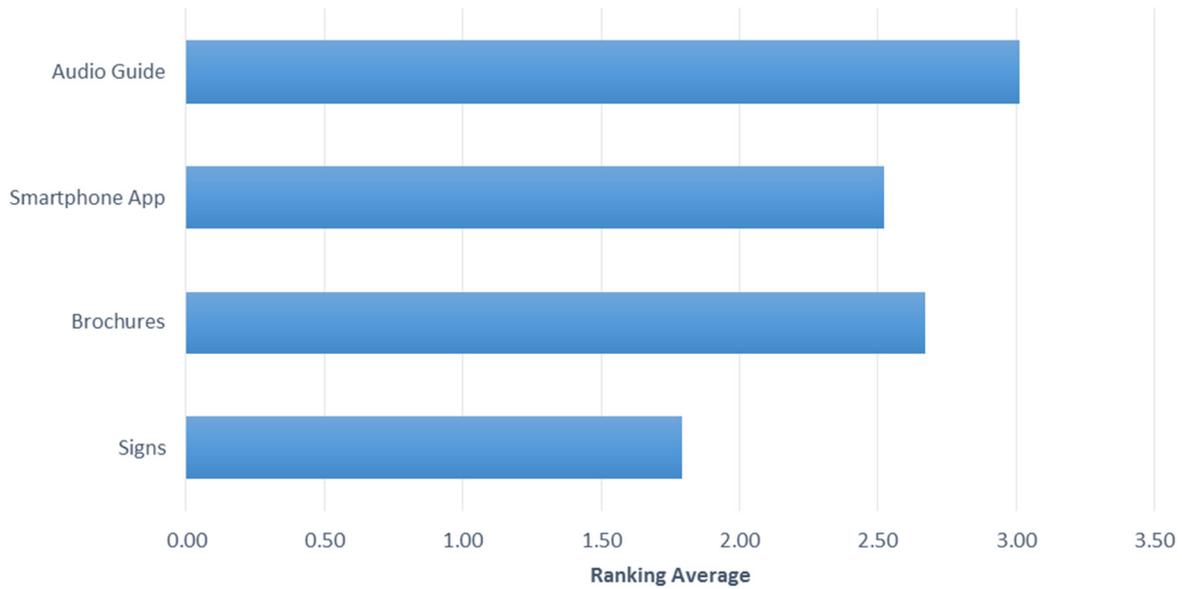
Graph 1: Q4. How frequently do you visit Point Nepean National Park?



Graph 2: Q5. Please indicate your age.

Site interpretation (Question 6)

In terms of site interpretation, respondents ranked the most useful way to receive interpretation information from 1 (most useful) to 4 (least useful). In order of most to least useful, respondents ranked the options: signs, smartphone app, brochures, audio guide (Graph 3).



Graph 3: Q6. A key proposal is to provide a comprehensive and exciting interpretation strategy that covers the full park, to share the site’s numerous historic, cultural and environmental stories. Interpretation could include park signs, webpage/app, and interpretive arts and programs. What would be the most useful way for you to receive this information? Please rank with 1 being the most useful.

Accessibility (Questions 7-8)

Question 7a – respondents indicated their level of support for proposals regarding accessibility (Graph 4).

Most respondents somewhat/strongly support the proposals (combined % shown):

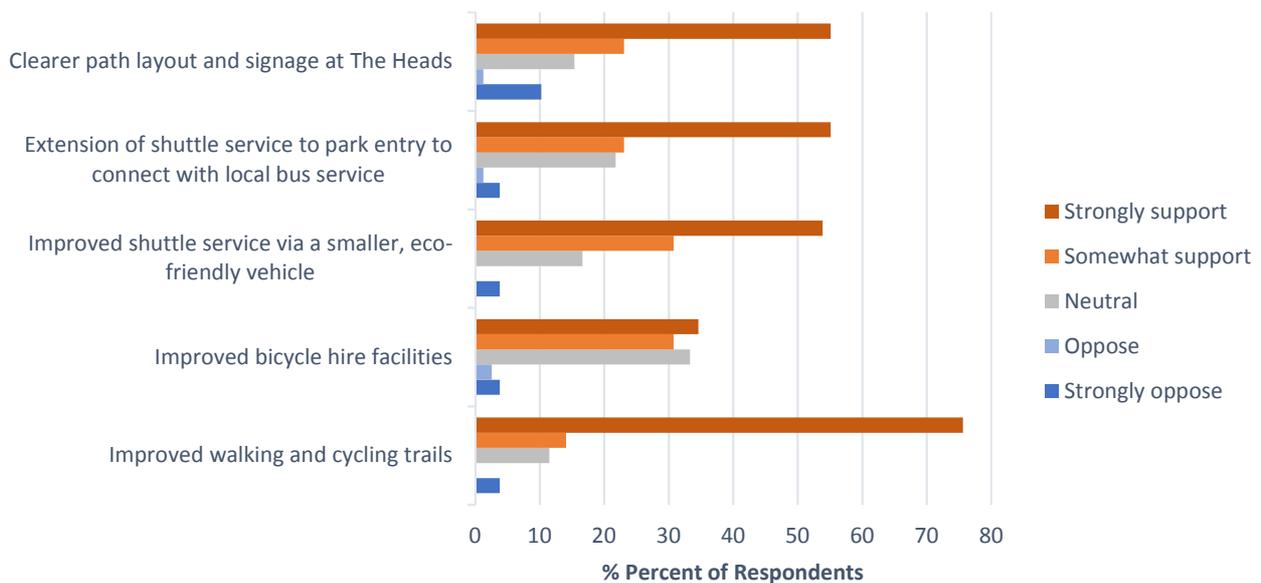
‘Clearer path layout and signage at The Heads’ (73%)

‘Extension of shuttle service to park entry to connect with local bus service’ (73%)

‘Improved shuttle service via a smaller, eco-friendly vehicle’ (83%)

‘Improved bicycle hire facilities’ (63%)

‘Improved walking and cycling trails’ (90%)



Graph 4: Q7a. A key objective of the draft master plan is to improve access across the park for all types of visitors. Indicate your level of support for the proposals.

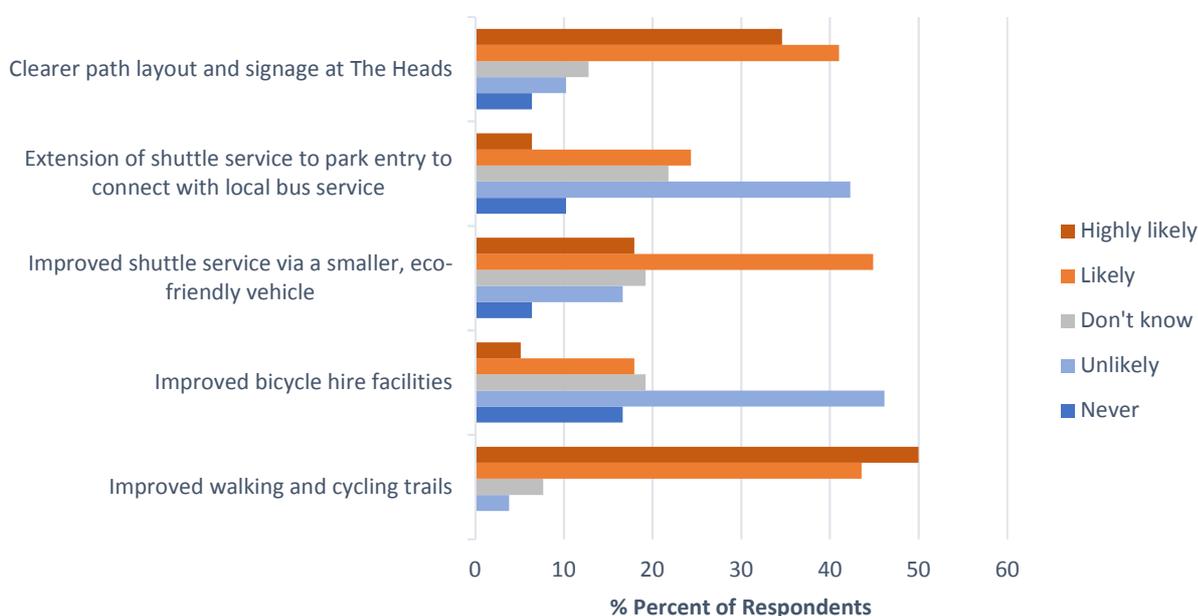
Question 7b – respondents indicated how likely they would be to use proposals regarding accessibility (Graph 5).

Most respondents are likely/highly likely to use the following proposals (combined % shown):

- 'Clearer path layout and signage at The Heads' (76%)
- 'Improved walking and cycling trails' (94%)
- 'Improved shuttle service via a smaller eco-friendly vehicle' (63%)

However, respondents indicated they would unlikely/never use the following proposals (combined % shown):

- 'Extension of shuttle service to park entry to connect with local bus service' (52%)
- 'Improved bicycle hire facilities' (63%)



Graph 5: Q7b. A key objective of the draft master plan is to improve access across the park for all types of visitors. Indicate how likely you are to use them.

Question 8 – respondents indicated their level of support for a variety of proposals to create a more welcoming and attractive park entrance (Graph 6).

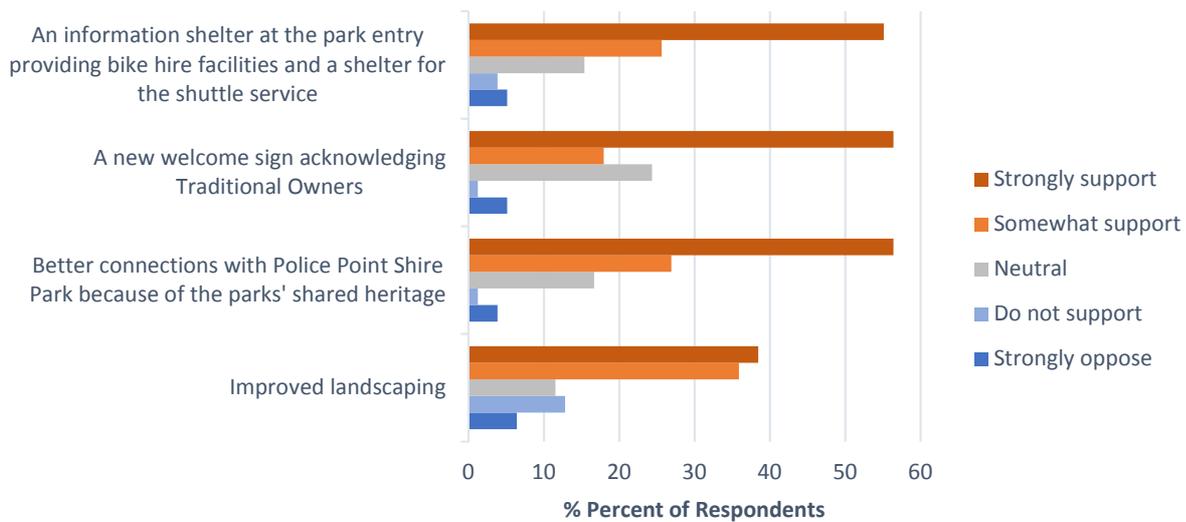
Most respondents somewhat/strongly support all the proposals (combined % shown):

‘An information shelter at the park entry providing bike hire facilities and a shelter for the shuttle service’ (81%)

‘A new welcome sign acknowledging Traditional Owners’ (74%)

‘Better connections with Police Point Shire Park’ (83%)

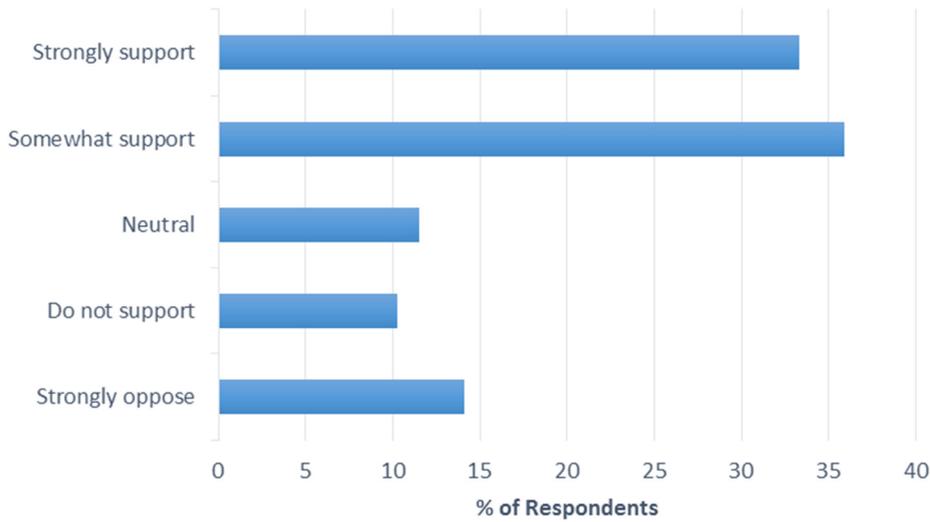
‘Improved landscaping’ (74%)



Graph 6: Q8. The draft master plan aims to create a more welcoming and attractive park entrance. Indicate your level of support for the proposals.

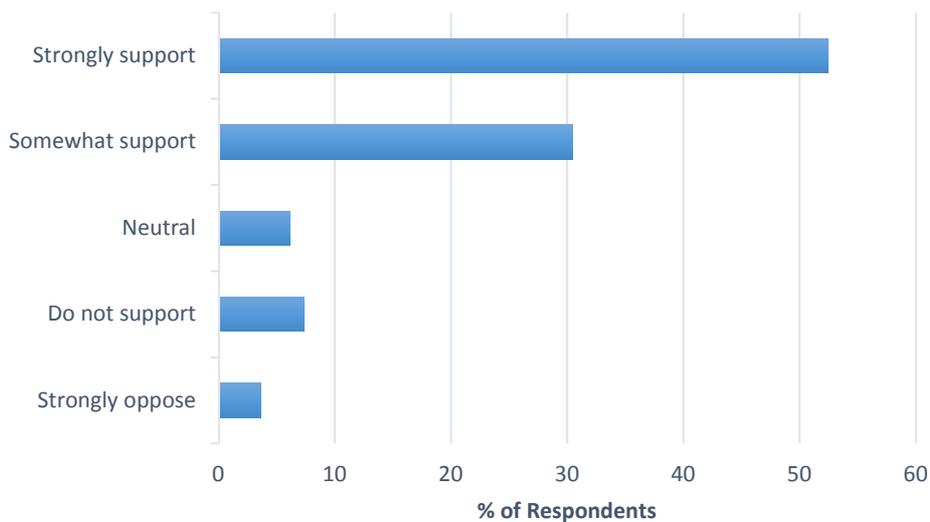
Heritage Buildings (Questions 9-11)

Question 9 – most respondents are somewhat/highly supportive (69% combined) of establishing the Stable Building in the Quarantine Station as the park’s central visitor arrival and orientation point (Graph 7).



Graph 7: Q9. Indicate your level of support to establish the Stable Building in the Quarantine Station as the park's central visitor arrival and orientation point, via an upgraded and extended stables building.

Question 10 – many respondents are somewhat/highly supportive (82% combined) of the sensitive and adaptive re-use of existing heritage buildings in the Quarantine Station precinct (Graph 8).



Graph 8: Q10. Indicate your level of support for sensitive and adaptive re-use of existing heritage buildings in the Quarantine Station precinct to ensure their long-term conservation and use.

Question 11 – respondents indicated their level of support regarding a variety of building demolition and new development proposals (Graph 9).

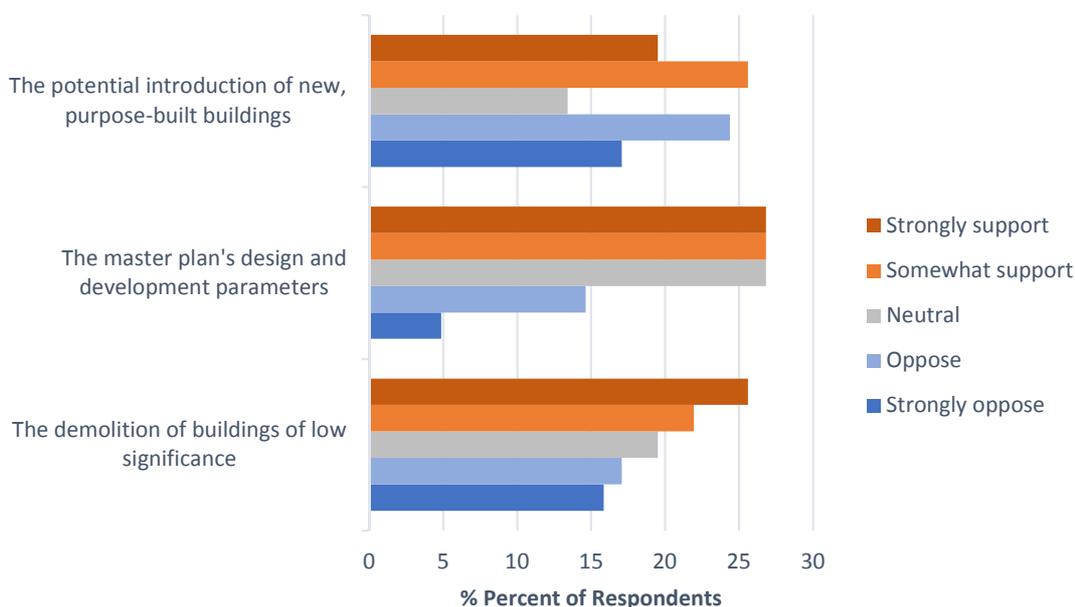
Respondents were divided about:

‘The potential introduction of new purpose-built buildings’ (46% somewhat/strongly support, while 41% oppose/strongly oppose)

Most respondents somewhat/strongly support (combined % shown):

‘The master plan’s design and development parameters’ (54%)

‘The demolition of buildings of low significance’ (49%)



Graph 9: Q11. The draft master plan outlines the potential for demolition of three existing buildings of low significance. This would allow for the potential introduction of new, purpose-built buildings. Any new buildings must comply with relevant legislation, standards and the master plan's design and development parameters. The parameters set out scale, footprint and height. Please indicate your level of support for the proposals.

Quarantine Station enrichment (Question 12)

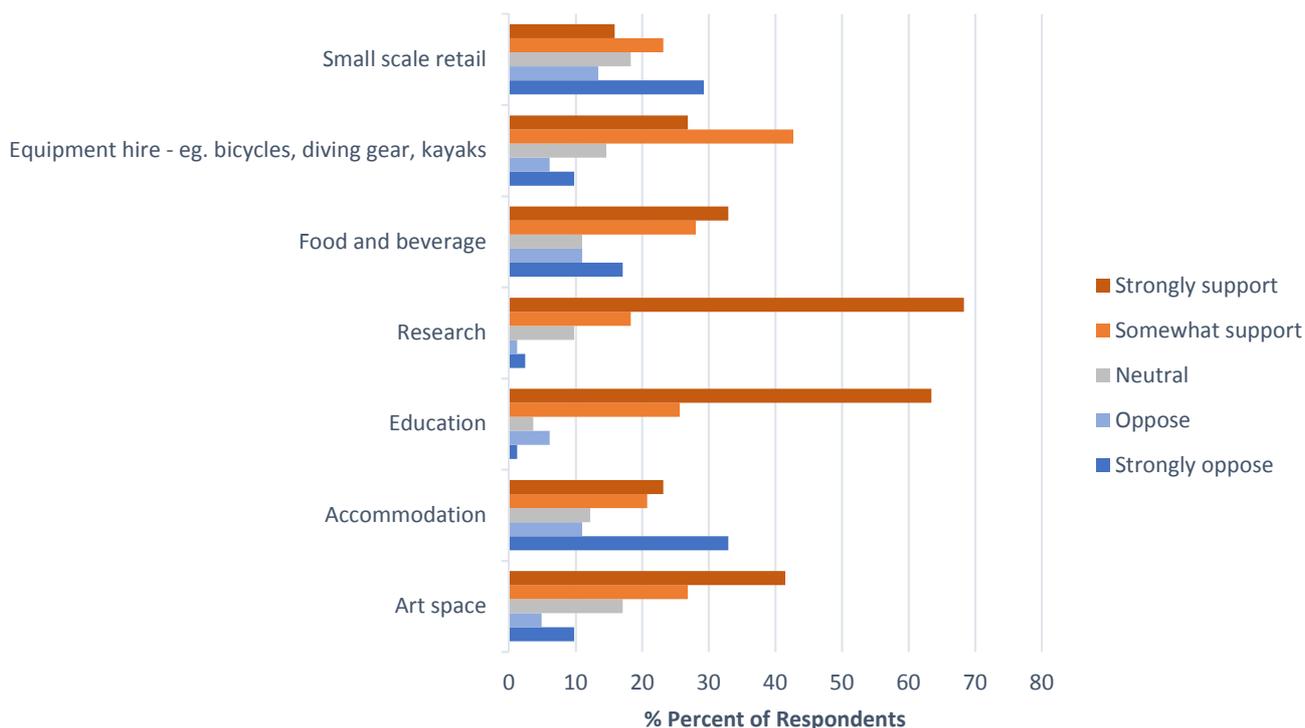
Question 12 – respondents indicated their level of support for a variety of potential uses to enrich and activate the Quarantine Station through partnerships with government, Traditional Owners, private sector and the community (Graph 10).

Most respondents somewhat/strongly support (combined % shown):

- 'Education' (89%)
- 'Research' (86%)
- 'Equipment hire' (70%)
- 'Food and beverage' (61%)
- 'Art space uses' (68%)

Respondents were divided about:

- 'Accommodation' (44% somewhat/strongly support, while 44% oppose/strongly oppose)
- 'Small scale retail' (39% somewhat/strongly support, while 42% oppose/strongly oppose)



Graph 10: Q12. The draft master plan proposes partnerships between government, Traditional Owners, private sector and community to enrich and activate the Quarantine Station through a mix of compatible uses, such as arts, eco-tourism, food and beverage, accommodation, education and research. Please indicate your level of support for these uses.

Accommodation (Question 13)

Question 13 – respondents indicated their level of support for a variety of accommodation types at the Quarantine Station (Graph 11).

Respondents oppose/strongly oppose (combined % shown):

‘Boutique accommodation’ (67%)

‘Mid-range family accommodation’ (63%)

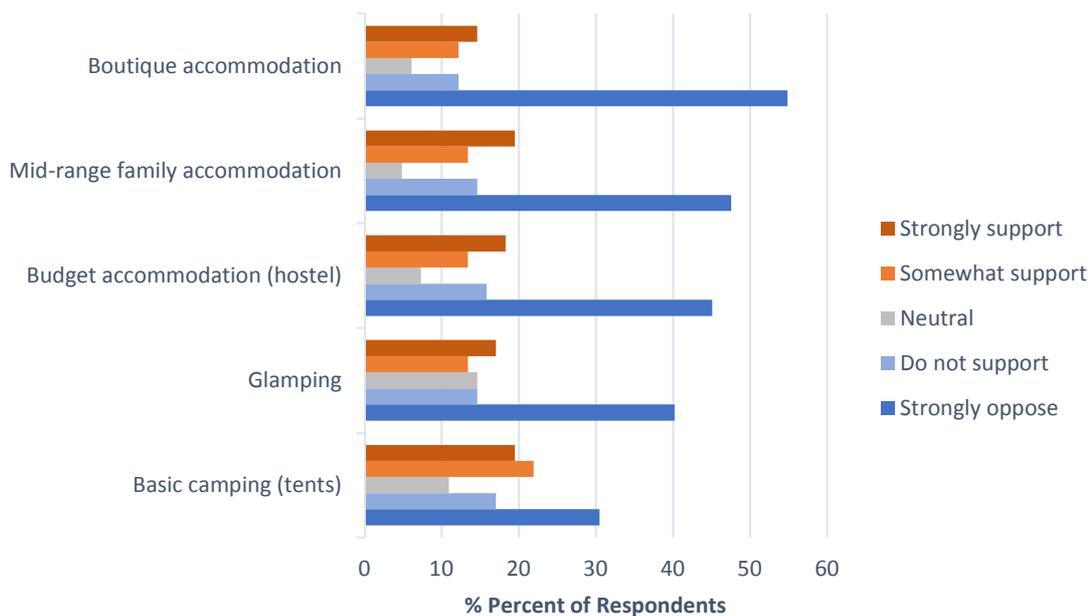
‘Budget accommodation’ (61%)

Respondents were divided about:

‘Glamping’ (55% oppose/strongly oppose, while 30% somewhat/strongly support)

‘Basic camping (tents)’ (47% oppose/strongly oppose, while 42% somewhat/strongly support)

Note: these results were discordant with feedback received in information sessions and face to face consultations where a clear majority of people were supportive of accommodation when provided with a detailed explanation of the concept of ‘adaptive reuse’ of existing heritage buildings, as proposed in the draft master plan. Further analysis of this response will be required in preparing the final master plan.



Graph 11: Q13. Indicate your level of support for providing the following accommodation types at the Quarantine Station.

Marine environment and maritime history (Questions 14)

Question 14 – respondents indicated their level of support for different proposals regarding the marine environment and maritime history (Graph 13).

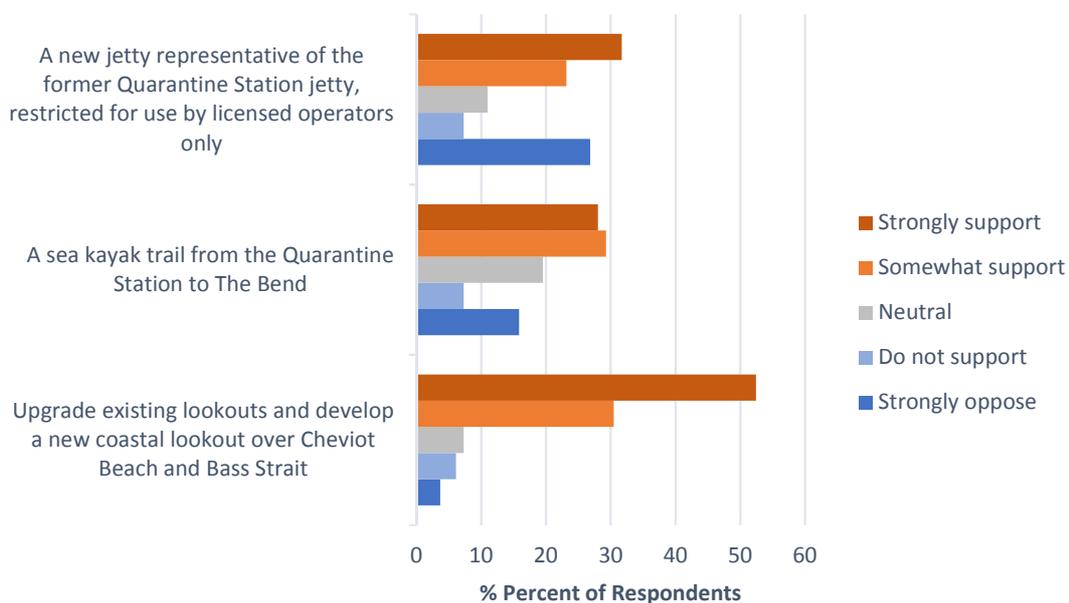
Most respondents somewhat/strongly support the proposals (combined % shown):

‘A sea kayak trail from the Quarantine Station to The Bend’ (57%)

‘Upgrade existing lookouts and develop new coastal lookouts’ (82%)

Respondents were divided but generally supportive of:

‘A new jetty representative of the former jetty, restricted for use by licensed operators only’ (55% somewhat/strongly support, while 34% oppose/strongly oppose)



Graph 13: Q14. A key objective of the draft master plan is to connect visitors with the park’s marine environment and maritime history. Indicate your level of support for these proposals.

Attachment 5 – Questionnaire additional comments

Additional comments provided in questionnaire responses (**Attachment 4**) are outlined in the following tables. All questionnaire responses have been assigned a Respondent ID number.

The comments displayed are directly transferred from community questionnaire responses, and do not necessarily represent the views of Parks Victoria.

Question 7 – A key objective of the draft master plan is to improve access across the park for all types of visitors. Indicate your level of support for the following proposals and how likely you are to use them.

Respondent ID	Format	Comments
5	Q7	A shuttle bus should connect with all 788 buses arriving and leaving and be properly advertised via PTV web sites, notices etc. The current arrangements are totally unacceptable and do not promote use by local, interstate and international visitors who are without cars
7	Q7	Need to take special care with visitors unfamiliar to our strong currents when allowing access to beach areas - very clear warning signs will be essential to avoid casualties due to unforeseen strong tidal movement.
8	Q7	Coordination is needed with PTV for the local bus service. Frequency needs to be increased, and the PTV needs to advertise the service. This is an important alternative for private cars, as the area is getting overwhelmed and clogged up.
12	Q7	Any of the above are great improvements appealing to different visitor groups. The key challenge will be to retain the secluded quiet places while providing greater interest to visitors who want to experience more than just the natural environment.
13	Q7	The existing bus works. The existing track network works.
15	Q7	Keep 'natural' as much as possible. Modest signage.
23	Q7	If there are good cycling paths, then perhaps I would be more likely to hire a bike to take advantage of them
24	Q7	Drinking fountains points, amenities, fixed information plaques on walking tracks which provide historical information, including details of ancestral land owners.
26	Q7	Visitation is a given and numbers to the park will increase so let's make the experience informative and allow it to be managed sensitively and sustainably
28	Q7	The extension of shuttle service to current local bus service: I would support this in the short term until arrangements are made to extend the local bus service to the Quarantine Station precinct. The later being my preferred option as most convenient for bus visitors.
31	Q7	specific signage and access at the moment is non specific and confusing
32	Q7	Improve road surface. Existing pot holes dangerous for cyclists
35	Q7	By over-improving infrastructure, we pose the threat of reducing the historical and natural aspects that make the park individual. This potentially could increase the danger to animal habitat.
41	Q7	Better placement of rubbish bins
44	Q7	Supply drinking water if possible Re-establish lease to food van that was there when first opened to the General Public. or establish cafe in Gun Emplacement 1

48	Q7	Difficult for foot passengers on ferry to get to Pt Nepean and then too far in to get to info centre. Every shuttle should go to entrance and even cars could park there.
56	Q7	Leave the park alone - other than weed removal and some of the post WWII buildings. The environment is not merely there to serve the economy.
60	Q7	I strongly support walking and bicycle access and as I have my own bike do not need to hire a bike. However I know there is a strong demand for bike hire, better signage and improved walking trails.
62	Q7	Any shuttle service needs to be safe and considerate for the many cyclists and pedestrians about.
63	Q7	This is our National Park as a young family told me, it is a magic and Special. Our ancestors came here 1852 and died on ship and at Quarantine Station. I believe cycling is not beyond Fort Pearce.
64	Q7	Would strongly prefer the area to be kept as a park for the use of the public not for commercial development
66	Q7	Emphasis should be on low impact signage, speed of bicycles and all transport should be scaled down in size to showcase and conserve the National Park's "significant natural and cultural values" into the future.
75	Q7	The last thing I want to see is the park littered with signs! The whole charm of the place is that it is old and basic like stepping back in time or an escape from civilization. I love the paths and tracks how they are my 4 year old son has no problems riding on then on his bike. It is a beautiful representation and really the last one of how the end of the peninsula used to be back in the day. Id hate to see it changed or so called upgraded any more than it already has been. Maintained yes but not changed or destroyed.
82	Q7	Improving access for many, whilst restricting car access should be a priority. Most cars should be left at the park entry. This system works well at Cradle Mountain in Tasmania, using an efficient shuttle bus system. Any signs need to be discreet, minimal.

Question 8 – The draft master plan aims to create a more welcoming and attractive park entrance. Indicate your level of support for the following proposals.

Respondent ID	Format	Comments
3	Q8	The information shelter at the park entry providing bike hire facilities and a shelter for the shuttle service will benefit backpacker tourists
5	Q8	Also advertising and timetable for the shuttle service - although if it connected with all 788 arrivals and departures long waits in a shelter would be unnecessary
7	Q8	Any additional Landscaping needs to be complimentary to our natural indigenous Flora.
11	Q8	Very stupid survey!
12	Q8	ANYTHING will be better than what is there. I wander how many people drive in, park next to the closed info centre and leave disappointed. All great attractions I have been to welcome and direct you at the start (not somewhere in the middle of a vast expanse).
22	Q8	I believe that the rugged, natural look of the park as it is, fairly untouched, is better than an artificially created landscape.
28	Q8	Re: The Park Entry Info Centre - It is my belief, for the medium term it would be beneficial to direct all Park visitors firstly to the Quarantine Precinct. This should have the effect of promoting commercial interest in that area by bringing foot

		traffic and making all visitors aware of the (future) services offered there. Short term alternative use of the park entry info centre could be for independent commercial use or something to compliment the Shire Police Point Park area.
35	Q8	Again, any changes that are planned, must be focussing on preservation and education, over creating a "money spinning tourist spot".
41	Q8	Transparency and communication will foster more public support and establish a connection with this beautiful part of the coast.
44	Q8	Parks Vic must learn from what and how the MP Shire has improved the Police Point heritage and buildings
56	Q8	The original orientation centre is more than adequate. A natural landscape does not need "improving".
57	Q8	The existing (unused) centre at park entrance is perfectly adequate for visitors info etc.
62	Q8	Having just returned from Rottnest Island in WA, which was so well catered for cyclists and such a destination for it's beauty, safety for cyclists and children, I hope Point Nepean Park can follow suite. It's a very special site, and increased cycling tracks/viewing sites/picnic spots would make it even more attractive to day visitors who wish to spend longer there.
65	Q8	The Information Centre should never have been removed from the Park Entrance and it is obvious that it should be reinstated.
66	Q8	The original entry point including administration and education centre for bicycle hire were excellent and should be reinstated and expanded to include Boonwurrung tours and interpretations
74	Q8	would you duplicate the bike hire being at the information centre already?
75	Q8	I would love to see the original information centre at the entrance restored to how it was in the 90s. With the 3d table map that had all the different places on it and info about them and a light showing you where it is when you pushed the button.
76	Q8	A shelter for the shuttle service but I do not want to see bikes racing everywhere. If people want to ride, I'd prefer they brought their own bikes which would limit numbers.
82	Q8	Concern about vegetation/weed management. Too much "landscaping" takes away from the natural environment, which is what the National Park is supposed to be conserving. Conservation before tourism.

Question 9 – Indicate your level of support to establish the Stable Building in the Quarantine Station as the park's central visitor arrival and orientation point, via an upgraded and extended stables building.

Respondent ID	Format	Comments
1	Q9	I don't understand why the modern visitor's reception centre at the PARK ENTRANCE is no longer used...
3	Q9	This is a good idea because it is close to the car park
5	Q9	The central arrival point should be relocated to the entrance, where it was before
9	Q9	More people will be encouraged to take an interest in this precinct. Currently bypassed and soulless decaying area
12	Q9	The aim of work to date seems to focus on drawing people to the Quarantine station which misses the point that unless there is an excellent contact point at the very start of Point Nepean people will not make it to where you want them to go! The danger is another White Elephant info centre.
15	Q9	Low Key is The key

23	Q9	This is a good idea to make sure that the building is re-used for a sensible purpose
24	Q9	Use of local resourcing and volunteer personnel.
26	Q9	All buildings are of significant heritage value and desperately need to be preserved and maintained for future generations
28	Q9	Would support something within the same developed footprint. Perhaps an atrium of some kind over the existing front entry "courtyard" enclosing the building and providing more space for visitor orientation with an attendant similar to and replacing the existing Parks entry space.
33	Q9	Building should stay within the current building envelope, there is no need for more building
35	Q9	They currently have a building that has an awesome conference room and a very (was!) attractive entry with parking facilities. This is now bypassed and has gone to ruin. Rather than recreating the wheel, how about getting a wholistic vision incorporating all that is already there, and resurrecting it?
40	Q9	It would be good to have central info centre close to carparking for elderly people to be able to access. I took my nan but she couldn't walk to all the buildings with info and photos so it was a bit boring. I don't know the stable or why they may need extending as their seemed plenty of buildings already with not enough in them.
56	Q9	Appalling idea. Suspect increasing pressure for polo related uses.
57	Q9	No need to extend any buildings and absolutely no need to make any connections with stables/horses/polo fraternity.
59	Q9	I have submitted a written response to you regarding the Draft Plan covering this and other subjects.
63	Q9	Buildings to be used, but not over the top, keep everything in moderation, in keeping with this magic place.
66	Q9	Resources better spent on refurbishment of former entry site and shuttle facilities for controlling traffic and impact on pedestrians and cyclists.
67	Q9	Better access for disabled parking for those on frames, in wheelchairs, etc. and drop-off access to buildings, beach and toilets, or parking.
72	Q9	Depends how upgraded and if it looks like part of the original quarantine station
75	Q9	Keep it how it is and make the entrance the main entrance
77	Q9	to hard to grasp this without knowing the operational model at the site
82	Q9	The visitor arrival point should be at the park entry, utilising the old, perfectly acceptable information centre and carpark there. The present arrangement at the Quarantine Station is confusing. It needs to be the first thing you see as you approach the park.

Question 10 – Indicate your level of support for sensitive and adaptive re-use of existing heritage buildings in the Quarantine Station precinct to ensure their long-term conservation and use:

Respondent ID	Format	Comments
1	Q10	Sensitive' and 'adaptive' are vague.
5	Q10	the buildings should be part of a self guided heritage tour with information about their original use
12	Q10	As long as it isn't a "sensitive and adaptive" day spa, luxury hotel, cafe etc, etc
22	Q10	Provided the original buildings and materials are preserved as much as possible, I support this being done. I am concerned that too much of the heritage would be lost during refurbishments.

23	Q10	Buildings need to be used and have a purpose in order to justify maintenance. This could be museum or art, but anything that encourages people to visit the park would be sensible and interesting.
24	Q10	Development of policy which details the method of use of the buildings and precinct to ensure it remains in-line with long-term conservation strategy, e.g. reinstatement/rehabilitation of vegetation areas which sustain damage, monitoring of native fauna breeding/ feeding and migration affected.
26	Q10	As above
35	Q10	NOT for "rental" style lodgings (eg. motel/restaurant/tourist attractions). If the lodgings were brought back to their former glory, and resurrected in line with heritage listing and keeping the original atmosphere, with the intent of using them for school groups, educational camps, scouts, local area groups, to use as a facility to understand the History and Importance of the National Park and it's Flora and Fauna, and to access virtually untouched land with respect, then this would be a great idea! Offering local schools use of these facilities at no/very low cost, would ensure the local community has an understanding and appreciation of the area, thus hopefully encouraging them as they grow to become protectors of the land.
49	Q10	These buildings must be conserved to uphold and exhibit their original uses. It concerns me greatly that if they are designated to accommodation use their history and majesty will be denigrated.
51	Q10	The buildings should be returned to their original condition and left open during day times hours for tourists to enjoy...I think some sort of recognition should be given to the Kosvo refugees setting up a mosque in the old Sargeants mess...The old cook house should remain untouched and retain the flagstone flooring and slate tile roof...
55	Q10	Only for community use.
56	Q10	Oppose commercial/accommodation use. Do not oppose restoration or maintenance for historic and heritage reasons and possible museums.
57	Q10	Oppose any accommodation and all the infrastructure and support services it would produce. Support the maintenance of existing heritage buildings for historical/heritage uses - museums etc.
58	Q10	Conference centres but not commercial
60	Q10	as long as it is not commercialized and available to all (not just the best sections being made available or prioritized for private sector 'clients').
64	Q10	These buildings are a big part of the history of Point Nepean Quarantine Station and should be maintained as such
74	Q10	This is a MUST to retain what we have. It is our history.
75	Q10	We should be able to preserve our heritage with out having to commercialize it
77	Q10	if there is a purpose - difficult to maintain / refurbish if no activity

Question 11 – The draft master plan outlines the potential for demolition of three existing buildings of low significance. This would allow for the potential introduction of new, purpose-built buildings. Any new buildings must comply with relevant legislation, standards and the master plan's design and development parameters. The parameters set out scale, footprint and height. Please indicate your level of support for the following.

Respondent ID	Format	Comments
1	Q11	It's a heritage site. You cannot build NEW heritage.
5	Q11	There is little community consensus on what is low significance

9	Q11	I noted that the Govt architect will ensure design of new buildings will be traditional rather than modern. I believe, and there are many examples, that a beautiful modern building can complement existing. Architecturally, pseudo or faux architecture is now not seen to be the best way to complement existing heritage buildings
12	Q11	It is not clear how this all comes together in a sustainable long term business plan.
15	Q11	Relaxed, urbane, classy, refined.
16	Q11	Renovations to all buildings
17	Q11	I am not sure.
22	Q11	The purpose built buildings need to fit with the heritage and culture of the area. They will ruin Point Nepean otherwise.
23	Q11	Before new buildings are built, let's make sure that all options for re-using the existing buildings have been settled. The new buildings should add, not detract from the overall look of the site
24	Q11	Support the introduction of sustainable multi-purpose use buildings which complement the history of the precinct.
26	Q11	The park needs to be managed and revenue earned via the upgrading of existing infrastructure and new development. Any revenue received from such development to be reinvested in the park and not to be put back to the general revenue of the State Treasury
27	Q11	New buildings in the Quarantine Station only. Would not support any new structures in the rest of the national park.
28	Q11	I am familiar with the are in question and strongly support demolition of the building on the cliff edge. This would open the panoramic view thereby improving the amenity of the "Officers' Mess" and the second non-contributory building (B). Would suggest careful evaluation of B to see whether it could be refurbished with improved veranda facade at lower cost than demolition and rebuild option.
32	Q11	Have some concern about the Govt architect designing retro architecture to match existing. i don't have a problem with mixing new and old.
33	Q11	adapt and reuse is more in keeping with the master plan
35	Q11	Considering 2 of the buildings proposed are of secondary (5 and 6) heritage significance and would provide (if renovated in line with heritage listings) great accommodation for school groups, I'm not sure how they are rated as "low significance". Any "purpose-built" buildings is very vague. . . if it is talking about revenue raising, retail, and "tourist developments" then emphatically strongly oppose!
40	Q11	There are existing buildings which could be brought to life. The uses i liked below could be installed in existing buildings although i would not object to a purpose built Boonwurrung cultural centre with excellent architecture like Uluru and Grampians.
44	Q11	Must make use of existing buildings any new developments will destroy the heritage of the area.
48	Q11	Existing buildings should be adapted and used where possible.
49	Q11	Any new building must maintain the area's grandeur and elegance. It is a very significant environment and cheapening it in the chase of a dollar would be disrespectful and disgraceful.
51	Q11	Buildings have already been demolished and what remains should be kept intact...

55	Q11	The old buildings are of importance and should be restored to house community projects.
56	Q11	You have not defined "low significance" clearly, so remains a subjective concept, open to interpretation for developers purposes.
57	Q11	No need to encourage greater visitation numbers than the current 300,000(?). The small fragile park should not have to accommodate more. Is there anywhere where we humans will be satisfied to leave alone??
59	Q11	See my written submission.
60	Q11	Why create new buildings when the costs in maintaining existing buildings is high? Lets use what we have and adapt accordingly.
62	Q11	I haven't looked so thoroughly at this part of the plan, so feel unable to comment really.
63	Q11	Don't want any area to be off limits, as it a place for all not just a few. No private groups re. Building for commercial gain, but to use existing buildings where possible to use for education and stories of the area, to help understand the importance of this place
66	Q11	Money/resources need to be spent on adaptive re-use of superintendent's house, officers quarters and other buildings of sound structure.
69	Q11	Build new stuff
70	Q11	neutral: idk
72	Q11	Don't demolish anything and if you are going to build additional buildings they have to look like part of the original quarantine station
74	Q11	Providing it does not detract from the importance as a national park, keeping the marine aspect and the significance of historic importance of the Quarantine Station, being open to all people and not a select few
75	Q11	Who decides there significance? They are there that are part of its history they are significant.
82	Q11	I totally disagree with Scenario 4 as a possible use of the Quarantine Station.

Question 12 – The draft master plan proposes partnerships between government, Traditional Owners, private sector and community to enrich and activate the Quarantine Station through a mix of compatible uses, such as arts, eco-tourism, food and beverage, accommodation, education and research. Please indicate your level of support for the following uses.

Respondent ID	Format	Comments
4	Q12	This is a difficult area to agree with and oppose. There are many benefits to introducing good and beverage facilities, contributing to visitor increase. However, I am indifferent to having good and beverage facilities as I strongly believe it will lead to careless littering on the tracks.
5	Q12	The museum artefacts which are currently in store should form part of a self guided heritage tour of the buildings
7	Q12	There is also room for some "larger scale" retail which in turn would increase funds to maintain and upgrade some of the existing assets quickly.
8	Q12	The parameters and principles for private sector involvement and the governance framework need to be further developed. The draft makes a good start, but more detail is needed to ensure that private sector involvement is of the appropriate scale and type. Also, risk sharing mechanisms need to be developed.
9	Q12	Functions, conference, wedding venues. More use of the oval for sport and other active pursuits

12	Q12	Little consideration appears to have been given to the fact that Portsea is a very cold place for a great part of the year with much empty accommodation available already in the surrounding community. A number of activities could still take place with longer term visitors staying off site but still close to Point Nepean.
17	Q12	Small scale retail if the products are related to the park or regional themes, and add to the experience. I would be strongly against, unrelated products being sold just for the sake of it,...ie. that you might get at some farmers/ trash and treasure markets now days.
19	Q12	Note: limit the area available to Kayaks. The Heads are too dangerous for those likely to be hiring. In fact, the water near the Heads should not be used for them at all.
20	Q12	Option 2 of the draft plan is most to my liking as it emphasizes education and ecotourism.
22	Q12	This is an environmental and cultural heritage area, not a shopping and accommodation precinct. Bringing these elements into the park will drastically take away from its appeal.
23	Q12	These are all great ideas, and should hopefully work cooperatively together to make the place worth visiting and short term stays. You need to make it so that you don't need to head back out into the peninsula right away, that your needs can be met within the park
24	Q12	Support the recommended uses as long as there is policy which sets out the method of use.
27	Q12	Hire of bicycles or other land based sport gear but not water based equipment hire. The water around the Quarantine Station are far too dangerous to encourage amateurs to enter this area of the coast.
28	Q12	Badco Hall = Community Use for Hire, Special Events and Education Lecture and tutorial rooms?
32	Q12	This has to become a vibrant area to attract people to visit and revisit
33	Q12	Hiring Kayaks from that beach would be suicide for some people, its way too dangerous
34	Q12	There is vast difference in the resources needed to support bike and diving hire Diving gear requires lots of infrastructure to move it and maintain And plus it assumes there will be a jetty
35	Q12	This area should contain NO private enterprise - any development should be with the intent to preserve and educate. Accommodation should be available for local schools at little or no cost, people should be encouraged to treat the area as a "what comes in goes out" area (e.g. bring in your own food, take out your rubbish), there should be NO retail areas, leave that to Portsea township and the market, any "profit" made from equipment hire, accommodation, etc should be redirected ONLY back into preservation of the area.
40	Q12	Many things could be done unobtrusively with existing buildings especially a multipurpose space. Indigenous employment opportunities should be high.
43	Q12	I'm open to revenue raising in order to maintain the Park, but in general I'm perfectly happy with it just the way it is. It's beautiful and unique, and this would be ruined should it become a "generic" tourist destination.
44	Q12	Must be a historical museum established. Artefacts are currently being stored out of the public eye. Suggest the use of a hospital building
49	Q12	New facilities need to remain under the auspices of a community who cares for the area, not sold off to private corporations to build resorts which will be accessible only by a privileged few or an uncaring and disrespectful many.

56	Q12	You make no mention here about polo/horses in the park, but we suspect you are planning an ongoing relationship with the polo/horse industry which you are attempting to conceal.
57	Q12	See previous comments.
59	Q12	See my written submission
62	Q12	All sounds good! Providing plenty of opportunity to really utilise and bring greater appreciation of the site and it's gifts.
63	Q12	Don't need a restaurant, just a kiosk to buy drinks etc, at the information centre.. I would expect most people would bring a picnic meal with them and enjoy the scenery and the atmosphere of the quarantine Station as I have seen people were doing the day we were there and on many days.
64	Q12	Do not condone the park to become commercialised, this is a place of history for descendants of early arrivals
66	Q12	No diving hire gear to be introduced as this is a marine sanctuary and national park.
67	Q12	Equipment hire should be limited to small scale operators. Bulky, heavy commercial use would be detrimental to park ambience. Accommodation should be low key. This is a national park and a marine reserve not a fun park or a luxury island. Diving facilities are available at nearby Portsea and Sorrento.
72	Q12	As for accommodation it has to be coexisting with the original quarantine station or re-establishing the original 1st class accommodation building for that purpose without changing the outside
75	Q12	Its a great place for school excursions.
77	Q12	themed precincts with clear and well thought through zones to cover legislation requirements, social cultural historical requirements and can balance activity that does not have a free for all but well guided activity which can be through people or good signage. app. brochure etc
82	Q12	No diving gear - marine reserve.

Question 13 – Indicate your level of support for providing the following accommodation types at the Quarantine Station.

Respondent ID	Format	Comments
4	Q13	I am strongly against accommodation. This idea takes attention away from the park itself. Adding a "resort" feeling rather than a park intending to inspire activities and heritage educating. However, onsite camping in tents would be acceptable and in keeping with the natural environment of the park.
8	Q13	All types are fine, as long as the facilities take into account the carrying capacity of the park.
9	Q13	If you are restricting leases to 21 years how will a good boutique hotel operator invest in establishing a hotel for such a short time.
12	Q13	It is very hard to comment when it is not clear if we are talking about 100 beds or 500 beds. As already stated the area surrounding the park already has a lot of accommodation available. Other than the summer peak the place is too cold to be fully booked for most of the year. Has work been done on how much demand there will be for any type of accommodation during the winter months when the wind blows you over????
15	Q13	Camp sites not to be taken over by one tenant/test for long periods!
16	Q13	Give accommodation to homeless

17	Q13	The last thing we want is Point Nepean every feeling like Tidal River does in Peak/Summer times.....basically a caravan park. It would totally destroy the experience. Also, too,.... the other major disadvantage in this type of accommodation is that it is typically coupled with families who want to enjoy the beach for swimming or fishing, and at Point Nepean due to the potentially dangerous swimming environment would bring in a raft of community safety problems.
19	Q13	Take the New Zealand approach.
21	Q13	Day visits are best
22	Q13	No accommodation.
23	Q13	All of these are great ideas
24	Q13	I strongly oppose the introduction of public camping, glamping and budget accommodation which introduces an element of risk to the precinct, flora and fauna, visitors and emergency services, e.g. camp fires, poor public behaviour with the introduction alcohol and drugs and unauthorised/illegal use of the precinct.
27	Q13	I have seen what 'basic' campers do the foreshore in Rye. The level of rubbish and destruction to the beach and bush area is astounding. If accommodation is to be made available then it needs to be very structured and monitored.
34	Q13	I support luxury accommodation as its low ratio for every 20 campers there is 1 luxury bed A Camping means 24 hours access And only viable for just a couple of months over summer
35	Q13	This area will be destroyed if opened up for public accommodation, to create a camping area FOR GROUPS such as scouts, schools, etc who will care for the area and camp with the idea of education, that would be a VERY POSITIVE move. The tourists already "run" a large part of our foreshore "natural reserves" over the peak seasons, and a lot of native habitat has been destroyed because of this. As a ranger in one of the local national park camp grounds I have seen the damage caused by open camping arrangements, and would hate to see Portsea and our National Park become another victim to the almighty \$\$.
38	Q13	We understand that money needs to be injected into Point Nepean and that this will involve the private sector. We are not against that. We are just concerned about the length of leases and how much control Parks Victoria/ government will have over this.
40	Q13	I think tents are non-permanent structures which would not be obtrusive for others enjoying the space nor impact on the landscape. They could be visually 'hidden' with indigenous trees and shrubs. They could be developed as self sufficient in energy and waste as a demonstration of sustainability. I have seen very small huts at Wilsons Prom which may blend in here too. I am opposed to the establishment of additional buildings (accommodation) in this landscape especially as the energy and waste that that kind of accommodation generates when running is not sustainable. It is not enough in this day and age to create buildings which encourage humans to generate waste willy nilly and ship it somewhere else nor to strip other creatures and places of their energy so luxury can be created for a few people for a short time. Creating something even better than that is a way to make a difference.
43	Q13	I'm open to revenue raising in order to maintain the Park, but in general I'm perfectly happy with it just the way it is. It's beautiful and unique, and this would be ruined should it become a "generic" tourist destination.
44	Q13	Accommodation must be made available and affordable to all demographics

49	Q13	How can we ensure the maintenance of the pristine environment when there is such overpopulated options on the table. Visitors don't look after or care for the local beaches and areas, why would they treat this one any differently?
54	Q13	Glamping and boutique accommodation not realistic as for many months of the year weather is too cold.
55	Q13	There are enough accommodation places along the peninsula already.
56	Q13	PNNP is relatively small and very fragile. The less people in it, the better.
57	Q13	See previous comments.
59	Q13	See my written submission
60	Q13	I am opposed to accommodation at the park as it is such a fragile environment, unique in many ways. It is not needed as there is a lot and a range of accommodation types nearby and already there is evidence of rubbish (eg plastic containers) after 'events'. This will only get worse with accommodation. It is a relatively small space (say compared to Wilsons Prom) to have camping. We need space - that is what is lacking on the Peninsula - and peaceful and contemplative environments.
62	Q13	Yep! Make it appeal and affordable for people from all economic backgrounds and of different desires.
63	Q13	There is plenty of places that people can stay on the peninsula and come and visit with family and friends.
64	Q13	Again commercialisation
67	Q13	Tents should be limited to hiring on site and with facilities and short term only. Boutique accommodation is not necessary for park use and objectives.
70	Q13	neutral: idk
72	Q13	Same thing with the accomodation but it would have to be expensive
76	Q13	Leave the park to its native fauna and flora. Humans can visit, but not stay!
77	Q13	accommodation needs to be of standard to attract families, seniors and young people and avoid hostel cheap travelling groups
82	Q13	Commercial development in National Parks should not be allowed. National Parks management should concentrate on maintaining the environment in a natural state for future generations, restoring the land if necessary, not destroying it for tourism and people.

Question 14 – A key objective of the draft master plan is to connect visitors with the park's marine environment and maritime history. Indicate your level of support for the following proposals.

Respondent ID	Format	Comments
2	Q14	concerned about the environmental impact of building a new jetty, especially after what has happened with the dredging of the heads, the area is too fragile to cope with the works required to build a jetty, it is definitely not needed
8	Q14	The licensed operator could and should involve a passenger ferry connecting with Blairgowrie and Sorrento.
9	Q14	I thought the idea put forward by Peter Griffin should be given serious consideration re a ferry service connecting Sorrento, Portsea and Point Nepean. Perhaps Rye. There are serious concerns about the capacity of the roads in the area to cope with increased numbers expected especially on days of major events.
10	Q14	The sea along the quarantine station is very dangerous and encouraging kayaking is not appropriate. A Jetty is not necessary unless it is open to the public

13	Q14	The sea kayak trail will wash away (quickly). How about simply removing those signs about restricting beach access. It is an enjoyable area to paddle around
17	Q14	Sea Kayaking, unsupervised would not be in favour of due to the water safety issues raised above. However, I do think Marine Environment education/interpretation programs should be a major feature. In this, I believe we should aim high,.... and use Point Nepean to pit the Victorian Coastal Environment as a unique International Tourism Drawcard, say up there with the the Barrier Reef. Our cool ocean environment is unique, so to our extension Marine Parks System (lead by Parks Victoria), and Point Nepean's close proximity to dramatic kelp forests and waterfall at the heads and should certainly be leveraged. This is the 'good' news storey that Victoria has to talk about, and we should not be shy in communicating this/interpreting this, an engaging with the global community on this.
21	Q14	No need for a jetty, kayaks can be launched from the beach. A jetty would introduce powered vessels with their associated noise, pollution and visual disturbance of a beautiful foreshore. It would need constant supervision.
23	Q14	Why do you need to limit the new jetty to licensed operators only? How about preventing overnight stays, but still allow people to sail or motor to the park? Could be quite an interesting way to visit, and you would get more use out of the jetty. They could pay a fee if necessary for the right to moor small boats for a few hours.
24	Q14	Support the recommended uses as long as there is policy which sets out the method of use.
26	Q14	Being a keelboat owner I would like to have access to this jetty for visitation even if it was on a timed basis. Unfair to restrict access to only licensed operators. However I understand the need for strict management visitation guidelines due to the sensitive nature of the area
27	Q14	Restricting the jetty to licensed operators may sound good in theory but in practice it will not stop others (including jet skiers) from using the jetty particularly after hours. I would want more detail about the sea kayak trail before I supported it. Again a good idea for the experienced and fit kayakers but for others....
31	Q14	Depends on the terms of the licensing agreement of course. this is a highly mischievous and leading/misleading question!
32	Q14	A jetty is an important link with the past and an equally important facility for the Park's future. Some concerns have been raised about increased traffic and traffic management. To be able to ferry people to the site would be an attraction and reduce conventional traffic. Beyond offering an alternative means of arrival a jetty will allow visitors to engage with on water licensed activities.
33	Q14	A new jetty will encourage jet skis and traffic in a Dolphin Sanctuary and breeding area, this is totally in the wrong spirit of a National Park, we should be preserving the wildlife not totally disturbing the breeding ground. If you have seen the Summer jet ski hoons zooming around like morons you must totally stop a new jetty
34	Q14	Opposed to jetty as not sure how control of who uses it and when It's provides a gateway to the park that will be impossible to close And if the sand banks move ,will it be dredged It
35	Q14	Again my concern is that the \$\$ would become the main focus, and having private enterprise in the area would make it unaffordable to the local population.

39	Q14	Point nepean is serene. A kayak trail or a jetty for licensed operators only would damage the relaxed atmosphere down there. The lookouts are fine as they are.
40	Q14	Can every one walk on the jetty? Or is it for people paying. Access for all.
44	Q14	Sea Kayak Trail. Tidal Flow in area is very strong and is unsafe for Kayaks also may affect Dolphins breeding area in Dolphin Sanctuary
51	Q14	A restricted jetty with no public access goes against Vicparks policy of "Healthy parks healthy people"
53	Q14	NO JETTY. Dolphins habitat and behaviour endangered. Presently boats always speeding within the zone.
54	Q14	Sea kayaks are fine, but don't need a trail. A new jetty would be okay, but not on a restricted use basis.
55	Q14	The jetty will invite unwanted/illegal boats and the dolphin sanctuary needs to be protected.
56	Q14	All of these options would likely result in ongoing expansion of infrastructure and demands for more businesses to be allowed to "compete" for tourism \$\$.
57	Q14	Once a few operators are granted access and use of park, there will be inevitable pressure for more development, more operators, etc. Where is the logical endpoint? There isn't one.
59	Q14	See my written submission
60	Q14	The jetty proposal needs more detail before I would support it. I can see the value in allowing it to be used by parks staff to better monitor the park and for the trial kayaking proposal. However I think it will spoil the beautiful vista and beach environment. Jettys do change the marine environment and create more pollution (look at Sorrento Sailing Club jetty). Once built the jetty will be subject to pressure to be opened up to more diverse providers, including individuals.
63	Q14	It doesn't need a pier, as beach closed between Quarantine and Police Point no beach access, no boating or jet skis. Dolphins live around here and can be seen following the ferry, which the children love. No markets, plenty (18) around the area, no polo, don't need movies (Have dromana drive -in) boat tours etc as listed there is plenty of places on our coast you can do that.
64	Q14	I understand that this park and beaches were off limits for water craft and on Jan. 22 when there was a "market" jet skis and boats were coming ashore, we were there and it was a boast of one person that they came by boat. One reason we don't want a jetty
66	Q14	The scale of lookouts I not detailed and may impact passive use/appreciation of walking trail. The jetty history can be interpreted on land and should not be built as it will undermine Ticonderoga Dolphin sanctuary. Employment of traditional owners, Boonwurrung people, must be prioritised.
67	Q14	Jetty use should be limited to small scale operators and foot traffic. Use by say, diving groups, is not viable due to large, bulky equipment use and crowding on pier. Jet-skis should be heavily discouraged.
72	Q14	Don't change much about the look outs expect adding things like new maps water fountains. Don't put in new piers because of the water disruption, noise and making it more obvious that the world has changed
75	Q14	The current lookouts are great!
76	Q14	If you make it easier for humans to visit from other points of entry there will be little opportunity to control what they do, bring in (e.g. alcohol, tobacco and other drugs), plus leave rubbish behind, or find it necessary to make their own toilet 'spots'; all of which will spoil the natural environment.
77	Q14	why only licensed operators. is this a risk concern and how would this be policed?

82	Q14	If a new jetty is constructed how will the access be policed? It will open up a "can of worms". How will increasing boat traffic affect the dolphins that we see swimming and playing in this area?
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Question 15 – Do you have any other comments, questions or concerns?

Respondent ID	Format	Comments
1	Q15	I am concerned that there will be too much aboriginal 'heritage' when this is a war site and should reflect such. The aboriginal history is long gone and mostly insignificant.
2	Q15	Would prefer all works to enhance the area as a National Park, and respect to traditional land owners. Hate the idea of any sort of retail, accommodation, or food. beverage outlets
3	Q15	No matter what development occurs, the whole area should be open to all who visit it.
6	Q15	My concern is the plan does not comment on the obligations of Parks Victoria to protect the native fauna within Pt Nepean. Pt Nepean (being an isthmus of remnant vegetation) is the perfectly positioned to erect a pest animal fence to protect the Bandicoots and other fauna. Foxes and cats could be eradicated from the site and the possibilities of re-introducing locally extinct fauna species should be considered. This could be a haven for our native fauna to thrive in at very little expense (feral proof fencing).
7	Q15	Pt Nepean is in desperate need of Funding/ income to maintain and improve the facilities asap. Best to get Operators in now rather than wait to see if the Govt will allocate sufficient funds. The costs spent on paying out previous Lease and all the costs associated with this revised report would have allowed over \$2mil to be spent already. No time for further delays - act now !
8	Q15	Will provide those in a separate e-mail.
9	Q15	The Government recognises the lack of boating facilities and destinations on the bay. Clearly your policy is to discourage private boats from visiting quarantine. I am interested in knowing why the development of Quarantine wouldn't benefit from visiting private boats. In other states this is commonplace. It would seem to be a natural progression to continue the walking trail on the ocean beach which currently ends at London Bridge all the way through to Point Nepean. If there are concerns about unexploded ordinance or degradation the track could be fenced similar to Wilson's Folly. Opening up the park to more scenic trails would allow visitors to have more variety. It is a big area of inaccessible woodland and bush. If the trees removed didn't have to be subject to revegetation there would still be plenty of bush to be enjoyed. There was a suggestion at the Sat meeting that all the caravans along the foreshore in summer should be relocated to Point Nepean. I would not like to see this happen for traffic and aesthetic reasons. I would rather see the various means and modes of access improved.
10	Q15	I'm worried about the ability of the Park to be adequately funded both on the improvements and ongoing maintenance. The area is full of weeds and feral animals but not even this is dealt with. Parks Vic is very under-funded and ongoing maintenance of quarantine will be costs
12	Q15	Obviously the Master Plan has great suggestions but talking to local people I am amazed at how few locals go to the park or are aware of what it currently offers. These people are a huge missed marketing opportunity - they are the ones visitors talk to and ask advice from. Point Nepean offers so much but seems to

		operate apart from the local community (other than every few years when a master plan appears). Any strategy needs to connect the park with the local community first before it can sell itself to the world. My partner constantly tells people they must go to one of the worlds loveliest secluded beaches (admittedly it is eroding away quickly) but it is very hard to explain how they will find it in Point Nepean. It is great to see the Traditional Owners included but suggest you had also better think about connections with the park's existing neighbours ie permanent residents and holiday house owners.
13	Q15	It would be good to remind Parks Victoria that they are responsible for managing the environment - I suspect that this includes the natural environment in addition to the built environment - Healthy PARKS, Healthy people (remember). The word 'weed' is mentioned in the report 5 times. 'Fox', 'pest animal" and 'feral' are not mentioned at all. I'd prefer to see that PV invests its financial resources in park management rather than tourism.
16	Q15	Plant more natives to attract wildlife.
17	Q15	All in all, I think this is an excellent and comprehensive document. I really like the innovative use of graphs/figures to communicate information, and in terms of substance I feel it reflects all the key positive elements of Healthy Parks Healthy People (HPPH). If HPPH was to ever have a dedicated theme park, then what is laid out in this document would come close to being it, so congratulations! Regarding additional ideas,..... 1. section 8.3 identifies some major strategic challenges for the park in raising appeal, and suggests perhaps greater connectivity with other routes/site, like Phillip Island and 12A's. However I have a different take on this. I think all the major ingredients exist on, or near, site already, and that perhaps the priority should be that the delivery of Marine themes at the Park should just be more deliberate and prominent. We already have the Aquarium (although privately run) in the heart of the CBD,.... but I think why not consider Point Nepean as providing a platform for "aquarium Mach 2"?.... And not necessarily a privately owned or run one,... but at least of equal significance and stature (an additional tie-in), ...but instead facilitating a more meaningful connection, education and research of local marine environments. So if any nature based tourism connections are to be made with Point Nepean in order to drive tourism potential, personally I think they should start by promoting and expanding what the site has, first, then look further afield. 2. I think application should be made for World Heritage Listing, and really position the site and the Port Phillip Heads more broadly as a significant global heritage place and destination. 3. I think the problem of 'access' to Point Nepean should be more deliberately addressed. Although perhaps outside the scope of the Plan, I am not sure, I still feel that 'getting access to the park' is going to be the major impediment to its success. Getting to Point Nepean by car, and if in greater numbers as foreshadowed will bring about significant congestion through the peninsula (particularly Sorrento and Portsea), and not only ruin the experience before people get there but also upset neighbours and local communities. Therefore I think a direct ferry/sea-cat from Melbourne and/or other key nodes such as Geelong or Frankston should be as much a key feature of this plan as those aspects which sit within the park boundary. Lastly, and although a major infrastructure cost, I think the viability of a sub marine pedestrian tunnel between, and extending out the Park Experience from Point Nepean to Point Lonsdale should also be explored. If delivered it would connect people or tourists from the west of Port Phillip Bay more easily with this landmark destination, and then also better facilitate the flow of people and tourists from the east to the

		west and provide more complete visitor experiences. At the same time the tunnel can serve to not just being about moving people and tourists, but could be strategically designed and positioned to provide for a greatly enriched marine experience and taking the interpretation, education and research of the sub marine wonders in the area such as Kelp forests and waterfall, to a completely new level. It would certainly be an underwater experience offered like no other in/ or close to any major city of the world. Above all else, please think big and canvass interest far and wide, because sites like Point Nepean don't come along too often. I truly believe it could be globally recognised icon.
20	Q15	My main concerns are the danger of economic priorities overshadowing the ecological needs of the park.
21	Q15	The draft master plan is excellent, just leave out accommodation and a jetty to preserve the existing peace and quiet for everyone.
22	Q15	Point Nepean is already a beautiful place. The history, culture and natural beauty of the area needs to be preserved in its original form as much as possible. Adding accommodation and retail will spoil this atmosphere, especially when the shopping and accommodation precincts of Portsea and Sorrento are so close. Improving public transport access via a shuttle from these centres would eliminate the need to add such features to the Park. Improvements to signage and new digital forms of explanation of the history of this place would help bring the park into a new age for all to enjoy.
23	Q15	One of the key challenges to access to the park is the roads through Sorrento. If you are going to get more people down to Point Nepean, you need to consider improving the traffic flow in Sorrento
26	Q15	It is my hope and desire that the Government will move quickly on this and not procrastinate any longer. The park is in desperate need of repair and the recognition it deserves. The park is for the people let's make it accessible and well managed
27	Q15	Thank you for the opportunity to have input into the future of this precious place.
28	Q15	I strongly support the Draft Master Plan!!! Implementation, especially in respect of the Southern Peninsula and more local regional Roadway Access and related Car Parking issues will need to be immediately address. This especially given the extreme seasonal stress bought about by the currently lax planning provisions and local council management of them.
32	Q15	Provide access to your beautiful cove beach from adjoining Police Point. The work undertaken to date at Police Point by council has been very positive. Although it is under council control I believe it should be more connected with Point Nepean and part of the experience. I am uncertain what additional development of Police Point is planned. Parks should discuss with council more integration of Police Point and Point Nepean to provide more of an offering as a destination for passive recreation. Currently once visited Police Point has no facilities to invite visitors to return and visit again. There is no reason to stay there and use it despite its premier location. It needs BBQ's and tables, toilet facilities, some shelter, shade trees etc to attract people to use it as a park. This would also take the pressure off other council assets like Newton Reserve and associated strain on car parking around Portsea Pier. Police Point has a very attractive adjoining bay under Parks control with a nice beach currently only accessible by boat. There is a low gradient gully in the cliff between the park and the beach suited to a designated path to the beach .This beach doesn't suffer from the same strong current issues at Quarantine beach and is currently an unused gem. It would be another popular draw card for visitors to the Point Nepean precinct

		and help spread the load currently being experienced during peak periods at The Cutting access to Fishermans beach (appx 500 + people per day) which has become a substitute while there is no Portsea beach to speak of. Fishermans is now the proxy venue for the BayPlay kayaking business and Portsea Swim Classic. Please give this your consideration.
33	Q15	Building a new Jetty is the worst idea, it will be greatly detrimental to a sensitive Dolphin breeding ground
34	Q15	The park has got to be closed at night It's a fire risk and the home of nocturnal animals No jetty No jetty
35	Q15	How about have a ranger (Kim would be good at it!) visit local schools and community groups and put it forward to "the future" of the area and promote a "Youth of the Peninsula" feed back page with a reduced version of the proposition and a survey specifically for them to be part of THEIR future? If you want children to care for the area and the land as they grow, you must treat THEM with respect and give THEM a voice.
36	Q15	Where does the term " Mon Mon" originate, and how does this compare with the name "Boonatalung" (ref. A Point to Remember by Colleen Finn) as both claim to be Bunerong names?
41	Q15	Camping attracts waste and littering -there is plenty of accommodation outside the station but nearby in all price brackets.
43	Q15	My overall viewpoint is expressed in the comments to questions 12 and 13.
44	Q15	Volunteer Friends of Point Nepean.
46	Q15	maybe some cheap stuff young people will be able to afford to do that's also fun
47	Q15	No
49	Q15	This is a precious environment which needs to be maintained for future generations, not prostituted at any cost.
51	Q15	Point Nepean National Park belongs to all Victorians and should not be for sale or lease as if it were an asset of the state government who only hold a trustee status regarding it...
53	Q15	As I am writing this from Badcoe Hall looking out to sea watching jet ski speeding within the zone.
57	Q15	Definitely no horses. No markets - the market on 22/1/17 was purely commercial and could have been held anywhere - eg. Balnarring race track, Mornington race track, footy ovals on peninsula. No rock concerts.
58	Q15	Park is beautiful as is. Keep available to public with minor improvements
59	Q15	See my written submission
60	Q15	The economic modelling and cost benefit analysis is contestable. I would like to see a fully costed implementation plan on each of the options proposed before any decision is made. Has there been any thought about potential traffic congestion in the area and beyond even if the jetty is approved? The governance models proposed need to be community driven and owned so that compliance is more likely to be sustainable. I fear that this beautiful place will be lost forever if we are not careful.
61	Q15	The old cooks house should be left untouched, complete with flagstone floor and slate roof it is the most genuine building in the area...Acknowledgement should be given to the Kosovo refugees who set up the first mosque on the Peninsula in the old Sergeants mess...
62	Q15	Very excited this renewal is going on. The place is certainly a treasure with a great history to tell. Certainly deserves to be a destination spot, and already like the idea of it hosting a range of different events such as outdoor cinema and

		markets. In particular, I say bring in more cycling opportunities - more paths, more bike racks, and possibly toilets and water refill stations along the way. Think Rottnest Island! It's a great model! Having a full circuit for the bikes would be great, north and south sides of the park.
63	Q15	We would like to see the area around the memorial stone listing all the people who died at sea and those who were buried on the beach,
64	Q15	How do you control the movement of water craft if developed with a jetty? The beach was part of a cemetery of the Ticonderoga deaths, some of our family's forebears
65	Q15	Will it still be possible to drive to the Gunners Cottage?
66	Q15	No jetty to be built as it is a direct threat to the two dolphin species that inhabit this site.
67	Q15	Limit new buildings to two-storey. The park and marine reserve contribute to heritage and to the carbon soak effect.
69	Q15	Nope
70	Q15	nope. idts
72	Q15	Don't change much about the area still keep it as a national park not a expensive tourist attraction
75	Q15	I grew up in Sorrento and have been going to Point Nepean all my life and I want my kids to be able to enjoy the park the same way I was able to. I have seen my home town destroyed by tourism and over development there is more to life than making money from things. People come here to get away from the city yet there is a push from the money hungry developers to turn it into a mini Toorak or gold cost. It is a beautiful place how it is and commercializing it will slowly erode and destroy it.
77	Q15	I am for investment to provide activity and access for community to this unique and beautiful site. it needs to be done with respect to historical and indigenous concerns and balance this with access all people and abilities
82	Q15	I am horrified by the waste of money on producing such large, showy draft management plans. Parks Vic cannot afford to maintain their parks, has a dismal budget for their real work. A simpler production, black and white mainly with informative maps and diagrams, just the necessary information logically presented would suffice. Repetitive coloured photos and examples of other developments are excessive and unnecessary. Use your minimal amount of taxpayers money wisely, PV!!

Attachment 6 – Submissions

The following section includes all submissions, letters and/or emails received, ordered by Respondent ID numbers.

7092527

14 February, 2017



The Hon. Lily D'Ambrosio, MP
Minister for Energy, Environment and Climate Change and Parks
c/- Point Nepean Master Plan
Parks Victoria
Level 10, 535 Bourke Street
Melbourne, VIC, 3000

Dear Minister,

Mon Mon Point Nepean Master Plan Review.

Thank you for the opportunity to provide comments in relation to the review of the Mon Mon Point Nepean Master Plan currently being undertaken by Parks Victoria. Council considered this matter at its meeting on 13 February 2017 and resolved to advise you as follows.

Firstly, Council wishes to recognise and support the value of the review, including the opportunities that have been provided for public/community input. Council also emphasizes its overall support for the revised Master Plan which provides a comprehensive assessment of the values of the Park, giving particular emphasis to Aboriginal cultural heritage. It is considered that the revised master plan will provide a strong basis for the future use, development and management of the Park.

It is noted, however, that the Plan document, while comprehensive and informative is also rather complex and the mapping of key initiatives at times lacks clarity. This could be addressed by the production of a clear summary document.

The consultation process between the Shire and Parks Victoria at officer level has been of particular value, and Council submits that this highlights the need for ongoing involvement of Council in planning for the Park, particularly in relation to a number of key issues, including:

- the design and use of the existing entry area and its connection to the Police Point Park,
- the potential for use by the Shire of the abandoned visitor centre;
- the form and terms of any future Expression of Interest process to seek commercial investment in the Quarantine Station area,
- the design, use and management of the proposed Jetty, having particular regard to the difficulty of controlling access by personal water craft. This will require a careful review of the impact and design of any proposed jetty.
- the form of planning controls and the distribution of planning responsibilities, including the need to preserve Council's position as the responsible planning authority for Point Nepean Park
- the need for a co-operative relationship in the use of the Quarantine Station and Police Point Park; and
- the ongoing governance model adopted for the Park.

Council also supports the comments of the Nepean Heritage Society, that the design of the Quarantine Station precinct as a whole needs to be carefully considered – as well as the design of individual buildings – to support /reinforce the interpretation of this key area.

In this context, Council strongly recommends the retention/formation of an ongoing inter agency reference group, including Council representation to continue the important consultation and liaison process as the details of the master plan, its implementation and any future proposals for an Expression of Interest process and/or the form and administration of planning controls are progressed, with further opportunity for public/community consultation wherever appropriate. Your consideration of this proposal would be greatly appreciated.

I hope these comments are of assistance to you and if you have any queries or require further information please do not hesitate to contact me on 59 50 1964 or via email: allan.cowley@mornpen.vic.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Allan Cowley', written in a cursive style.

Allan Cowley

Manager – Strategic Planning



ROYAL HISTORICAL SOCIETY OF VICTORIA INC.

239 A'Beckett Street, Melbourne 3000

8 February 2017

Submission, PNNP Draft Master Plan

To: Katie.Williams@parks.vic.gov.au, pointnepeanmasterplan@parks.vic.gov.au

Dear Katie

The Heritage Committee of the Royal Historical Society of Victoria (RHSV), which represents 340 local historical societies throughout the state of Victoria, makes the following submission in response to the Point Nepean National Park Draft Master Plan.

The RHSV commends the thoroughness and direction of the PNNP Draft Master Plan and in particular the emphasis on shared histories (pre-and post-European settlement), preservation of important heritage sites, and the careful consideration of ways of preserving and funding the ongoing maintenance of the highly significant Quarantine Station heritage precinct. The Society's Heritage Committee also supports the submission of its affiliate, the Nepean Historical Society, and emphasises the expertise its members bring to all the issues involved from the many years they have spent researching and campaigning for 'protection of the site's highly significant heritage, and the realisation of opportunities for public appreciation and enjoyment of that heritage'.

The RHSV reinforces the Nepean Historical Society's concern about the Draft Master Plan's 'Future Governance Considerations' (p. 136), noting the focus in Section 11.7 on centralised Parks Victoria management structures. In our October 2015 submission on the Victorian Environmental Assessment Council Draft Proposals Paper, we pointed out the potential role of local historical societies in providing expert advice for heritage protection on public land. The RHSV strongly supports the Nepean Historical Society's proposal for an advisory committee dedicated specifically to providing independent advice to Parks Victoria management on the site's cultural and historic heritage, and suggests that experts from the society and from the National Trust be represented on such a committee.

The RHSV supports recommendation of public funding to be applied to the Quarantine Station as a catalyst project for restoration and reconstruction of the Disinfecting/Bath cluster of building. We are also in overall support of the optimum mixed-use scenario for sustainable maintenance of the Quarantine Station precinct in the long term, subject to adherence to the Conservation Management Plan policies and strategies. However, we have some concerns that the proposals for visitor experience of the Quarantine Station precinct do not sufficiently emphasise the functional connections between the buildings and hence the overall unity of the site historically. While adaptive re-use of some of the buildings is supported, it should not obscure the original functions of those buildings; thus walking guides and signage should reinforce understanding of the relationships between the buildings and their role as a whole in the stages of experience of immigrants, from arrival at the jetty, to disinfection and accommodation, to isolation in some cases, and to death and burial in others.



ROYAL HISTORICAL SOCIETY OF VICTORIA INC.

239 A'Beckett Street, Melbourne 3000

Like the Nepean Historical Society, the RHSV also notes the importance of the two preserved lime kilns on the Port Phillip Bay shoreline of the Point Nepean area, and urges Parks Victoria to include them in its plans for enhancing the visitor experience in the Point Nepean National Park.

Thank you for the opportunity to comment.

Judith Smart, RHSV Councillor and member RHSV Heritage Committee, judithsmart@ozemail.com.au

On behalf of the RHSV Heritage Committee:

Professor Charles Sowerwine, Chair and RHSV Councillor, c.sowerwine@gmail.com
Margaret Anderson, RHSV Councillor and member RHSV Heritage Committee,
manager@oldtreasurybuilding.org.au

17 January 2017

Please find enclosed the submission of the Nepean Historical Society in response to the Point Nepean National Park Draft Master Plan.

NHS Submission, PNNP Draft Master Plan

The Nepean Historical Society notes with approval the publication of the revised draft Master Plan for Point Nepean 2017. The Society has a long and close involvement with this magnificent historic site, from the days of its occupation by the Defence Department, through the public campaign for its retention in public ownership when being relinquished by the Commonwealth, to the current period of State ownership and plans for its future.

Our special concern is for the protection of the site's highly significant heritage, and the realisation of the opportunities for public appreciation and enjoyment of that heritage. Our comments at this stage concentrate on matters of particular importance to the Quarantine Station : governance and resourcing, the potential for stories, and precinct design.

Governance

In view of the significant heritage aspects of the site, particularly the Quarantine Station precinct, NHS is especially concerned to see that appropriate governance arrangements are devised and established for the Park in which the QS is now embedded. We note that Section 11.7 of the Draft Master Plan summarises the present existing governance arrangements which apply generally to sites managed by Parks Victoria. These are national parks under the ultimate control of the Minister for Energy, Environment and Climate Change. Reporting and business planning, and presumably resourcing and staffing, are described in 11.7 as currently managed by the Parks Victoria organisation as a whole, centrally.

We note that the matters floated under the heading Future Governance Considerations (p. 136) are recognised as critical. More detail is required, to ensure that Parks Victoria will have available to it the expertise, the external advice and the dedicated resourcing needed to discharge its responsibilities to maintain, protect and develop the highly significant heritage of this important and exceptional site. We acknowledge that the Draft recognises that the cultural and historic heritage of this valuable national asset will have regard to both pre-European and post-European periods of settlement. We believe that Advisory Committee(s) will be needed to provide independent advice and to make representations on these.

Stories, Precincts and Design

Design is another matter discussed in 11.7 of the Draft. We strongly support the aspiration stated there, to ensure the achievement of high quality design and a world-class visitor experience. We point out that in the case of the Quarantine Station and its story, it is imperative that excellent design be applied to the Quarantine Station as a *precinct*, with the functional interrelationships between the buildings of the Quarantine Station facility made clearly evident to visitors, and presented imaginatively. This would not necessarily be achieved if design work emphasises the built form of individual buildings, one at a time.

Elsewhere in the Draft Plan there is due acknowledgement that the Quarantine Station is one of the most important precincts at PNNP. It evokes great stories surrounding Melbourne's establishment and development (Draft Plan, p. 72). A sub-precinct of the QS - the Disinfecting/Bathing cluster of buildings- is singled out to be restored and reconstructed as fully as possible to the early nineteenth century period. We support this. As the Draft says (p. 73), it is unique and historic, and will provide a series of interpretive experiences, with some parts of the cluster speaking for themselves, and some other stories coming from exhibitions mounted there. We agree with this focus, and most particularly with the associated recommendation for public funding to be applied here as a catalyst project.

However, we point out that this cluster, even with the use of the buildings in it dedicated to heritage activities, is but a sub-precinct of the Quarantine Station. What must also be taken into account is the opportunity of making comprehensible the walking tour which traces the immigrant story from the arrival jetty through disinfection to accommodation and messes to isolation hospital, morgue and cemetery, irrespective of what adaptive re-use is assigned to each of the single Quarantine buildings on the route.

The Jetty

NHS has long supported the re-instatement of the Quarantine Station jetty on heritage grounds. It was the point of overseas passenger arrival, and is a key element in the representation of the Quarantine story as alluded to above. NHS appreciates also that the jetty may serve the aim of linking PNNP to the Marine reserves of southern Port Phillip Bay, but we still assume that the jetty would be relatively low-key, and with restricted traffic.

Further note : lime kilns

NHS points to the importance of the limestone period of settlement at Point Nepean. Attention is directed to the two preserved kilns on the Port Phillip Bay shoreline of the Point Nepean area. Opened to public inspection, these can make a valuable contribution to Point Nepean's story.

For further information, please contact:

Frank Hindley - fhindley@pac.com.au Tel: 5984 3559

or

Joy Kitch - president@nhs.asn.au

Kind regards
Val Stieglbauer
Secretary

10 February 2017

Point Nepean Master Plan
Parks Victoria
Level 10, 535 Bourke Street
Melbourne, VIC, 3000

By email

Dear Sir / Madam

POINT NEPEAN MASTER PLAN REVIEW

In 2014 our company Point Leisure Group signed a lease over part of the Quarantine Station with Parks Victoria and the Minister for Environment. The lease lapsed in 2015.

Our vision for the area was a holistic, integrated health and wellness destination that was designed to inspire visitors to discover, unwind, relax and participate in the wonders of Point Nepean National Park. It also satisfied the objectives of government by creating a year round tourism destination that encouraged greater connections with the broader park and region whilst maintaining a strong focus on community spaces and engagement.

Our work on the project created new partnerships and engaged with individuals across many sectors including the arts, community, education, tourism, heritage, leisure, health, wellness and traditional landowner representatives. We had strong support for the proposal from the community and traditional owners, however we also recognise and appreciate that there was some opposition to the lease and various elements of the proposal within the community.

We have read and digested the Draft Master Plan and have spoken to numerous community members and groups regarding expectations for the area. We disagree with the words used in the master plan at page 23, in particular “a lease was signed with the preferred proponent but lapsed in 2015, *as it stretched beyond the recommendations of the master plan.*” The lease lapsed because we allowed it to lapse as the relevant planning controls were not implemented to facilitate the development. We would appreciate the draft being amended by removing the italics above.

We agree with many of the recommendations outlined in the master plan, in particular the suggestion the area should be leased to numerous operators, not one sole tenant. Our original proposal sought a similar outcome for the site with smaller lease footprints, however it was the previous government’s intention to lease the entire space to the one operator which came with responsibilities that should not have been forced upon a single tenant.

What strikes us as being extremely relevant is the similarities to our final proposal outlined in the draft master plans “Optimum mixed use activation” at section 10.8. This scenario sees a balanced mix of visitor services, community focused activation, accommodation, tourism and education. These were all significant elements of our proposal and we agree with the activation mix.

Considering the tentative conclusions outlined in the draft master plan we remain open and positive to working with the government to see a successful outcome for the area. We believe our proposal contained necessary commercial drivers to see the area financially succeed and provide a platform for the adaptive reuse and upgrade of various buildings, we would be happy to amend any of these to suit the desired outcome for the area. We in no way seek to be the sole tenant in the area.

Continued Over Page

If it is the intention to (once again) revert to an EOI process we will support this, however note this process has recently been thoroughly run. We note under “Master plan implementation” on page 13 an EOI may be run to “determine future uses and activities within the park...”. In our opinion this will be regarded as a costly exercise and has the potential to create cynicism within the community, not to mention opposing political parties. We would prefer to see certainty for the area and note that various elements of our proposal, coupled with other business initiatives by third parties and planned community outcomes would fit within the master plan.

As a result of the immense amount of work we have done on the area we believe working together will see a more definitive outcome that can attain broad community support.

Over the years we have made a very significant investment in the area, both financially and in time. We sincerely appreciated the then Ministers repayment of our costs in a very timely manner, however note our financial commitment to the project far exceeded this and demonstrates our intense commitment to see a positive outcome for the future of Point Nepean.

We look forward to making a positive contribution to the process for the benefit of all Victorians.

Yours sincerely

Point Leisure Group

21 January 2017

I thought we (residents) of the Peninsula had managed to prevent the damage planned for Point Nepean two years ago. A department with nothing else to do apparently, was prepared a 50year lease to a profiteer to create a wonderful hotel which would of course BLEND into the surroundings...native habitat.

This is a wonderful piece of our history, recently returned to the PEOPLE OF VICTORIA.

PM Howard did Not Offer the Land to Private Developers.

Why do you have to spend so much time and money on attempting to turn our history into commercial opportunities for those with money to burn.

What is the plan for sewerage? Straight into the Bay??

Leave it Alone - spend more time on maintaining the beauty and historic significance of Point Nepean. PLEASE!

Rye (name supplied)

10 February 2017

Point Nepean Master Plan
Parks Victoria
Level 10, 535 Bourke Street
Melbourne VIC 3000

pointnepeanmasterplan@parks.vic.gov.au

Tasma Terrace
4 Parliament Place
East Melbourne
Victoria 3002

Email: info@nattrust.com.au
Web: www.nationaltrust.org.au

T 03 9656 9800
F 03 9656 5397

Our Ref: B2401, L10072

Re: Point Nepean National Park Draft Master Plan

Dear Sir/Madam,

I am writing to you regarding the *Point Nepean National Park Draft Master Plan*, published in December 2016.

The National Trust of Australia (Victoria) (NTAV) is generally supportive of the Draft Master Plan, which includes extensive discussion of site context, themes, vision, interpretation strategies, activation strategies for the Quarantine Station and an implementation strategy. The adaptive re-use of the Quarantine Station is essential for ensuring the protection and conservation of Point Nepean's **natural** and cultural values for the enjoyment of future generations. We submit that this plan is worthy of bipartisan support, which is essential given the last ten years of indecision has slowed down progress of conservation works and finding a suitable, ongoing use for the site. Bipartisan agreement on the future of Point Nepean would give confidence to the community that the Master Plan would be supported and funded in the medium to long-term.

The National Trust makes the following comments in response to the *Point Nepean National Park Draft Master Plan* document, structured by headings utilised in the plan.

Executive summary

Vision

The vision for the park is given as:

'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—turbulent ocean colliding with tranquil bay, 35,000 years of history, diverse, fragile and sacred landscapes, the dynamic Quarantine Station experience.'

NTAV submits that 'natural values' be added as part of the above vision. The addition of natural values is essential to prioritise the ongoing protection and celebration of the ecologies that are central to Point Nepean National Park. Although the natural values of the landscape and its ecology **forms part of the vision for 'Caring for Country' on page 86, it should be a part of the broader holistic vision for the park.**

Approach

NTAV is pleased that appropriate consultation has been undertaken with the Traditional Owners. It is clear that the knowledge and understanding gained through this consultation has informed the key initiatives of the *Point Nepean National Park Draft Master Plan* at a number of levels, and Parks Victoria can be commended for this aspect of the plan.

NTAV notes that once a planning permit is being developed for works on the site that a Cultural Heritage Management Plan would be triggered because of the Aboriginal sites present at Point Nepean. As there is no Registered Aboriginal Party (RAP) for the Point Nepean area, Aboriginal Affairs Victoria or the Victorian Aboriginal Heritage Council would be called upon to do the work on the Cultural Heritage Master Plan which is usually undertaken by a RAP.

Policy context

National park management plan

NTAV notes that on page 26 the Management Plan requires that the Master Plan undertake:

- *Economic analysis, feasibility studies and financial modelling of the Quarantine Station's future use*

While later in the document the section 'Implementation strategy' covers financial sustainability, a cost plan and a scenario financial analysis, in our view further detailed analysis should be undertaken prior to finalising the Master Plan.

Conservation Management Plans

NTAV supports the adaptive reuse of the buildings at the Quarantine Station. We are supportive of the prescription on page 27, taken from the *Point Nepean Quarantine Station Conservation Management Plan*, **that adaptive reuse must "include measures to minimise any adverse impact on historical heritage values prior to commencement and during the life of the approved use."** We submit that this statement be included in all documentation for the Expression of Interest process, and strictly adhered to during the tenure selection process.

Initiatives not reflected in the park management plans

NTAV supports the increase in access to the park generally **and the minimisation of the park's road infrastructure.** It is believed that this will facilitate greater visitor engagement with the natural and cultural values of the Point Nepean National Park. Strategies should be developed to ensure that access is carefully managed, and that increased access across the site does not adversely impact on the natural and cultural values of the place.

Revealing stories

Interpretation strategy

NTAV welcomes the holistic approach that Parks Victoria has taken to developing an interpretation **strategy for the site. The inclusive nature of the ‘removing fences – shared cultural landscape approach’** would have positive benefits for the community in terms of telling the layers of complex histories that the site holds. The integration of voices, stories and knowledge from Traditional Owners across all areas of the park is strongly supported by NTAV. The intention to restore and interpret the Fumigation & Boilerhouse area is positive, given that the machinery and infrastructure of these buildings make them unsuitable for adaptive reuse. We would welcome interactive displays within these buildings, offering a deeper interpretation of the site that is family friendly. Retaining and conserving the original luggage tramway rails tell an important story about the use of the site historically and should be pursued as part of the interpretation strategy.

Quarantine Station

We note that the interiors of many buildings at the Quarantine Station are not included in the Victoria Heritage Register (VHR) Statement of Significance. As such these interiors are unlikely to be adequately protected in the event of a permit application for alterations. Although the interiors may not meet the threshold of state significance for inclusion on the VHR citation, many of the interior features are still of heritage significance and highly valued by the community. These features often **contribute to the visitor’s ability to read the story of the Quarantine State through its buildings. One** such example is the First Class Dining Hall, which could be converted to a function venue while retaining the parquet flooring, fireplaces and fittings. NTAV encourages Parks Victoria to consider the suitability of particular buildings within the Quarantine Station for particular uses that would ensure that the interior heritage features can be integrated into the detailed design for adaptive reuse. Such considerations should be taken into account by the activation scenarios. For instance, Scenario 2 proposes an education and research focused activation of the First Class Dining Hall, which may see some key interior features fully or partially removed. As such the suitability of **adaptive reuse might be usefully employed as a ‘criterion’ to be considered by ‘10.8 Activation scenario criteria’** evaluation on pages 122-123. This would reiterate the prescription given on page **27 of the Master Plan, that adaptive reuse must “include measures to minimise any adverse impact on historical heritage values prior to commencement and during the life of the approved use.”**

Core deliverables by Parks Victoria

With regards to car parking, jetty, utilities connections and event infrastructure as outlined on page 109, NTAV advocates for conservation outcomes to be balanced with the need for the new and improved infrastructure required to facilitate activation of the Point Nepean National Park site. Utility/service lines to facilitate heritage building use should be underground where possible. When upgrading paths, barbeque, picnic facilities and playscapes, vegetation removal, including native vegetation and mature planted trees, should be prevented. Succession planning for existing mature planted trees could also be undertaken in the next 10-20 years. Detailed implementation plans for indoor and outdoor events should be developed to increase accessibility and capacity while protecting the significant natural and cultural values of the place.

Partnerships

NTAV considers that partnerships between Parks Victoria, the community and the private sector are essential to ensure the long term sustainability and protection of the Quarantine Station. NTAV commends Parks Victoria for the strong list of activation strategies and the aspirational outcomes proposed in this section of the Master Plan. Parks Victoria might also consider Government agencies such as Creative Victoria as potential partners for activation of the site.

Design and development parameters

New development on the Quarantine Station is an issue of key concern to the community. While NTAV recognises that new infrastructure will likely be required at the Quarantine Station to ensure long term sustainability of the site into the future, we submit that the site has limited capacity to support the establishment of additional facilities without adversely impacting on its cultural and natural heritage values. As such, NTAV supports the intention stated on page 126 that **“the net footprint of new buildings should not exceed the net footprint of demolished buildings at the time of, and reflected in, the 2008 CMP, and new buildings are not permitted outside the Quarantine Station.”** New buildings should match the scale of existing buildings, be sensitively located, and vegetation removal should be minimised, with native vegetation and mature planted trees protected as part of the development process. It is suggested that height controls are applied to the Quarantine Station to guide future development.

With respect to the new buildings suggested on pages 126-127, NTAV submits that further detail should be included in the Master Plan to provide a clearer indication of the conditions under which new building infrastructure will be required. Any proposed new development on the site should be exhibited with adequate documentation and detailed design that outlines specific requirements met by these buildings that could not be achieved through adaptive reuse of existing heritage buildings.

On page 127 reference is made to preliminary analysis undertaken by TZG in the 2010 Master Plan **regarding adaptive reuse of the Quarantine Buildings, stating “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.”** This analysis may provide useful guidance regarding appropriate possible uses of the Quarantine Buildings. As such, it may be useful to make this information available as part of the Expression of Interest process for the site.

Governance framework

NTAV supports Parks Victoria’s position 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.” As such, detailed plans for governance at the Quarantine Station should be developed and made public prior to any Expression of Interest process. NTAV commends Parks Victoria for conducting a precedent study to begin informing this process. Banff National Park, in Canada, particularly its Banff Centre for Arts and Creativity, could be a useful addition to this list, as a site that integrates the arts as a means for interpretation of the natural and cultural assets of the site.

Conclusion

NTAV takes this opportunity to commend Parks Victoria on the scope and focus of the *Point Nepean National Park Draft Master Plan*. NTAV strongly supports the adaptive reuse of the Quarantine Station and considers that this is key priority for the site to be sustainable into the future. Bipartisan support of this Master Plan is vital to ensure that this valuable heritage asset for the state of Victoria is protected well into the future.

Should you have any questions regarding this submission, I can be contacted on (03) 9656 9823.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Jessica Hood', written in a cursive style.

Jessica Hood
Community Advocate, Environmental Heritage

24 January 2017

Point Nepean Master Plan
Parks Victoria
Level10
535 Bourke Street
Melbourne, VIC, 3000

SUBJECT: Point Nepean National Park Draft Master Plan

Dear Madam / Sir,

Thank you for conducting the information session on Sunday 22nd January at Badcoe Hall, which I attended. I found it very informative with a wide range of interesting views expressed by the attendees.

I must say that this is the first time I have attended such a public meeting which is an indication of my concern for the future of the Point Nepean National Park.

When I arrived at the park I was dismayed to see that the Quarantine Station precinct was being used for a local market. Also, I just became aware that the "Portsea Polo" function was held at the same place.

I believe it is a gross misuse of a National Park facilities for financial gain by certain (privileged, perhaps?) sectors of the community at the expense of tax payers. I understand that maintenance of the park is funded by appropriations from the Victorian Government, and that parking fees for such events are consigned to State Government consolidated revenue.

Having said that, I will now try to present some of my thoughts on the Draft Master Plan in a more logical manner.

The Plan is far too long to address all aspects in this letter so I will try to focus on the Key Initiatives as listed in the Executive Summary:

- *Support Traditional Owners¹ connection to Mon Moh share their stories and promote a greater Traditional Owner site presence and sharing of knowledge.*

Welcome to Country.

I certainly recognise that aborigines were here long before "white fellas". However, I would not like to see this aspect take precedence over more recent uses that the land has been put to. "Welcome to Country" is very politically correct, but also controversial, and therefore should not be an overarching factor when considering the future of the park.

However, having said that, the original inhabitants certainly should be recognised and included in

a proper and balanced perspective on the Park's future.
All "owners" of the Park should receive equal exposure and promotion.

- *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.*

Good idea!

- *Implement a new high-quality interpretation of the former quarantine disinfecting complex.*

Good idea!

- *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.*

I believe the central visitor arrival area should be at the entrance to the Park, not within the park. (See below regarding Park entrance)

- *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.*

Due to the size of the Park a shuttle service is a necessity. Although the current service is reasonably adequate I believe it does not run often enough and its hours of operation need to be extended. Perhaps a couple of smaller vehicles could be considered rather than the one large (Ventura?) bus currently used.

- *Create a more welcoming and a reactive park entrance including landscape works, a Welcome to Country, signage, a stronger connection to Police Point Shire Park and a new small kiosk with a local bus stop, arrival/orientation information, bike hire facilities and a shelter for the new shuttle stop. Potentially repurpose the former Visitors Centre for potential new park uses.*

At the major National Parks I have visited here and overseas there is always a building and short term car park at the entrance to the Park where everyone must "check-in" in some way, either to pay an entrance fee or to collect information on the available trails, parking areas within the park, toilet facilities, and general rules and regulations, etc. All of this facilitates proper management of

the Park and environment. When everyone enters the Park they are fully equipped with all the rules and regulations, etc., so there is no excuse for doing the wrong thing.

This is also the place to locate a small shop and perhaps cafe.

- *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.*

No problems with a new Bush Trail. However, all access to the Park should be via a controlled entrance, not via many different tracks around the perimeter of the Park. Any new external tracks to the Park should terminate at the Main Entrance (see above).

- ***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.***

"Joint Management" is a great concept.

However, having visited several of Australia's National Parks which are under joint or full management by Aborigines I would like to see more upfront involvement by these people. Several instances come to mind from visits to Kakadu National Park, Katherine Gorge and Uluru where the "local guides" were backpackers from several European countries. In my opinion it is not sufficient to just "joint manage", they need to be out there face-to-face with the visitors explaining their culture and heritage.

- ***Provide coastal experiences including interpretation, coastal lookouts, a sea kayak trail and a possible new restricted use jetty at the Quarantine Station, to share and connect visitors with the surrounding marine environment and maritime history.***

Coastal Lookouts

Increasing the number of lookouts and improving existing lookouts is a good idea.

Sea Kayak Trail

There is no need for a Sea Kayak Trail which would inevitably pass through existing dolphin grounds. Dolphins and penguins are already quite visible to everyone from the land. Also, a National Park is no place for such a commercial venture.

Jetty

No need for a jetty. All access should be via the Main Gate where access to the Park can be controlled (see above).

All access to the Park from Port Phillip or Bass Straight should be forbidden for safety ecological and management reasons.

Marine Environment and Maritime History

All waters around the Park should be declared a Marine National Park where boating, diving, fishing, snorkelling, etc. are banned.

I understand there is an existing Marine Park on the Bass Straight side of the Park. This should be extended through the Heads from London Bridge to Police Point.

- ***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.***

Good idea!

The scenery is magnificent and the history is fascinating. Details of ship wrecks and locations need to be highlighted via maps, photos, etc.

- ***Support the sensitive, adaptive re-use of existing heritage buildings in the Quarantine***

Station to ensure their long-term conservation and use.

Yes, but not for accommodation. Perhaps art functions, educational events, etc. But the "user pays".

- *Enrich and activate the Quarantine Station through a mix of compatible uses (e.g. arts, eco-tourism, education and research, and accommodation) via partnerships between government, Traditional Owners, private sector and community.*

Yes, as above

- *Provide a range of accommodation types at the Quarantine Station, from camping to budget to boutique.*

While I understand that some development of the Park will ultimately take place, *I am totally against any form of accommodation being built within the Park*, as listed in the Draft, be it camping, budget or boutique.

There is plenty of scope for private development of such facilities outside the Park boundaries. No one should be able to gain any commercial benefit through the exclusive use of our National Parks.

It might be of benefit to look at the USA's model for its national parks where there is no accommodation permitted, and the parks are closed after dark.

Some accommodation is provided on Sydney's Cockatoo Island, and various art functions are also held, but this island has nothing like the ecological sensitivity that Point Nepean is subject to. There is almost no flora or fauna on Cockatoo Island.

- *Enliven the precinct through various activities, programs, events, exhibitions, arts, workshops, forums, markets, festivals, residencies and collaborations throughout the year.*

Yes, as above - but not accommodation.

However, I believe that using the Park for markets and festivals is not a good idea due to the very real possibility of environmental damage.

As I mentioned at the beginning of this letter I was disappointed to see the Park being used for a local market. The number of cars driving and parking on the grass paddock was excessive and I am sure damage was done to the grass and surrounds.

Also, having horses in the Park for "Portsea Polo" is environmentally unacceptable. Dogs on leashes

are not allowed along the Point Nepean coastal reserve due to environmental considerations, so why should horses? Horses are quite capable of introducing unwanted viruses which can affect local fauna.

SOME OTHER CONSIDERATIONS

Ticonderoga memorial and Graves

In the same way that there are aboriginal sacred sites, the Ticonderoga memorial and graves are just as sacred to non-aboriginal people. These sites must be protected.

Ship Wrecks and Lives Lost

There needs to be greater recognition of the ships and lives lost at and near the Heads. These waters are a grave for many seamen and passengers, and should be recognised as such.

Entrance Fee

An entrance fee should be considered. This may go part way to offsetting the costs of running the

Park. Although I say this should be considered, personally I would not benefit from the imposition of such a fee due to the large number of times we use the Park.

Therefore, perhaps a heavily discounted yearly ticket or something similar could be considered for "frequent users"?

Staffing

Has the use of volunteer labour to, say, staff a Main Entrance, drive the shuttle bus, etc. been considered? There is a large number of retired people on the Peninsula who might like to be involved (I would).

Car Parking

With the increased numbers expected to visit the Park, consideration needs to be given to providing suitable car parking facilities at the entrance, the Quarantine Station, and Gunner's Hut.

As at present, visitor's vehicles should not be allowed further than the Gunner's Hut car park

The USA Model for National Parks Management

As I mentioned before, I believe we can learn a lot from the way the National Parks in the USA are managed.

I believe we do not treat our National Parks with the respect they need to survive and be enjoyed by many generations to come. They should not be available to any private enterprise to make profits at the tax payer's expense.

The N°1 priority should be the **preservation** of these unique world assets.

Cost/Benefit Analysis

If a park is deemed to be a "**National Park**", then a cost benefit analysis should not be applied in such a way that it must be shown as able to pay its way and even make a profit. In the case of National Parks, the costs may well outweigh the benefits if it is a true National Park, national asset, and world asset.

Thank you for giving me the opportunity to be involved in the consultation process and to be able to provide some feedback on the Draft Plan.

Yours sincerely,

Rye resident (name supplied)

30 January 2017

Some thoughts after I completed the questionnaire

- Info centre and main entrance location Preserve and reuse original building
- Stables issues; totally against altering external structures or adding new buildings
- Camping and accommodation; must be available to all, suggest Jarmen Oval be developed into camping ground

You can add; not in any preferential listing:

- Ban the removal of any existing buildings historically listed or not
- Urgent repairs or upgrade required of Defence road; Deterioration from use bus
- Museum and Education centre to be placed in hospital building 3; possible annex of NHS
- Ban the use of existing Hospital Buildings for accommodation
- Use of Hospital Buildings and Badcoe Hall as Exhibition areas, pop up shops
- Badcoe Hall use as an affordable restaurant as it has a commercial size kitchen and Bar Area
- Hospital Kitchen buildings as cafes
- Ban the building of an exclusive hotel or spa centre
- Prohibit jetty build unless rebuilt to original plans
- Ban Boating in all areas of park
- Ban sea kayak trail and water sports including swimming in all areas of park due to unsafe tidal movements
- Renovate and preserve existing officer's accommodation buildings for glamping
- Preserve Badcoe Hall at all costs
- Preserve Forts and tunnels and buildings from concrete cancer
- Education promote schools to camp or provide accommodation in existing officer's accommodation buildings
- Guided tours by NHS or other historically knowledgeable persons
- Provide drinking water at Fort Nepean area and Quarantine Station
- Establish BBQ/picnic areas throughout Park
- Use of Influenza huts for Glamping

Thanks

(name supplied)

Volunteer Friends of Point Nepean National Park



Submission

Point Nepean National Park Draft Master Plan

Mornington Peninsula Branch, Australian Greens Victoria

We wish to commend Parks Victoria on a very comprehensive, balanced draft Master Plan.

The following Recommendations (and attached Specific Comment) are submitted to help Government further refine the objectives and future operation of the Park.

Broad Context

National parks are primarily for the preservation of the natural environment and its ecosystems, and this should be an overriding objective of the Point Nepean National Park as well.

The Point Nepean National Park however has important indigenous and settler historical significance, and preservation and presentation of that history within the Park is a valuable secondary objective.

The framework is unclear, indicating potential encroachment into natural areas of the Park by commercial interests. Other uses should be subsidiary and secondary to the above objectives, and should only be contemplated where necessary to support the above two primary objectives.

An oversight would appear to be the complete lack of reference to Climate Change. No Master Plan of this nature is complete without considering it, both on the Park itself in its geomorphological time-frame, but equally importantly the infrastructure of the redevelopment needs to be robust in a 100 year (at least) timeframe.

Specific Recommendations

1. Caring for Country, and the Coastal Experience should be the primary Master Plan Principles, with the other four principles being subsidiary to them.
2. Private investment in the Point Nepean National Park should be limited to that which is necessary for preserving its natural environment, its ecosystems, and for explaining its historical importance.
3. The overriding concern for any future development must be the balance and retention of the parks environmental & ecological value with that of the indigenous and white history of the settlement.

4. Contemporary management practices and procedures are essential for sound park management and greater detail on management of the environment appears warranted.
5. The Quarantine Station facilities and buildings should be utilised primarily to support the two principles.
6. Commercial elements under the Master Plan should be limited to those necessary to support these two principles identified above, i.e., (1) preservation of the natural environment and its ecosystems and (2) preservation and presentation of the indigenous and settler historical significance of the park.
7. Accommodation uses in the Park should be limited to those supporting ecotourism, and lower-end tourism needs (e.g. camping, glamping and budget accommodation – higher-end accommodation is already well-provided for on the Southern Peninsula).
8. Other uses (e.g. arts, community, events, weddings, recreation) should not normally be facilitated, as these have no connection with the National Park, and other suitable venues and facilities are already available elsewhere on the Southern Peninsula. Government may, however, consider a balanced events and activities plan in the existing Quarantine area (for example: Weddings, Markets, Music, Cinema, Polo) subject to them all delivering financial benefit into the property & buildings. Impact must be managed and limited to the existing Quarantine Station built-up area only.
9. Given there is no financial advantage in choosing any one strategy over another (see page 133), funding should not be an impediment to the proposed Park use outlined above.
10. A 24hr Emergency Wildlife Hospital should be established in the existing Quarantine buildings.

Mornington Peninsula Branch
Australian Greens Victoria
Feb 1, 2017

Comments – Point Nepean National Park Draft Master Plan

Specific Comment

As the Draft Master Plan is very comprehensive, and well laid out, the following comments generally follow the structure of the 141-page Mon Mon booklet.

Reference	Comment
Page 10, Exec summary	<p>The Summary includes the following “. As a national park, a key criteria for any private investment is that it be for a publicly beneficial purpose or purposes and not of detriment to the protection of the park, including its natural, indigenous, cultural, landscape and recreational values.”</p> <p>Clearly, the reference to “a” key criterion should be “the” key criterion.</p> <p>Other criteria which outline Initiatives or proposals that protect and enhance the environmental, conservation and cultural values of the Park values should be given conditional support, subject to further details being made available where appropriate, and assurances given that no loss of conservation values will accrue for such initiatives.</p>
Page 13, Exec Summary	<p>The Summary under Master Plan Implementation says “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> <p>We strongly support no sole tenancy arrangement, and any tenancy needs to be fully subsidiary to the primary objectives of the Park.</p>
Page 25, Policy Context, Master Plan Considerations	<p>The Draft says “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 the benefit of private investment in tourism infrastructure to the Victorian economy, the second being conservation of the park’s environmental, cultural, social and aesthetic benefits as a public space, national park and heritage landscape.”</p> <p>Surely this is the wrong way around – we strongly contend that the first and primary public benefit is preserving the Park – the second (by a long margin) is the benefit of private investment in tourism.</p> <p>The Plan should consider, additionally, an EIS for the Marine National Park, particularly if increased visitor numbers enables the jetty (Ref 15) or a ferry service begins. We note the potential impact on the Dolphin sanctuary, and seabeds.</p>

Page 28-9 – Engagement Outcomes	The Current Policy context, the Appropriate Uses and Additional Context, are all very balanced and sensible – including the Objectives developed in conjunction with the Traditional Owners.
Page 38 – the geomorphology story	An excellent and necessary element of the Park’s story, this would be great presented digitally – the flat plain, the river/s, and the waterfall all slowly being overtaken by the rising sea. The Master Plan Consideration section is important as well.
Page 40-43 – re Country	This element, including the Managed Ecologies, in our view is of equal if not greater importance than the historical elements of the Park – given National Parks are primarily about showcasing this (restoration and healing).
Page 44-7 – the Coast	This section is underdone, since it doesn’t focus adequately on the Marine Ecology element of the Park, and instead focusses mainly on the visual elements.
Pages 48-51 – the Heads	Suggestions/considerations are fully supported.
Page 52-5 – the Quarantine Station	Suggestions are fully supported for consideration (but see later Section 10 comments).
Page 58-60 – Master Plan Principles	All six Master Plan Principles have some relevance, but we think Caring for Country, and the Coastal Experience justify more weight, as these are central to the concept of the Park as a National Park. However, to the extent the totality of this plan requires it, we note the value of a drawcard to bring visitors (e.g. Quarantine simulation – Use Sovereign Hill model, also the value of cultural activities (e.g. hands-on experience; boomerang)).
Page 72-3 - Interpretation	Themed trails are important – and the Quarantine experience ought to start at the wharf if possible.
Page 76-7 - Connections	All 6.1 Key initiatives are supported, as are the suggestions for Park Entry. Re 6.3 Car Parking – is it possible for this to be put underground, or covered over with an earth roof? The Shuttle is an excellent idea. The plan could also consider a tram service or electric golf buggy self-transport. We note road entry with increased numbers may be problematic – local narrow road – more thought needs to be given to traffic management. Upgrade of selected trails needs to manage impact to existing flora & fauna. We note enhanced Park entry is supported at the Gate area.

	Quarantine station parking upgrade, widening of roads, increased traffic flow must be managed against impact on flora & fauna.
Section 7.0 Caring for Country	<p>This vision is fully supported.</p> <p>Other criteria which outline environmental protection and enhancement of the biological and ecological values of the Park as encompassed in “Caring for Country” should be paramount, central to, and of primary importance in any proposed future plan. Other aspects, i.e., Quarantine Station, Coastal Experiences, The Heads, Peninsula Connections and Revealing Stories should play a secondary role to the primary function of the Park.</p> <p>The Plan identifies nine ecological classes within the park but does not comment on the environmental / ecological importance of these classes. Similarly, the Plan identifies several important components of the Park, e.g., its Bottlenose Dolphin population, especially at the Ticonderoga Bay Sanctuary Zone, and the fact that it is an internationally significant roosting and feeding area for resident and migratory seabirds from August to March (which incidentally might be promoted as an eco-tourism opportunity for bird-watchers).</p> <p>The Plan also identifies that the site is the largest and most intact area of remnant coastal vegetation on the Port Phillip Bay coast and Victoria’s largest remnant area of Coastal Alkaline Scrub, landscapes providing habitat for species like the White-footed Dunnart, Long-nosed Bandicoot, Black Wallaby and Hooded Plover. Its undisturbed intertidal rock platform 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.</p> <p>Other criteria which outline efforts to support and maintain these diverse environments within the park must be unequivocally supported, as is the initiative to restore vegetation to its pre-European settlement status.</p> <p>Other criteria which outline concerns are those raised in relation to increased human visitation, expansion of existing and new trails and modification of the environment to accommodate and indeed encourage increased visitor numbers.</p> <p>We need to ensure that the very values that attract people to the Park are not destroyed or compromised by excessive visitors. It is suggested that visitor numbers at least on trails in more sensitive regions be capped – this is done in other Parks, e.g. Wilson’s Promontory National Park.</p> <p>In addition to rehabilitation, the Plan presents a vision of shared custodianship of the Park between the Traditional Owners and Parks Victoria, with sharing of knowledge, sustainability through a number of</p>

	<p>perspectives including the Traditional Owners, archaeologists, historians, marine biologists, ecologists and ornithologists.</p> <p>Although the Plan indicates that the remnant flora and fauna of the Point Nepean area is of very high significance, scant mention is made of rare, threatened or endangered species present. It is noteworthy that the Park is home to the White-footed Dunnart, Long-nosed Bandicoot, Black Wallaby, Singing Honeyeater, Blue-winged Parrot and Hooded Plover, and threatened orchids are reported as being present.</p> <p>Protection and enhancement of rare, endangered or threatened species must be a major objective of the Plan, yet this does not seem to feature as an initiative in the Plan.</p> <p>Assurances are sought that: initiatives described in the Plan will not adversely impact on the environment, flora and fauna; and that satisfactory buffer zones will remain between areas developed for increased human traffic affording on-going protection for resident fauna.</p>
<p>Section 8 – the Coastal Experience</p>	<p>Properly and sympathetically managed, this could be a major feature of the Park, supporting marine-based ecotourism. The Port Phillip Heads Marine National Park could be more central to the story, and could be supported by a related academic/research facility as part of the Quarantine Station network of buildings.</p> <p>The proposed new jetty's use should be limited as suggested, and further work needs to be done on the link with the Sorrento ferry (and cruise ships?). Major concerns exist with respect to the construction of a new jetty. The Plan provides no information on the size of the construction, or the extent to which the proposed jetty and associated boat traffic will impact / intrude into existing protected waters, especially on the dolphin reserve and marine reserve. It also provides no information on the need if any for dredging or blasting, provides little information on the nature of the boat traffic, i.e., the size / passenger capacity/draught of boats or ferries, and the potential impact of noise, boat movement and fuel and oil spills on the surrounding marine environment.</p> <p>The following initiatives are supported subject to appropriate protection of the local environment:</p> <ul style="list-style-type: none"> • Coastal lookouts and guided coastal access, with additional trail access, links to coastal outlooks and Traditional owner guided access to specific areas. • Sea kayak trail from Quarantine Station to the Sea Bend. • Coastal stories interpretation and information in a cultural, biological and historical context.

Section 8.3 – Larger Coastal Journeys	This may be a step too far, and should only be considered well into the future. If the Park is to part of a wider journey, the accommodation options would need to be carefully considered.
9.0 – the Heads	Suggestions/considerations are fully supported, subject to appropriate protection of the local environment.
10.1-10.4 – the Quarantine Station Precinct	<p>Generally well-balanced, as long as the commercial elements do not stray from the statement below from page 107 –</p> <p>“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, indigenous, historic, cultural, landscape and recreational values.”</p> <p>Assurances are sought that private development will not impact in an adverse manner on the Park environment or flora or fauna.</p> <p>It would appear appropriate for the Plan to have on-going monitoring of any commercial development to ensure that no adverse impacts do occur, and to allow for the cessation of those activities if in fact adverse impacts are noted.</p>
Page 110-111 – re Partnerships	<p>In our view the most important partnerships would be Ecotourism and Research and Education (Park-related). Hospitality and Retail should only be allowed to support the primary roles of the Park. Accommodation, Health and Wellbeing should be limited – whereas Arts; Community; Events; and Recreation have little direct connection with the Park, and should only be considered where other suitable alternate venues are not found elsewhere in the Southern Peninsula (Golf Clubs, Reception Centres and other venues are plentiful).</p> <p>We could support arts, community & events as a balancing necessity in the developed Quarantine area, as earlier discussed. We note the statement on 10.3 p108. – Arrival & Orientation – Opportunity for shared community engagement.</p>
Section 10.6 – Use Scenarios	<p>Primary Submission/Comment</p> <p>Given the above, we would prefer a focus on two uses – of Education and Research, and Ecotourism options, with some accommodation options (not Boutique – many other Peninsula venues available). We think this balance is most in line with the Principles of National Park management. We also note that the choice of any one scenario does not impact on the overall cost of the Park. Page 133 says “The analysis shows that the difference in income for Parks Victoria between the five</p>

scenarios is small.” Consequently, the choice of the balance we suggest above should not have a financial consideration to it.

In short, education and research, together with ecotourism are supported as a high priority, with provision of facilities for school groups, and the use of facilities by academic institutions for research into the cultural, ecological, historical, archaeological aspects of the Park, including the marine reserves.

We note there is little reference to Jarman Oval in the document. We suggest that it could be used for camping and glamping options, with possible other budget accommodation to be provided (since the Southern Peninsula is lacking in such options, and its availability would enable a wider cross section of the community to enjoy the Point Nepean National Park experience).

We also support the establishment of a Wildlife Hospital, which would sit well with the proposal for University & Education. The proposal would include a breeding program & education centre. (We believe the Kanyana wildlife rehabilitation centre in Western Australia, which is also in a national park, is a great example of what can and should be achieved – see <https://www.kanyanawildlife.org.au/about-us/>).

Supporting Comment against Possible Uses

Accommodation, Health and Well-being

The provision of limited accommodation sensitive to and in keeping with the surrounding Park is supported. By definition, it is suggested that a National Park will provide for the health and wellbeing of visitors without significant additional facilities. Spas and other well-being enterprises are seen as superfluous and are not supported.

Hospitality and Retail

Limited provision for cafes, kiosks and other retail outlets at the Quarantine Station providing goods commensurate with the Park experience is supported.

Eco-tourism

Major opportunities are seen for eco-tourism, especially in conjunction with Traditional Owners. Such ventures might include bird watching, diving, guided walks as indicated in the Plan. Highly recommended.

Events

Concern is raised regarding events that may attract large crowds and may impose excessive noise in sensitive areas. Generally not supported.

	<p>Arts</p> <p>Limited provision for artwork focussing on aspects of the Park is supported.</p> <p>Recreation</p> <p>The primary function of the park as a repository for our natural heritage notwithstanding, ample opportunity should be afforded to visitors to ensure they utilise the park for appropriate recreation, including activities such as walking, camping, kayaking, diving and cycling, whilst ensuring no adverse impact on resident flora or fauna, or on the environment.</p> <p>Community</p> <p>The concept of the Park forming part of and being recognised as part of the Mornington Peninsula community is supported. The use of facilities for Community activities consistent with the environment, conservation and protection is encouraged.</p>
Section 11 – Implementation Strategy	We fully support the strategy laid out in 11.1, the Financial Sustainability discussion at 11.2, and particularly the concept and arranging of the Catalyst Projects at 11.3.

Appendix A

Relevant Greens Policies

Australian Greens policies relating to the conservation and protection of the Point Nepean National Park fall into three categories: Environmental Principles, Marine and Coastal Areas and Biological Diversity. In part, these policies identify that:

- Australians have a duty of care to manage our unique natural environment and its resources to ensure their ongoing sustainability for future generations; that ecological sustainability and the precautionary principle must be fully integrated into decision-making in order to secure the continued availability of the resources of the planet for present and future generations; and that it is necessary to work with Aboriginal and Torres Strait Islander peoples to protect and restore our country.
- Our marine environment must be managed to deliver clean and healthy oceans, integrated ecosystems and sustainable coastal communities; the precautionary principle must apply to the sustainable management of marine, coastal and estuarine ecosystems; marine mammals and their habitat must be protected and conserved; and a managed national system of marine reserves is necessary to protect our marine ecosystems.
Protected areas are vital to the preservation of Australia’s biodiversity; habitat loss and fragmentation, together with the spread of invasive species are recognised as major threats to biodiversity; Australian ecosystems are vital for the survival of internationally significant species of migratory animals; and a comprehensive, adequate and representative system of terrestrial, freshwater and marine protected areas is necessary including all remaining areas of high conservation value, managed primarily to protect and restore biodiversity.

Point Nepean Master Plan
Parks Victoria
Level 10, 535 Bourke Street
Melbourne, VIC, 3000
pointnepeanmasterplan@parks.vic.gov.au

8th February 2017

Point Nepean National Park Master Plan

To whom it may concern

My parents purchased a holiday house in Sorrento almost 50 years ago and I have been very fortunate to have spent many summers and winters in the region. I first recall going to Point Nepean as a child and guest, to the Officers Cadet / Army camp. Later when the area became a national park, I took secondary school students to the area, as well as family and friends and visited it many times myself. I have played croquet there, gone to some events (the January fun run for example) and continue to take family and friends to one of the most beautiful areas in Victoria. I now ride my bike there almost every weekend I am in the area and enjoy the peacefulness and unique attributes that your Master Plan so aptly describes.

PNNP has benefited and is relatively 'healthy', although less ecologically diverse, because it was protected from commercial development during the last century, otherwise it would just be another 'Portsea'. Let's continue protect this great asset. I support the process that PV has put in place including the extensive consultation process. I do not agree with the sentiments expressed at the last engagement meeting (January 2017) that this consultation and planning process is taking far too long – let's get the long term decision right so as to protect PNNP's future.

I fear that commercial interests are driving this planning process, rather than heritage, community, indigenous or environmental views. I do see the private sector as a potential partner, but only if kept in check through community monitoring and absolute transparency (not commercial in confidence) protocols. While I recognise the costs involved in maintaining the vast numbers of buildings, I do not believe that commercialisation is the way to manage this problem. The core issue at PNNP is the chronic lack of funding, over the last two decades needed to maintain or even repair existing tracks and provide and update adequate interpretive platforms. That said, there has been significant gains in developing new trails and the opening the park to a more diverse group of people, all of which is encouraging and needed if we are to maintain 'healthy parks' for future generations.

Some key assumptions behind the Plan need to be questioned such as why we need to drastically increase visitor numbers to 410,000 (11.6)? Why must everything be 'developed' at the expense of peaceful and tranquil environments that allow for deep and considered reflection or just quiet time? Are the projected figures defensible in a business case for any options proposed? Why is accommodation being seriously considered in such a fragile environment- surely there are many options for accommodation outside the Park? What about the environmental implications of more cars accessing the area and clogging the roads?

In terms of the options presented we still need more information, including:

- A fully developed action / implementation plan for each scenario (10.8), with a corresponding budget and timeline for milestones and priorities, before any decision can be made;
- Establishing and support a community monitoring mechanism to counter balance other proposed governance arrangements. Such groups work well in international settings where community's through such things as 'community report cards' can genuinely monitor what is happening on the ground.
- Provide more information about the proposed jetty as this will impact on the marine environment. For example the length of the jetty / costs for usage?

In general terms I support the following:

- More bicycle and low impact transport for greater access for all
- Better interpretative signs and information – why not look at sponsorship options?
- Removal of non-significant buildings
- Low impact recreational, artistic use as well as scientific research
- Some events (not sure about the Polo) in peak holiday periods
- Strongly endorse the engagement of the traditional owners at the Park – this is long overdue
- 'Free' access to the park for all and low / no cost options.

I am unsure about the kayaking options and some of the ecotourism proposed – this needs further thought and planning.

I do not support the following:

- Accommodation in PNNP – it is too small and fragile and will result in polluted environments
- Leases at Point Nepean for 50 years duration. These are too long (more than half a lifetime)
- Cruise tenders and guided recreational vehicles – I have seen the impact of tenders at Mooloolaba (eg rubbish strewn overboard washing up on the shores)
- Proposed new buildings as there are many that could be adapted
- No retail experiences – completely unnecessary.

The activation scenarios are structured in such a way that the optimum mixed use strategy will be most likely supported. My preference is for scenario 2, although I do like some of 3.

I have twice before written to Parks Victoria: once over the plan to commercialise Wilsons Promontory and the other about inadequate monitoring of allowing dogs into the Nepean National Parks. I note that in the latter case, long overdue total bans are in place but no enforcement is in evidence. This is the real concern on the proposed plan at PNNP – the lack of monitoring and slow drift towards commercialisation. Once lost, it will be gone for ever.

I thank you for the opportunity to contribute to this important process and value the democratic intent at its heart.

Yours sincerely

(name supplied)
Glen Iris, 3146

Point Nepean National Park Master Plan

The Master Plan does not give sufficient attention to the beaches bordering Point Nepean, which are also “community focused space”. These beaches have diminished in extent in recent decades, and are likely to disappear altogether if sea level rises.

The beaches are mainly of sand, with some shells and gravel. They have been supplied by erosion of the dune calcarenite cliffs and shore platforms bordering Point Nepean, and by movement of sand from the sea floor up to the shore. On the northern (bayside) coast the sand has drifted alongshore from west to east in a series of lobes that have migrated past Portsea towards Sorrento. Photographs taken early in the 20th century show a much wider beach at the Quarantine Station, while at times the beach there has been even narrower than it is now. This sequence was the outcome of the passage of a sand lobe from Observatory Point eastward, and on round Police Point to Portsea and beyond.

The beach along the north coast east from Observatory Point has been supplied with sand drifting from Point Nepean. This supply has diminished, partly because of seawall construction at Point Nepean and the dumping of a boulder rampart at The Narrows.

Sand is still being supplied from erosion of the dune cliff between The Bend and Observatory Point, and there is currently some accretion at Observatory Point, but the supply to the Quarantine Station coast is intermittent. At this stage the Quarantine Station beach is depleted, and its long-term persistence should be considered.

The Master Plan refers to sand on the ocean beaches (p. 21) and mentions the importance of breeding sites for the hooded plover and sooty oyster catcher, but attention is then given to backshore vegetation and there is no consideration of the source and rate of supply of sand to these ocean beaches, or their long-term persistence.

The beaches on both sides of the Point Nepean National Park can be used as a recreational resource, those on the ocean coast for surfing and those on the more sheltered north coast for swimming and sea floor exploration. Aborigines fished and collected shellfish from these beaches and near shore shallows.

The response to erosion on Point Nepean has been to introduce sea walls and rock armouring, which have reduced former beaches. If these beaches are to be maintained, sand renourishment will be necessary.

More background in “Changes on the Coastline of Port Phillip Bay”. Office of the Environmental Monitor, esp. pp. 51 et seq.

(name supplied)
21 December 2016

SUBMISSION TO 2016 DRAFT MASTER PLAN
MON MON
POINT NEPEAN NATIONAL PARK

SUBMITTER: Mornington Peninsula Branch National Trust of Australia (Vic)

DATE: 6 February 2017

SENSE OF PLACE

The presentation of the revised 2010 Draft Master Plan is pleasing as it reflects the original Community Reference Groups' ideals of open space and place of contemplation. Sense of place is also achievable by the recommendation of adaptive reuse of existing historic buildings for modern uses by retaining their original fabric and layout, allowing the integrity of the site to reveal its story. Re use of existing buildings in situ removes the necessity for new development and also removes the threat of interference with the existing vegetation which is critical to the landscape and its dependent habitat.

EXPLORATION

This is represented by the proposed opening; touring and signage of several Indigenous sites, previously unknown to the public and which in turn creates an opportunity for the public to explore the Indigenous history from an anthropological perspective while at the same time examine the later uses of the site after European occupation. The contrast in these juxtapositions gives a great overview of the evolution of the site and brings a sense of harmony to modern day proposals.

COMMERCIAL IMPLICATIONS

While a place of contemplation should be at the forefront of any planning development, commercial application is recognised as a necessity for sustainability of the Park into the future. This can be achieved through sensitive planning and compatible adaptive reuse of existing historic buildings, i.e. a University Climate Research Station, Boutique hotel/day spa in the vicinity of the Medical Superintendent's building, an interactive museum experience in the Quarantine Station itself, Back-packers outlet in the vicinity of the Influenza Huts, Regular market area near the Quarantine Station. Research campus attached to the Education Department which could offer live-in facilities in existing buildings etc. To consider any of these options the implementation of a Business Plan is recommended. Adaptively reusing existing buildings will keep the original fabric intact and not detract from the sense of place currently apparent at the site.

POINT OF ENTRY

There needs to be an evident vitality at the point of entry to the Park to encourage visitation and give a sense of 'welcome'. The current entry point (old information building) is the actual ideal entry point to the site but now offers a very bleak and shabby 'welcome'.

This is an ideal outlet for private enterprise to offer public amenity.

It has the added attraction of toilet facilities, information indicators, good parking space to encourage people to either picnic at that spot before exploring, have a coffee while waiting for the shuttle bus, get a sandwich to take or snack on, or leave their cars and take the shuttle bus or hire a bike and spend the day exploring the Park. It would also serve well as the following:

- a) The bus station for both the 788 and shuttle service
- b) Food and beverage outlet
- c) Information/map distribution point
- d) Bike hire point
- e) Ticket sales point for shuttle and tours i.e., a day ticket to cover the bus, tours and museum entry.

The impact of this as a commercial outlet is overcome by its distance from the hub of activity around the lower historic parts of the Park and occupies an existing building.

If consideration is given to installation of a jetty for marine arrivals one of the small existing buildings near the Quarantine Station could be turned into a 'mini' information/kiosk outlet which would also service people who drive their car directly to the area.

STORY TELLING

Expansion of the Indigenous history referred to earlier is an excellent initiative to encourage exploration.

Enhancing the Quarantine Station itself into an interactive museum that takes the visitor on a journey through the quarantine experience would be a great asset to encouraging patronage, with a small entry fee to cover outlay.

Greater opportunity exists to expand the military occupation of the site through storyboard signage, both around the Quarantine area and at the point.

More could be made of the role of Police Point in connection with the Quarantine area. Unless visitors actually visit Police Point to learn of its importance in the 'greater picture' it is lost.

MEETING PLACE

Commencing tours from the old stables area is a good meeting place as it is centrally located, close to the shuttle bus stop and not far from the main buildings in the quarantine area.

Thought could be given to Tour Information Officers who would not actually conduct tours but be 'on duty' at relevant or popular points to answer questions and direct tourists rather than lead tours.

SHUTTLE BUS

Shuttle bus must be a 'hop on/hop off' basis. Must run more frequently in high visitation periods and could operate in conjunction with tours on a day ticket pass basis.

MARINE ACTIVITIES

Due to the adverse conditions often encountered in the waters immediately surrounding Pt Nepean very careful consideration must be given as to what water activities are to be encouraged. Swimming should not be encouraged due to the reputation of the Rip and the area should not be promoted as a 'beach destination'.

Dolphin communities exist close to this area and their safety must be taken into consideration when encouraging marine activities.

SUMMARY

The plan offers to maintain the important principles of preservation of landscape and associated historic buildings. The initiative of opening new and important Indigenous historical elements and other story board signage adds to the integrity of the site and the vision of future development through adaptive reuse and limited expansion ensures that sense of place and elements of the National Park work hand in hand to sustain the area for future generations. It is important to encourage sensitive and compatible development for sustainability and to encourage stakeholder commitment to reinforce a sense of purpose and community on the site, keeping in mind at all times to 'tread lightly on the landscape'

Judy Walsh
Chair



Mornington Peninsula Branch
P O Box 303
McCrae 3938
jwa45664@bigpond.net.au
0407 099 855

17 October 2016

Parks Victoria
Level 10, 535 Bourke Street
Melbourne VIC 3000

To whom it may concern,

Re: Feedback on Point Nepean National Park Master Plan Renewal

Film Victoria is the State Government agency that provides strategic leadership and assistance to the film, television and digital media sectors of Victoria. We invest in projects and people, and promote Victoria as a world-class production destination nationally and internationally. Film Victoria works regularly with international production companies, and offers an incentives program to eligible companies for the purpose of attracting production and post-production activity to Victoria. Film Victoria also pitches out Victorian locations to attract projects and productions to the state.

Point Nepean is an iconic area with striking heritage buildings which have historically been of interest to filmmakers. Over a number of years Film Victoria has, with the assistance of Parks Victoria, regularly helped facilitate location surveys of Point Nepean, Quarantine Station and Fort areas. Some of the key attractions of Point Nepean that the Screen Industry has identified as valuable potential filming locations for projects are:

- / Dramatic coastline and distinctive coastal features
- / Natural attraction of beaches
- / The period buildings and quarantine precinct (eg. Commanding Officers House , Hospital 3)
- / Natural attraction of beaches
- / Forts and underground areas (eg. Fort Nepean, Engine House, Eagles Nest, Fort Pearce)
- / Remote look yet accessibility and proximity to Melbourne
- / Its ability to double for overseas locations, such as Gallipoli, Greece, Mediterranean Coast etc

Film Victoria is regularly pitching Point Nepean beaches, Quarantine Station and the Fort areas as potential filming locations accessible to International, interstate and local productions and production companies. The Victorian screen industry has benefited greatly from the support it has historically received to access locations at Point Nepean (particularly the areas outlined above) and would continue to utilise these areas if the period buildings and coastal areas remain accessible and practical for filming. Having Point Nepean seen on-screen would also provide a continuing opportunity to showcase and promote Point Nepean as a tourism destination, helping attract visitors from Australia and overseas, thereby contributing to the broader economy.

The growing trend of 'film tourism' has benefitted economies around the world with many regions running targeted tourism campaigns to this effect. Remaining a viable filming location provides would enable opportunities for Point Nepean to be seen as an inviting tourist destination.

Parks Victoria has long been supportive of the work that Film Victoria undertakes in attracting major Film and TV projects to the state. This work aligns with the Victorian Government's objectives outlined in the recently introduced Filming Approval Act 2014 which recognises the screen industry as a significant economic contributor to the state. This policy framework has been implemented to make it easier for this industry to do business in Victoria. Parks Victoria has played an important role as a film friendly agency and has continued to be proactive in accommodating location and production base requests from the screen industry. Film Victoria welcomes the continuation of Parks Victoria's positive film friendly approach and strongly recommends that Point Nepean remains a film friendly destination which supports the activities of the screen industry and its projects.

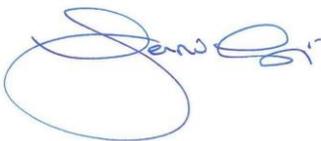
To recognise Point Nepean as a significant filming location and a site of real value to the screen industry, the master plans should be altered to include an additional heading 'filming activity' under the category of 'Cultural' (activities). This addition would add to the current list which includes:
Indigenous Culture

- / Quarantine and Army
- / Festivals and Events
- / Studios and Galleries
- / Markets
- / Filming activity

It is noted in current plans that Point Nepean is looking to attract artists and artisans to utilise the heritage buildings and undertake artistic endeavours, thereby creating an artist hub. The Screen Industry has enjoyed great success over the years in accessing the kind of artist communities and cultural hubs envisaged for Point Nepean, using them as film locations. Sites such as the Abbotsford Convent and Montsalvat Artists' Community Colony have developed and become thriving artistic hubs attracting artists, events, festivals and filming to their sites. Maintaining strong connections with the screen industry, allowing access for filming to their period buildings and locations and developing their spaces with the screen industry in mind has added to the vibrancy and utility of these spaces, helping to make them important cultural hubs.

If there is more information that Film Victoria can provide, please let us know. We would be happy to talk more about how filming could continue to play an important cultural role in the development of Point Nepean.

Kind regards,



Jenni Tosi
Chief Executive Officer

9 January 2017

Dear folk

I've been looking at your master plan for the Point Nepean National

Park. In the summary version, I found the following:

The implementation section of the report includes:

1. Design and development parameters to ensure the conservation and appropriate adaptive reuse of the park's heritage buildings.
2. Activation scenarios for investment at the park's Quarantine Station and modelling of different activation scenarios.
3. Cost planning, outlining by category and priority the master plan's key initiatives.
4. Catalyst projects: identifying projects that can achieve significant social return and can leverage private sector investment in support facilities and services.
5. A cost and benefit analysis of the master plan's key initiatives, including economic and employment opportunities, Traditional Owner benefits and environmental and social outcomes.
6. Governance criteria for the Quarantine Station's future management arrangement.

Do you actually train people to write like this? This is just verbal sludge. Even after going over and over it, which one is very loathe to do, most of it is completely meaningless. Is this your objective? Do you want to make your report so indecipherable that people will be put off bothering you with comments and meaningful input?

I've forwarded a copy of the above to Don Watson, of 'Weasel Words' fame, and will not be surprised if it features prominently in the next version of his book.

Really, to get serious. Before you put anything else out, you need to get Plain English people looking at the stuff.

Yours,

(name
supplied)



File Number: AD/06/3408

Point Nepean Master Plan
Parks Victoria
Level 10, 535 Bourke Street
Melbourne, VIC, 3000

24 January, 2017

To whom it may concern,

RE: Point Nepean National Park - Master plan review

Thank you for providing an opportunity for the Victorian Coastal Council (the Council) to provide feedback on the Point Nepean National Park Master Plan review. The Council would like to congratulate Parks Victoria on having the foresight to review and further develop the long term vision for the protection and future use of this historic area. Point Nepean National Park is highly valued by the local community and Victorians more broadly, as well as by the many tourists that visit the area each year.

We are aware that significant community concerns were expressed during negotiations to establish a long-term commercial lease in the park. The Council supports the sound processes that have now been put in place to ensure community views and meaningful engagement are at the centre of the master planning process.

In relation to the interpretation of marine and coastal assets, the Council is pleased to see a strong focus of protecting the park for the long term, recognising the site's many cultural landscapes whilst enabling appropriate access and recognising the connection to country for the *Boon Wurrung/Bunurong* people.

The Council also supports the proposed improvements to the overall experience of the natural coastal area, through improved walking tracks and viewing platforms. The Council is confident that this plan will help improve the general amenity of the area and educate the community on the cultural and maritime history of Point Nepean.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Cathy Whelan', is written over a light grey circular stamp.

Cathy Whelan
Chair
Victorian Coastal Council

18 December 2016

In principle the Community update document, is on the right track from my understanding, after so many years of being generally across the local issues/use of this site, post army.

My comments for what they are worth.

1. With Deakin University's Warrnambool marine studies campus facing closure, this would make a world class environment for a similarly focussed campus, or a competitive one from another university.
2. We do not seem to be dealing with the post military clean up of undisposed ordnance?
3. We should bear in mind that while local concerns are to be valued they do not necessarily represent the best interests of all Victorian stakeholders in this site.
4. I would value seeing one stand alone building being an interpretive centre for the Boonwurrung people and another for Victorian Aboriginal Heritage as a whole.
5. I think it would be of value to also have park interpretative facility, that also facilitated snorkelling, perhaps scuba kayaking and more.
6. A natural history interpretive building would also be valued (Geomorphology, native plants, animals, marine life etc)
7. A broad based committee of management, rather than a PV single control, might be worth thinking about.
8. As per the 1900's, a jetty that can take ferries, and tourist boats out on to the bay, may well be worth a thought as such demand is likely to return to the bay over time
9. A signed environmental bike and walking trail might be established (If not already there)
10. We must seek to keep the 'au naturale' feeling of the place, visually as well as environmentally, that will allow visitors to escape for a while from the increasing 'urban blight' of our day to day living and working environment.

Thanks for the opportunity to say a few words which I imagine are well covered in other submissions.

Despite PV's current budgetary problems one hopes that this current initiative will not simply fade away and that we can find a way forward with a bit of traction on the ground.

Regards

(name supplied)
Cheltenham 3192



**NEPEAN
CONSERVATION
GROUP INC.**

PO BOX 157, SORRENTO VIC. 3943

Reg. No. AOO 2079IU

ABN 44 531 738 131

<http://www.nepeanconservationgroup.org.au/>

Point Nepean Master Plan
Parks Victoria Level 10,
535 Bourke Street Melbourne VIC 3000
Email: pointnepeanmasterplan@parks.vic.gov.au

Re: Point Nepean National Park Draft Master Plan

Dear Sir/Madam,

I am writing to you regarding the *Point Nepean National Park Draft Master Plan*, published in December 2016. The Nepean Conservation Group welcomes the opportunity to formally respond to this PNNP Draft Master Plan.

The Nepean Conservation Group is generally supportive of the vision, approach and scope (executive summary), and applauds Parks Victoria's willingness to put forward "an inclusive sense of place and identity for this shared cultural landscape"(p.7). However, there are two overarching aspects that should be highlighted. Firstly the natural environment and its values must ground the whole PNNP in place: while alluded to in caring for country (section 7) and in coastal experiences (section 8), it needs to be explicit. I would suggest that place (natural values) is a fitting introductory theme that sets the context for the whole: the geomorphological and ecological, marine and terrestrial, the natural landscape and seascape, prior to human habitation. It is also worth reiterating and reminding people of the purpose of a National Park: areas of public land set aside for the preservation of wildlife (native plants and animals) and the places in which they live. PNNP is a mere 560 hectares in size; much of it is extremely fragile. This is a very visual document. The broader sensory experience is not acknowledged: taste, touch, smell, sound.

And secondly sustainability – this is referred to in different parts of the document, in different ways, but it needs to be gathered up and stated upfront as an underlying principle (for example: p. 8 sustainable improvements and investments; p.10 environmental sustainability; pp.77/78 sustainable shuttle; p.79 carrying capacity; p. 86 healing and regeneration; p.100 climate change/coastal erosion; p.112 a sustainable adaptive re-use strategy; p.126 the precinct's sustainability into the future; p. 127 "establishing viable, sustainable, long-term uses for significant buildings within the [QS] site is of critical importance to their longevity"; 11.2 financial sustainability). There needs to be a section which clearly articulates what sustainability means on this site; so include a definition, the aspirations, the areas in which it is to be highlighted, and the strategies through which it is to be implemented.

The Nepean Conservation Group believes that bipartisan support for the Master Plan of Point Nepean National Park is a critical imperative to not only ensure the protection of this place into the future, but to establish viable, sustainable, long-term use consistent with the vision and values held by the people of Victoria.

Specific comments:

1. Site context
 - Clarify understanding and appreciation of ecological significance of largest remnant area of Coastal Alkaline Scrub (p.43) situated in PNNP (check accuracy p.21).
 - Site through time – check dates under colonial contact, discrepancies
Gap between 1988 and 2016
 - Policy context – how are the many to be integrated, enforced and managed?
 - Initiatives not reflected in park management plans: NCG supports these in principle, especially the aspiration to remove car parking and consider alternatives (p.27).
 - Engagement outcomes (pp. 28-29) – NCG is pleased to see the documentation of public consultation held early in 2016, and the incorporation of Aboriginal values and perspectives as integral to PNNP.

2. Site themes
 - Place comes first then the cultural landscape
 - p.38 – again need to include place, immersion in place, being present
 - Honoring place based knowledge
 - p.42 – paragraph 1 is “before” country
 - p.43 – consider notion of “place revealed”
 - p.51 – the Heads is not just the infrastructure of the forts
 - p.54 Quarantine, need stronger understanding of the whole place, beyond the latest jurisdictions imposed on the land
 -

3. Site vision
 - p. 56 Need to add natural values here
 - p. 58 revealing stories: think full circle: place – people – people healing place - place healing people
 - pp. 59-60 – connections are bigger than immediate – the Heads, Pt Lonsdale, Queenscliff, connecting through time and place (refer to the example of interpretation centre at Katoomba of the Blue Mountains)

4. Draft master plan

5. Revealing stories
 - Recognise the fundamental need to reconnect people and place
 - Nurture “being present” to and in; notion of “slow walking”
 - p.71 – stories of the flora and fauna, through eons, provide a metaphor for another layer, different cycles, seasons, a place to disconnect from the busyness of the 21stC – pick up the thread again of healthy parks – healthy people
 - p. 72 – great quote, but shifts too quickly from nature to infrastructure
 - removing fences – acknowledge that fences reflect different mindsets through time
 - Interpretation (5.3) whole park experience a challenge
 - Place based story telling a key
 - Jetty – controversial, recognise ALL values here, not just historic. Not clear how these have been assessed against each other in the 21stC. The dolphin sanctuary must be protected
 - Note the Heads is not just a site of defence

6. Peninsula connections

- Interpretation / intervention: consider relationships to place/ impact on place
- Query need to “landscape” the PNNP
- ENTRY a key consideration, (p.77) not clear where the entry is nor what is to be done with the old visitor centre. This is a priority, not something to be thought about for another 5 or 10 years!
- Car parking – a clear policy must be put in place, consistency is critical (p.27) and considered as part of the whole circulation (pp. 77-78), Clarity needed not vague statements. This flows into carrying capacity which should underpin the whole peninsula infrastructure/connections
- Expectations should be set up NOW, so that it is clear that visitors are entering a national park: a place for the preservation of wildlife and their habitat

7. Caring for country

- p.86 in caring for country we should recognise a broken tradition, a disconnection with place, then focus on the key initiatives of healing and regeneration as part of a SHARED future

8. Coastal experiences

- NCG has major concerns re the key initiative for a new jetty at the QS. While the rationale is understandable, no consideration has been provided as to the environmental impacts. While strict use guidelines are suggested, there are currently no resources to enforce existing regulations. Nothing is said about the possible use of infrastructure at Sorrento, Portsea and Queenscliff.
- p.92 refers to a feasibility study considering social, environmental and economic criteria. The benefits are not compelling. Heritage and historic values are not mentioned (refer back to revealing stories).
- Larger sea journeys are not clearly spelled out – connections conjectural
- p.92 JETTY: leaves the community with major concerns over the jetty with the possibility of LTO vessels, ferries and future cruise tenders a possibility – what is the scale of this infrastructure? The illustration on p.129 leads one to believe that it is very small scale! This is a critical issue for the community and must be resolved.

9. The Heads

- p. 97 again need to link an understanding of the Heads to an over arching holistic approach to place
- p.100 raises implementation concerns again: the language here (as elsewhere) suggests what will, or may, or should happen at some unspecified time in the future

10. Quarantine Station

- p.106 the QS vision should be clearly grounded in the PNNP. The Master plan implies that the QS is part of the PNNP, and that the setting is integral to its initial development, and now to its interpretation and understanding. Suggest: “The QS precinct in PNNP is ...
- p.107 Activation strategy – many find the notion of activating the site clumsy – more sensitive words should be used: revealing, providing opportunities, opening, etc
- under 10.2 should add that USE is generated by / intrinsic to the national park

- 10.3 core deliverables: NCG sees as critical the linking of the PNNP QS with PPSP; the sensitive adaptive re-use of heritage buildings; clear policies on removal of “non-significant” buildings; greater clarity around architectural additions; clear policies around infrastructure tied to the vision of a sustainable National Park into the future; events to be tied to place: local meaning local, with benefits flowing to the PNNP (unlike the craft market on 22 January 2017). Refer also to pp. 126-7.
- Likewise unsupported activities and uses should be embedded in PNNP policies, and EOI tenders
- 10.5 partnerships are welcomed, suggest that the key criteria are tied more strongly to a sustainable place strategy; and the document should further highlight sustainability into the future. Comments: what is eco about eco-tourism? Events must link to place; recreational activities must be mindful of carrying capacity.
- 10.8 The NCG supports the optimum mixed use scenario mindful of the need to respect sustainable carrying capacity of the site in the context of PNNP and in fostering shared values into the future.
- p.121 Activation scenario criteria – it is not clear what Low, Medium and High actually mean, nor how these assessments were derived.
- Consideration should be given to local, regional, state and national significance of PNNP and the QS within the national park
- Policy planning and heritage context – a note should be made that there is an opportunity to revise/ update the policies and heritage registers for PNNP and PPSP

11. Implementation strategy

- The implementation strategy section should be strengthened. It should consider the whole of PNNP, not just the QS.
- EOI timelines and information to be included is not clear
- Clearer direction must be provided to be of use to potential users
- The community must be satisfied that the final approved Master Plan will be the guiding document
- 11.2 financial sustainability and 11.4 cost plan: further detailed analysis should be undertaken prior to finalising the Master Plan
- 11.7 Governance framework - the NCG agrees that (p.136) “important heritage sites with potential commercial opportunities require governance arrangements with clarity of purpose and systems to deliver transparency and accountability in their operations.”
- p. 136, precedents are noted, but not analysed
- No detailed plans for governance at the Quarantine Station have been developed. This Master Plan was an opportunity to consider these and invite wide consideration and feedback.
- These should be made public prior to any EOI process.

Should you have any questions regarding this submission, I can be contacted on 0408 877 852.

Yours sincerely,
Ursula de Jong

Dr Ursula de Jong President
Nepean Conservation Group Inc
email: president@nepeanconservationgroup.org.au



Point Nepean National Park – Draft Master Plan: Aboriginal Victoria’s feedback

Thank you for the opportunity to provide feedback on the *Point Nepean National Park – Draft Master Plan* (Draft Master Plan). Aboriginal Victoria (AV) broadly supports the approach to managing Aboriginal heritage values at Point Nepean National Park.

AV supports the engagement of the Traditional Owners of the Point Nepean area, including the development and implementation of employment and joint management opportunities as part of the finalised Master Plan.

Please note that future activities within the Point Nepean National Park may require statutory authorisation under the *Aboriginal Heritage Act 2006* (AHA 2006). All of Point Nepean National Park is an area of cultural heritage sensitivity. There are numerous registered places within this area and many that have not yet been identified. Cultural heritage sensitivity is one of two triggers for a mandatory Cultural Heritage Management Plan (CHMP).

The second trigger for a mandatory CHMP is if the proposed activity is a listed high impact activity. These activities are defined under Regulation 4 of the *Aboriginal Heritage Regulations 2007* (AHR 2007). The Draft Master Plan proposes several high impact activities, for example roads and tracks longer than 100 metres, caravan/camping park, jetties and a visitor centre. These activities are likely to trigger a mandatory CHMP.

Under the AHA 2006, it is an offence to harm Aboriginal cultural heritage without a valid statutory authorisation, whether it is a registered place or not.

Harm to Aboriginal cultural heritage is permitted in certain circumstances:

If a person is acting in accordance with an approved CHMP or an approved Cultural Heritage Permit (CHP);

If a person does the act in the course of preparing a CHMP; or

If the harm is the result of doing an act that is necessary because of an emergency.

A CHP can be obtained for non-high impact activity works that are proposed to rehabilitate land/vegetation or are likely to harm Aboriginal cultural heritage.

Please also note that the proposal to share stories and cultural information with the general public must be in consultation with the Traditional Owners. The recent amendments to the AHA 2006 also include provisions for the protection of intangible heritage, such as creation stories and traditional knowledge.

If you have any questions or would like to discuss any of these matters further, please feel free to contact me.

Yours sincerely,

Anna Tuechler

Heritage Project Officer | Metropolitan Heritage Programs
Aboriginal Victoria | Department of Premier & Cabinet
Phone: (03) 8392 5365 Email: anna.tuechler@dpc.vic.gov.au

13 February 2017

As requested...feedback on the masterplan for the Point Nepean National Park

Firstly congratulations on the document as it is comprehensive and as it reads captures the key elements of public and Parks opinions on how this asset needs to capture the opportunities for service, education and commercial activity with focus.

For the YMCA's interest the following points are of extreme interest;

- Health and wellbeing focus through provision of program and activity that has community benefit – Core work across the whole Y
- Education outcomes through unique environment, activities and traditional owners – core work across Camps Unit
- Community outcomes through information combining above two points but more importantly that providing community access and activity that captures the spirit of the place – core work across Camps and youth services
- Events / community / Recreation / research and education are all mainstream business operations and a major part of YMCA's core work
- Arts and eco tourism and hospitality / retail are performed at lower levels

With the above and knowing the location and the environment we all know that it is not only unique but a very attractive venue with a rich history. This provides great potential access to many Victorians and interstaters and internationals to enjoy a venue that provides opportunity and activity to suit a wide cohort of users.

Some insights in commercial engagement to capture best outcomes

All of the above dot point elements that “capture the optimum mixed use scenarios” are all very achievable and for many a part of core business. The key however is in the detail that will determine to what extent this can be achieved.

- Lease type – what type of lease will most likely be explored to provide for the operator a foundation from which insights into; what investment is plausible, what sort of outcomes can be achieved based on the business case modelling ,
- Capital requirements – this is tied into the term of lease that will determine modelling around return on investment and amount to invest
- Rental charges – an education environment based on access for all will require a price point that enables access but covers costs plus overhead to meet maintenance, upgrades, development and build plus other?!. Unless there is external funding to support access?? Will it be a fixed rental or a rental based on revenue? Will capital be provided or required by tenderer across all elements or some?
- lease / conditions – is it no cost to government? – buildings, grounds, development. What are the risks to providers? Eg. White ants, Heritage listed constraints, plumbing underground etc
- How to value the net return on program benefits around families, Seniors, community, schools groups, tourism. What are these KPI's and what is going to be the measure that will drive – investment, effort and energy?
- In the documents there is no or limited information around the type of relationship between Parks and the private sector. In this balance between ‘two types of public benefit and investment with the environmental, cultural, social and aesthetic’ benefits etc, there requires a significant elements around a partnership to create a model that delivers on all elements around legislations and government policy through to long term viability with asset and access improvements. Is it a landlord approach with a clipboard or a search for the right intent with parallel culture and community outcome with a shared vision ?
- A structure of a good lease will be the key to a successful partnership that allows for the key outcomes Parks and the private sector will be looking for.
 - The private sector will want – ability to make good, time to pay off investment, ability to cover risks, seek \$ return for energy and effort, have positive impact on participants, be able to meet all goals of the venture as they are well developed and achievable

- Parks will want to – set KPI's that are achievable, maintain and improve the assets through investment, establish partnerships to enhance and excel the PN experience, accessibility for more Victorians and interstate and international, meet government policy around key issues- obesity, health and wellness, young people mental health, seniors active and aging, refugees, etc, provide programs and events, bring a model of colour and movement weekdays and weekends and take operational risks with providing compliance across assets, program, OH&S, staff training, working with children etc etc Develop a strong relationship that creates mutual benefits across the project.
- My experience in managing leases with government is there is a great opportunity to get great outcomes but if the model does not capture the spirit of the project, which in reading is about access, education and policy / legislation compliance then it has the potential NOT to happen. If there is an underpinning agenda of government seeking high returns to support other failings or the successful incumbent is focused on excessive high returns for personal opportunity then it will be a potential for disaster. If there are great \$ returns then the right organisation should have great community and lease outcomes.

From a camping perspective with a potential for cross purpose multi activity venue considerations would need to consider security and access issues. A business model that includes minors with day, an overnight or multi night component would require consideration. This may include physical and nonphysical barriers, it may effect activity areas that are open for events and or general public access and consideration around closing times to the public participation of the quarantine area? An issue that would need some input to resolve as it would be a hurdle not a barrier to this age cohort. A camp education program for over 30,000+ Victorian school age students weekdays participating in an education program learning about self, others and the traditional owners, quarantine, army and the marine life environments would be very positive.

The original zoning of the tuberculosis huts and the southern end of the quarantine area would have potential and would require significant investment to develop into a long term vision to house multiple people. The existing officers' quarters and surrounding buildings would have the most interest because it was a camp in its early intention. It has infrastructure including kitchen, dining spaces and bedrooms. With some adjustments and refurbishment and additional capital this could be adapted to meet compliance and serve as great educational facility for young people and community to become leaders.

I hope this helps and let me know if further is required

Regards

Brendan Smith

YMCA Victoria Camps General Manager

Alexandra, 3714

[brendan.smith@ymca.org.a](mailto:brendan.smith@ymca.org.au)

[u](http://www.victoria.ymca.org.au)

www.victoria.ymca.org.au

www.campsymca.org.au

We build strong people
strong families strong
communities

The YMCA is committed to environmental sustainability. Think before you print. NOTICE: This communication is confidential. If you are not the intended recipient of this communication please delete and destroy all copies immediately. YMCA Victoria refers to operations associated with the Young Men's Christian Associations of Victoria Inc and subsidiaries. [Email policy](#)



YMCA Victoria acknowledges the Traditional Custodians of the lands on which we work and live. We pay our respects to their Elders both past and present and extend that respect to all Aboriginal and Torres Strait Islander Peoples.

Friends of Point Nepean National Park: Comments on the Mon Mon Point Nepean National Park Draft Master Plan

The Friends of Point Nepean National Park (FoPtNNP) appreciate the opportunity to provide feedback on the latest Plan for Mon Mon Point Nepean National Park (MMPtNNP). FoPtNNP would like to compliment the project team on a job well done.

The comments below derive from our detailed knowledge of the PtNNP as a whole (including Police Point Shire Park) and our very practical perspective on what we believe will assist the implementation of the MMPtNNP Master Plan

Comments

- 1. Shared Cultural Landscape:** the overt inclusion of Indigenous culture and participation in the development of the Plan was particularly welcomed. Highlighting Aboriginal history along with white history is an important initiative for Point Nepean. It is an initiative we hope will act as an exemplar for other parts of the southern end of the Mornington Peninsula.

The use of the Stables as an arrival and orientation place is not fully supported. FoPtNNP would suggest the Stables be solely used as a visual interpretation area and not physically modified to accommodate office space. The unused part of the Stables could be developed as an addition to the current interpretation area

- 2. Peninsula Connections:** themed and educational trails are strongly supported and we believe would prove popular with visitors of all ages. This is where the ecological stories could be told. It may be worth considering the use of the QR code system as a cost affective tool.

FoPtNNP would not support the making of additional roads – soft or hard surface and strongly supports the use of a sustainable shuttle service. Any additional walking tracks into new areas need to be carefully considered in the context of the fragile nature of the natural environment. The impact on the natural environment that individuals and/or groups who decide to go ‘off track’ could have also needs to be carefully considered with opening new areas.

Car parks should remain at their current size. If additional parking is required then the car park at the old entrance could be utilised and visitors shuttled into the Quarantine Station.

We understand the need to bring people to the Quarantine Station (QS) rather than it being bypassed. The road to the QS is quite convoluted with people confused as to where they are going. Making the way to QS more straightforward and erecting creative signage could resolve the problem. Speed limits need to be clearer.

Police Point Shire Park: We fully support a collaborative arrangement between Parks Victoria and the Mornington Peninsula Shire over Police Point Shire Park and the sharing of spaces for community activities.

It is important that the intertwining history of Police Point Shire Park and the Quarantine Station is recognised and understood by visitors (and locals). We would be open to Police Point Shire Park using/sharing the original building at the entrance to PtNNP and Police Point.

3. **Caring for Country:** Ecological protection and regeneration of indigenous vegetation is of paramount importance. The polygala and other woody weeds creeping into pristine Moonah and coastal banksia woodlands as well as into the grassy knolls must be stopped before further degradation occurs. We are aware resources are limited but believe care of the indigenous vegetation areas (and therefore habitats) should be the number one funding priority.
4. **Coastal Experiences:** FoPtNNP have stated previously the experience of the coast by visitors should veer on the side of caution. The waters are far too dangerous to encourage the participation of water activities by amateur kayakers or swimmers or SUPs etc.

We also reiterate our view that there should be no jetty. The reason for this is powered watercraft should not be encouraged to land at Point Nepean as there will be insufficient staff/water police to monitor their comings and goings particularly after hours. However, the most important point against the jetty is that it would be located in the dolphin sanctuary. Local groups fought hard to get the area designated, as a dolphin sanctuary and it should not be interfered with.

We know that PWCs already flout the exclusion zone rules and it is not uncommon to see them zooming just outside or within the dolphin sanctuary area. As they are regarded as legal watercraft with the same legal rights as all motorised watercraft, there is little that can be done. That is apart from ensuring compliance (see above) and not doing anything that will encourage them to land and launch at MMPtNNP.

FoPtNNP strongly suggests the coastal experience predominantly involve coastal scenes and story telling, from the land and from eco friendly tours operating out of Sorrento and/or Rye.

5. **The Heads:** FoPtNNP agrees with the proposals in this section of the draft Plan. The Heads has an array of fascinating stories that have yet to be collated and told. Perhaps one of bunkers could be used as an interpretation area for the telling of stories about the Heads.
6. **Quarantine Station:** In an ideal world, FoPtNNP would agree the Quarantine Station (QS) area should be a solely community focussed space. However, the State Government has to date given no indication that it is prepared to predominantly fund the up keep of the QS area. In fact, funding for the natural environment, along with staff numbers has in recent years been severely cut.

We know the remaining Commonwealth (hand over) funds will be expended some time this year, leaving the State Government to take over the substantial cost of maintaining and conserving the historic buildings and grounds. Therefore the comments below relate to areas that need to be considered if private funding is sought.

- **Commercial enterprise:** There is no escaping the fact that viable and year around commercial activity(ies) will be required to generate the revenue necessary for the up

keep of the QS. We agree that a partnership between public and private sector is necessary. As we have said on many occasions – *a coffee shop is not going to do it!*

We also believe whatever financial ventures are chosen, no area of QS should be leased to an overseas investor.

- **EOI & Lease Process:** Before the commercial areas of the Plan are finalised we suggest Parks Vic hold a focussed discussion with the local and broader community around the pros and cons of single vs multiple lessees as well as, about the overall management of the commercial side of the Park, including the role of Parks Victoria.

The community should be provided with the opportunity to comment on short listed tender proposals and with sufficient time to make those comments.

As part of the tendering process, short listed proponents should be required to submit with their final bid a business plan demonstrating the viability of the activity. Similarly Parks Victoria should undertake a similar exercise to ensure all infrastructure and utility costs are covered. We believe this was done with the Shelmerdine proposal through State Government treasury, but are unsure if Parks Victoria submitted a similar plan.

Sorting out the above important issues before the EOI stage will save a lot of grief and negative publicity further down the track.

- **Use of Historic Buildings:** the ‘adaptive reuse’ of the QS historic buildings has been discussed ad nauseam within the local community. However, but FoPtNNP are yet to hear a practical suggestion on how this can be done and be commercially attractive. This is particularly so with the hospital buildings that have long been stripped of their original ‘insides’ and if they are to be used will require significant renovation.

We suggest before tenders or EOI are called for this very controversial issue be resolved in consultation with heritage experts and the community. If this is not resolved we will be looking at another unimplemented Plan. To avoid negativity it is essential the community understands (and hopefully agrees with) what “sensitive adaptive reuse” actually means in regard to commercial use.

- **Planning:** It is critical to maintain the historical integrity of the QS but not stop any appropriate commercial activity. This will require a clear definition of what site development can and can’t be done.

We agree the Mornington Peninsula Shire should be the responsible authority and that any development in the QS comes under the MP Planning Scheme (MPPS). Nevertheless, we believe it should be done with caution. In its current state the MPPS will not protect the QS from inappropriate/over development. Amendments will need to be made to MPPS and the development of a specific overlay, perhaps even a special use zone (SUZ) provision.

The biggest fault of the SUZ5¹ proposed for the QS by the Liberal Coalition Party that is, apart from the Minister of the Environment having total decision-making control, was that a proforma was used (from MPS). This approach is totally inappropriate for a National Park of such historic and cultural significance. A new and tailored set of planning conditions specifically addressing the special nature of PNNP is what is urgently required.

Any proposed changes to the Planning Scheme to take account of the QSPtNNP planning and development should be publicly advertised for comment.

7. Funding: FoPtNNP are concerned there is no guarantee from the State Government that it will invest the necessary funding into MMPtNNP. Without long term funding it will be difficult to not only implement the new natural environment and education projects in the Plan, but to also have sufficient resources to maintain PTNNP at a high level. It would be unfortunate if there is a Government expectation that the majority of required funding is sought from private enterprise.

Conclusion: Before any final decisions are made it is important that the issue of recurrent and development funding (for new initiatives) is resolved. Without guaranteed funding this Plan like the 2010 & 2013 Plan will never be fully implemented. This would be a most disappointing outcome for the local community. Another area needing urgent resolution is identifying what changes need to be made to the Mornington Peninsula Planning Scheme to ensure the cultural and historic integrity of the QS is protected.

Finally, we wish the MMPtNNP Master Plan team well in their pursuit of practical and viable methods that will ensure the Draft Plan for Mon Mon Point Nepean National Park becomes a reality.

We thank you for the opportunity to have input.

Mechelle Cheers
On behalf of the Friends of Point Nepean National Park
February 2016

¹ MC made formal comment on the SUZ5 on behalf of the local community groups

14 February 2017

G'day

My apologies for a late submission I have been away working on other boating projects.

Earlier master planning explored a small mooring ground in grid formation immediately east of the proposed jetty.

The idea was to provide bookable moorings that could be available for 1, 2 or 3 nights.

This would make Point Nepean accessible to visiting and local trailerable vessels and to moored vessels usually kept elsewhere in Port Phillip and possibly Western Port.

Users would use their own tender to access the jetty. Over time there may be opportunities for a water taxi in the peak season.

Users could sleep on-board their vessels or make use of the accommodation offers at Point Nepean - a worthy break for a stroll, food and wine on a longer bay cruise or a weekend highlight.

It might also be worth considering providing opportunities for basing Licenced Tour Operator vessels there short or medium term ... it would be worth considering allocating a small section for this purpose.

The mooring ground could be self funding and booked via the regular Parks Booking System or contracted out. Queenscliff charges about \$150 a night for a small boat and a fair bit more for vessels over 10m.

Generally moorings with environmental tackle cost \$2K to \$5K and annual maintenance is around \$1k to \$3K . There are economies of scale for 10 to 20 moorings.

The orientation of Point Nepean means the waters of Point Nepean are often sheltered over summer when predominant sea breezes blow from the south or south-east.

The views and marine environment offered at **Point Nepean is a world class boating destination**. Where else can you get top class snorkelling and diving , great fishing near by, maritime history, food and wine, breathtaking walks and untouched shore landscapes all accessible by boat?

(Seriously – I have just returned from sailing my small 10m boat in the Adriatic from Greece to Venice via Croatia, Montenegro and Albania and saw relatively few destinations with such a diverse offer).

It would be worth testing the Point Nepean (casual) mooring ground concept with the Boating Industry Association, The Mornington Peninsula Marine Alliance, the Mornington Peninsula Shire and possibly VR Fish. These organisations are looking for expanded boating facilities, diversifying the marine industry and better boating destinations and service offers.

(name supplied)

Submission on the draft Point Nepean National Park Master Plan

10 February 2017



View from Sullivan's Dairy across the Parade Ground to the Disinfecting Complex, Quarantine Station, Point Nepean National Park.

Introduction

The Victorian National Parks Association (VNPA) is Victoria's leading community-based nature conservation organisation and has, since its beginnings in 1952, worked to ensure the protection of the state's natural treasures.

We welcome the opportunity to comment on the draft Point Nepean National Park Master Plan, and believe that the current master planning process is the best chance in almost a decade to ensure that the park's natural and cultural heritage values are protected and not undermined by inappropriate use.

It also provides the Andrews Government with the opportunity to deliver on its commitments from the 2014 election. Before it was elected, the government promised to

rule out large-scale private development in national parks and to review lease arrangements for a hotel and spa development at Point Nepean National Park. It also committed to:

- Protect Point Nepean for all Victorians and seek to ensure it remains open to all Victorians
- Review immediately the lease to determine its legal status
- Use any powers of the Parliament to disallow the lease
- Return Parks Victoria as the overall manager of an integrated Point Nepean National Park.

Subsequently, the Victorian Labor Government announced on 1 July 2015 that: *We will look to refresh the 2010 draft Masterplan, ensuring it reflects current policy, community views, and future opportunities for the site.*

The second and third commitments have been delivered and the new master plan provides the government with the perfect opportunity to deliver on one and four.

VNPA will continue to work to ensure Point Nepean National Park's natural and cultural values are properly managed and respected, that inappropriate development is avoided both on the land and water, and that the government delivers on all of its commitments.

This submission begins with some background information, followed by a series of comments on the plan's strengths and weaknesses.

Background

Point Nepean National Park is one of the jewels in Victoria's conservation estate, with magnificent coastal seascapes and landscapes, diverse flora and fauna, and multiple layers of history – Indigenous communities, early European settlement, quarantine, defense and health.

VNPA and the community fought for many years to prevent inappropriate development at Point Nepean and to have all Commonwealth land there returned to Victoria for an integrated national park. The last piece of that land was returned in 2009, an area of 90 hectares at the Quarantine Station. With its return, the Point Nepean National Park was complete.

But that wasn't the end of the story.

In 2013, the Napthine Government signed a lease with a property developer to establish a luxury hotel and spa in the Quarantine Station and among threatened coastal moonah woodland on 64 ha of park land. The developer's plans for the park were excessive and inappropriate and sparked a wave of community protests.

There were many elements of concern in the developer's proposal, including:

- a 50-year lease (and possibly 99 years) to one developer that was effectively freehold and could be on-sold. This would have maximised the risk of failure, limited the opportunities for lease diversity and created an unnecessary layer of management
- management control of the lease area being given to Point Leisure Group, dismantling what the community had long fought for – a unified and integrated national park managed by Parks Victoria. The removal of Parks Victoria from the park's management would have been the first step towards privatising the

- management of the **state's national parks more broadly**
- a lack of detail on the heights and number of new buildings
- the possibility of subdivision
- the removal of third-party appeal rights to VCAT
- public access being restricted to those who could afford luxury spas and hotels
- extensive damage to threatened Coastal Moonah Woodland caused by clearing for spa pools, boardwalks, carparks and fire management
- a proposed new jetty that would impact on the threatened burrunan dolphins in the Ticonderoga Bay Dolphin Sanctuary Zone. The dolphins are found only in Port Phillip Bay and the Gippsland Lakes and are listed on the *state's Flora and Fauna Guarantee Act*. It would have also damaged critical seagrass habitat.

VNPA accepts that commercial activities such as cafés, restaurants or even accommodation may have a place within the 17-hectare historical Quarantine Station precinct at Point Nepean National Park. But this is significantly different to the excessive commercial development proposed by the property developer.

The **Point Leisure Group's lease lapsed in June 2015, at which time the Andrews Government committed to using the draft 2010 master plan to guide future planning at Point Nepean, once community consultation had helped refresh and strengthen its provisions.**

In commenting on this draft Point Nepean National Park Master Plan, VNPA will draw on **what are our key principles for the park's planning, protection and management, and the above concerns with the Point Leisure Group's development proposals.** The principles include:

- natural and cultural heritage is recognised, respected and protected
- public access is maintained for all visitors in keeping with the natural, cultural and historical character of the area
- heritage buildings are sustainably and adaptively reused and conserved
- planning is transparent and accountable, maintains planning overlays, discourages new buildings and prohibits subdivision and uses inappropriate within a national park and National Heritage site
- there is no head lease
- a diversity of leases over individual or groups of buildings is encouraged, with market rents paid to Parks Victoria by any commercial operators
- a formal process allows the community to provide advice on matters such as leasing proposals, the proposed adaptive reuse of buildings and development plans
- the community is effectively consulted, educated and engaged on the planning, protection and management of the park
- there is a diverse range of uses consistent with park values
- visitors are given a vibrant experience and a great sense of place
- no new buildings are required
- Parks Victoria is the manager of the entire park.

A more detailed list is found in Appendix 1.

Comments on the draft master plan

The draft master plan provides the foundation for protecting the natural and cultural values of the park. There are a number of positive features in the draft master plan, and these include

- the plan covering the entirety of Point Nepean National Park, not just the Quarantine Station, and areas beyond the station given equal weighting
- good summaries of the Indigenous and European use of and connection to the park, accompanied by interesting historical imagery
- a strong and positive focus on storytelling and interpretation
- the proposal to restore the **'evocative cluster of buildings' of the Disinfecting/Bathing Complex** to their original form and making these the focus of Quarantine Station interpretation is very welcome
- although still vague, the desire of the plan to determine a carrying capacity for the park is welcome but the focus is on car use only, not the numbers of visitors.
- recognising that the park has land and marine components that visually and ecologically transition between one another. Management of these components should also be integrated, along with storytelling and interpretation
- many good ideas for walking trails, lookouts, reconfiguration of circulation patterns. These include: **'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', and 'Restricted vehicle access and removal of car parking beyond the Quarantine Station'**
- **the concept of 'a single point of arrival and orientation for all park experiences, based at the Quarantine Station'. This is, however, contradicted by the proposal for a jetty**
- **the concept that increasing access should be done 'in a manner that does not compromise conservation objectives' and 'be the subject of further planning processes to evaluate impacts and determine optimum outcomes and the allocation of resources'. However, the proposed jetty contradicts the objective of this approach**
- recognising the diverse interests that could come together to provide a vibrant visitor experience
- recognising that remoteness and isolation are park values
- rejection of a head lease
- spreading of the visitor load by enhancing the provision and quality of access at multiple sites
- making changes to the shuttle bus operation to make it a more pleasant experience for visitors and reduce its environmental impact
- considering ways to maintain access for visitors with diverse capabilities but in ways that minimise the environmental impact of that access
- the 'prioritisation of walking, cycling and a sustainable shuttle service as the optimum visitor experience for exploring *Mon Mon*'
- the presentation of a number of scenarios for how various uses of the park could be combined.

There are, however, a number of failings in the plan and these include:

1. Very limited presentation on the natural values of the park – there is a far greater emphasis on Indigenous and European connections with the park. This lack of balance needs to be addressed by the final plan. Yes, there are some photos of vegetation, and one of a seal with divers, another of a diver with fish, and a map of EVCs, but very little else, and the frequent use of **the term 'landscapes'**, tends to mask the diversity of the flora and fauna in the park and the adjoining marine national park. The sense is that those natural values are given insufficient weight in the decisions around what is in and out of the plan

2. Perpetuating the myth that the Quarantine Station is ‘currently experienced as lifeless, empty and tired, a range of empty buildings’. This is simply untrue. Many of the buildings may be empty and waiting adaptive re-use, but they have been maintained and some are used, and there are many people visiting and walking through the precinct, marveling at the wonderful sense of place.
3. A very wordy vision that fails to include the natural values of the park: *‘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—turbulent ocean colliding with tranquil bay, 35,000 years of history, diverse, fragile and sacred landscapes, the dynamic Quarantine Station experience.’*

The first part of the vision is really a mission statement, a road map of how we get to a vision that we wish to have realized in the coming decades. The second just list some features with a little flowery language.

4. An unnecessary separate vision for the Quarantine Station: *The park’s Quarantine Station is 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 is the starting point for the national park’s unique and diverse experiences and an important part of iconic Victorian journeys.*

Although again too long as a vision - the examples of activities should be dropped - there are elements that could be used in developing a single vision for the entire park.

5. Lack of details about the process for developing the scenarios and determining the cost-benefit analysis for the jetty proposal.
6. Refers to a ‘protected marine context’ for 1975 (page 23). If this is about the Harold Holt Marine reserves (there is no clarification), they were established in 1979.
7. Misleadingly refers to the burrunan dolphin as the bottle-nosed dolphin. Although it is a species of bottle-nosed dolphin, one of three in the world, it should be referred to as the burrunan dolphin, a new species that is listed as a threatened species under the Flora and Fauna Guarantee Act.
8. The language can be at times jargonistic – didactic, paradigmatic and liminal and at other times trying too hard to be evocative – the word ‘sublime’ is used 12 times.
9. Failure to define what is meant by sustainable e.g. ‘sustainable improvements and investment’. Sustainability should be defined with criteria to meet to achieve it. and be able to measured
10. **The authors of the draft master plan believe that the 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’.* This ignores the values of the broader community and others with a special interest in the future of Point Nepean. No mention of community, visitors, minor reference to key stakeholders
11. The authors of the plan become tangled up by trying to equate private investment with public benefit: *‘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 the benefit of private investment in*

tourism infrastructure to the Victorian economy, the second being conservation of the park's environmental, cultural, social and aesthetic benefits as a public space, national park and heritage landscape'.

Private investment may provide tourism infrastructure that is used by the public, but it may simply be a redirection of that private investment from another location **rather than creating a new 'benefit'**. Investment like that at Point Nepean may also cause other tourism investments in, say, Sorrento, to decline through competition, **again negating any new 'benefit'**. **And it shouldn't be forgotten that private investment aims to make a private profit, which reduces the scale of any 'benefit'** the public may receive. However, in the case of public investment in conservation, **the 'environmental, cultural, social and aesthetic benefits as a public space, national park and heritage landscape' are long-term and all for the public good.**

The authors then equate the public benefit from private investment with the public **benefit from public investment and states that an 'appropriate balance'** between them must be found. But they fail to provide any details on how the various benefits will be measured and assessed, and what criteria will be used to determine what that balance should be. It could be argued that this is just a sneaky way of being very flexible about the level of private investment and commercial development **and being able to say that a proposal may have an impact on the park's values but there will be public benefits so it should go ahead.** It would be better for the authors to be upfront and say that there will be private investment in the park in the future and associated proposals will be assessed using a transparent process and against a set of criteria to ensure the **park's values are protected.**

12. VNPA strongly opposes the proposed jetty at the Quarantine Station near the site of the initial Quarantine Station jetty, now just a few piles. If designed to resurrect the heritage values of the original jetty, it could only be described as reproductive (fake) heritage, something inconsistent with the Burra Charter. It would significantly distort the allocation of management resources to managing jetty. It would significantly increase boating traffic and disturb the burrunan dolphins, for which the surrounding sanctuary zone has been established to protect.

Here are some of the statements made about the jetty in the draft master plan and VNPA's responses:

'Reinforce the site's intrinsic relationship to the Bay and capture the historic experience of arrival to the site by water'. The relationship is already clear and interpretation can cover the past use.

'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 the South Channel Fort'. It is disingenuous to suggest that a jetty built inside the sanctuary zone and impacting on burrunan dolphins should be used to allow visitors to connect with those dolphins. The dolphins are already the focus of two operations out of Sorrento and some from Queenscliff, using existing boating infrastructure

'Provide use of the jetty for marine research and education based at the Quarantine Station.' Marine research and education should be promoting marine conservation and that would include conservation of the burrunan dolphins and the seagrass meadows along the shoreline. The jetty will severely impact on both

'A new potential 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 a comprehensive feasibility study weighing risks and benefits across a range of social, environmental and economic criteria. Based on this study, the type of jetty proposed is restricted access, limited to commercial vessels only, such as license to operate (LTO) vessels, ferries, future cruise tenders and guided recreational vessels. This form of usage would mean that only licensed operators can use the berth, providing a large number of social benefits to the community while partially mitigating safety risks.'

This is an extensive list of potential users of the jetty with vessels large and small. The Ticonderoga Bay Sanctuary Zone needs fewer vessels within it, not more. It is of concern that the failure of the plan to refer to the dolphins as burrunan and indicate their threatened status could be used to help justify the jetty proposal. The funds needed to build and manage the jetty would be better spent on managing and maintaining the existing park infrastructure. Most importantly, there are no details about the conduct of the feasibility study on the jetty. This should be released immediately for public comment.

'It is imperative that visitors start the 'quarantine experience' from the reconstructed jetty where all quarantined people would have entered and left the Station with their luggage'. No, it's not. The proposed jetty would be very expensive to construct and require significant recurrent funding. The money could be far better spent elsewhere in the park. It would also open the Quarantine Station to 24/7 access with obvious implications for safety, vandalism etc. It would be far better to provide interpretive signage, materials and activities to recognise the role the jetty played in the operations of the Quarantine Station.

Statements like 'Enrich the park experience by strategically connecting Point Nepean to the Port Phillip Heads Marine National Park' and 'Currently, the connection of the park to its marine context, and larger coastal context and Point Lonsdale are not legible, physically or conceptually', 'The master plan presents an opportunity to improve safe access and appreciation of the marine environment through on water, over water or within water experiences linked to the park', and 'As a place shaped by water, provide more comprehensive visitor connections to the park's marine context, coastal ecologies and maritime histories', may come across as reasonable but are then twisted to support the jetty proposal.

To claim that a jetty is needed to link the land with the water is absurd, they are already connected and you don't need infrastructure to do it. Equally absurd is talk of using the jetty to reduce car traffic and create another way to arrive at the park; the plan has already said there is to be just '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'.

Finally, the jetty proposal follows the pattern established in the Shipwreck Coast Master Plan and the Falls Creek to Hotham Trail proposal of excessive infrastructure that is simply not needed and that will impact on the values of the park.

13. The draft master plan proposes three new buildings, two near to two non-heritage barracks buildings proposed for demolition, and a third among trees on the footprint of another building (55) proposed for demolition. VNPA does not see the need for these three new buildings nor any new buildings in the Quarantine Station. Potential lessees should be encouraged to be creative in their adaptive re-use of the heritage buildings, working in with the constraints that the external and internal fabrics impose. Of further concern is the following statement in the plan:

‘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’. This would suggest that proposals for new buildings could go beyond even the three proposed in the draft master plan. The Quarantine Station contains heritage-listed buildings that can and should be adaptively used for a variety of activities without the need for new buildings.

14. The implementation plan provides no guidance on how the community can be engaged in the future planning and management of the park. There is reference to the national parks Advisory Council, but no community-based committee formed specifically to advise on the planning, protection and management of the park. This is a major failure of the draft master plan
15. The draft master plan presents what is considered by Parks Victoria to be the **‘optimum’ combination of uses**: accommodation, health and well-being; Arts; community; eco-tourism; events; hospitality and retail; recreation; research and education. The optimum is a mix of four scenarios presented, each with different weightings given to the uses. The optimum scenario favoured by Parks Victoria is one where accommodation, health and well-being is the more dominant use, but with community, hospitality and retail and education research and ecotourism having significant scales. Parks Victoria bases this preference on an economic analysis and, like the feasibility analysis for the jetty, fails to provide any details of the conduct of this analysis. This too should be released immediately for public comment. The optimum scenario assumes that only accommodation, health and wellbeing can give a place a very high prospect of becoming an international tourism destination. This continues the approach of Parks Victoria, evident in the Shipwreck Coast Master Plan and the Falls Creek to Hotham Trail proposals, that excessive infrastructure and the targeting of wealthy international tourist is the only way to promote tourism and visitation our national parks. VNPA disagrees.

Conclusion

The draft master plan for Point Nepean National Park provides a good foundation for the planning, protection and management of the park but there are major failings within it that must be addressed in the final plan.

The following is a list of key principles (these were included in VNPA’s submission to the 2016 review of the 2010 master plan) that we consider are critical to the future planning, protection and management of Point Nepean National Park. Those underlined are the ones that the draft master plan fails to deliver on, while those in italics are where its approach requires clarification:

- Sustainable and adaptive reuse and conservation of heritage buildings should be encouraged through the staged implementation of the new master plan
- The 2009 park management plan and the new master plan must be the key reference documents in the park planning and management processes
- Parks Victoria should be the manager of the entire park with *sufficient funds and authority to carry out that management* (funding not secured or committed)
- Governance and institutional arrangements must ensure a single integrated national park under one management agency (covered)
- An overall planning process should be established that provides long-term protection for the park and its heritage and environmental values, is transparent and accountable, and provides effective community consultation, education and

- engagement, statutory public comment periods and third-party rights (not mentioned in implementation strategy)
- Traditional Owners must be included in the planning for and management of Point Nepean National Park (well covered)
 - A formal process should be established that enables the community to provide advice on matters such as leasing proposals, the proposed adaptive reuse of buildings, and precinct development plans (nothing in implementation strategy)
 - *The Heritage Overlay, Environmental Significance Overlay and Green Wedge provisions that apply to the park under the Mornington Peninsula Planning Scheme must be retained* (mentioned only)
 - New buildings, land subdivision and uses inappropriate within a national park and National Heritage site should be prohibited (new buildings proposed; jetty inappropriate)
 - *The geothermal water resources beneath the park should not be extracted* (not mentioned but was a feature of the Point Leisure Group proposal)
 - Any major new commercial development should be constructed outside the national park (plan provides for new buildings and jetty)
 - Public value should be the primary purpose for the commercial use of heritage buildings (discussion on public benefits from private investment and balancing with benefits for conservation is confused)
 - Uses should be consistent with the principles and objectives of the Victorian Coastal Strategy (not mentioned)
 - *Exclusive uses that restrict access or provide services unrelated to experiencing Point Nepean's values should be avoided* (needs clarification in final plan)
 - A diverse range of recreational, tourism, educational and community uses **consistent with Point Nepean's values** should be encouraged (they are)
 - Uses should be related to and sympathetic with the features and characteristics of Point Nepean and its sense of place (although the plan generally supports this, the jetty and new buildings are inconsistent with this)
 - Uses that could potentially diminish the capacity of managers to manage the National Park must be avoided (some proposals may cause this)
 - *Use and management must be consistent with the provisions of the Environment Protection and Biodiversity Conservation Act and its objectives for the identification, protection, conservation, preservation and transmission of heritage values of the place, while providing for recreation, education, appreciation, and research* (acknowledged in terms of cultural heritage)
 - Uses and conservation practice must be informed by the Australia ICOMOS Burra Charter and Parks Victoria's Heritage Management Strategy (acknowledged)
 - *The management of visitor numbers and traffic should be consistent with the carrying capacity of the national park, while recognising that some areas are more sensitive to use than others* (focus on cars only).

9 February 2017

Animalia Pt Nepean submission

To Whom it concerns,

I am writing on behalf of Animalia Wildlife Shelter in regards to the future of Pt Nepean Park. We support activities that will enhance the parks natural, cultural and heritage values. With that in mind the following is a proposal

for project to be undertaken with in part of the grounds at the Quarantine Station for our Wildlife Shelter.

It seems Australia is fast approaching high extinction levels. With more wildlife species being pushed to an enviable extinction than the year before. We believe the solution to preserving our species is based around changing community attitudes through education and community involvement.

The Mornington Peninsula is a beautiful part of the world and as such attracts many people to visit the peninsula for various reasons. Yet for some reason their is a push by industry to exploit and damage the environment that attracts so many people hear in the first place. It currently seems that Pt Nepean is no exception. We need to change our mindset and seek solutions that values and celebrates our public open spaces such as Pt Nepean. A

majority of our fauna species are in decline on the peninsula, however we at Animalia Wildlife Shelter believe that Pt Nepean provides a unique opportunity to change this not only for the region but the state as well. Our plan is to build a purpose built and dedicated wildlife rescue, trauma & rehabilitation centre in Victoria (which this state currently lacks), that incorporates an endangered species recovery program. This facility would incorporate a learning centre dedicated to the study and knowledge of Australian native species, which will be made accessible to veterinarian students, wildlife carers and the community. Due to the devastating effects that Australia's extreme natural disasters have on our wildlife, we wish to provide two mobile veterinary triage units that are fully equipped to travel to disaster events to provide expert medical care for injured wildlife due to bushfire, flood and other significant events.

The plight our wildlife face has been the driving force inspiring us to want to change before its too late. Climate change, urbanization, feral species introduction and habitat fragmentation/loss have driven and are still driving our unique wildlife closer to extinction. As a consequence of these threats and more it is usually, small under resourced community groups that are left to address the issues.

Biodiversity is being adversely affected by poor land management practices therefore leading to dwindling resources and natural habitat, for our native species both threatened and secure. We would hate to think that this trend would continue in a national park, or any other for that matter. That is why we believe opportunities should be focused on the natural, cultural and heritage values.

We will aim to address the issues of displaced wildlife through education programs including but not limited to understanding wildlife behaviour and ecological functions. Education on the roles of common species within the environment and threats of urbanisation.

Education is key to all changes in attitude, Our education centre will encompass all levels of learning about the environment and the role of animals within it. We will focus on learning by all ages and cultural back grounds, we will be addressing language barriers with all information given in multiple languages. We will be encouraging elderly people to take part by having community buses bringing participants who no longer possess a drivers license. We will have sewing rooms for pouches for wildlife and other items we rely on daily to be made, such as nest boxes. There will be art rooms for many of the interpretive art works which will form a beautiful visual, amongst the grounds for visitors to appreciate. In this way we are looking at a centre that covers so many levels of the environment and its influences. The fauna we stand to lose are true

beneficiaries by being given a second chance. As well as being bought back from the brink of extinction. No longer seen by many in our community as a burden or a animal that just holds back a project, when our education centre has done its job.

By modelling our solution on one that already has begun in Western Australia (Kanyana wildlife hospital) which has been established for over 20yrs. They recently upgraded their facilities enabling a larger scale operation. Both their program and ours started in exactly the same way. As wildlife carers we must know how to replicate natural environments, we understand the need for animals to remain wild without intrusive processes to inhibit natural behaviours. Kanyana are working within similar parameters to what we intend however they have very differing species and associated problems in their part of the country. Education enhancement and protection of our natural environment play a key role in both our plans, they have already acheived so much for their part of Australia with their Bilby breeding and reintroduction program and other key threatened species recovery programs.

Australia Zoo also has a number of similar research/ conservation projects which none include Victorian Species. For further information follow the links

<http://www.kanyanawildlife.org.au/about/scientific-research/>

<https://www.australiazoo.com.au/conservation/properties/>

Risk assessment

With taking on such a project there are associated risks but with appropriate planning these risks can be minimised and eliminated. While the project is inclusive to the community there would be some areas that needed to be restricted for security purposes, and animal welfare. Further to this to reduce stress to wildlife we would need an area that is easy to access for the public but however not in a high traffic area.

Our aims with this project are to;

- Achieve effective outcomes for sick, injured and orphaned wildlife.
- Establishing the breeding program and successfully returning sustainable numbers of animals back into protected predator proof areas and seeing numbers to go backwards on the IUCN red list as well as national and state threatened species list.
- Creation of a Registered Training Organisation and facility which will be held to compliance with relevant government authorities with strict auditable requirements.
- Achieving a high uptake on the education program and monitoring ongoing outcomes and changes in people's habits after attending our seminars and learning centre workshops. We will seek support from a professional social impact monitoring team to ensure we can capture this data from the start of the program.
- Having a high uptake by the veterinary sector in our education programs and seeing more successful outcomes for our injured wildlife and a willingness from the sector to participate in volunteer opportunities to support our and other wildlife rehabilitation carers around the State.
- Graduate and under-graduate student programs will be established.
- We will be linked to the environmental programs for all Australian universities and colleges with student-driven research underpinning the education branch.
- We will invite key research organisations like the CSIRO to monitor the success of the program and evaluate practices going forward.
- We will see major changes in government policy around decisions that effect wildlife and biodiversity in general.

We are one of the longest running wildlife shelters in this state, operating for over the last 28 years. Michelle Thomas (president of Animalia) and her team have cared for and released many species, including:

- Grey headed Flying Foxes,
- Southern Brown bandicoot,
- hooded plover,
- Pacific gull,
- Lewins Rail,
- Peregrine Falcon,
- Wedgetail Eagle,
- Broad Billed Prion,
- Giant Northern Petrel,
- Giant Southern Petrel,
- Wandering Albatross,
- Baillon Crake,
- koala,
- Yellow bellied sheath tailed bat
- White faced Storm Petrel,
- Pygmy Possums.

The Wildlife Hospital will be fully equipped with passionate and knowledgeable staff, medical equipment, consumables, and occupational work and safety requirements. The Education Centre will host primary, secondary and tertiary programs, study stations and quarters for university research programs. High quality reporting capabilities will be facilitated with the latest information technology including computers, tablets, cameras, monitors, GPS tracking and mapping programs. The Rehabilitation Centre will be equipped with rescue, research and transport vehicles (on/off road and marine), rescue equipment, equipped support trailer and cooking facilities. We will be taking our cues from animals behaviour, allowing their natural instincts to return and adapt. We will use UOVision HD Cameras to monitor in full color with large flat screen TV to observe and or projectors to show what the endangered species are doing to the public, with out the public ever getting close. We will keep human contact to an absolute minimum so that the animals can be free to form natural relationships without human interference, our enclosures will be far larger than zoo standard so the individual animals can feel they are free to roam and lead normal existances. We will feed them on a natural diet sourced from local areas, many natural foods hold key pheromones which in turn prompt natural breeding cycles. Our Knowledge of wild behaviours holds the key to successful outcomes in the breeding program. For the breeding program to be successful we will build relationships with other land managers and acquire funding to purchase land for release of of wildlife.

Subsequent management, will be inclusive of, but not restricted to, predator proof fencing, feral species and weed eradication, indigenous plant regeneration, habitat creation, nest box provision, wildlife monitoring and ethic committee application.

While our purpose is to assist Native Australian wildlife we do however address other social issues. These issues are faced on a daily basis, as we have many volunteers suffering with PTSD, depression and other mental health challenges, who come to our shelter to help with wildlife. Working with animals, some of the most maligned and misconstrued creatures, such as flying foxes (bats), and realising the beauty and importance in the ecosystem of these animals, gives them a sense of purpose. It creates a safe place for the animals to recover and in the animals' recovery, they see the parallels within their own needs and recovery. It is an emotional journey to work with wildlife, some cope, some do not, however we see the healing that animals bring to people on the frontline of social problems and mental health issues. For many of our helpers, they have eventually been able to return to the work force or at the very least, they feel like they can face the world again. They get to see that not everyone in the world is bad, there are still genuine caring people out there and that they, themselves can make a difference.

We have long believed that the few organizations around Australia who have influenced the slowing of

species loss, have been those with the power to change mindsets. Our solution was born out of a frustration of seeing the repeated degradation of our environment, forests and waterways. The more people we educate the more we are seeing a change in peoples misconceptions and ideals, more people are wanting to help and ensure change but we want to be able to effect change on a bigger scale. By people being able to connect with animals on a sympathetic level seeing orphaned wallabies hand fed through to adult koalas recovering from broken bones and us telling them the individuals story we believe we can impact them in a positive way.

It has been Animalia Wildlife Shelter's overall long term goal to provide this service to Victoria. If you would like to discuss our proposal further please don't hesitate to contact me.

On behalf of Animalia Wildlife Shelter
Craig Thomson
Secretary Animalia Wildlife Shelter
www.animaliawildlife.org.au

President contact details
Michelle Thomas
Animalia.shelter@gmail.com



THE UNIVERSITY OF

MELBOURNE

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**Point Nepean National Park Draft Master Plan
Comments by the University of Melbourne**

10 February 2017

Chancellery
Raymond Priestly Building
Parkville VIC 3010
Australia

The University of Melbourne welcomes the release of the Point Nepean National Park draft master plan, and the opportunity to provide feedback.

The University has had a long-standing aspiration to establish a presence at the Point Nepean National Park to support the collision between research, creative endeavour and public engagement. With science and scientific research at its core, complemented by cultural and artistic endeavour, the University hopes to connect its research and education to the local community and the ecological and cultural (both indigenous and colonial) significance of the park.

The National Centre for Coasts and Climate (NCCC) is based in the School of BioSciences at the University of Melbourne, and works with stakeholders to identify the best ways of addressing climate change impacts in Australian coastal ecosystems. They are investigating how coastal vegetated habitats store carbon and how climate change is likely to impact on coastal erosion, and using this knowledge to develop ecological engineering solutions to enhance the capacity of coastal ecosystems to adapt to climate change.

In April 2016 the NCCC secured \$2.1 million in funding from the National Environmental Science Programme to conduct research in relation to blue carbon, coastal erosion and coastal revegetation. Concurrently the University and the Victorian Government signed a Memorandum of Understanding, subject to the current master planning exercise, to facilitate the University's preparation of a final proposal for an NCCC research facility at the Point Nepean National Park.

The University of Melbourne remains eager to work with Parks Victoria, Traditional Owner groups, the local community and park users to protect and showcase the park's unique environmental, ecological and cultural heritage.

1. General comments

The six site themes explored as part of the draft master plan (Shared cultural landscape; Peninsula; Country; Coast; The Heads; and Quarantine) are very useful in framing the park and its future use. The University also supports the key master plan principles (Revealing Stories; Peninsula connections; Caring for Country; Coastal experiences; The Heads; and Quarantine). Education and research activation of the park will contribute to realising the overall master plan vision, and it is pleasing that this is recognised in the draft master plan.

The plan's focus on the indigenous heritage of the park is also very pleasing, and the University is committed to working collaboratively with Traditional Owner representative organisations both during any formal proposal process, and as part of any University activity in the park.

2. Quarantine Station Activation Strategy

While the University's aspirations are to establish a presence at the Quarantine Station, it believes activity on this part of the site should support and enhance the park more broadly.

The draft master plan sets out a range of activities potentially suitable for the Quarantine Station: community; recreation; education and research; arts; accommodation, health and well-being; eco-

tourism; hospitality and retail; and events. It sets out the range of buildings suitable for each proposed use and notes the benefits of an optimum mixed use scenario, with a focus on accommodation, health and well-being activities supplemented with education and research, eco-tourism and community uses.

The University supports the proposed range of activation activities for the Quarantine Station and believes that an appropriate mix of these activities will achieve the best outcomes for the park, its users and the local community. In particular the University supports the inclusion of education and research, arts, community and event based activations as an integral part of future activity at the Quarantine Station. At this stage there is insufficient information in relation to the existing condition of buildings, the provision of services, the impact of planning, heritage and cultural management arrangements and the potential for collaborative or complementary proposals for the University to determine which of the buildings on site might be most suitable for a University-led proposal. It is likely that others with a potential interest in the site are similarly constrained.

It will be important for the final master plan to enshrine the intention of achieving an optimum mixed use outcome, without unnecessarily limiting proposals for different categories of activation to a small range of buildings. Decisions about the allocation of specific buildings to permitted uses, to achieve the desired mixed use outcome, would be most effectively managed by Parks Victoria through occupant selection processes.

Such an approach is also consistent with the intention that future activities be undertaken through the appropriate adaptive re-use of buildings (or in limited cases, sympathetic new builds). Allowing flexibility about building allocation to permitted uses will ensure that activities are conducted in locations that can be most appropriately adapted to specific proposals. This will maximise both overall activation and heritage outcomes.

3. Implementation

a. Role of Parks Victoria

The ongoing role of Parks Victoria in leading the management of the park and the implementation of the master plan will be critical to the park's future success.

The range of catalyst projects proposed to be implemented by Parks Victoria – including an improved arrival and orientation point, digital interpretation of the site and upgrades to key infrastructure, services and site access – will provide a strong platform for enabling a range of other activities at the park. Similarly, key third-party initiatives would also strengthen this platform, and the University is interested in being involved in the first stage of park activation.

While a number of issues are noted in the draft plan as being the potential responsibility of individual lease holders, it would be desirable for Parks Victoria to take a leadership or coordinating role in relation to some of these during the implementation phase. One such example relates to park bushfire management - while individual lease holders will have responsibilities in relation to bushfire management, this is an issue of concern to the park as a whole where a unified management approach will achieve the best outcomes. Similarly, Parks Victoria can play an

important role in coordinating with the Victorian Government Architect to implement design standards across the park, to provide prospective lease holders with greater certainty when making proposals.

b. Future park governance arrangements

The University supports the implementation of a park governance structure to ensure that the requisite skills and experience are available to support the implementation of the master plan. The draft plan notes a number of potential models that could be adopted.

It will be important for any governance arrangements to be implemented in such a way as to allow park users and occupants to meaningfully and collaboratively contribute to the successful implementation of the park master plan. The University has been involved in precinct development arrangements with multiple stakeholders, and would welcome the opportunity to share its experiences with Park Victoria in greater detail as thinking about different governance models develop.

c. Lease arrangements

The University agrees with the general principle that private enterprises should make a significant contribution to the park's overall financial sustainability, while community, not-for-profit and government business enterprise tenants should be expected to cover the cost of their occupancy. Within each proposed category of use contemplated for the Quarantine Station, specific activations may be more or less 'commercial' depending on the precise nature of the activity proposed and the organisation delivering it.

The University's aspirations for Point Nepean are focused on public and community contribution, delivering clear benefits to the park and its users, as well as contributing to the conservation and maintenance of relevant heritage assets. This is consistent with the University's mission as a public university committed to contributing to society in ways that enrich and transform lives.

d. Planning requirements

The draft master plan notes a number of potential planning matters. A key implementation issue will be the relationship between the refreshed master plan and the Mornington Peninsula Planning Scheme. While not explicit in the draft master plan, the incorporation of the refreshed master plan in to the Mornington Peninsula Planning Scheme will ensure that planning outcomes are consistent with the final master plan, and that its objectives are achieved.

4. Contact Details

To discuss this submission, or request any further information, please contact Michelle Augier on (03) 8344 9678 or via email at michelle.augier@unimelb.edu.au.

10 February 2017

Thank you for the opportunity to comment on the draft master plan for Point Nepean National Park.

Point Nepean National Park is an unparalleled public asset of great beauty. We applaud many of the principles and initiatives of the master plan toward its protection and sustainability. We specifically object to the initiative of providing “accommodation types”, as these imply 24 hour commercial operation of the park, along with all that implies for future business expansion and development after this plan is implemented. This is fundamentally incompatible with current and other planned uses and preservation. Other accommodation facilities exist on the peninsula, and indeed on other parts of Victoria’s coast. This is an “activation scenario” that ought to be deactivated.

We do support the promotion of ecotourism, education, wildlife protection, traditional owners’ connection to the land and other appropriate daytime cultural uses articulated by the plan. We also specifically recommend jetskis be banned from using marine areas surrounding the park: not only do these disturb marine life, their presence directly interferes with enjoyment of the park by visitors.

As this site is of great cultural and historical significance, we would also recommend reinstating the original name of Mon Mon as part of the park’s name in the future.

Yours sincerely

Rye residents
(names supplied)

Response to draft Master Plan for PNNP.

I wish to make this personal submission to be considered in the finalisation of Master Plan for the PNNP. I have not previously engaged in any consultation process in respect of Victoria's National Parks considering it usually, to be a pointless exercise. This is because I see these public consultation processes to be simply exercises in "ticking the boxes" and at the end of the day, the position of the VNPA and aligned, so-called, conservation groups will always carry sway.

In my own experience, and for decades, this has suited the culture of Parks Victoria and its predecessors. I say this having been in the past, a Director of fisheries, a member of the LCC and a Director in the Department at the time of the late Joan Kirner's initiation of negotiations with former Prime Minister Bob Hawke to have this 500+ Ha of Commonwealth land transferred to Victoria's public land estate.

What was transferred to Victoria at the time was an area of very degraded land and buildings. There is no doubt this particular land has an important indigenous history but since European settlement, essentially it was used for military and public health purposes. Very little of the area was ever pristine and it can never become so. The extensive removal of the limestone cap by colonial settlers, and its proximity to residential areas, set its fate. It will always be subject to heavy invasion by pest plants and animals, woody weeds and vermin. Its major contribution as an ecosystem comes from the wide range of healthy, mature, native trees and their flowering successions. These provide a major, year-round supply of food to health populations of different birds and to small, nectivorous mammals.

For ease of management purposes and well as important political objectives, the land was given a protected status by it being described and added into a schedule of Victoria's National Parks Act. Whether this was the smartest decision made by a subsequent government can be strongly debated. I express this view because the land is now subject to very limited and rigid restrictions in terms of future public enjoyment and passive recreational uses and as a consequence there are serious missed opportunities and substantial revenue (for Parks Victoria) is being forgone.

The situation above could easily be corrected if the PNNP was managed with a bit of vision and acceptance of what the area is and represents.

I am disappointed that the discussion paper has not listed a set of principles that could underwrite what might be acceptable in terms of future use. My suggestions are listed.

- The open space areas will be available for activities and events (**experiences**) that attract “mass-participation”.
- These experiences will be encouraged to take place at times when general, public visitation is not occurring.
- Over time such experiences will be encouraged to fit within a set annual calendar.
- Some experiences might be offered on a year-round basis.
- For some experiences, commercial food vendors will be permitted to participate and they will therefore be permitted to locate within the PNNP for the duration of an event.
- For such experiences, patrons will have to travel into and out of the venue using buses. Private cars would only be permitted for staff, disabled and elderly patrons etc.
- With some experiences, temporary structures and facilities (stages, chairs, toilets, washing facilities, etc) will be permitted for the duration of these events.
- Some of the existing buildings would be repaired to a safe state so that they can be made available to event staff etc (although not to patrons).
- Parks Victoria will develop a closer “commercial” relationship with the operators of the Portsea Camp, commercial event “managers and possibly the ferry service.

I suggest that if such principles were followed, then events like to polo competition might not qualify.

There are three major opportunities that should be considered as a start. I believe that over time, each could achieve the following:

- Thousands of new visitors visiting PNNP annually and bringing significant revenue into the parks office.
- New events that, over time, would establish themselves as major drawcards on the tourism calendar of Victoria.
- Each would have a major economic impact upon the local economy, and generate most revenues outside to the traditional “school holiday” period.

- If the suggested “Arts/Historic Events” were done the right way, they could attract a patronage of short term residential visitation, using motels etc. with correct scheduling some could attract international recognition. Revenue impacts could then be extended across the peninsula.

Possible PNNP experiences.

At this stage three stand out in my mind. Two would be seasonal and the other might operate on an all-year, round basis. They might be run exclusively by Parks Victoria or it might decide to contract with commercial “events’ businesses.

Arts events.

There are at least two initial events that should be considered. Each could be staged in the open areas around the quarantine station buildings.

1. A 10-day music and performance festival.
2. A 10-day sculpture and moving visual art/craft festival.

Music festival.

At the present time, I am working with a small group of residents on the possibility for a music festival. Eventually we will develop a proposal and begin negotiating with the Shire with a view to getting its “in principle” support and eventually, some administrative and financial support. Whether this comes to fruition and where it might be staged and when, needs to be worked out this year.

Such a music festival could run over two successive weekends and the days in between. The best time to stage it is probably in late February and it would aim to bring a different group of visitors to the end of the peninsula. Ideally, many would choose to stay for the whole time and take in four evening concerts. The audience could get to 600-800 persons. Over time, the festival would feature local artists, Melbourne “identity artists” and international artists. The music genre would be very mixed. It would become a fixture on the Tourism Calendar for Victoria and it could generate significant revenue to the operator of the venue and it would generate considerable commercial activity.

Visual Arts.

A model for this proposal would be the “Arts Walk” that is staged around the coastal strips between some of Sydney’s inner-city beaches during the summer. There are many established artists/craft people living on and around the Peninsula. This must be seen as an opportunity that might be linked to a bigger event going on outside of the Park. One obvious one is the bi-annual Wooden Boat Show. Currently this event alternates between Geelong and Hobart. The Geelong activity is fairly “low key” compared with the Hobart event.

Since a majority of the wooden boats in Australia are moored around Sorrento and Blairgowrie, I see no reason why the mainland event could not be attracted to the other side of Port Phillip Bay so that it would take in Sorrento, Blairgowrie and the PNNP. Recently staged, this is a big event in Hobart. It attracted more than 200,000 visitors and included art exhibitions, commercial demonstrations, take away food, a series of public, plenary lectures and a public exhibition of “travelling copies” rare maps made by early Dutch explorers. This part of the festival was sponsored by the Embassy of the Netherlands. It staged a one-day regatta on the Derwent River with sailing ships of all sizes, including five from the northern hemisphere. The sail-past was viewed by possibly 100,000 people. There is no reason why a sail past could not take place off the Quarantine Station area and beyond.

Guided night walks for visitors.

See in next section.

The current PNNP experience for many visitors.

The current PNNP experience for many first-time visitors begins at the gate. **For many it is a driving experience which is not dissimilar from entering the Faulkner or Sandringham cemeteries.**

There is no signage that informs visitors about:

- What they are entering.
- The different management agencies – Shire and Parks Victoria
- What Police Point is all about.
- The past and historic uses of the area. The “silhouettes etc” recently installed in the Police Point area is an excellent idea but the public don’t necessarily understand what these structures are trying to represent, and what they link to in terms of history.

- Its position in the social and military history of the state and the nation. International visitors have commented about this to me on many occasions.
- What marine mammals can sometimes be observed within the immediate bay (dolphins, seals, whales).

Again, Parks Victoria is missing out on a major revenue and tourism opportunity. To capture this will require some appreciable expenditure although, over time and with the right advertising and promotion, the outlay will be returned multiple times over.

The yardstick for this should be the Phillip Island Penguin Parade. This is a major tourism drawcard capturing local interstate and international visitors. Internationals buy their ticket, travel hours by bus, spend money on meals, have the penguin-viewing experience and then return to their hotels, very satisfied with their having had the experience. There is no reason why a comparable experience could not be offered within the PNNP. Travel time would be substantially reduced, they could have passive, interpretation and/or walking experiences beforehand and they could have a dining experience beforehand either on land or on water (use of a ferry).

The main experience for visitors would be after sunset when they would experience guided night walks in the PNNP to observe native wildlife in their natural habitats.

In order for this to be successful, there would have to be some significant changes in respect of infrastructure. I wish to suggest the following:

- Adequate toilet/washing facilities
- A 4M wire fence would be erected just beyond Police Point. It could be hidden within stands of trees and would extend right across that part of the Peninsula. It would be interrupted only by the entrance road.
- The entrance to the park would undergo a major re-alignment. At the entrance and before any automatic gates etc, the road would be a double S with an installation of several electric dissuaders systems transecting the road surface and boundary strips.
- One of the QS buildings would be upgraded and set up as a significant museum dedicated to educating visitors about the indigenous “place”, culture, pre-settlement occupation and use of the Peninsula, historic artefacts etc.

Once this infrastructure was introduced, the PNNP would be subject to extensive activity to eradicate vermin, pest animals and exotic predators. Where possible, native animals that are known to have ranged in the coastal park, would be introduced and re-introduced into the PNNP (translocation, captive breeding?). This should include documented predators such as the quoll, so that problems like local explosions in the population of possums, would be brought under control.

The consequences of setting up the suggested infrastructure and offering the suggested experiences will produce the following outcomes.

- **A major increase in revenue for use in the overall management of the park.**
- **A major activity for tourists, all year round. This would include a new experience available to all of the children who represent many of the holiday campers with their families.**
- **Over time, a substantial improvement in abundance and distribution of native ground/arboreal fauna.**
- **Over time a substantial increase in the numbers of raptors nesting throughout the National Park. These will then be another predator pressure in the coastal ecosystem.**

It needs to be recognised that a major fencing project is likely to begin this year so that a large area of the YouYangs Regional Park will be included within a fence and so connected to the private wildlife reserves on the Mt Rothwell farming property which is already predator free. The farming property has had a number of mammals re-introduced, they are breeding successfully and their populations are booming. Furthermore there are now booming populations of hawks, kites and eagles living in the regional park. Piles of mammal bones are to be found at the base of the various nesting trees. They are the bones of surplus offspring that were born on the Mt Rothwell farming property. This is what it means for the fauna, to move beyond preservation; first to improved conservation status and then to sustainability.

Other simple management improvements.

What needs to be understood by park managers is what this section of the Peninsula was at the time of indigenous occupation and use. What it was then is not what the public experience now. I am not suggesting that it can be managed in a way that would return it to the previous state and condition however, some micro-habitat areas can be established and these

would “approximate” previous optimal habitat for some species – in particular ants and small reptiles and some insectivorous and nectivorous small mammals.

Parts of the far end of the Peninsula were a series of layers of limestone capping with either very sparse vegetation or no vegetation. This would have been primary habitat for many communities of ants and small reptiles. Little of this exists now. Instead it has been replaced by secondary and tertiary invasion of native vegetation. This invasion became possible after most of the limestone was quarried off the area. Whilst much of this vegetation can be considered to be good, protecting cover, it is not necessarily prime habitat.

There are a number of very low cost management improvements that could be initiated immediately in the PNNP and elsewhere. They would increase animal abundance, consolidate some vegetation communities and create some integrated survival relationships.

Use of built and hidden rock screens.

The road is a major barrier to animal movement in the PNNP. The wide sections of mowed ground that are adjacent to the road in many places add to this impact because animals will be reluctant to move in the absence of cover. With the presence of foxes and cats in the park at present, this is also increasing the likelihood of predation being successful more often. It would be very simple to establish screens using large pieces of discarded stone, limestone, clean bricks and masonry etc. Each scree would be buried in the open areas and under the road and come to the surface although hidden in the vegetated areas. They could be placed about every 500M. The establishment and success of screens under the Harrietteville to Omeo Road and within the Mt Hotham ski area is well documented. Once the sent trails are established, they become the corridors for seasonal movement of a variety of fauna. If set up in the PNNP and linked to the eradication of feral predators, they will contribute to an increase in distribution and abundance of the species described.

Creation of safe watering natural watering points.

Above-ground screens should also be established within stands of mature vegetation. These might be mounds of stones that are several metres long and up to 1.0 M in height. They would be located in places where they would not be seen and away from locations where there is public access and use. Over time, this simple management step will result in major, additional benefit to a range of species.

The height is important as will be explained. There are insufficient, safe, natural watering points throughout the Park and this can represent a significant stress factor for animals during very dry summers that are experienced in some years. This would not have been the natural situation before the limestone cap was removed because there would have been many locations where rainwater gathered in small pools across the impervious surface. Furthermore there were many small wetlands that have disappeared as land was cleared and farmed and then as the farmland moved into residential use.

A further benefit can be gained through the correct “construction” and placement of above-ground screes. If the scree has some height the stones can be arranged in such a way that rainwater channels into a “cistern” somewhere in the scree. Because the accumulated water is within the scree structure or on the edge and in shade, evaporation is reduced. Once these structures are in place insects, reptiles, some birds and mammals will find and mark them out within their range- territory.

Exploitation of the native honey bee.

The Australian honey bee (either *Austroplebeia* or *Tetragonula*) may be already present in the park or it may not. This needs to be determined. If it is not present, then the management needs to make a decision about its immediate introduction into the Park. If the decision is not to introduce the bee, and that decision can be defended on management grounds, then local conservation groups could be encouraged to begin a campaign of encouraging a number of property owners with residences that are within 100M of the Park boundary to establish hives.

These species of bee do not sting and can therefore be exploited as significant pollinators in the coastal park. Because the bee is not harmful, hives are safe to install in residential back yards also. A hive can be as simple as two hollow cement building blocks (one on top of the other) with a cement paver on top (unit cost < \$ 5). In a good flower area, a colony can be divided every 2-3 years.

If hives of the most appropriate bee were established in the park itself, there is an additional benefit to be gained by locating each hive at one end of a the suggested, above-ground, rock scree. If located in this way, once surplus honey begins to seep from the hive, it will spill onto and pool on the scree stones below. This becomes a critical food source across the winter for small, nectivorous, mammals.

This management option might need to be subject to trials, comparing survival of each genus in described locations, say over three years. Capture and release could be done within 500M of each location in order to find out if the abundance of small mammals was beginning to increase.

(name supplied)



NEPEAN RATEPAYERS ASSOCIATION INC.

Engaging the Nepean Ward in supporting a sustainable community

16 February 2017

Ms Katie Williams
Parks Victoria

Hi Katie

The Nepean Ratepayers Association (NRA) supports the concept of the Point Nepean National Park Draft Master Plan 2017, however we are disillusioned by the prospect of yet another process.

The NRA has been involved in discussions with both Park's Victoria and the Mornington Peninsula Shire Council regarding the former Quarantine Station area for many years.

During this time we have been committed to conserving the National Park and the historically significant buildings located within.

With all the previous Master Plans the issue that has held them up has been a lack of appetite from any Government to fund the plans, yet here we go again with a further plan being proposed without any confirmed commitment of funds to even complete stage one being identified.

The closest we have come to getting a satisfactory conclusion was the 2013 Master Plan which isn't even mentioned in this latest draft. The 2013 plan was used in an EOI process that was advertised world-wide and even after that only one proposal met all the guiding principles of the plan.

Unfortunately the preferred proponent had to forfeit the lease as the proposed planning controls were not made available to facilitate the development.

After reviewing the Draft Master Plan and assuming that no Government funds have been committed for stage one, we can't see how we are any further advanced than we were in 2013. It appears the Government has spent a lot more money on more plans that are almost the same as the 2013 Master Plan that didn't progress.

The only tangible differences we can see are the following.

: any new leases will be restricted to 21 and 50 Years.

: the Department is looking to secure individual leaseholders rather than one head lease holder as a result of recent amendments to the National Parks Act.

PO BOX 60 SORRENTO 3943

www.nepeanratepayers.com

info@nepeanratepayers.com

From our comprehensive analysis of the Master Plan the NRA provides the following comments and poses several questions to which we would like answers.

1. It is stated in 11.1 for the Implementation Strategy, Government investment of \$30 - \$40M is required for Catalyst Projects and Core Deliverables which would complete stage one.

On page 131 it states that Government budget allocation will be required to fund these projects.

Our Association is staggered that we have developed another Plan that has no financial backing from the Government.

Why are we having more community consultation for a project with no committed funding, doesn't anyone in Government learn from the past?

We would have thought it more appropriate that the Department should have secured adequate funding before requesting more of the community's time, this is the fourteenth year that we have been asked for input. The only thing that has been stopping any of the previous Master Plans progressing is money, not the lack of community support.

It is time to stop dreaming and make something happen.

2. Has an appropriate business plan been developed for stage one which demonstrates that the increased visitations mentioned will justify the Government investing a further \$30-\$40M which will reflect a net community and social benefit? If so, can this be made available to the NRA.

3. After stage one is operating and demonstrates a significant uplift in visitations, we assume that a further EOI process will occur for Private Investment under 11.5 scenarios 2,3,4,5. Is this correct?

On page 135 of the Master Plan, it states that if the Master Plan is fully implemented the National Park can become a nationally and internationally recognised tourism destination.

Estimates of uplifts in visitor spending have been made for the five scenarios ranging from \$31-\$44.3M per annum.

The uplift for the optimum scenario is in the order of \$35.6M per annum by 2031. The benefit- cost ratio on Government investment, based on scenarios modelled, is predicted to fall between 2.1 - 4.1. This indicates a project well worth doing.

It also states that the Master Plan will potentially attract around \$71M of private investment.

Can you please provide the NRA with copies of all the modelling and the supporting assumptions for all these scenarios so that we can access the numbers.

We are very fortunate to have a member that for the past 25 years has acted as an advisor to Treasury for many major PPP's that Government have commissioned, we will use his expertise to further advise us of the risk or probability of these assumptions being realistic.

I have attached a copy of correspondence sent to Minister Neville on the 8/10/2015 which I would imagine you have not seen. In this document it clearly highlights in some detail what the NRA thought about the Point Leisure Group (PLG) proposal, including the significant financial benefits for the State Government over the 50 year lease term.

The result of our analysis of the projected financial outcomes with any new proposal for Point Nepean will not be supported by the NRA unless the financial benefits that would have derived for the State from the PLG proposal is at least matched. It would be hypocritical of our organisation to support a new proposal that offered less in financial benefits, as this is all about spending large amounts of taxpayer's money.

4. The NRA supports the Master Plan in that parking capacity not be increased.

However secure parking will be required for guests/campers should the variety of accommodation suggested be implemented. Allocated spaces could be provided at the current Quarantine Station car park. Car parking for day trippers could be provided for at the current Park Entry site with the present building being demolished and the car parking spaces expanded. The inflow effect would be to limit high volumes of vehicles entering the park proper and provide safety for pedestrians and cyclists.

Where is parking and access proposed for all the new various uses?

5. Why would you keep such an ugly non heritage building such as Badcoe Hall?

6. How will the Department manage access to the general public with all the commercial activities proposed?

7. Any new buildings (i.e. Buildings 5a and b) must be sympathetically designed to sit within the environment, be of appropriate materials and should not sit above the ridge line of surrounding buildings.

8. We recommend a committee of management be appointed to oversee the commercial development/leases to maintain a high standard and continuity of tenants.

The NRA does not believe that Parks Victoria has this skill set. Something similar to the Abbotsford Convent would be a good mix of business and community experience.

9. With the revenue income from stage one we believe that all these funds should be retained for the sole use of the whole site, rather than going into Parks Victoria's general revenue.

10. What sectors of private investment does the Department see will underpin the investment of \$70M referred to in the Master Plan?

11. What uses will be deemed detrimental to the park? The Master Plan is vague and does not seem to prohibit any specific activity?

12. If there are multiple leases, how will design standards be adhered to? We assume that multiple architects will have multiple (potentially conflicting) ideas?

13. Does Parks Victoria have the expertise to manage multiple leases?

14 . Enliven and make vibrant are phrases often used in the Master Plan, how does the Department seek to achieve this considering the restrictions imposed under the new Master Plan?

15. Is education a mandatory requirement for the site?

16. Two of the new buildings are in greenfield sites, why is this allowed?

In conclusion the NRA has seen nothing in this Master Plan that has changed our view about the position at Point Nepean.

What is the outcome Parks Victoria are expecting to achieve by going through the process again wasting, in our opinion, more time and valuable tax payers funds.

A much simpler way forward would be to re-engage with the Point Leisure Group and work with them to see if there were any opportunities that they could develop to fine tune their original proposal.

This would eliminate the Government having to find the \$30- \$40M for stage one, going through another EOI process (when two years ago only one proposal met all the guiding principles, and it was advertised worldwide) eliminating all the risk for the Department including trying to manage multiple tenancies.

If the Government wishes this site to be a national and international tourism destination it has to have at least one commercial driver.

Having a site with multiple tenancies and possibly an education provider, in our view, will not attract the visitations required to attract significant financial private investment.

Thank you for allowing us to provide our submission after the closing date. The NRA looks forward to hearing back from your re our enquiries and we will be pleased to meet you privately to discuss matters further.

Colin Watson
President
Nepean Ratepayers Association

10 February 2017

Attn: Katie Williams, Manager Point Nepean Master Plan Process

FYI: Steve Brown, Senior Advisor, Hon. Lilly D'Ambrosio MP, Minister for Environment

FYI: Karen Milward, Co-chair, Aboriginal Economic Board

Dear Katie,

You may recall I spoke with you when I attended the PNQS draft Master Plan information session on the 9th Dec. We discussed the possibility of PNQS, in particular the previous Officer Cadet School, being utilized as the research and incubator components of an Ocean Science and Technology facility similar to the Hawaii Ocean Science and Technology (HOST) Park. See attached information.

HOST combines research labs, an incubator and tenant businesses which generate \$AUD 175M per annum on the very remote island of Hawaii which has a population of just on 1 million. The NCCC (National Centre for Coast and Climate) at PNQS, which is already operating with University of Melbourne, provides a research capability. EnGen Institute is interested to establish and operate an Ocean Science and Technology Incubator at PNQS.

HOST which is a government funded and owned facility managed by NELHA (Natural Energy Laboratory Hawaii Administration) operates at zero nett cost following an initial investment period. The ocean energy business rents cover the administrative/operating cost. I suggested the fully-permitted tenancies for ocean industry businesses could be located at other sites with marine access such as Avalon, Western Port or the Gippsland Lakes.

NELHA obtained all environmental and other approvals, such as rights to use seawater, in the start-up phase of the Park. NELHA also installed services such as renewable energy, seawater supply and estate roads. The Park is also a declared 'enterprise zone' (tax advantage?) and 'import export zone'.

We discussed how this proposal aligns with the 'Education and Research Activities' aspect of the Point Nepean Master Plan and I stated my intent to prepare and send a submission describing how this might work. Since then I have sought to progress potential arrangements for tenancy sites.

While investigating various aspects such as crown land leases, I found that the full-approved tenancies proposal is compatible with the Department of Agriculture's 'Victorian Aquaculture Strategy' - <http://agriculture.vic.gov.au/fisheries/policy-and-planning/strategy-and-policy/aquaculture-strategy-and-action-plan>. However, Andrew Clarke, Manager Aquaculture was not receptive to collaboration on commercializing advanced aquaponic systems and technology incubation in a HOST type facility. He stated that the new aquaculture reserve at Pt Lillias would only be occupied by existing commercial growers.

There are however other potential aquaculture/aquaponic tenancy collaborators and many other locations such as Avalon, Western Port, Gippsland Lakes and coastal reserves like Pt Nepean, particularly those with indigenous communities. So I have also engaged with Karen Milward, co-chair of the Aboriginal Economic Board recently announced by the Premier (<http://www.vic.gov.au/aboriginalvictoria/policy/victorian-aboriginal-economic-development.html>), regarding possible aquaponic food production businesses at indigenous community sites such as Lake Tyres, and she has referred this to DPC.

This Ocean Science & Technology capability, that is, renewable energy powered closed-cycle aquaponics, which we are developing with partners (University of Melbourne, CSIRO Land & Food and CSIRO Energy, JCU and industry) is applicable to remote indigenous communities around Australia and has huge export potential in SE Asia. It can be powered by tidal current renewable energy at numerous communities across Northern Australia (16 in Torres Strait, as well as dozens in NT and Kimberley). See video presentation - <https://dl.dropboxusercontent.com/u/58982725/Tidal%20Powered%20Aquaponics%20PPT%20intro%20video.mp4>.

It could also be powered in Victoria by Concentrated Solar Power (CSP), such as the RayGen (www.raygen.com - a Victorian company) system or other. CSP powered hydroponics and desalination is already in use by Sundrop Farms at Port Augusta, SA (<https://www.youtube.com/watch?v=laTS00Df5jY>) to supply Coles with tomatoes. The next advance in sustainability is aquaponics.

The benefit of aquaponics (combining aquaculture and hydroponics) is that it is not polluting like aquaculture, which is a major profitable growth industry, while also realizing sustainability of local food production, which can be a second cash crop. Victorian Indigenous Communities could benefit economically and socially from this sustainable industry.

So it may be that an Ocean Science and Technology Incubator at Pt Nepean could initially provide the training and on-going support for CSP powered Aquaponic food production together with Aboriginal Economic Development at coastal communities in Victoria – this is a smaller, more advanced, versions of the Sundrop farm but would also produce seafood reducing pressure on fisheries and eliminate the pollution caused by current sea cage systems (<http://www.abc.net.au/news/2017-02-09/tassal-to-be-probed-over-influence-on-salmon-inquiry-witness/8255362>).

Regards,

William Hollier
Director
EnGen Institute

E william.hollier@engen.org.au | www.engen.org.au

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POINT NEPEAN NATIONAL PARK DRAFT MASTER PLAN
2016/ '17
February 28th 2017

Thank you for the opportunity at this late stage to contribute some thoughts on a couple of issues which are of particular concern to me.

I am an active member of the Victorian National Parks Association, The Nepean Historical Society and the Nepean Conservation Group.

Most of my concerns and responses to this latest iteration of a draft master plan for the P.N.N.P have been ably covered in the detailed submissions made by those groups.

However I strongly disagree with the NHS's support for the re-instatement of the Quarantine Station jetty.

PERSONAL BACKGROUND

Since 2002 I have been very much involved with the widespread community campaign for one integrated National Park at Point Nepean.

During this time and for several years I sat on the ministerial Point Nepean Advisory Committee.

I have been a ratepayer in Sorrento for more than forty years and grew up around and on boats at the southern end of the bay. I still own and operate my father's original carvel hull Port Phillip Bay Fishing Boat and have long experience of the local waters and conditions.

I am also very familiar with the history and use of local jetties and sea baths.

Over the years there have been two dozen private jetties between Sorrento and Portsea Piers. Most of them originally included picketed swimming baths at their deep end. From 1918 my grandfather owned a jetty with sea baths at "Merthon" just east of Point King. That structure was extensively renovated in 1986 and is still owned & maintained by my cousin Sarah McKay.

My immediate family still own and maintain a jetty with davits just west of Point King.

That jetty was also substantially renovated in 1986.

Only a couple of the old swimming baths remain

And the remaining jetties west of Point King are now almost landlocked. This is the result of an adjacent landowner planting an exotic and sand binding grass 25 years ago. Consequently, the beach itself is now mostly seaward of what were the deep water ends of the Point King jetties

I am familiar with the changing uses for jetties and the very costly business of building very costly and maintaining jetties.

In 1989-1990 I was involved in a local community campaign to raise the funds to build a jetty where remnants of the old Sorrento sea baths had just been demolished, on the Sorrento Foreshore.

The community only just managed raise \$50,000 which enabled us to build a small jetty.

That small jetty requires constant and expensive maintenance, to keep it in a safe condition for the public to use. And that jetty has fallen into disrepair.

The Car Ferry service between Sorrento & Queenscliff was first mooted in began in 1987 and at that time the ferry terminal at the Sorrento pier was described as temporary.

The then operator of the car ferry business, Mr McKeddie, had been given reason to believe that he would be able to build a terminal at the Quarantine Station which would both halve his travel times and fuel costs.

But governments change and the Mc Keddie plan was not realised.

Thirty years later: the original Peninsula Princess ferry has been superceded by two much bigger ships and the old Sorrento Pier has been massively enlarged and widened to cater for an increasing number of vehicles and "foot passengers". It is now more of a car park than a pier.

One of the first changes to the structure of the original "pier" involved filling in the gutway under the pier, thereby stopping the tidal flow, to and fro between the piles and forever altering the natural coastal drift.

This in turn has resulted in extensive silting up of the waters directly east of the pier and dramatic changes to the small beach immediately west of the pier. Visitor numbers to the southern end of the peninsula are rapidly increasing. The roads are clogged during the summer and it seems that the car ferry service is significantly contributing to the log jams of cars coming into and out of Sorrento.

There is considerable local concern that the car ferry service has outgrown the Sorrento terminal. There can be no doubt that the ferry operators remain keen to revisit the original plan for a terminal at Quarantine.

A NEW JETTY AT POINT NEPEAN?

I have many concerns about the proposal to build a new "jetty" at Point Nepean in the Quarantine Station precinct.

The principle of adaptive re-use is generally accepted in discussions about the built heritage in the Quarantine Station.

Reproducing built heritage is inconsistent with the principle of adaptive re-use and also inconsistent with the Burra Charter.

Also, this new jetty of undetermined size, structure or purpose will be in the middle of a gazetted dolphin sanctuary. The construction of a new jetty in that location would seriously compromise the already threatened dolphin population at the southern end of the bay.

The Draft Master Plan is designed to set clear parameters for any future activities, uses or developments within the National Park.

But despite the many references to a new jetty in the DMP there are no clear parameters set for even the length of such a jetty. Even the artistic images of the jetty in the DMP are contradictory.

The word Jetty suggests something relatively small like the existing and surviving private jetties along the nearby coastline.

Experience shows that jetties and piers change over time to accommodate different needs and changing conditions.

There used to be 20 private sea baths between Portsea and Sorrento piers. But there are only two or three now. They were very expensive to maintain and as private swimming pools became more common and open sea bathing more acceptable the baths became redundant.

Uses of Portsea Pier have been drastically affected by recent changes in wave patterns, which have caused massive swells at Portsea.

The Sorrento Pier of thirty years ago is unrecognisable now and has become a several lanes wide road and car park.

So it is notable that there are no parameters and limits set for any proposed jetty in the National Park.

The DMP supports the new jetty proposal by referring to a revival of the original arrival experience into the Quarantine Station being from the sea.

But when passengers and cattle were arriving to be quarantined that was the only way to arrive and was not for the aesthetic experience.

When my great grandfather James George Baillieu was Health Officer in Queenscliff he and his colleagues rowed or sailed small boats from Queenscliff to Quarantine to carry out their duties there. There was no choice.

In order to recall that arrival experience you would have to recreate the on the water context of those arrivals, with just the sounds of the sail or the wind and the waves. That it is completely impossible now with the noise and intrusive presence of countless recreational motor boats and personal water craft.

I believe original arrival experiences could be imaginatively interpreted near the disinfection complex without the huge costs involved in building and maintaining a new jetty. And without the risks of such a "jetty" morphing into something else entirely like another recreational boat launching ramp or car ferry terminal.

A proponent who is likely to invest such a large amount money into a new jetty over a long period of time would be wanting a significant return on their investment and it is very unlikely that would be Parks Victoria, more likely to be a big business such as the company which runs the Queenscliff/Sorrento car ferries.

During the Army's decades long occupation of the site their arrival experience at Quarantine was not by sea but by road. I even remember army personnel patrolling bay beaches at Quarantine to evict any cheeky locals (such as myself) who dared to experience arrival by boat.

Why does the DMP focus on the early arrival by sea and ignore the significant period of time when the only arrival experience was and is by road.

The DMP mentions some possible marine based uses for a proposed new jetty and these include duplicating small businesses which already exist in the adjacent town of Portsea (e.g. Dive Victoria, the Scuba Doctor, Bay Play etc.) and other businesses such as fishing and also kayaking tours which are based outside the Park in nearby towns.

RECREATIONAL USE OF BEACHES IN POINT NEPEAN NATIONAL PARK

This is a more recent concern about the Park.

During this summer of 2016/ '17 I have been making regular and frequent visits into the Park to see how it is being used.

I have become very concerned and even alarmed by the increasingly large numbers of people who are going into the Park just to make use of the

beaches at the Quarantine Station and at Observatory Point and near the old Cattle Jetty, for swimming and water play.

It seems as if the word has got out on social media that these are lovely beaches without any parking problems. And without doubt they can be beguiling beaches with sparkling and gorgeously inviting waters.

But they are also extremely dangerous beaches with a sudden drop off into deep water only a couple of metres from the water's edge, extremely strong tidal currents of up to 12 knots and sudden tidal rollers.

I have met and talked with numerous family groups from various ethnic backgrounds including Indian and Chinese. Also visitors from Latvia, New Zealand, Thailand, France, Belgium and Italy...and more local visitors from Melbourne. Not one of the people I talked with (in a very friendly and welcoming way) had even noticed the signs warning against the dangers of (and even prohibiting) swimming at those beaches.

The Parks Victoria officer who is on sole duty in the Visitor or Information Centre in Quarantine reported to me an increasing number of ethnic Indian visitors to the Park.

Wonderful. But notoriously they and their children don't have any water safety knowledge.

According to Life Saving Victoria the number of drownings in Victoria increased by 10% in 2016 and less than 50% of beach goers observe warning signs.

The signs and printed information in PNNP are all in English.

But according to LSV there are 200 different languages commonly spoken in Victoria. So they are currently reviewing pictorial images which might more successfully warn beach goers about potential dangers.

Rather than encouraging inappropriate activities such as snorkelling in Point Nepean I believe the DMP should be giving consideration to more effective, strong signage about the dangers of swimming there.

Local Resident

(name and address supplied)

Sorrento 3943

Input to the Point Nepean National Park Draft Master Plan

Dr Jenny Veitch

Institute for Physical Activity and Nutrition (IPAN), Deakin University

The following considerations would attract visitors of all ages (children, youth, adults and older adults) and abilities to visit the park and provide opportunities for them to enjoy the natural environment and scenic views, participate in physical activity and interact socially with others and relax. This would therefore benefit their physical and mental health. The provision of facilities and amenities that appeal to both young children and adolescents would mean that families would be attracted to visit the site as there would be 'something for everyone'. Our research has shown that facilities that provide a physical challenge are important for attracting adolescents and children older than 10 years, therefore the recommendations below include some adventure type activities. It is also important to consider the needs of older adults, therefore flat and even walking surfaces with intermittent seating is important. The initiatives outlined below would provide further activation of the site and support and complement the other planned initiatives in the master plan such as education, eco-tourism, events, programs, exhibitions, accommodation, and camping.

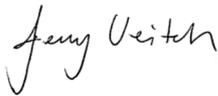
Suggested initiatives/amenities include:

- Create new walking/cycling tracks to make it possible for all visitors to walk or cycle from the Quarantine station to Fort Nepean (or at least as far as possible).
- The provision of "e-bikes" that allow people who may have lower levels of fitness or some physical limitations to ride within the park or to ride for longer distances.
- The provision of "fatter wheel" bikes to allow for off-road cycling.
- Consider the installation of a coastal boardwalk. This would provide stunning views and encourage and enable visitors of all ages and abilities to engage in physical activity by walking along a very scenic track. This could include seating along the way to provide rest stops for older adults for example.
- Consider the installation of a viewing platform that incorporates views of the coast. This could be incorporated with the walking/cycling track and/or the boardwalk and would allow visitors to have access to the views and provide a destination for people to walk to.
- Increase food and beverage options. Provide a café along the boardwalk or near the viewing platform. This would enhance the "walking" experience and once again provide a destination for people to walk to.
- Create a nature playscape area for children of all ages and abilities near the Quarantine Station. This could incorporate aspects of the indigenous history of the area, and play equipment such as mazes, climbing equipment, water features, swings, sand pits, sculptures and creative materials to build their own structures such as cubby houses.
- It would also be beneficial to incorporate some adult play and fitness equipment near the playscape. This equipment could also be suitable for older adults.
- This playscape should incorporate shade and areas nearby to facilitate social interaction among friends and family members such as seating, rotundas, picnic and bbq facilities.
- Create an adventure play area for older children (10+ years) that incorporates adventure type activities that are more physically challenging than the nature playscape area (i.e. high climbing structures, large swings, steep long slides, flying foxes, trampolines, tunnels, rope bridges, zip lines etc). This could be built into the hilly areas that exists on the site.

- Create a ropes course, obstacle course and/or tree top adventure course that could attract older children and adults to be physically challenged in a nature based environment and also provide an opportunity for social interaction and team building when used as a group.
- The adventure play areas and ropes/obstacle courses would attract youth and adults to the park and also potentially groups such as school groups, scouts, corporate groups etc.
- Consider the installation of a bush running track that could be used for joggers, bush running races, triathletes etc. (This could incorporate hills to make it more challenging). Personal training groups may also be interested in using the site.
- Provide opportunities for other nature based activities such as orienteering, bush treasure hunts, mountain bike riding.
- Consider the use of technology to provide further activation of the site. For example: geo-caching (e.g. City of Casey Wilson Botanic Gardens), PokemonGo, self-guided tours etc.
- Consider offering organised activities such as walking groups, yoga/art classes.
- The proposed development of other infrastructure that promotes active use of the site including the new 4km bush trail by opening selected existing management tracks for public access, the sea kayak trail, bike hire and the new jetty are excellent suggestions. Additional water activities would also be recommended.

I would be happy to discuss this further at any stage. Please do not hesitate to contact me.

Kind regards

A handwritten signature in cursive script that reads "Jenny Veitch".

Jenny Veitch

24 February 2017

Katie Williams
Senior Precinct Planner
Precinct and Maritime Planning
Park Planning and Policy Directorate
Parks Victoria
Level 10, 535 Bourke Street
Melbourne VIC 3000

via: pointnepeanmasterplan@parks.vic.gov.au

Dear Katie,

Point Nepean National Park Draft Master Plan Consultation – Portsea Polo

Tract Consultants Pty Ltd acts on behalf of the Portsea Polo in relation to the Point Nepean National Park Draft Master Plan (Draft Master Plan). We understand that Parks Victoria is seeking comment on the Draft Master Plan which was released in December 2016.

In summary, this submission seeks to address the following key points:

- The Portsea Polo seeks to enter into an agreement with Parks Victoria immediately and prior to the balance of the National Park being offered to the public in any EOI process to ensure security of tenure to hold the annual polo event on an exclusive basis, with scope to expand their involvement within the National Park as appropriate.
- Allowing contemporary functions to establish within the existing developed footprint of the National Park.
- A license or permit agreement guarantee would allow increased investment from the Portsea Polo into the event and its organisation.
- Recognition of the key role that Portsea Polo has to play as a well-established and long-standing stakeholder with the National Park.
- Maintaining The Portsea Polo as a successful annual event which has a widespread beneficial reach on the Mornington Peninsula.
- Further drawing reference to the Portsea Polo as a benchmark for how events should be carried out in the National Park. The final Master Plan should also provide opportunity for a greater frequency of events, such as the Portsea Polo and other community related events such as markets and outdoor cinemas.
- We support the initiative to provide for a range of accommodation types at the Quarantine Station, which will further generate visitation and encourage longer stays within the National Park. Permanent tourist accommodation will further assist to increase patronage and diversity of offering at the National Park.

Portsea Polo is keen to continue its involvement in this important consultation and engagement process with Parks Victoria and other major stakeholders. As a state significant tourism and recreational provider within the Point Nepean National Park (National Park) operating for the past 15 years, Portsea Polo is keen to continue and enhance its role in activating the National Park in a manner that is sensitive to it and its surrounds, whilst encouraging sustainable visitation numbers.

The Portsea Polo turns over in excess of \$1 million annually for a single day event, illustrating the potential for ongoing tourism investment and jobs within the National Park. The Portsea Polo directly employs 23 permanent staff, and a further 600 casual staff on the event day to

TRACT CONSULTANTS PTY LTD
ACN 055 213 842
AS TRUSTEE FOR THE
TRACT CONSULTANTS UNIT TRUST
ABN 75 423 048 489
195 LENNOX STREET RICHMOND
(PO BOX 181 RICHMOND)
VIC 3121 AUSTRALIA
TELEPHONE 61 3 9429 6133
FACSIMILE 61 3 9429 5925
melbourne@tract.net.au
www.tract.net.au

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cater for 6,000 guests. The Portsea Polo also creates significant economic benefits to peripheral market sectors on the Mornington Peninsula such as accommodation, retail and restaurants.

The Portsea Polo is conscious of conserving park values whilst ensuring that the National Park operates in an efficient manner that provides for visitor facilities and continued visitation. As the temporary events have illustrated, over the past 15 years large numbers of visitors are able to enjoy the National Park at any one time in a managing arrangement, with no impact to the National Parks values and significance. The Portsea Polo is a good example of an event which is able to proceed with minimal impact upon the National Park, limiting the footprint used to solely the extent of previously disturbed ground. In 2017 the Portsea Polo was pleased to be able to incorporate appropriate acknowledgment and respect to the indigenous cultural heritage of the National Park.

The emphasis on implementation initiatives is considered to be a positive aspect of the draft Master Plan, and will hopefully facilitate the successful implementation of the envisaged outcomes. We commend the Draft Masterplan for its recognition of the need to provide opportunities and guidance for activation within the National Park, however there are some areas which we feel could be strengthened, as discussed in more detail below. These relate not only to the ongoing operation and growth of the Portsea Polo but other events and functions within the National Park.

1. Key master plan themes, principles and initiatives

The key master plan themes and principles provide an overview to highlight the National Parks key qualities and considerations. Two key initiatives stemming from these themes and principles are discussed below:

Peninsula Connections

The initiative to create a central visitor arrival at the National Park is a positive initiative of the Draft Master Plan, which will create an appropriate entrance to the National Park as a whole, and serve as a welcoming location for the envisaged accommodation, events, festivals and other similar operations. The Portsea Polo supports the upgrade of these facilities and visitor spaces.

Quarantine

Amongst the key master plan initiatives for the Quarantine Station is to *'enliven the precinct through various activities, programs, events, exhibitions, arts, workshops, forums, markets, festivals, residencies and collaborations throughout the year.'* Portsea Polo supports this initiative, and offers its capacity to play a key role in the activation of this precinct as identified as a critical aspiration within the Draft Master Plan.

We support that the Master Plan should provide opportunities for a range of tourism, accommodation, education, arts, science and recreation functions and activities, in and around the Quarantine Station. Adaptively re-using existing heritage buildings and allowing sensitively sited new structures to provide for a sustainable use of the National Park in a more stable and frequent format than is currently adopted should be emphasized through the final Master Plan.

Allowing contemporary functions to establish in the existing disturbed / developed footprint of the National Park will provide for a stable and sustainable future of the National Park in a manner currently utilised by Portsea Polo. This will enable both use

and preservation of the National Park to ensure that it remains intact and properly managed in the years to come.

The frequent and sustainable use of the National Park, particularly in and around Jarman Oval for events is critical to the ongoing efficient use of the National Park. This directly accords with the concept of inviting participation, which encourages a diverse range of activities to evolve, attracting a wide cross-section of the community to appreciate the park's rich cultural landscape.

The Draft Master Plan could further draw reference to the Portsea Polo as a benchmark for how events should be carried out in the National Park. The final Master Plan should also provide opportunity for a greater frequency of events, such as the Portsea Polo and other community related events such as markets and outdoor cinemas.

We support the initiative to provide for a range of accommodation types at the Quarantine Station, which will further generate visitation and encourage longer stays within the National Park. Permanent tourist accommodation will further assist to increase patronage and diversity of offering at the National Park.

2. Implementation

The Portsea Polo is supportive of the range of implementation options that have been discussed within the Draft Master Plan. The identification of the need for activation of the space through programs, pop-up businesses, functions and events is a critical element of the master plan, which will enable successful implementation of the key aspirations contained within this document.

Section 11.1 of the Draft Master Plan expresses key messages relating to the planned implementation and activation of the National Park. As stated *'the early activation of the site will provide a more attractive platform for Parks Victoria to partner with community and private sector....'*, as a well-established annual event with the National Park, the Portsea Polo is keen to continue its commitment within the Park, to further encourage visitation and upgrade of facilities as discussed.

3. Partnerships

The Portsea Polo seeks to enter into an agreement with Parks Victoria as soon as possible; prior to the balance of the National Park being offered to the public in any EOI process, to ensure security of tenure to hold the annual polo event on an exclusive basis, with scope to expand their involvement with the Site as appropriate. Whilst the Portsea Polo is looks forward to the opportunity to participate in necessary processes to assist in determining the range of possible uses and activities that may occur in the National Park, it seeks to ensure that the Portsea Polo is able to be guaranteed use of the National Park for its annual event, and other uses as appropriate. **As a well-established and long-standing stakeholder with the National Park, Portsea Polo has a key role to play. Given the continual presence and investment in operations of events within the National Park, Portsea Polo requests that it be granted greater security of tenure by ensuring that as a long term tenant of the National Park it be granted first preference to enter into a long term arrangement (similar to that currently granted to Melbourne University), to allow for their continued presence and investment within the National Park.**

The Draft Masterplan identifies public and private partnerships as a mechanism to achieve activation of the site, which is critical to the successful implementation of the desired outcomes for the Site.

The Portsea Polo is keen to maintain its presence within the National Park and continue its contribution of a successful annual event which has a widespread beneficial reach on the Mornington Peninsula. Furthermore, facilities provided for the Portsea Polo would no doubt benefit a range of other event operators with potential to assist at the National Park.

The Portsea Polo would welcome discussions with Parks Victoria around maintaining the event for the long term as it is of significant economic benefit to the Mornington Peninsula, promotion of tourism and visitation beyond the day itself. **A license or permit agreement guarantee would allow increased investment from the Portsea Polo into the event and its organisation.** Security of tenure would enable forward planning event operators and ensure that appropriate measures can be put into place each year to ensure success of the event.

Beyond this, the Portsea Polo wishes to engage with Parks Victoria regarding opportunities for public private partnership to assist with the further enhancement of the National Park, as identified as a key aspect of the Draft Master Plan. We believe that there is an opportunity for a year round use of the National Park, enabling significant tourism benefits to the Mornington Peninsula Shire. Enabling a more frequent use of some of the buildings would be an efficient use of the existing infrastructure in the National Park, and would also ensure that the buildings are properly maintained and preserved for the years to come.

We look forward to continuing to work with Parks Victoria and other stakeholders to ensure that the relevant considerations are taken into account, and that a sustainable future for the National Park is secured. We trust that the Final Master Plan for Point Nepean National Park will assist in delivering a cohesive vision and implementation strategy for the future sustainable use of this significant place.

Yours sincerely



Rachel Butler
Town Planner

Tract Consultants Pty Ltd

20 February 2017

Hi Katie

Update on the survey and ideas from the YAG.

I sent the link to the survey out to the YAG to disseminate within their schools a couple of weeks ago, so hopefully you received some responses.

I have gone through the recording from the day and asked to group to have another think ideas for Pt Nepean.

Bolded are ideas from initial consultation

- Creation of Pt Nepean specific social media – facebook, Instagram, twitter
- Audio story of Pt Nepean either headsets or QR code app for smart phones
- Ghost tours
- Better signage on buildings and create a mark trail to follow connecting the structures to the story of the park
- Café, Restaurant
- Non powered water sports – snorkeling, kayaking tours
- Better transport with in the park connecting to the 788 bus
- School camps incorporating indigenous experience, low ropes, water sports and history of park

New ideas

- Wedding ceremonies and receptions
- Segway tours
- Reinactments
- Junior ranges
- White night festival
- Exclusive festivals (pop ups)
- Laser tag
- Fun run
- Bike hire with baby seats (like in Melbourne)

I hope these ideas are of some assistance to you. The YAG look forward to seeing the results of this consultation Thank you again for including them in it.

Kind Regards



SUE HANNAH | Youth Worker | MORNINGTON PENINSULA SHIRE
Private Bag 1000, Rosebud VIC 3939 | 1 Nepean Plaza Ninth Avenue, Rosebud VIC 3939
www.mornpen.vic.gov.au | Follow us on Twitter [@MornPenShire](https://twitter.com/MornPenShire)

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7 February 2017

Submission re Draft Master Plan for Point Nepean

- SITE ANALYSIS
- GOVERNANCE
- FINANCIAL
- ALIGNMENT WITH GOVERNMENT POLICIES

SITE ANALYSIS

1. The site analysis is imaginative and nuanced.
2. The Plan is to be commended in its attention to the Aboriginal stories about the site.
3. The Plan is to be commended by the way it seeks to enhance the site and the interpretative possibilities of the sites in the National Park.
4. More attention needs to be given to the Tricondra grave sites to ensure they remain sacred sites.
5. The Plan is to be commended for addressing the land entrance to the Park. Nonetheless it is to be hoped the entrance will not become a cliché which is often the case after analysis by landscape architects.

GOVERNANCE

1. I commend the following recommendation: "Implementation of the Point Nepean Master Plan should be supported by a process of design review. This process is led by the Office of Victorian 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." as a way of ensuring any future infill buildings will be of the highest calibre that will make the park an exemplar of good design.
2. I am concerned the inevitable private-public partnerships will be subject to "commercial-in-confidence" and this will preclude public scrutiny. To avoid this further work needs to be done on the governance section to ensure a transparent process is developed as part of the governance of the site.
3. While references to other sites throughout Australia and America in the Management Plan are to be commended, the governance section does not include an analysis of these examples and how they particularly pertain to the governance of Point Nepean National Park.

FINANCIAL

1. The recommendation to establish a jetty/pier is not fully costed. If it is to be part of the \$59 million, the report envisages being invested by private enterprise, a much more detailed cost benefit analysis needs to be undertaken regarding the cost of the pier and the benefits of the associated sea activities. In particular more rigorous consideration needs to be given as to whether the pier falls outside the 10 year return-on-equity model proposed in the report. If this is not clarified then the pier might be seen as a trojan horse whereby a developer could argue activities not compatible with the aims of the Management Plan need to be implemented if there is to be a financial return on investment. The Management Plan's costing also needs to include the supervision of the pier and a way needs to be found to ensure that the manpower required for supervision is not subject to cost cutting by private enterprise or by the government.
2. The seasonal nature of businesses needs to be addressed - is the Management Plan assuming the high season to be 3 months a year? If so, the Management Plan needs to make very clear the financial implications of this on the private investment (i.e. Return on Equity) envisaged by the Plan.
3. Presently revenue raised by activities in the Point Nepean National Park is returned to general revenue in accordance with the National Parks Act. Will this requirement undermine the Plan's intention that the buildings, that cannot be converted to new \$-paying uses, can be maintained by the public purse (especially if there are budget cuts to National Parks in general)?

ALIGNMENT WITH GOVERNMENT POLICIES

1. Perhaps the Management Plan needs to give further consideration to how the site could showcase government policies about green energy - so people could come and see examples of what they might do with old and new buildings?
2. Consideration needs to be given as to how to fireproof the Management Plan from governments with different financial priorities, policies and aspirations for the site. For this reason I think the Financial section needs to be more robust and hard-headed.

(name supplied)